2019 MASTER PLAN
EASTON, NEW HAMPSHIRE

Developed by the Easton Planning Board

With the Assistance of
Community Planning Consultant Tara Bamford
2019
Master Plan
Easton, New Hampshire

Adopted June 18, 2019

Developed by the Easton Planning Board

Current Members:
  Anita Craven – Chair
  Bob Lamanna, Master Plan Project Manager
  Ned Cutler
  Laura Sabre
  Zak Mei, Selectboard ex-officio
  Tom Boucher, Alternate
  Bob Thibault, Selectboard ex-officio alternate
  Kathy Ryan, Planning Board Assistant

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  Jim Collier
  Phil Reeder
  Frank Woodruff
  Claire Mei, Planning Board Assistant

With the assistance of
Community Planning Consultant Tara Bamford
We, the undersigned, members of the Town of Easton Planning Board, do hereby adopt this Master Plan pursuant to RSA 675:6 on this 18th day of June 2019.

Received by Town Clerk:

Toni Goddard

Date 7-11-19
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Photo Credits: Ned Cutler, Bob Lamanna, Kris Pastoriza
Chapter 1. INTRODUCTION

1.1 Purpose of the Master Plan

The Master Plan is a guidance document developed and updated periodically by the Planning Board. It contains the Planning Board’s recommendations on how the community can best balance and achieve the goals of residents for the future of the community. The Master Plan provides the foundation for land use controls such as the zoning ordinance and subdivision regulations, as well as for other town programs and large expenditures.

1.2 Process Used to Develop the Plan

Since the Master Plan is based on resident’s goals and desires, public participation is an essential element in the process. Public input was obtained through a community survey and public meetings. Community Planning Consultant Tara Bamford was retained to provide professional planning assistance to the Planning Board. A Master Plan Update Survey was provided to all Easton voters and property owners in 2018. Results were presented and discussed at a public meeting in October 2018. Community members’ views as expressed in the survey results were then examined against the backdrop of the community’s important resources and development limitations, the pros and cons of alternative approaches were considered by the Planning Board, and policies and recommendations for the future were drafted. A public hearing was held on May 21, 2019 and minor revisions made prior to adoption on June 18, 2019.

The final step will be implementation by town officials, voters and volunteers, and annual review of the policies and recommendations at a joint meeting of the Planning Board, Selectboard, Conservation Commission and other local officials to ensure that municipal activities and spending priorities remain consistent with the community’s vision for the future of Easton.
1.3 Community Survey Results

The first step in the Master Plan update process was to send out a Master Plan Update Survey (Appendix A) to all Easton addresses where a voter resides, and all addresses whether Easton or out of town where a property owner resides. An unstamped return envelope was provided. To maximize the opportunity for multiple individuals in a household to provide input to the Planning Board, an on-line option was provided and duplication was permitted.

A total of 301 surveys were delivered. A total of 120 responses were received, 29 on-line and 91 mailed or hand-delivered to the town office. A response rate of 37% was estimated after accounting for households with multiple responses.

Each survey question is shown below with a summary of the responses. Complete results are provided in Appendix B.

Q1 What is your relationship with the town of Easton?  (Please check ALL that apply)

<table>
<thead>
<tr>
<th>Option</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. I live in Easton year-round</td>
<td>67%</td>
</tr>
<tr>
<td>b. I vote in Easton</td>
<td>52%</td>
</tr>
<tr>
<td>c. I own or manage a business in Easton</td>
<td>9%</td>
</tr>
<tr>
<td>d. I live in Easton part of the year</td>
<td>18%</td>
</tr>
<tr>
<td>e. I vacation in Easton</td>
<td>12%</td>
</tr>
<tr>
<td>f. I retired to Easton</td>
<td>18%</td>
</tr>
<tr>
<td>g. I own undeveloped land in Easton</td>
<td>24%</td>
</tr>
<tr>
<td>h. Other</td>
<td>3%</td>
</tr>
</tbody>
</table>

Answered 119
Skipped 1
Q2 …please choose the response that most accurately reflects your opinion…

a. Current number of businesses in Easton is acceptable.

Q2 …please choose the response that most accurately reflects your opinion…

b. Encouraging more businesses would be an appropriate way to increase the tax base.
Q2...please choose the response that most accurately reflects your opinion...

c. Current types of businesses in Easton are appropriate.

Q2...please choose the response that most accurately reflects your opinion...
d. Additional types of businesses would be acceptable.
**Q2** ...please choose the response that most accurately reflects your opinion...

**e.** In general, the minimum lot size of 3 acres throughout town is appropriate.

**Q2** ...please choose the response that most accurately reflects your opinion...

**f.** Minimum lot size of greater than 3 acres would be desirable.
Q2 …please choose the response that most accurately reflects your opinion…

- Strongly Agree
- Agree
- No Opinion
- Disagree
- Strongly Disagree

g. Minimum lot size of less than 3 acres would be desirable.

h. Different lot sizes are appropriate for different areas of town.
Q2...please choose the response that most accurately reflects your opinion...

i. Preserving the rural character of Easton is important.

j. The scenic value of the NH 116 corridor should be maintained, and should be given careful consideration when future improvements to the road are...
Q2: Please choose the response that most accurately reflects your opinion...

Q3: If you are in favor of changing minimum lot sizes, either throughout town or in certain areas, please explain why.

- Land suitability, e.g., soils, terrain, wetlands, wildlife
- Town center
- Benefits of clustering
- Housing affordability/options – seniors and young people
Q4: In the list below, please check off ALL of the types of businesses you feel should be allowed in Easton.

- n. Other
- m. Professional office
- l. Eco-tourism
- k. Assisted living
- j. Day care/Preschool
- i. Small variety store
- h. Art studio/Gallery
- g. Book store
- f. Gift shop
- e. Antique shop
- d. Cottages
- c. Bed and breakfast
- b. Riding stable
- a. Greenhouse

Q5: What does “the rural character of Easton” mean to you?
Q6: In the following list, which do you feel should be the town’s conservation priorities for the next 10 years. Please check off ALL that apply.

<table>
<thead>
<tr>
<th>Property</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Scenic value of ridges and hillsides</td>
<td>93%</td>
</tr>
<tr>
<td>b. Scenic value of open fields by roadsides</td>
<td>86%</td>
</tr>
<tr>
<td>c. Water quality</td>
<td>84%</td>
</tr>
<tr>
<td>d. Wild Ammonoosuc River</td>
<td>75%</td>
</tr>
<tr>
<td>e. Ham Branch</td>
<td>73%</td>
</tr>
<tr>
<td>f. Old homes and barns</td>
<td>63%</td>
</tr>
<tr>
<td>g. Energy conservation</td>
<td>63%</td>
</tr>
<tr>
<td>h. Other</td>
<td>14%</td>
</tr>
</tbody>
</table>

Answered: 118  
Skipped: 2

Q7: In the list below, please check off ALL of the tools you feel are appropriate for protecting the conservation value of high priority locations.

<table>
<thead>
<tr>
<th>Tool</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Purchase property</td>
<td>51%</td>
</tr>
<tr>
<td>b. Purchase conservation easements</td>
<td>74%</td>
</tr>
<tr>
<td>c. Accept gifts of property</td>
<td>85%</td>
</tr>
<tr>
<td>d. Regulate the location and design of development</td>
<td>82%</td>
</tr>
<tr>
<td>e. Other</td>
<td>15%</td>
</tr>
</tbody>
</table>

Answered: 115  
Skipped: 5

Q8 Please list any particular properties you consider worthy of special protection or preservation, or conservation projects you would like to see the town undertake. (See Appendix B.)
Q9: Keeping the shrubs and trees in place along brooks and rivers is known to be important for fish and wildlife, clean water and flood control purposes. Please check off ALL of the tools you feel are appropriate for maintaining this vegetated buffer in Easton.

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Purchase the development rights</td>
<td>36%</td>
</tr>
<tr>
<td>b. Adopt regulations</td>
<td>53%</td>
</tr>
<tr>
<td>c. Educate landowners</td>
<td>98%</td>
</tr>
<tr>
<td>Other</td>
<td>9%</td>
</tr>
</tbody>
</table>

Answered 118

Skipped 2

Q10: Should the town explore alternatives to Lafayette (K-6) and Profile (7-12) for schools? (Please check off ONE choice.)

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Yes, to both Lafayette for K-6 and to Profile for 7-12</td>
<td>19%</td>
</tr>
<tr>
<td>b. Yes, to Lafayette for K-6 only</td>
<td>1%</td>
</tr>
<tr>
<td>c. Yes, to Profile for 7-12 only</td>
<td>15%</td>
</tr>
<tr>
<td>d. No, not to either Lafayette or Profile</td>
<td>36%</td>
</tr>
<tr>
<td>e. Not sure, depends on</td>
<td>29%</td>
</tr>
</tbody>
</table>
Q11: Do you have suggestions for school options to consider?

- No one approach received many responses
- Some considerations mentioned:
  - Demographics
  - Quality
  - Cost
- Examples:
  - School choice
  - The White Mountain School
  - St. Johnsbury Academy

“Education is expensive but not compared to ignorance”

Q12: On a scale of 1 to 10, how likely would you be to recommend Easton to friend or colleague as a town to call home? (1 is least likely, 10 is most likely)

- Average 8.7
- Median 10
- 64% of respondents rated Easton a 9 or 10
b. Why did you give Easton that rating?

c. What needs to change to increase your rating?

- No one category received many responses
- Some examples:
  - Get along
  - Enforce what you have
  - Improve cell/internet/cable
  - Manage noise
  - Make it safer for bikers/walkers on Rte. 116
Q13: Please identify your greatest concern for the future of Easton.
1.4 Vision for the Future

Residents today enjoy life in a community that is much quieter than the Easton of a century ago. Unlike the Easton of the late 1800s, the town today lacks bustling centers of industry and commercial activity. The center of town is defined only by the two community facilities located along NH 116 – the town hall, used by part-time staff and volunteer boards, and the fire station, housing equipment for the town’s all volunteer fire department. Easton’s approximately two hundred year-round and seasonal homes are primarily spread along the main roads such as NH 116 and Sugar Hill Road, surrounded by forested hillsides. Recreational activities are more likely to be informal outdoor activities such as hiking or cross-country skiing in the surrounding forest than organized sports. Returning home in the evening, one sees few cars and an occasional moose.

Residents are aware of the importance of the peace and quiet, natural beauty, low traffic volumes, clean water, and view of forests and mountains as key ingredients in the town’s highly valued rural character.

What does the “rural character of Easton” mean to you?

- It is the essence of Easton.
- Low lighting, quiet, respect for natural environment.
- It means peace, beauty, natural environment - clean water and clean air.
- Open space ~ Low population density ~ Small government.
- It’s a haven from the problems of the city.
- Maintaining the country feeling, lots of trees, brooks and meadows without seeing your neighbor.
- Less traffic on town roads and more familiarity with your neighbors.
- Look out the window, sit on your porch, work in your garden. If you don’t know the answer to this question, you don’t live in Easton.

(Selected responses to 2018 Master Plan Update Survey)
Easton residents envision a future where:

- The rural character of the town has been retained.

- The town continues to be a place of peace and quiet.

- Low traffic volumes continue. Improvements to NH 116 have been in harmony with its scenic value. Accommodation for pedestrians and cyclists has been considered when road improvements have been made without changing the rural feel of the roads.

- Enjoyment of the dark night skies is unimpeded. The drive through town at night is predominantly dark.

- A small number of additional homes have been constructed. Good planning has resulted in new construction blending in with the landscape rather than detracting from it.

- Land use regulations are fairly and evenly applied.

- Residents can pursue business enterprises on their property without disrupting their neighbor's enjoyment of the quiet rural environment or changing the rural residential
feel of the neighborhood. New businesses have been of a nature and scale that fit into the character of the community.

- The community has a harmonious feel. Community spirit is strong.

- Residents have increased opportunities associated with advances in communications technology.

- Conservation of high priority natural resources continues to be the focus of educational programs offered by the Conservation Commission as well as strengthened land use regulations. Special attention has been paid to scenic resources and water quality.

- The town’s high water quality has been maintained. Landowners have a high level of awareness of their role in protecting water quality.

- Property tax rates have been stable; town expenditures have been in sync with town revenue.

- Regional approaches to services such as education, solid waste and recreation continue to be reviewed periodically, and adjusted when deemed to be in the best interests of Easton residents after considering cost and other factors.

- Town services have continued to adapt to changing times without unduly burdening tax payers.
Chapter 2. COMMUNITY PROFILE

2.1 Socioeconomic Trends

Population

Easton’s year-round population has ranged from a reported peak of 415 residents in 1850 to a low of 74 in 1960. The population had been on the rebound until the 2000s. Between 2000 and 2010 growth slowed state-wide due to the recession, slowing in-migration from other states, and lower birth rates associated with changing demographics. The 2010 US Census actually counted two fewer year-round residents in 2010 than in 2000. The table on the next page shows the U.S. Census figures by decade beginning in 1960.

Population projections are difficult to make. Changes in the global economy and other world events, housing market trends in northern New England, and regional job growth all influence Easton’s population. In addition, because Easton still has a very small population, decisions made by individual owners of large parcels can have significant impacts on the town’s population. NH Office of Strategic Initiatives’ 2017 population estimates and most recent population projections for 2030 (NHOSI, 2016) both generated a figure of 268 year-round residents, indicating that the models used project slow to no growth.
The population of the town has about tripled since 1970; the make-up of that population has changed in recent decades. Like many areas, Easton has seen an increase in those over age 65. In the North Country, this shift has been caused both by the aging “baby boomers” and by the increasing popularity of the region with retirees. As shown in the following table, from 1990 to 2000, Easton’s population age 65 and over increased 25% while the town as a whole grew by only 15%. A similar trend was seen at the county level. During the next decade, the county-wide trend of a declining school-age population and increasing population over age 65 was more pronounced in Easton. From 2000 to 2010 Easton’s population over age 65 increased 32% while the number of school-age children dropped from 42 to 29. This increase was associated with an increase in the median age from 46.9 to 54.9. For comparison, the median age in Grafton County had only reached 41.2 by 2010.

### EASTON POPULATION 1960-2017

<table>
<thead>
<tr>
<th>Year</th>
<th>Year-Round Population</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960</td>
<td>74</td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>92  +24%</td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>124  +35%</td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>223  +78%</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>256  +15%</td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>254  -1%</td>
<td></td>
</tr>
<tr>
<td><strong>2017 NHOSI Estimate</strong></td>
<td><strong>268</strong></td>
<td><strong>+6%</strong></td>
</tr>
</tbody>
</table>

## CHANGING DEMOGRAPHICS 1990 - 2010

<table>
<thead>
<tr>
<th></th>
<th>Total Population</th>
<th>% change over previous decade</th>
<th>Number Under 5</th>
<th>% Under 5</th>
<th>Number 5-17</th>
<th>% 5-17</th>
<th>Number 65 and over</th>
<th>% 65 and over</th>
<th>% increase 65 and older over previous decade</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Easton</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>223</td>
<td></td>
<td>16</td>
<td>7%</td>
<td>32</td>
<td>14%</td>
<td>40</td>
<td>18%</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>256</td>
<td>+15%</td>
<td>7</td>
<td>3%</td>
<td>42</td>
<td>17%</td>
<td>50</td>
<td>20%</td>
<td>25%</td>
</tr>
<tr>
<td>2010</td>
<td>254</td>
<td>-1%</td>
<td>7</td>
<td>3%</td>
<td>29</td>
<td>11%</td>
<td>66</td>
<td>26%</td>
<td>32%</td>
</tr>
<tr>
<td><strong>Grafton County</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1990</td>
<td>74,929</td>
<td></td>
<td>4,928</td>
<td>7%</td>
<td>12,257</td>
<td>16%</td>
<td>9,286</td>
<td>12%</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>81,743</td>
<td>+9%</td>
<td>4,215</td>
<td>5%</td>
<td>13,675</td>
<td>16%</td>
<td>10,973</td>
<td>13%</td>
<td>18%</td>
</tr>
<tr>
<td>2010</td>
<td>89,118</td>
<td>+9%</td>
<td>4,096</td>
<td>5%</td>
<td>12,288</td>
<td>14%</td>
<td>13,811</td>
<td>15%</td>
<td>26%</td>
</tr>
</tbody>
</table>


Changes in the local demographics carry with them changes in the services needed. Serving the needs of seniors in small towns such as Easton requires different approaches than in larger communities where centralized services are available. Some small towns have community-based approaches to assist those aging in place such as an organized system of checking on residents after
storms and during power outages, volunteer driver networks, or services for linking residents with home repair professionals and other sources of assistance.

**Employment**

Utilizing the US Census Bureau Center for Economic Studies *On the Map* tool we can see that the majority of Easton’s employed residents work to the northwest of Easton in Littleton and Franconia.

![Job Counts by Distance/Direction in 2015](image)

![Jobs by Distance - Home Census Block to Work Census Block](chart)

(Source: US Census Bureau Center for Economic Studies *On the Map*
https://onthemap.ces.census.gov/)
The largest employers in Franconia are Garnet Hill Catalog Sales, Cannon Mountain, Franconia Notch State Park and the Lafayette Center nursing home (NHES, EMLI Community Profiles, December 2018). In Littleton, five of the largest ten employers are in retail – Shaw’s, Home Depot, Lowes, WalMart and the Littleton Food Coop. Other large employers in Littleton’s service sector are Littleton Coin and Littleton Regional Healthcare. Manufacturing jobs are provided by Burndy Corporation (electrical connectors), Genfoot America (boots) and Tender Corp (outdoor products). The majority of Easton residents commute less than 25 miles to work. Twelve jobs were reported to be in Easton in 2015.

Labor Market Areas (LMAs) defined by the US Office of Management and Budget and US Department of Labor for employment data reporting purposes are based on commuting patterns. Easton is part of the Littleton NH-VT LMA along with the following other New Hampshire communities:

- Bethlehem
- Lisbon
- Carroll
- Littleton
- Dalton
- Lyman
- Franconia
- Northumberland
- Jefferson
- Stratford
- Lancaster
- Sugar Hill
- Landaff
- Whitefield

The number of jobs in the Littleton Labor Market Area has decreased since the 2007-2009 recession. As shown in the following table, the number of service and government jobs both stayed about the same in the LMA from 2008 to 2016, but the number of goods-producing jobs decreased substantially. In Littleton, the number of goods-producing jobs decreased as well, while the number of service-producing jobs increased. In Franconia both segments decreased while government jobs increased.
<table>
<thead>
<tr>
<th></th>
<th>Littleton LMA</th>
<th></th>
<th>Littleton</th>
<th></th>
<th></th>
<th>Franconia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Goods-Producing</td>
<td>2132</td>
<td>1687</td>
<td>768</td>
<td>693</td>
<td>40</td>
<td>34</td>
</tr>
<tr>
<td>Private Service-Providing</td>
<td>7978</td>
<td>7975</td>
<td>3468</td>
<td>3536</td>
<td>613</td>
<td>494</td>
</tr>
<tr>
<td>Government</td>
<td>1728</td>
<td>1720</td>
<td>409</td>
<td>408</td>
<td>202</td>
<td>234</td>
</tr>
</tbody>
</table>

Source: NH Department of Employment Security

As shown in the following table, jobs in the Littleton Labor Market Area tend to pay wages substantially lower than the average for each sector state-wide – goods producing, service-providing, and government. On average, jobs in the goods-producing sector pay higher wages than jobs in the service-providing or government sectors. This means that employment growth concentrated in the retail portion of the service sector in recent years has further exacerbated the wage situation for Littleton area workers. Franconia is a bit of an anomaly with service-providing jobs paying better than goods-producing on average.
### AVERAGE WEEKLY WAGES IN 2016*

<table>
<thead>
<tr>
<th></th>
<th>New Hampshire</th>
<th>Littleton LMA</th>
<th>Littleton</th>
<th>Franconia</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Private Goods-</strong></td>
<td>$1251</td>
<td>$848</td>
<td>$886</td>
<td>$757</td>
</tr>
<tr>
<td><strong>Producing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Private Service-</strong></td>
<td>$1000</td>
<td>$716</td>
<td>$766</td>
<td>$778</td>
</tr>
<tr>
<td><strong>Providing</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Government</strong></td>
<td>$946</td>
<td>$718</td>
<td>$873</td>
<td>$492</td>
</tr>
</tbody>
</table>

* Rounded to the nearest dollar.
Source: NH Department of Employment Security

## Incomes

Despite lower average wages and job loss in the area, the average household income in Easton is higher than the county average. The 2012-2016 American Community Survey (ACS) 5-Year Estimate reported a median income of $58,438 for Easton households, slightly higher than the $58,107 for Grafton County overall, and a per capita income of $38,110 for Easton residents compared with $33,964 county-wide.

Based on the 2012-2016 ACS 5-Year Estimates, a very similar percentage of residents 16 and over are employed - 61% for Easton residents and 60% for the county overall. Easton residents were much more likely to be self-employed (25% vs. 8.5% of labor force). Also, as would be expected with a slightly older population, Easton residents were more likely to have income from Social Security (42% vs. 35%) or other retirement income (21% vs. 19%) compared to residents county-wide. The high percentage of residents over age 65 in Easton compared to the county as a whole, combined with a workforce participation figure similar to the county’s, illustrates the trend being seen nationwide of an increasing number of seniors continuing to work after becoming eligible for Social Security retirement benefits.
The percentage of Easton individuals living with incomes below the poverty level is estimated to have declined from 10% (2000 US Census) to 2.9% of the population, significantly below the county average of 11.7% (2012-2016 ACS 5-Year Estimates).

**Housing**

During the 1980s the housing market in the state was flooded with an oversupply, leading to a 7% vacancy rate state-wide. Some of the demand for housing in the 1990s when new construction slowed was met by existing vacant units. In addition, the trend in the 1990s was for a shift in use of some second homes to year-round, either through owners retiring to their vacation homes or through sales. Unlike the state and county overall, Easton’s vacancy rate remained stable through the 1990s at 5%. However, like the state and county, Easton lost seasonal homes during the 1990s in both numbers and as a percentage of the housing stock, and then saw a rebound in seasonal home growth in the 2000s. Census data also indicate that several homes have switched from renter to owner-occupied.
## EASTON HOUSING SUPPLY 1990 - 2016

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>171</td>
<td>187</td>
<td>206</td>
<td>217*</td>
</tr>
<tr>
<td>Occupied Housing Units</td>
<td>91</td>
<td>117</td>
<td>120</td>
<td>128</td>
</tr>
<tr>
<td><strong>Owner-occupied</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>96</strong></td>
<td>104</td>
<td>112</td>
<td></td>
</tr>
<tr>
<td><strong>Renter-occupied</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>21</strong></td>
<td>16</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>Seasonal Units</td>
<td>71</td>
<td>60</td>
<td>72</td>
<td>NA</td>
</tr>
<tr>
<td>Vacant Units</td>
<td>9</td>
<td>10</td>
<td>14</td>
<td>NA</td>
</tr>
<tr>
<td>Vacancy Rate – owner units</td>
<td>1.0%</td>
<td>2.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vacancy Rate – renter units</td>
<td>8.7%</td>
<td>5.6%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sources: US Census 1990, 2000, 2010; NHOSI Housing Estimates 2016; 2012-2016 ACS 5-Year Estimates; *2016 Total Housing Units from Town records
## CHANGE IN TOTAL NUMBER OF HOUSING UNITS 1990 - 2016

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Easton</td>
<td>171</td>
<td>+9%</td>
<td>+10%</td>
<td>+8%</td>
<td>206</td>
<td>217*</td>
</tr>
<tr>
<td>Franconia</td>
<td>646</td>
<td>+9%</td>
<td>+22%</td>
<td>+4%</td>
<td>859</td>
<td>892</td>
</tr>
<tr>
<td>Sugar Hill</td>
<td>338</td>
<td>+14%</td>
<td>+11%</td>
<td>+3%</td>
<td>429</td>
<td>444</td>
</tr>
<tr>
<td>Grafton County</td>
<td>42,206</td>
<td>+4%</td>
<td>+17%</td>
<td>+3%</td>
<td>51,120</td>
<td>52,649</td>
</tr>
<tr>
<td>New Hampshire</td>
<td>503,904</td>
<td>+9%</td>
<td>+12%</td>
<td>+3%</td>
<td>614,754</td>
<td>634,290</td>
</tr>
</tbody>
</table>

According to local records, the average home sale price in Easton from 2010 to 2016 was $244,400. The NH Housing Finance Authority (NHHFA) online affordability calculator metrics for a typical purchase indicate that it is possible for a median income Easton household to afford the purchase price of an average home in town.

Concern for the shortage of housing affordable to median income working families, particularly in areas such as southern New Hampshire and the Upper Valley, where job growth outpaced home construction, led to the passage of SB 342 in 2008 (RSA 674:58-61) requiring all communities to ensure that local regulations “provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing.” This means that in the majority of town,
zoning and subdivision regulations must not preclude developing housing affordable to a median income household. In addition, some part of town needs to be zoned to allow multi-family workforce housing of at least five units. Easton’s zoning ordinance was amended to allow workforce housing as a permitted use throughout town.

Several senior housing apartment complexes are located in communities in the Easton area, as well as two small assisted living homes and one of larger size.

<table>
<thead>
<tr>
<th>Location</th>
<th>Housing Complex</th>
<th>Number and Type of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bethlehem</td>
<td>Hillview Apartments</td>
<td>20 rent-assisted units, all accessible</td>
</tr>
<tr>
<td>Haverhill</td>
<td>On the Green</td>
<td>11 assisted living beds</td>
</tr>
<tr>
<td>Haverhill</td>
<td>Opera Block</td>
<td>34 rent-assisted units, 4 accessible</td>
</tr>
<tr>
<td>Lincoln</td>
<td>Lincoln Green</td>
<td>35 rent-assisted units, 4 accessible</td>
</tr>
<tr>
<td>Lisbon</td>
<td>Lisbon Inn</td>
<td>20 rent-assisted units, all accessible</td>
</tr>
<tr>
<td>Littleton</td>
<td>Beattie House</td>
<td>23 units, 22 rent-assisted, 0 accessible</td>
</tr>
<tr>
<td>Littleton</td>
<td>Colonial Court</td>
<td>30 units, 27 rent-assisted, 2 accessible</td>
</tr>
<tr>
<td>Littleton</td>
<td>Lane House</td>
<td>50 rent-assisted units, 2 accessible</td>
</tr>
<tr>
<td>Littleton</td>
<td>North Country Manor</td>
<td>9 assisted living beds</td>
</tr>
<tr>
<td>Littleton</td>
<td>Riverglen House</td>
<td>50 assisted living beds</td>
</tr>
<tr>
<td>Woodstock</td>
<td>Councilor Ray Burton Commons</td>
<td>16 rent-assisted units, 0 accessible</td>
</tr>
</tbody>
</table>
Tax Base

Since communities vary in their schedules for reassessments, and in turn, their ratio of assessed value to true market value, total equalized valuation per capita is typically used when discussing the tax base. The 2017 equalized valuation for Easton was $242,047 per person. Easton and its school district neighbors are shown below compared with the state average. As shown, Easton’s tax base on a per capita basis is very similar to those of Franconia and Sugar Hill, and all three are well above the state average.

(Source: NH Public Finance Consortium)
With a relatively high equalized valuation per person, and few services, Easton’s full value tax rate is well below those of its neighbors, with only 25 communities in the state having a lower tax rate in 2017.

<table>
<thead>
<tr>
<th>2017 FULL VALUE TAX RATES AND STATE RANKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town</td>
</tr>
<tr>
<td>-------------</td>
</tr>
<tr>
<td>Easton</td>
</tr>
<tr>
<td>Bethlehem</td>
</tr>
<tr>
<td>Franconia</td>
</tr>
<tr>
<td>Sugar Hill</td>
</tr>
</tbody>
</table>

Source: NH Department of Revenue Administration

2.2 Natural, Scenic, Cultural and Historic Resources

The Town of Easton possesses a unique and resource-laden natural, scenic, cultural and historical environment. The town’s residents and visitors are fortunate to be the beneficiaries of this environment and the associated resources. Residents have stated clearly that the conservation of the town’s natural and scenic resources is a very high priority and key to maintaining the highly valued rural character that defines Easton. The town’s residents and other community members recognize and share the responsibilities involved with the preservation and protection of these resources. Easton’s quiet valley with its dark night skies, scenic views, large uninterrupted tracts of forestland on surrounding hillsides, excellent water quality, and abundant wildlife are central to the character of the community and to the health of its residents.

White Mountain National Forest (WMNF)

Any discussion of natural resources in Easton must begin with mention of the White Mountain National Forest (WMNF). The WMNF forms approximately 66% of the geographic area of the town of Easton. The WMNF provides numerous benefits for Easton residents, including watershed and habitat protection, scenic views, recreation opportunities and cultural and historic sites, in addition to being an economic asset to the region.
Current Use and Farmland

The Current Use Program (RSA 79-A) assists those who wish to keep their land in agricultural or forest use by ensuring that their property taxes will be based on productive use of the land rather than the land’s potential as building lots. In the town of Easton, according to the 2016 NH Department of Revenue Administration Current Use Report, a total of 4,691 acres out of the town’s 19,929 acres are in current use. This represents approximately 69% of the town’s land that is not in the White Mountain National Forest, and an increase of 330 acres over 2010 enrollment figures. The 4,691 acres now enrolled in the Current Use Program are made up of 75 parcels with 61 landowners. Of these lands, 166 acres are designated as Farmland, 3,171 acres are designated as Forest Land, an additional 1,172 acres are Forest Land With Documented Stewardship, 37 acres are categorized as Unproductive, and 145 as Wetland. The increase in the number of acres enrolled in the Current Use Program does not necessarily correspond to an increase in the working landscape. The 166 acres of Farmland represents a decrease from the 211 acres reported in 2008. In addition, virtually all of the acreage added to the Forest Land category since 2010 was not in the Documented Stewardship category.

As shown on Map 1 in Appendix C, much of the town’s relatively level land that is not wetland has prime agricultural soils. Farmland has many important benefits to the community. Locally grown food has positive aspects on the local economy and the environment, and may increase in importance as fossil fuels become scare and transportation costs rise. Many wildlife species also have habitat needs that must be met through a combination of open land and forest. For that which is still open, it is important to plan future development in a manner which leaves the opportunity for local agriculture open to future generations. This can be accomplished with a combination of conservation and site planning techniques such as concentrating development in the wooded edges of property with open areas.
Survey respondents identified scenic views of hillsides and ridgelines and open fields by roadsides as their two highest conservation priorities. Many of the remaining highly valued viewscapes across open meadows are north of town along NH 116 in Franconia. For that which is still open in Easton, site planning and design techniques that maximize future opportunities for agriculture will in most cases have the added benefit of protecting the scenic view. Site planning and design techniques are also available for reducing the impact of hillside and ridgeline development on scenic views.

Following adoption of the 2010 Master Plan, Easton voters approved the Planning Board’s recommendations for strengthening the ability of the Zoning Ordinance to both prevent erosion from development on steep slopes and reduce the visual impacts of development on steep slopes and ridgelines. These design guidelines include:
• limiting the area to be cleared for development and for a view from that development;
• use of natural/neutral colors;
• minimizing reflective glass;
• use of low level indirect lighting;
• siting below the ridgeline;
• use of natural landforms and existing vegetation to screen structures;
• minimize cut and fill;
• screen driveways; and
• siting to preserve important stands of trees.

SCENIC ROADS

Sugar Hill Road and Paine Road were designated as local scenic roads in 1977. This designation means that a public hearing and written permission of the Planning Board are required prior to road or utility work in the right of way if that work will require cutting trees over 15 inches in circumference or removal of stone walls. The road agent can obtain permission to remove trees as needed to protect safety or property, and utilities can perform work as needed during an emergency restoration of service.

SCENIC BYWAY

Both NH 112 and NH 116 are part of the River Heritage Trail Scenic Byway. While the state’s scenic byway program is primarily a marketing program, NHDOT rules do prohibit off-site signs on state scenic byways.

Water Quality

Easton is fortunate to have an abundance of high quality ground and surface water and healthy aquatic ecosystems. Maintenance of the town’s water quality was identified as a high priority by survey respondents. Proper land use planning and regulation is necessary to maintain the high quality of Easton’s water resources.

GROUNDWATER

New Hampshire’s important stratified drift aquifers have been mapped by N.H. Department of Environmental Services and U.S. Department of the Interior Geological Survey. As shown on Map 2
in Appendix C, a wide aquifer area extends through the valley of the Ham Branch and its tributaries, along NH 116 all the way to the National Forest boundary, and east to Paine Road. This aquifer serves private wells for existing development and provides a potential public water supply should one ever be needed. In addition, a smaller aquifer is located north of NH 112 in the White Mountain National Forest west of the Wildwood area. Land use must be managed carefully in these areas to ensure that activities do not occur which could pose a threat to water quality. Easton’s Zoning Ordinance was strengthened following adoption of the 2010 Master Plan to prohibit uses over these important aquifers that involve large amounts of hazardous substances. The Ordinance also requires certain other uses which may threaten groundwater quality to follow performance standards to ensure proper safeguards are followed.

**SURFACE WATER**

Easton lies fully within the Connecticut River watershed. Most of the northern two-thirds of the town drains northerly via the Ham Branch into the Gale River, which joins the Ammonoosuc River in Lisbon. The southern third of town drains into the Wild Ammonoosuc which flows westerly into the Ammonoosuc River near Bath. (See Map 2 in Appendix C.) A portion of the Wild Ammonoosuc in Easton west of the NH 116/NH 112 junction is protected by the state’s Shoreland Water Quality Protection Act. There are also several small ponds, some created by beaver dams, none over ten acres.

Although many of Easton’s surface waters have not been tested as part of the state’s periodic state-wide assessments, available data indicate that water quality in most of Easton’s rivers and brooks is high enough to be used as drinking water after treatment. However, sampling on the Wild Ammonoosuc and its tributaries, including Tunnel Brook, have shown that aluminum, lead and Ph levels have impaired the ability of these waters to support aquatic life. The cause is unknown (NHDES 2016 303(d) list).

**WETLANDS**

As shown on Map 2 in Appendix C, several large wetland complexes are associated with the Ham Branch and its tributaries. Wetlands provide numerous benefits for the community, including the storage and filtering of flood waters, and groundwater recharge and stream flow augmentation during low water periods. Wetlands also provide critical habitat for numerous species. Easton’s
wetlands are protected by a Wetlands Conservation Overlay District that was strengthened soon after the adoption of the 2010 Master Plan. The wetlands district protects wetlands and a 25-foot buffer around bogs over 1,000 sq. ft., vernal pools over 500 sq. ft., wetlands of any size adjacent to open water, and all other wetlands over 40,000 sq. ft.

STORMWATER

Inadequate stormwater management has increasingly been identified by scientists as the primary cause of water quality deterioration associated with human activity. Increased stormwater runoff results from impervious surfaces such as roofs, yards, driveways and roads. It is now understood that it is best to both reduce the amount of stormwater runoff and return as much of it as possible to the ground on-site. This maintains groundwater infiltration and prevents sediments and other pollutants from being carried to nearby water courses. In addition to increased pollutant load, stormwater impacts on surface water include higher temperatures, changes to fish populations, more frequent high flows during wet weather – more frequent and severe flooding – and lower flows during dry weather. The resulting erosion of stream banks and channels causes further deterioration of the habitat.

Although there have not been developments in Easton with large amounts of stormwater runoff, from parking lots for example, it is important to prevent small incremental impacts as well. To prevent these cumulative negative impacts of development on surface water quality and habitat, it is necessary to keep land disturbance to the minimum area and time necessary, and to slow down stormwater and treat it on-site. Performance-based regulations requiring best management practices (BMPs) are recommended to address stormwater runoff. This is particularly important in Easton’s steep slopes and higher elevations, where soils are shallow and easily eroded.

Examples of site planning and development BMPs to ensure that stormwater does not leave developed areas in increased velocity or quantity, or decreased quality, include:

- Disturb only the vegetation absolutely necessary for the construction activities.
- Minimize soil compaction – use smallest equipment practical and avoid parking heavy equipment on areas that will be used for infiltration.
- Plan development so it follows the natural contours as much as possible.
- Minimize cut and fill.
- Limit contiguous area of disturbance.
- Aerate and revegetate areas exposed by construction.
- Maintain existing site hydrology.
Other BMPs have been developed to reduce the pollutant load of stormwater and maintain groundwater recharge. **INNOVATIVE LAND USE PLANNING TECHNIQUES** (NHDES, NHARPC, NHOEP, NHMA, October 2008) and NHDES **NEW HAMPSHIRE STORMWATER MANUAL** contain guidelines for stormwater management during and after construction. BMPs specific to logging operations are also published by the state. UNH’s Technology Transfer Center provides training and technical assistance specific to road maintenance activities.

**RIPARIAN BUFFERS**

To maintain the high quality of Easton’s surface waters and its healthy aquatic ecosystems, it is necessary to both keep human activities separated from the town’s rivers, brooks and wetlands, and to maintain a vegetated buffer around these surface waters. Shoreline vegetation and the layer of organic matter that builds up underneath it slow down the stormwater runoff that occurs naturally along with that which results from impervious surfaces such as roads, roofs and driveways. This riparian buffer traps sediment and other pollutants before they reach the river or brook. In addition, the vegetation also provides necessary shade for aquatic species, provides important habitat corridors, and slows the advance of some harmful invasive species. Following a thorough review of available research and consultation with natural resource professionals and state and federal regulators, New Hampshire experts recommended a minimum naturally vegetated buffer width of 100 feet for removal of pollutants and some of the needs of wildlife ([BUFFERS FOR WETLANDS AND SURFACE WATERS: A GUIDEBOOK FOR NEW HAMPSHIRE COMMUNITIES](#), Chase, Deming, and Latawiec, 1997). The 100 foot width had been shown to be associated with 60% or better removal rate for pollutants. Subsequent research has reached the same conclusion. Studies have also shown that sensitive habitat areas and many wildlife species require larger buffers. Shoreline buffers are important for both open water such as ponds, brooks and rivers, and for wetlands. In Easton, with the exception of the portion of the Wild Ammonoosuc protected under the state Comprehensive Shoreline Protection Act and the wetlands noted above, Easton’s riparian buffers lack regulatory protection. Survey respondents favored education of landowners over a regulatory approach to buffers.

**Wildlife**

As shown on Map 3 in Appendix C, Easton’s hills and mountains and stream corridors provide some of the highest ranked habitat in the region and state (N.H. Fish and Game’s **WILDLIFE ACTION PLAN**
(revised 2015). Much of the important habitat on hills and mountains is within the White Mountain National Forest and other conservation lands.

Understanding of the importance of wildlife corridors and the ability to identify them has improved in recent years with the development of NH Fish and Game’s *WILDLIFE ACTION PLAN*. Guidance on how to incorporate consideration of wildlife into the siting and design of development is also available in *INNOVATIVE LAND USE PLANNING TECHNIQUES – A HANDBOOK FOR SUSTAINABLE DEVELOPMENT* (NHDES, NARPC, NHOEP, NHMA, October 2008). The Handbook contains a checklist for review of subdivisions and site plans that could be used to provide guidance to the Planning Board and developers. Criteria addressed in the checklist include specifics on:

- Directing development away from rare and critical habitats.
- Maintaining buffers between human activities and important habitats.
- Preserving wildlife corridors.
- Maintaining the structure and function of aquatic systems.
- Minimizing clearing, grading, and compaction of soil during construction.
- Protection of stands of mature trees.
- Providing native plantings.
- Managing activities to minimize human-wildlife conflicts.

N.H. Fish and Game’s *WILDLIFE ACTION PLAN* also provides recommendations applicable to land use planning.

**Invasive Species**

Invasive species are non-native species that have the potential to do economic or ecological harm due to their ability to outcompete local species. Of most concern in Easton are invasive plants and insects that affect forest health. According to John Gunn, Research Assistant Professor of Forest Management at UNH, non-native species such as burning bush, glossy buckthorn, multiflora rose, and Japanese barberry already make up at least 30 percent by species of all plants in New England (*UNH Scientist Takes Aim at Invasive, Non-Native Plants Threatening NH’s Forests, NH Agricultural Experiment Station, March 20, 2017*). Gunn and other researchers are trying to learn more about what steps landowners and forest managers can take to make our forests more resistant to invasive species to protect forest health. Non-native insects such as the Emerald Ash Borer are also expected to be a growing concern as our climate continues to warm.
Climate Change

Regardless of disagreements on how much various factors such as fossil fuels, deforestation and modern agriculture have contributed to climate change, the data show that our climate has been warming, and researchers agree that this trend will continue. Adapting to climate change will include staying abreast of current research focused on the Northeast, and ensuring our forest ecosystem is diverse enough to be resilient to insects and disease which may gain a competitive edge in our warmer environment. Warmer temperatures are also likely to mean a decrease in our region’s traditional winter sports economy. Modeling specific to northern New Hampshire indicates increased precipitation, particularly in winter and spring, and an increase in extreme weather events. This will mean attention to stormwater management will become even more important to prevent erosion and protect our water quality and roads.

Dark Skies

Easton’s dark night sky allows for wildlife and natural ecosystems to remain undisturbed by human light and is an essential element of the town’s rural character. Proper design of outdoor lighting is important for maintaining the dark night sky. Some of the lighting design issues are glare, over-lighting, light trespass, and skyglow. “Glare” refers to lighting fixtures that shine a portion of the light into individuals’ eyes rather than onto the object or area to be illuminated. Glare can impair vision and cause safety problems. In addition to causing glare, over-lighting negatively impacts the character of the area and wastes energy. “Light trespass” refers to light falling on a neighboring property because a fixture emits too much light at high angles or projects light too far. “Skyglow” is light pollution which is visible miles away due to reflection off of atmospheric particles. In the winter, snow adds to the skyglow.

Some good sources of information for the Planning Board to draw on when developing local regulations and plans are “Preserving Dark Skies” in INNOVATIVE LAND USE PLANNING TECHNIQUES – A HANDBOOK FOR SUSTAINABLE DEVELOPMENT (NHDES, NHARPCs, NHOEP, NHMA, October 2008) and the International Dark Sky Association (darksky.org). Technology and standards in this area are continuing to evolve so it will be important to maintain up-to-date knowledge and requirements.
Cultural and Historic Resources

In 2006 the area known as the Village of Wildwood (intersection of Tunnel Brook Road and NH 112) was designated as a New Hampshire Historical Site (NH Marker number 200). Wildwood was a farming community in the early 1800s. Later, during the Great Depression, it hosted New Hampshire’s first CCC camp. At the turn of the 20th century, Wildwood reached its peak of development. As a center for the “slash and run” logging of Mount Moosilauke, Wildwood had a school, a post office, and sawmills. West of here was a dam used in the drives that moved logs down the Wild Ammonoosuc River, from the mountains to the mills.

Easton has one site on the NH State Register of Historic Places, the Kinsman Cemetery. The cemetery was donated to the town around 1800 by Nathan Kinsman, one of the town’s first citizens, whose wife was already buried there.

Conservation Commission

Easton has an active Conservation Commission working with other partners such as the White Mountain National Forest and Ammonoosuc Conservation Trust to address natural resource issues in town. In recent years the Conservation Commission compiled the information necessary for nomination of the Ham Branch to the NH Rivers Management and Protection Program and has been
an active participant, along with the Selectboard, in the NH Site Evaluation Committee review of the application by Eversource Energy to construct the Northern Pass transmission line through the area. Although the Ham Branch nomination was not pursued in the end due to lack of local support, both of these projects contributed greatly to the information available about local natural and historic resources. Another important project in recent years was the collaboration with the Ammonoosuc Conservation Trust and the towns of Franconia, Landaff and Sugar Hill to create the Cooley-Jericho Community Forest. Easton allocates 100% of the land use change tax to a land use reserve fund to enable the town to participate in priority conservation projects such as this.

2.3 Infrastructure

Transportation

HIGHWAYS

In New Hampshire public highways are divided into what are called “legislative classes.” These classes determine responsibility for maintenance and state aid to towns. Class II Highways consist of highways on the secondary state highway system. In Easton those are NH 116, NH 112, Tunnel Brook Road, Sugar Hill Road, Loop Road, and the southernmost portion of Paine Road from the cemetery to NH 116. In terms of function, NH 112 in Easton is classified as a major collector, and NH 116 and Sugar Hill Road are classified as minor collectors. NH 116 serves as a vital backbone of Easton’s transportation system. The state classifies the other Class II roads as local roads. For Sugar Hill Road, Loop Road, and the Class II portion of Paine Road, the state provides summer maintenance and the town provides winter maintenance.

Class V roads are those which the town has a duty to maintain. According to NHDOT data there are approximately three times as many miles of state-maintained highway in Easton as town-maintained (14.14 miles state Class II compared to 4.56 miles town Class V (NHDOT 2012)). In addition, NHDOT data show approximately 7.36 miles of private road and 3.77 miles of federal forest road maintained by the White Mountain National Forest (NHDOT 2012).

Public ways which have been discontinued or have not been maintained by the town for year-round travel for five or more years are Class VI highways (RSA 229:5 VI and VII). Currently the only Class VI highway in Easton is Reel Brook Road (0.5 mile) (NHDOT database identifies this road as Class VII federal, and consequently lists 0.0 miles of Class VI road in its database). State law (RSA 674:41)
provides that no permit can be issued for building on a Class VI road, or private road not approved by the Planning Board, unless the Selectboard votes to issue permits on that section of road and the applicant has filed a waiver of the town’s responsibility for maintenance and liability for damages with the Registry of Deeds. The law also provides for the Selectboard to provide the Planning Board with an opportunity for review and comment. It is important to think not just about the town’s liability, but also about the risks to visitors, future residents, and emergency responders. Sample Class VI road policies are available to help ensure that relevant issues are discussed and considered by the two boards ahead of time, and that all applications are evaluated against the same criteria.

As shown below, although there has been some variation, traffic volumes on Easton’s major highways are very similar now to what they were ten years ago.

<table>
<thead>
<tr>
<th>Location</th>
<th>2008</th>
<th>2011</th>
<th>2014</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>NH 112/NH 116, east of Bowen Brook Rd.</td>
<td>830</td>
<td>820</td>
<td>650</td>
<td>888</td>
</tr>
<tr>
<td>NH 116, north of NH 112</td>
<td>310</td>
<td>290</td>
<td>200</td>
<td>337</td>
</tr>
<tr>
<td>NH 116, Franconia town line*</td>
<td>790</td>
<td>710</td>
<td>960</td>
<td>788</td>
</tr>
<tr>
<td>Sugar Hill Rd.</td>
<td>210</td>
<td>170</td>
<td>170</td>
<td>218</td>
</tr>
</tbody>
</table>

*This count was taken on a different 3-year schedule – 2009, 2012, 2015, 2018.

Source: NHDOT Transportation Data Management System - https://nhdot.ms2soft.com
Accident data for the last several years available from NHDOT show two clusters of crashes on NH 116, one near the Gibson Road intersection and the other in the double sharp curves near Mud Pond as shown on the Google image to the right. The Gibson Road intersection was realigned by the town in 2017 to correct the poor geometry. From 2002 to 2016 there were 8 crashes in the segment of NH 116 shown (NHDOT data provided by North Country Council).

Although both of these curves have advisory speeds of 25 MPH, this may be inadequate given the lack of development and straightaways leading into the curves in both directions.

Other Modes of Transportation

Airports commonly used for long-distance travel are Boston (3 hours), Manchester (2 hours), Montreal (3 hours), Burlington (2 ½ hours) and Lebanon (1 + hours). There are also several small General Aviation airports in the region, the closest being the Dean Memorial Airport in Haverhill. Nearby Franconia Airport is used mainly by the Franconia Soaring Association and the Franconia Inn. Its turf runway is not open in the winter.

Inter-city bus service is provided by Concord Trailways between Franconia and major points south, including Concord and Boston. There is no local fixed route public transportation. A network of human service and health care agencies and volunteers meet some of the transportation needs of the non-driving population in the area.

The closest Amtrak service is the Vermonter running on the Boston and Maine line from New York / New Haven up along Interstate 91. The closest stop is White River Junction, Vermont, an hour and a half to the south. Train service is also available from Boston.
Water and Sewer

Easton is entirely dependent on private wells and on-site septic systems. Proper spacing, siting, design and routine maintenance by homeowners are required to prevent contamination of ground and surface waters and ensure continued high quality drinking water.

Schools

Easton is part of the Lafayette Regional School District that serves Grades K – 6 students from Easton, Franconia and Sugar Hill. In 2018 there were a total of 116 students enrolled at the Lafayette Regional School in Franconia; twenty of these students live in Easton. Lafayette is seeing a slow but steady growth in enrollment indicating that more young families may be moving into the area.

Easton also belongs to the Profile School District, a regional junior high and senior high school system that serves Grades 7 – 12 students from the towns of Bethlehem, Easton, Franconia, and Sugar Hill. There are currently five Easton students in Grades 7 – 8 at Profile Junior High School and five in Grades 8 – 12 at the Profile High School. The Profile School building houses both schools (Grades 7-12) and is in Bethlehem. At this time there are approximately 300 students in the junior and senior high schools combined. Both the Lafayette and Profile school districts are part of the White Mountain Administrative Unit #35, with offices in nearby Littleton. A few additional Easton students are privately tuitioned to St. Johnsbury Academy or the White Mountains School, and several are home-schooled.

Easton’s cost per pupil has been a growing concern in town; some residents would like the town to consider other options. However, survey respondents did not show strong support for a change. Important considerations if a change is made in the future will be the process and cost of making a change, the resultant savings to taxpayers, and the important role of a school as one foundation of a sense of community.

Solid Waste

In the past few decades, the amount of space available in existing landfills has become very limited, state and federal environmental protection requirements have increased, and disposal costs have risen dramatically. To enable collaboration on these issues pursuant to RSA 53-B, in 1989 Easton
joined with seventeen other area communities to form the Pemi-Baker Solid Waste District. District membership enables negotiation of disposal and hauling contracts as a District rather than individual towns, and access to area household hazardous waste collections as well as recycling programs for special wastes such as paint, fluorescent light bulbs, and electronics.

For the last several years, Easton has had a cooperative agreement with Franconia and Sugar Hill by which the three towns operate the Tri-town Transfer Station in Franconia. The waste is hauled to the Casella Waste landfill in Bethlehem. The towns have been voluntarily recycling glass, aluminum cans, and newspapers utilizing bins at the Franconia facility since the early 1980s, and around 1991 added bins for steel cans, corrugated cardboard, and certain plastic containers. A pay-as-you-throw system was also instituted in 1999. The result has been a high recycling rate; in 2017, the Tri-Town Transfer Station recycled nearly 450 tons of various commodities, an increase of 23% compared to ten years ago. The Tri-Town Transfer Station is presently served by Casella Waste under a five-year contract. Challenges to negotiating an affordable future contract include lower commodity prices, increased shipping costs, and site limitations posed by the Ham Branch and NH 116. Reducing the volume of wastes to be disposed will continue to be an important goal.

Town Hall/Library

The main portion of the current Town Hall was built in 1935. The building has two stories, with a basement and small attic space. On the main floor is the original meeting hall with a capacity for about 120 people and a kitchen. The kitchen is often used for dinners for the town and other organizations. The meeting room is used for Town Meeting and voting. It is also available for rent for private and nonprofit group functions. The new wing, built in 2002, provides for office space and a
smaller meeting room used by local boards and organizations. The roof was completely replaced in 2018.

The Easton Library, which had been located on the second floor of the Town Hall, was closed in 2015 by vote at Town Meeting. Many residents use the Abbie Greenleaf Library in nearby Franconia. Franconia’s library is open six days each week and nonresident library cards are available for a small fee.

**Emergency Services**

In the early 1990s the town changed from contractual fire protection services with Franconia and Sugar Hill to the establishment of a volunteer fire department. The construction of a two-bay station next to the Town Hall was completed in the late fall of 1990. Two fire trucks were also obtained – a tanker and an engine/pumper. With the equipment and volunteers, Easton now qualifies as a member of the Twin State Mutual Aid Fire Association, and receives support from and provides support to other member neighboring towns as necessary to fight fires and respond to other emergencies. Golden Cross Ambulance from Littleton provides EMS and emergency medical transportation. The Franconia Life Squad is dispatched to all accidents with its evacuation equipment, and provides back-up EMS service. Dispatching for fire and emergency medical for Twin State is handled by the Grafton County Sheriff’s Department.

The availability and development of water supplies for fire fighting is an issue that was addressed in the town’s multi-hazard mitigation plan and associated water resources component. Implementation of these plans will require a collaborative effort among town boards, landowners and the fire department. New developments can be required to provide their own pond or cistern, and dry hydrant.

Police protection is provided by the State Police Troop F.

**Cemetery**

The town-owned Kinsman Cemetery is on Paine Road on land donated by Nathan Kinsman in 1804. The cemetery area was expanded through the generosity of the Paine family, thus securing the town’s needs well into the next century.
Recreation

Easton’s natural resources provide abundant opportunities for year-round outdoor recreational activities. Our access to the White Mountain National Forest includes established hiking trails which link to the Appalachian Trail and other trails in the broader region. The hiking trails include:

- Mt. Kinsman Trail which leads up to the Kinsman Ridge Trail. (The Kinsman Ridge Trail south of the junction with the Mt. Kinsman Trail is a portion of the Appalachian Trail.)
- Reel Brook Trail which also leads up to the Ridge south of the peaks.
- Beech Hill Trail which extends from the Reel Brook area to NH 112 in Wildwood.
- Jericho Trail which extends toward Cooley Hill in the Cooley-Jericho Community Forest.

Bald Knob and the Kinsman Flume are popular destinations accessed by the Mt. Kinsman Trail. The trailhead was relocated in 2009 through the generosity of two landowners who donated land for the rerouted trail and for off-street parking.

The Cooley-Jericho Community Forest was created in 2013 through collaboration with Franconia, Landaff and Sugar Hill. The forest contains 840 acres in Easton and was conserved through the organizing efforts of the Ammonoosuc Conservation Trust and the generosity of donors. The Forest dominates the southwestern ridgeline as viewed traveling south through Easton, and is a popular destination. It is notable for its views and its mountain biking trails and hiking trails that connect with those of the White Mountain National Forest.

Easton Valley Road (NH 116), Paine Road and Sugar Hill Road are popular routes for walking and cycling. Informal trail networks on private lands provide additional opportunities for mountain biking, hiking, snowshoeing and cross-country skiing, although these have been reduced through development and posting of land. Local swimming holes include Slippery Rock on the Ham Branch off of the Loop Road and across from Town Hall. (These are currently in private ownership.) The Ham Branch and Wild Ammonoosuc are also used by anglers. Community members also have ample opportunities for observing wildlife, birdwatching, and hunting.
The Tri-Town Recreation Program (Lafayette Recreation Committee) is supported in part by town funding and provides a variety of activities year-round including concerts at the Dow Park in Franconia, the ice skating rink in Franconia, Fourth of July activities, community pot lucks, several kinds of road races, and a year-round program for youth. Residents of Easton participate in these events.

Kinsman Valley Club is a civic group that sponsors social activities for community members including the annual Christmas Party, Fourth of July Barbeque, games nights, potlucks, and guest speakers on topics of regional interest. The Kinsman Valley Club fundraisers also support improvements to the town hall, such as the movie screen and kitchen upgrades, that enable increased use for community activities.

Utilities

Public Service Company of NH serves the northeast portion of town and the New Hampshire Electric Cooperative supplies power to the rest of town.

Television viewers have access to satellite television services for TV and if desired, for internet. There is presently no cable television service in Easton.

Telephone and internet services other than wireless are provided by Consolidated Communications (formerly FairPoint Communications). Service is provided through landline connections that are supported by the telephone pole infrastructure in town. Consolidated Communications also provides broadband internet service via a 2-wire copper telephone line known as a Digital Subscriber Line (DSL). The town’s cell phone service has expanded with the new TMobile tower near the intersection of NH 116 and NH 112, but some portions of town still have inadequate coverage. Residents also have access to a fee-based broadband internet service offered by Wireless Line in Littleton.

Health Care

Easton has access to healthcare partners both north and south of the town. Both Littleton Regional Healthcare located in Littleton N.H. and Cottage Hospital in Woodsville N.H. are Critical Access Hospitals providing emergency and primary care services. Sliding fee scale services are available. Both hospitals also offer some specialty services. Some options for area residents in need of higher
level acute care include Dartmouth Hitchcock Medical Center in Lebanon N.H. and Concord Hospital in Concord N.H. Both are roughly an hour and a quarter away from Easton.

Also, in addition to hospital facilities, there are numerous medical services within our area. To list a few:

- Ammonoosuc Community Health Services- Sliding scale primary care, behavioral health and oral health services
- Veteran Administration (Littleton) – Primary care, behavioral health and case management services for veterans
- Mental health services, including Center for New Beginnings; and White Mountain Mental Health, Northern Human Services, offering behavioral health services, case management, and services for Individuals with Intellectual and developmental disabilities
- Golden Cross Ambulance service and the Franconia Life Squad
- Car and van services for doctor and hospital appointments
- Private physicians in various fields of expertise
- Skilled rehabilitation services on an in-patient basis are available at Littleton Regional Healthcare, Cottage Hospital, Grafton County Nursing Home, Genesis Franconia, and the Morrison Home. Outpatient rehabilitation services are available at Littleton Regional Healthcare, Cottage Hospital’s Rowe Health Center, the Alpine Clinic and The Morrison.
- Home health and hospice services, including North County Home Health & Hospice, and Visiting Nurse and Hospice for Vermont and New Hampshire

As this Master Plan goes to press two urgent care facilities are planned in Littleton.
Chapter 3. LAND USE

3.1 Historical Perspective

Reflecting on the town’s past, seeing how the community has evolved through the years, adds to our perspective on the issues of our time. The town’s history, LOOKING BACK AT EASTON (Ruth W. Towne and Chris M. Jerome, 1976), wonderfully documents the early settlement, the livelihoods and pressing issues of different generations, and the flavor of community life.

It actually took nearly 100 years for Easton to be established as a town due to vague and overlapping surveys, uncharted areas, and very few early settlers. Easton was originally a part of Lincoln, referred to as Lincoln Gore. From the time of Landaff’s incorporation in 1774 until 1867 the community was known as East Landaff. In 1867, after years of disputes and confusion, the state legislature approved the split from Landaff, and Easton was created with the boundaries as we know them today.

Looking North - Young’s Store & Post Office on left and Daniel J. Witcher place on right.
The last half of the nineteenth century was the community’s busiest period to date with the greatest number of residents, mills and businesses. The number of residents at the time of the first census in 1880 was 302. The population reportedly peaked prior to that with 415 people in 1860. Old foundations throughout town reflect a distribution of homes and farms that was once much broader than today’s. Some of today’s trails follow the path of roads that once went to Lincoln, Woodstock and Landaff. The Town Hall is located in what was once the most bustling part of Easton. Paine Road is considered to be the first north-south road through the valley, located east and uphill of the Ham Branch to avoid spring floods. The area along NH 116 from the northern Loop Road to the Ham Branch Bridge contained sawmills, a blacksmith shop, a brickyard, starch factories, a store and a post office.

Growth and development were driven by both farming and logging. Farming was a major economic activity – the main crops were wheat, rye, oats, barley and corn, as well as potatoes which were made into starch at local factories. Dairy farms and sheep raising were also important. Logging and lumbering were growing in importance.

The state began selling off forest land to private companies in 1810. In 1867 large tracts were sold by the state, boosting New Hampshire’s logging industry. Between 1870 and 1910 sawmills were a common sight in Easton; there were once as many as eight sawmills utilizing the abundant softwoods and hardwoods. Products included clapboards, shingles and shoe pegs. Spruce oil distilleries were also built to take further advantage of the plentiful spruce trees. The Wildwood section in the southern part of town thrived for a short period due to the massive logging in the Moosilauke area. Eventually, larger paper companies bought up smaller ones, and, as paper mill demand from around the Northeast increased, the harvest of pulpwood increased. Public outcry about irresponsible logging practices and the resulting fires and impacts on the rivers of the east led to federal purchase of some of these forestlands. The White Mountain National Forest, officially established in 1918, began with the purchase of 7,000 acres in neighboring Benton in 1914. Eventually about two-thirds of the land in Easton became federally-owned.

New opportunities elsewhere for the younger generation, and declining value of local farm produce compared to the Midwest and West, led to a decline in local agriculture and loss of the businesses supported by it. The economies and technology of paper mills were also changing and local mills
declined in importance. A gradual decline in population resulted. Farmland reverted to shrubs and trees, and many of the original large lots were divided and sold.

Town residents, with much improved roads and communication, began to rely on larger towns such as Franconia, Littleton, and Lincoln for shopping, schools, and many services. Later, Easton, like many of our neighboring towns, became desirable as a seasonal home community.

3.2 Land Use Today and Development Trends

The total land area of Easton is about 19,929 acres, with the White Mountain National Forest (WMNF) encompassing approximately 13,153 acres, or 66% (DRA, 2016 Current Use Report). The White Mountain National Forest brings a number of activities to the town in addition to silviculture, such as hiking, camping, maple sugaring, and of course has the added benefits of watershed protection. Downstream, the Ammonoosuc River serves as the public water supply for Woodsville.

Easton’s privately-owned lands are also predominantly forested. Of 6,776 acres that is not in the WMNF, more than two-thirds (69%, 4,691 acres) is enrolled in the current use program (DRA, 2016 Current Use Report). Over 90% (4,343 acres) of Easton’s land in current use is in the Forest Land category. Less than 4% (166 acres) is in the Farmland category. This represents a further decrease from the 211 acres reported in 2008.

Commercial agricultural has not been a significant part of the town’s economy for several decades. However, many residents enjoy the opportunity a rural community provides to conduct agricultural activities on a small-scale.

Development is concentrated around the main roads and is also occurring on short dead-end private roads reaching into the town’s forested slopes. NHDOT reports over 7 miles of these private roads in Easton compared to about 4.5 miles of town road (NHDOT, 1-17-12).

Growth has continued at a slow steady pace in the decades since the growth boom of the 80s. From 1990 to 2000, 16 housing units were added; from 2000 to 2010, 19 were added; and 14 more added from 2010 to 2018 (US Census, 1990, 2000, 2010; Town records, 2010 - 2018). According to US Census data, this growth has primarily been in year-round homes vs seasonal.
Even this incremental growth has the potential to impact relatively large acreages due to the pattern of dispersed large lots. Development pressure on level former farmlands along the town’s main roads remains high, as does pressure on the higher elevation sites with their views. New septic system technologies are opening up for development lands previously considered to be unbuildable. As shown on the following map of Easton’s parcels, the large lots typical in Easton’s subdivisions, combined with the pattern of private roads reaching into the forest, exacerbates the impacts of this additional development on forest ecosystems.

Unlike the early days of Easton’s history when commerce was booming, there is very little business activity in town now. Tamarack Tennis Camp is the largest business in town (NHES, ELMI), and has the most visible commercial-type impacts, with noise, people crossing NH 116, a parking area and occasional parking along the road. However, the activity is limited to a season which runs about three months from late May to late August. There are also a number of home occupations in town, but impacts such as traffic, noise, and parking issues are considered minimal.
A growing concern for many northern New England communities close to recreation amenities is the short term rental market enabled by internet services such as AirBnb, VRBO and HomeAway. In these communities, many homeowners are grateful for these new easy ways to connect with potential renters, however, some residents who live near homes rented out to vacationers in other communities are experiencing a loss of their quiet neighborhoods. The town of Easton views this as an emerging land use issue to watch across the state.

3.3 Development Limitations

Slopes are an important consideration in Easton. As shown on Map 4 in Appendix C, much of the town’s privately owned land is over 15% slope. This means special consideration is required when siting development to ensure erosion and sedimentation does not occur during or after development. Slopes over 25% are generally not considered to be suitable for development due to the high potential for erosion and sedimentation and unsuitableness for onsite septic disposal.

Life safety issues are an important consideration when planning Easton’s future land use. Response times are affected by road condition as well as distance, and condition is in turn affected by grade and drainage issues. The Easton Fire Department Chief and Emergency Management Director have recommended that driveway grades be limited to 15% or less to ensure that equipment can navigate icy conditions.

Much of the level land in town is wetland, poorly drained soils, or subject to flooding. These areas are unsuitable for development due to water quality and health issues as well as potential for structural damage. In addition, loss of flood storage area in one place leads to increased flooding someplace else.

3.4 Existing Regulations

Rural Agricultural District

The Town of Easton Zoning Ordinance provides for a density of one dwelling unit per three acres throughout the community. Permitted uses include residential (single family and duplex), churches, agriculture and home occupations. Certain additional uses are allowed by special exception. These include public utilities, municipal buildings, noncommercial recreation, bed and breakfasts,
antique/gift shops, and small day care or group home. The Zoning Ordinance places some restrictions on home occupations, signs and lighting, and provides for telecommunications facilities.

**Environmental Overlays**

Protections are in place for groundwater, floodplains, wetlands, and to reduce erosion and sedimentation of surface waters from development on steep slopes. A Groundwater Protection Overlay District manages land uses over high potential stratified drift aquifers to ensure toxic and hazardous materials do not contaminate the town’s important groundwater resources. In addition, a Flood Hazard Zone protects the community from the health, safety, financial and environmental impacts of development in the floodplain. The Zoning Ordinance protects the town’s wetlands from most development activities with a Wetlands Conservation Overlay District, and provides that wetlands can form no more than 25% of the 3 acre minimum lot size. To reduce the density of development on steep slopes, the minimum lot size increases with slope. In addition, the Ordinance requires new lots to have at least one acre of contiguous land that is not over 15% slope.

**Lot Size Averaging**

Easton’s Zoning Ordinance now also allows lot sizes in a subdivision to be averaged. Experience has shown that a larger minimum lot size often leads to more loss of forest, field and habitat. Therefore, in appropriate cases, instead of each lot needing to be three acres, some lots may be as small as one acre in order to leave more land permanently conserved for other purposes such as agriculture, forest management, or protection of natural or scenic resources. Lot size averaging, also called cluster subdivision or conservation subdivision, enables development to occur within the framework of the town’s resource protection priorities. While continuing to limit residential density to one unit for every three acres, individual minimum lot sizes are determined by the requirement for sustainable on-site septic and water supply. In Easton, lot size averaging can be applied to minor subdivisions, allowing someone to sell a lot as small as one acre and permanently retain more of a larger tract intact for resource management.
3.5 Build-out Analysis Results

One of the first steps in the 2010 Master Plan update was a build-out analysis. A build-out analysis is simply an analysis of existing zoning to see how much additional development the town is zoned for. In other words, if all land was developed at the highest density allowed under current zoning, how big could our town become? The results showed that the zoning in place at that time allowed for over 1,700 dwelling units compared with the 220 units counted today (2010 Census and local records). (See Map 5 in Appendix C for distribution of these potential dwelling units.) Land conserved since the analysis for the Town Forest or by private landowners would reduce the
number of potential dwelling units by 330 units at most. While a different approach to the analyses and subsequent zoning changes may produce a figure somewhat lower or higher, it is clear that the town is currently zoned for a future much different than what the residents envision.

### 3.6 Future Land Use

Future development needs to be carefully planned to ensure that development does not destroy the same natural and scenic resources that are drawing residents and visitors to the area. The high quality of the region’s natural and scenic resources has been recognized by economic leaders as a critical foundation of the North Country economy. It is important to keep in mind that development along main roads provides the foreground for the town’s scenic views. In addition, residential development on steeper slopes further into the forest can impair the scenic quality, while threatening water and forest resources, wildlife habitat and recreational opportunities. The results of the build-out analysis showed the community that the current zoning could eventually lead to a level of development that is not desired by residents, and that could threaten health and safety due to the lack of facilities and services in town, and the difficulty of providing them to remote areas. It was clear in the master plan survey results that, while the community is generally satisfied with the overall concept of “3 acre zoning” contained in the Zoning Ordinance, there is also a desire to continue to see mainly woods, and have a quiet community with dark skies at night.
As discussed earlier, experience has shown that a larger minimum lot size often leads to more loss of forest, field and habitat. However, a lower density of development or a creative flexible approach, in many areas of town, would be more compatible with the community’s vision for the future, with resource protection goals, and with public health and safety. It will continue to be important as the town grows to maintain the resource protection overlay districts in the Zoning Ordinance and encourage more use of the lot size averaging provisions. Stricter limits on the length of private dead-end roads would also reduce the impacts of development on resource areas. A tiered set of construction standards might be considered to allow more narrow roads for shorter distances serving fewer homes.

As with minimum lot size, frontage and setback requirements may also be reduced in a lot size averaging subdivision, with adequate screening along main roads, to provide additional incentive for subdividers to utilize this option. Careful subdivision and site planning can go a long way toward ensuring that landowners interested in developing their property can do so in a manner compatible with community objectives. Innovative land use tools such as lot size averaging enable development to occur within the framework of the town’s resource protection priorities.

Minor changes in local land use regulations can make substantial impacts on the ability of the elderly, the disabled, and young families to remain in the community. “In-law” apartments, or accessory dwelling units, whether an actual apartment in or attached to the main house, or a detached unit such as a small prefabricated home, or garage or barn converted to living space, can provide an opportunity for extended families to assist each other, or for an elderly or disabled resident to both receive income from their property and have the assistance of someone else living on-site. State law now requires towns to at least allow accessory dwelling units within or attached to the main dwelling.

Some nonresidential uses are compatible with Easton’s rural character. These include businesses that complement the community’s efforts to protect the high quality natural resources, including water resources, scenic resources, the dark night sky, and wildlife habitat; that support local agriculture and silviculture; and that do not increase traffic on the town’s rural highways. This includes camps; riding stables; certain tourist businesses with a low volume of traffic, such as a bed and breakfast, antique shop or gallery/art studio; greenhouse, sale of locally grown products, or items made from locally grown products; small retail serving primarily guests; and passive
nonmotorized recreation. Home business is a normal part of the rural atmosphere, but should not impact on neighbors with noise, light, excessive or unscreened outdoor storage, or traffic. With the same considerations, energy generation for on-site use is also consistent with the rural character of the town. It will be important to make sure that the town’s Zoning Ordinance keeps up with the modernization of our economy and technology.

In addition to considerations regarding the location and density of development, good siting and design can also increase the compatibility of a development with natural resource protection goals and compatibility with the character of the community. As discussed in Section 2.2. Natural, Scenic, Cultural and Historic Resources, these include:

- conservation of prime agricultural soils
- hillside and ridgeline development guidelines
- groundwater protection
- shorelines and wetland buffers
- stormwater management best management practices
- incorporating considerations for wildlife

Special land uses such as telecommunications towers and wind farms pose special challenges for small communities like Easton. In many cases federal and state regulations preempt local control. It is important for the town to participate proactively and to have a strong voice in state and federal review processes. Proposals should be consistent with the town’s goals, with careful attention to mitigation of negative impacts.
In New Hampshire RSA 36:54-58 provides for planning board input into proposed developments in the area which have a potential for regional impacts (“DRIs”). Examples would include not only proposed development near Easton’s borders, but also that which would increase traffic on Easton’s roads or change seasonal patterns, cause skyglow visible in Easton, share an aquifer, or increase use of shared school or solid waste facilities. The “DRI” statute enables neighboring communities and the regional planning commission to provide testimony regarding these potential regional impacts and propose mitigation strategies.
Chapter 4. Policies and Recommendations for the Future

4.1 Land Use Policies

Managed Growth

The low density residential pattern in Easton should be continued. It is supported by the limited number of sites in town with soil and slope characteristics suitable for on-site septic systems and water supply, home construction, roads and driveways; lack of town facilities and services; and the importance of a high quality environment with abundant woodland and scenic views to community character.

Transparency and Balance

The Planning Board’s policy is to promote community participation in the process of land use planning and subsequent implementation steps so that they reflect the desires of an informed public, and to try to balance individual landowner interests with those of the collective community by managing inevitable growth and change to minimize negative impacts.

Protection of Natural Resources

Easton’s natural resources are treasured by the community. Elements valued by residents and visitors include specific features such as views, open fields, forests, wildlife, and wetlands, and how these features combine to create a dramatic landscape, where residents coexist with wildlife in a virtually intact habitat. The Planning Board’s policy is to continue to recommend land use tools that enable growth to co-exist with these natural systems.
### 4.2 Implementation

Those with responsibility for implementation are listed below each recommendation or policy in italics.

#### Land Use and Natural Resource Protection

1. In areas with poor soils and steep slopes, promote ways to maintain a low overall density of development. Encourage a land use pattern that concentrates development near existing roads.

   *Planning Board, Town Meeting*

2. Provide education in the use of lot size averaging to enable greater Planning Board influence and flexibility over the layout of proposed developments. This can result in better land use planning, which might be separation between areas of human activity and important natural features and wildlife corridors, or minimal interruption to open spaces and viewscapes important to the community.

   *Planning Board, Conservation Commission, Town Meeting*

3. Ensure regulations provide a meaningful incentive to cluster development such as reduced road standards for short country lanes serving only a single concentrated subdivision, and meaningful differentials for frontage, internal setbacks and lot size.

   *Planning Board, Town Meeting*

4. Prohibit construction on slopes steeper than 25%, and ensure that best management practices (BMPs) for preventing erosion and sedimentation are implemented on slopes over 15%.

   *Planning Board, Town Meeting*

5. Ensure that driveways on steep slopes are designed for safety and constructed with adequate safeguards against erosion and sedimentation.

   *Planning Board, Selectboard*

6. Continue to enable Planning Board influence in the siting and screening of homes built on slopes and ridge tops that are important to the community character in their current relatively undisturbed state.

   *Planning Board, Town Meeting*
7. Educate landowners in order to promote the protection of wetlands and other surface waters through separation of human activities from shorelines and maintenance of vegetated buffers.  
  
  _Conservation Commission, Planning Board_

8. Ensure the protection of the quality and quantity of groundwater supplies for the next generation of residents to be served by onsite wells.
  
  _Planning Board, Town Meeting, Selectboard_

9. Ensure that all development incorporates best management practices (BMPs) for stormwater management.
  
  _Planning Board, Zoning Board of Adjustment, Town Meeting, Selectboard_

10. Continue to prohibit development and other loss of flood storage in wetlands and other mapped flood storage areas.
  
  _Planning Board, Town Meeting_

11. Incorporate education on wildlife habitat protection guidelines into the land development review process.
  
  _Planning Board, Conservation Commission_

12. Incorporate lighting guidelines in local ordinances and regulations to ensure continuation of the dark night skies.
  
  _Planning Board, Town Meeting_

13. Periodically review overlay district language in zoning ordinance to ensure it remains consistent with today's best practices.
  
  _Planning Board_

Residential Development

14. Ensure zoning is consistent with NH accessory dwelling unit requirements. Consider more lenient regulations for Easton to promote housing options in town.
  
  _Planning Board, Town Meeting_
15. Continue to provide opportunity for workforce and multi-family housing as defined in RSA 674:58-61 (SB 342). Any multifamily housing built in Easton should be designed in a style consistent with a rural community, and be as close as possible to emergency services.

   *Planning Board, Town Meeting*

16. Consider relaxing the minimum lot size for duplexes to increase opportunities for the elderly, disabled and young families to remain in Easton.

   *Planning Board, Town Meeting*

17. Ensure that residents continue to be able to earn a living through home occupations or home businesses with reasonable restrictions to prevent negative impacts on the neighborhood.

   *Planning Board, Town Meeting*

18. Monitor the short term rental market and stay abreast of NH guidance, legislation and case law.

   *Planning Board*

**Nonresidential Land Uses**

19. Strengthen the special exception language in the zoning ordinance as it pertains to the effects of a proposed business on the adjacent area. Include mention of specific considerations such as the number of employees, daily vehicular traffic, hours of operation, outside storage and signs, and ensuring noise levels do not exceed those of a rural residential neighborhood.

   *Planning Board, Town Meeting*

20. Ensure that zoning requirements support the modern business climate and emerging trends such as telecommuting, cloud-based businesses and the “gig economy.”

   *Planning Board, Town Meeting*


   *Planning Board, Town Meeting, Conservation Commission, Selectboard*

22. Continue an awareness of both current and evolving energy sources consistent with the Master Plan land use and natural resource protection recommendations.

   *Planning Board, Conservation Commission, Selectboard*
Administration and Enforcement of Regulations

23. Utilize ability to hire outside assistance for review of applications with reimbursement of the cost by the applicant.

Planning Board, Zoning Board of Adjustment

24. Include conditions of approval on subdivision plats to be recorded, or, if not practical, record the notice of action containing the conditions of approval.

Planning Board

25. Continue enforcement of local land use regulations and subdivision conditions of approval.

Selectboard, Planning Board

26. Require performance guarantees and inspection fees for subdivision roads and other improvements.

Planning Board

Town Finances

27. Continue to maintain an up-to-date capital improvement program (CIP).

Planning Board, Selectboard

28. Require all developers to pay their fair share of off-site improvements that will be required as a result of their project.

Planning Board

Conservation and Recreation

29. Continue to work with the White Mountain National Forest and other partners and landowners to provide low impact recreation opportunities compatible with the rural character of the town and with natural resource goals.

Conservation Commission

30. Work with landowners to continue to allow neighborhood trail networks for nonmotorized recreation. Provide information on possible benefits for the landowner.

Conservation Commission, Planning Board
31. Promote respect for the property of private landowners who allow recreation on their land.
   
   Everyone

32. Work collaboratively with federal and state agencies and nonprofits when habitat protection and recreation priorities overlap to multiply the impact of local conservation dollars.
   
   Conservation Commission

33. Continue to allocate 100% of the land use change tax to local conservation projects.
   
   Town Meeting

34. Ensure that the land use change tax is assessed when land is changed to a non-qualifying use.
   
   Tax Collector, Assessor, Selectboard, Planning Board

35. Enforce the town’s scenic road ordinance.
   
   Planning Board, Selectboard, Road Agent

36. Keep up on climate change projections for northern New Hampshire. Educate landowners about the importance of a diverse forest ecosystem and other methods for increasing the community’s resilience.
   
   Conservation Commission

37. Provide regular educational programs on invasives emerging in our area and organize control activities when needed.
   
   Conservation Commission

Facilities and Services

38. Ensure there is transparency and good communication between local leaders and the school board and SAU leadership.
   
   School Board Members, Selectboard

39. Continue to periodically review the shared costs and benefits of various K-12 educational and recreational options.
   
   School Board Members, Selectboard

40. Maintain alternative road plans for emergency evacuation or the unexpected blockage of NH Route 116.
   
   Emergency Management Director, Selectboard, NHDOT
41. Ensure that when traffic, bicycle or pedestrian safety issues are addressed, it is in a manner compatible with the rural character of the community and with natural resource protection goals.

*Selectboard, NHDOT, Conservation Commission*

42. Require proper design and construction of new subdivision roads. Require strong recorded covenants to ensure successful private maintenance by current and future owners.

*Planning Board*

43. Participate in regional and state decisions about the status of state scenic byways in Easton.

*Selectboard via appointment to the North Country Scenic Byway Council*

44. Participate in regional efforts to better meet the transportation needs of the region’s nondriving population.

*Selectboard via appointment to North Country Council Transportation Advisory Committee*

45. Provide homeowner education on the proper care of septic systems and wells to ensure continued high quality water supply.

*Conservation Commission*

46. Continue to promote waste reduction and recycling and to coordinate with Franconia, Sugar Hill and other Pemi-Baker Solid Waste District towns on solid waste disposal options.

*Selectboard, Conservation Commission*

47. Implement the town’s emergency operations plan (EOP) and multi-hazard mitigation (HAZMIT) plan and associated water resource plan.

*Selectboard, Planning Board, Conservation Commission, Emergency Management Director, Fire Chief*

48. Support regional efforts to provide high speed internet access when they are in balance with preservation of the scenic environment that is the North Country’s most important economic development asset.

*Selectboard, Planning Board*

49. Continue to organize a community-wide phone tree or similar reliable system for checking on seniors and others who may need assistance during storms, extreme weather and power outages.

*Emergency Management Director, Fire Department*
50. Help connect residents who don’t drive with information on available assistance with transportation and other needs.

Town Office, Welfare Officer

Easton’s Role in the Region

51. Implement the “DRI” (developments with potential regional impact) statute, including by providing comments on proposed developments in neighboring communities regarding potential impacts on Easton and working with North Country Council to suggest mitigation measures.

Planning Board, Zoning Board of Adjustment

52. Continue to participate in regional planning and economic development activities.

Selectboard via appointments to area organizations
APPENDIX A

Master Plan Update Survey Form
2018 Easton Master Plan Update Survey

1. What is your relationship with the town of Easton? (Please check ALL that apply)
   - a. I live in Easton year-round
   - b. I vote in Easton
   - c. I own or manage a business in Easton
   - d. I live in Easton part of the year
   - e. I vacation in Easton
   - f. I retired to Easton
   - g. I own undeveloped land in Easton
   - h. Other

2. IN EACH ROW below, please choose the response that most accurately reflects your opinion respecting each of the following statements:

<table>
<thead>
<tr>
<th>Statement</th>
<th>Strongly Agree</th>
<th>Agree</th>
<th>No Opinion</th>
<th>Disagree</th>
<th>Strongly Disagree</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Current number of businesses in Easton is acceptable.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Encouraging more businesses would be an appropriate way to increase the tax base.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Current types of businesses in Easton are appropriate.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Additional types of businesses would be acceptable.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. In general, the minimum lot size of 3 acres throughout town is appropriate.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Minimum lot size of greater than 3 acres would be desirable.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Minimum lot size of less than 3 acres would be desirable.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Different lot sizes are appropriate for different areas of town.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Preserving the rural character of Easton is important.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>j. The scenic value of the NH 116 corridor should be maintained, and should be given careful consideration when future improvements to the road are needed.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>k. Cell service in Easton is adequate.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>l. Internet access in Easton is adequate.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. If you are in favor of changing minimum lot sizes, either throughout town or in certain areas, please explain why.

4. In the list below, please check off ALL of the types of businesses you feel should be allowed in Easton.

   - a. Greenhouse
   - b. Riding stable
   - c. Bed and breakfast
   - d. Cottages
   - e. Antique shop
   - f. Gift shop
   - g. Book store
   - h. Art studio/Gallery
   - i. Small variety store
   - j. Day care/Preschool
   - k. Assisted living
   - l. Eco-tourism
   - m. Professional office
   - n. Other

5. What does “the rural character of Easton” mean to you?

6. In the following list, which do you feel should be the town’s conservation priorities for the next 10 years. Please check off ALL that apply.

   - a. Scenic value of ridges and hillsides
   - b. Scenic value of open fields by roadsides
   - c. Water quality
   - d. Wild Ammonoosuc River
   - e. Ham Branch
   - f. Old homes and barns
   - g. Energy conservation
   - h. Other
7. In the list below, please check off ALL of the tools you feel are appropriate for protecting the conservation value of high priority locations.
   ___ a. Purchase property
   ___ b. Purchase conservation easements
   ___ c. Accept gifts of property
   ___ d. Regulate the location and design of development
   ___ e. Other

8. Please list any particular properties you consider worthy of special protection or preservation, or conservation projects you would like to see the town undertake.

9. Keeping the shrubs and trees in place along brooks and rivers is known to be important for fish and wildlife, clean water and flood control purposes. Please check off ALL of the tools you feel are appropriate for maintaining this vegetated buffer in Easton.
   ___ a. Purchase the development rights
   ___ b. Adopt regulations
   ___ c. Educate landowners
   ___ d. Other

10. Should the town explore alternatives to Lafayette (K-6) and Profile (7-12) for schools? (Please check off ONE choice.)
   ___ a. Yes, to both Lafayette for K-6 and to Profile for 7-12
   ___ b. Yes, to Lafayette for K-6 only
   ___ c. Yes, to Profile for 7-12 only
   ___ d. No, not to either Lafayette or Profile
   ___ e. Not sure, depends on

11. Do you have suggestions for school options to consider? ________________________________________________________________

12. On a scale of 1 to 10, how likely would you be to recommend Easton to friend or colleague as a town to call home? (1 is least likely, 10 is most likely.)
   a. Rating ________
   b. Why did you give Easton that rating?
   c. What needs to change to increase your rating?

13. Please identify your greatest concern for the future of Easton.

14. Please provide any other comments or ideas you may have that were not addressed in any previous question.
APPENDIX B

COMPLETE SURVEY RESULTS

NOTES:

1. Tables and graphs generated by Survey Monkey.

2. Text in open-ended questions edited only for spelling, punctuation, format.

3. Names of individuals removed.
Q1 What is your relationship with the town of Easton? (Please check ALL that apply)

Answered: 119  Skipped: 1

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. I live in Easton year-round</td>
<td>67%</td>
</tr>
<tr>
<td>b. I vote in Easton</td>
<td>52%</td>
</tr>
<tr>
<td>c. I own or manage a business in Easton</td>
<td>9%</td>
</tr>
<tr>
<td>d. I live in Easton part of the year</td>
<td>18%</td>
</tr>
<tr>
<td>e. I vacation in Easton</td>
<td>12%</td>
</tr>
<tr>
<td>f. I retired to Easton</td>
<td>18%</td>
</tr>
<tr>
<td>g. I own undeveloped land in Easton</td>
<td>24%</td>
</tr>
<tr>
<td>h. Other</td>
<td>3%</td>
</tr>
</tbody>
</table>

Total Respondents: 119
Q1.h. Other

I serve on ECC and as town health officer.
I own property that I visit throughout the year.
Employed full time.
I love Easton.
### Q2: IN EACH ROW below, please choose the response that most accurately reflects your opinion respecting each of the following statements:

Answered: 120  Skipped: 0

<table>
<thead>
<tr>
<th>Statement</th>
<th>STRONGLY AGREE</th>
<th>AGREE</th>
<th>NO OPINION</th>
<th>DISAGREE</th>
<th>STRONGLY DISAGREE</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Current number of businesses in Easton is acceptable.</td>
<td>30%</td>
<td>37%</td>
<td>17%</td>
<td>12%</td>
<td>4%</td>
<td>115</td>
</tr>
<tr>
<td>b. Encouraging more businesses would be an appropriate way to increase the tax base.</td>
<td>6%</td>
<td>30%</td>
<td>18%</td>
<td>21%</td>
<td>19%</td>
<td>115</td>
</tr>
<tr>
<td>c. Current types of businesses in Easton are appropriate.</td>
<td>27%</td>
<td>53%</td>
<td>17%</td>
<td>3%</td>
<td>1%</td>
<td>113</td>
</tr>
<tr>
<td>d. Additional types of businesses would be acceptable.</td>
<td>5%</td>
<td>39%</td>
<td>16%</td>
<td>27%</td>
<td>12%</td>
<td>113</td>
</tr>
<tr>
<td>e. In general, the minimum lot size of 3 acres throughout town is appropriate.</td>
<td>27%</td>
<td>47%</td>
<td>2%</td>
<td>17%</td>
<td>8%</td>
<td>117</td>
</tr>
<tr>
<td>f. Minimum lot size of greater than 3 acres would be desirable.</td>
<td>25%</td>
<td>19%</td>
<td>22%</td>
<td>28%</td>
<td>7%</td>
<td>116</td>
</tr>
<tr>
<td>g. Minimum lot size of less than 3 acres would be desirable.</td>
<td>1%</td>
<td>5%</td>
<td>9%</td>
<td>34%</td>
<td>51%</td>
<td>116</td>
</tr>
<tr>
<td>h. Different lot sizes are appropriate for different areas of town.</td>
<td>8%</td>
<td>33%</td>
<td>18%</td>
<td>24%</td>
<td>18%</td>
<td>119</td>
</tr>
<tr>
<td>i. Preserving the rural character of Easton is important.</td>
<td>80%</td>
<td>19%</td>
<td>0%</td>
<td>0%</td>
<td>1%</td>
<td>120</td>
</tr>
<tr>
<td>j. The scenic value of the NH 116 corridor should be maintained, and should be given careful consideration when future improvements to the road are needed.</td>
<td>81%</td>
<td>14%</td>
<td>2%</td>
<td>3%</td>
<td>0%</td>
<td>119</td>
</tr>
<tr>
<td>k. Cell service in Easton is adequate.</td>
<td>3%</td>
<td>21%</td>
<td>9%</td>
<td>23%</td>
<td>44%</td>
<td>119</td>
</tr>
<tr>
<td>l. Internet access in Easton is adequate.</td>
<td>4%</td>
<td>25%</td>
<td>12%</td>
<td>25%</td>
<td>34%</td>
<td>119</td>
</tr>
</tbody>
</table>
Q3. If you are in favor of changing minimum lot sizes, either throughout town or in certain areas, please explain why.

Not opposed to 5 acre minimum. Also soil type should be taken into consideration.

Rural character is a high priority. More housing and with it higher traffic count will make roads even more dangerous. If lot sizes are small, price will typically be lower and encourage denser housing, the antithesis of rural.

To limit overdevelopment.

Prefer larger lot size to maintain rural character. Although cluster housing has lower impact over a large tract of land, increased infrastructure to sustain it and increased traffic are negatives.

Goal is to conserve forest and open space. Maybe require builders to purchase 3 acres to build, but 2 acres need to go in conservation land and 1 acre to be sold with home.

I am in favor of anything that gets the town of Easton fossil fuel free and off the grid (Eversource). NH Electric Coop is OK for now.

If going to new zoning, lot sizes should be determined by the Planning Board appropriate to different zones.

Feel 3 acres is too small. 4 acres minimum is good lot size.

Maintain the rural character of Easton.

Increase lot size to help preserve rural character of town.

Will allow greater access to the unique assets that Easton offers.

Only if necessary to comply with steep slope, wetlands.

Retirement communities often want smaller lot sizes as it is easier to maintain. Lot sizes around the town center make sense at a smaller size.

Yes to 4 acres. We hate the look of house upon house.

I believe cluster development is a good option to prevent fracturing habitat by concentrating development to a smaller area.

Significantly larger lot sizes throughout town would retain rural character of Easton, ensure privacy and quality of life.

I feel lot sizes should be enlarged to protect rural character, to help with promoting better water supply and septic situations.

Subdivisions might be appropriate for cluster housing with land set aside for "community use," i.e., subdivisions in designated parts of town.

Larger lot sizes maintains rural character. Fewer houses mean fewer services which equals lower taxes.

Large lots are what make Easton unique and desirable.

Less houses; that's why we chose Easton! Don't develop it!

More than 3 acres may be a good idea if the location is near wetlands or includes wetlands.

There is no way to preserve rural character without decreasing development and fragmentation/destruction of farms and woodlands.

Lot size might depend on terrain considerations.

Lot size may be adjusted to accommodate terrain issues.
Lot size should agree with use of land and environmental site characteristics. There can also be benefit to special exception "PUD" planned urban development if cluster houses could preserve large tracts of land in other places on the lot.

Increase the scenic value.

Minimum 2 acres would be OK.

The area is a rural, sorta backwoods place & should remain that way. Large lot sizes keep the rural character, keep population down, & problems down. In town, smaller lots, stores are OK. Keeping open spaces is the character of Easton.

Lot size should be contingent on soil conditions, topography, wildlife and wetland considerations and impact of increased traffic on road conditions and capacity. Designating certain areas for higher density will allow diversity in housing types and land uses. Keep privacy and space between houses.

To appeal to vacation-home buyers and others fleeing more urban areas, Easton's lot sizes must be bigger than up-scale suburban lot sizes. So I would keep Easton's minimum at 3 acres, or enlarge it to 5.

Lot size should not be decreased! The rural character of Easton will be diminished by subdivision. New (non-grandfathered) 5 acre building lot min.'s would help to equalize and share the land value tax burden for those who have 5+ acres - to a greater amount of acreage which is not eligible for current use designation. Also will help to stabilize development to maintain rural character. I would prefer to see a minimum lot size of 5 acres in town for future development. This preserves the open space and privacy between homes/businesses and ensure the ability to develop land in concert with the topography of the property. Depending on the terrain and thickness of the woods, lot sizes could differ and still provide a sense of solitude and peace. We need a zone with smaller lot size so young people can afford to live here. I may be open to a zoned business area supporting smaller lot sizes but it would need to be a small area. And this is a very uninformed opinion as I am not familiar with the town lot maps. In certain areas it may be desirable to decrease lot size to allow more households to share infrastructure and services. Variable lot size development can be good if done wisely, but creating districts for smaller (or larger) lots is NOT a good idea. Easton's charm is that it's egalitarian!! Concern about protecting water supply and rural character of the town. Not in favor of changing.
Q4 In the list below, please check off ALL of the types of businesses you feel should be allowed in Easton.

Answered: 114   Skipped: 6

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Greenhouse</td>
<td>89%</td>
</tr>
<tr>
<td>b. Riding stable</td>
<td>82%</td>
</tr>
<tr>
<td>c. Bed and breakfast</td>
<td>89%</td>
</tr>
<tr>
<td>d. Cottages</td>
<td>33%</td>
</tr>
<tr>
<td>e. Antique shop</td>
<td></td>
</tr>
<tr>
<td>f. Gift shop</td>
<td></td>
</tr>
<tr>
<td>g. Book store</td>
<td></td>
</tr>
<tr>
<td>h. Art studio/Gallery</td>
<td>60%</td>
</tr>
<tr>
<td>i. Small variety store</td>
<td>33%</td>
</tr>
<tr>
<td>j. Day care/Preschool</td>
<td>50%</td>
</tr>
<tr>
<td>k. Assisted living</td>
<td>39%</td>
</tr>
<tr>
<td>l. Eco-tourism</td>
<td></td>
</tr>
<tr>
<td>m. Professional...</td>
<td></td>
</tr>
<tr>
<td>n. Other</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td>----------</td>
<td>--------</td>
</tr>
<tr>
<td>e. Antique shop</td>
<td>54%</td>
</tr>
<tr>
<td>f. Gift shop</td>
<td>36%</td>
</tr>
<tr>
<td>g. Book store</td>
<td>35%</td>
</tr>
<tr>
<td>h. Art studio/Gallery</td>
<td>61%</td>
</tr>
<tr>
<td>i. Small variety store</td>
<td>36%</td>
</tr>
<tr>
<td>j. Day care/Preschool</td>
<td>45%</td>
</tr>
<tr>
<td>k. Assisted living</td>
<td>29%</td>
</tr>
<tr>
<td>l. Eco-tourism</td>
<td>43%</td>
</tr>
<tr>
<td>m. Professional office</td>
<td>43%</td>
</tr>
<tr>
<td>n. Other</td>
<td>17%</td>
</tr>
</tbody>
</table>

Total Respondents: 114
**Q4.n. Other**

- Sports shop
- Restaurant
- Gas station/grocery store
- Veterinarian office
- Only consider on case by case situation
- None
- Restaurant
- Restaurant
- Restaurants
- Reproduction of Young's Store or real country store
- Campground, plant nursery, feed & grain
- Landscaping business, home improvement, property management, land management, plumbing, electrical contracting and similar services
- Restaurant/cafe
- Any work from home
- **Type of businesses should be geared toward the residents of Easton**
- Home arts and crafts shop
- Lunch/cafe-type place to eat locally grown food
Q5. What does “the rural character of Easton” mean to you?

Low lighting, quiet, respect for natural environment.


Privacy, friendly, safe, not overcrowded.

Quiet, friendly, low development, large lots and land space, privacy, respect for natural resources and environment, low traffic, dark skies, minimal infrastructure but enough to live with comfort.

Peace and tranquility, clean air, water, soil, trees, mountains, valley and rivers.

This is the quintessential part of Easton. Please don't change it.

It's a haven from the problems of the city. Route 116 is still beautiful. Hopefully the electric company won't cut anymore trees back. I have seen this done excessively in other communities and it becomes an eyesore. We personally have a generator for our house.

Retaining peace, quiet, serenity. Retaining forest for wildlife. Retaining access to trails for hiking/walking for access to mountains/streams.

Quiet! A place where there is no motorized recreation. Easton should tell Franconia to shut up! (Tow plane and gun pit)

Limiting development specifically along ridgelines and forested areas.

Quiet, picturesque. Healthy environment.

Not overdeveloped and without loads of traffic.


Look out the window, sit on your porch, work in your garden. If you don't know the answer to this question, you don't live in Easton.

Low population base. Low traffic. Abundant forests and wilderness. Quiet.

Rural need not only be sparse residential, but should include mixed zones - with green farm space, buy also culturally, architecturally, historically, consistent zoning to provide an intentional identity for Easton.

It's ruralness itself.

Aesthetically pleasing, minimal noise pollution. Density, or lack of population.

Preserve country roads and views. Keep the town "green" without massive electric poles. Keep rivers natural - no dams at all. Keep business small. No industry with massive buildings.

Maintaining the country feeling, lots of trees, brooks and meadows without seeing your neighbor.

Peace and quiet.

The lack of development, abundance of farm land, low population, large lot sizes.

This is why we live in Easton! We have to keep it.

Planned - farming plus related issues.

Maintaining at least present number of fields and forested areas.


It means peace, beauty, natural environment - clean water and clean air (which are the essence of being in Easton).

Plenty of undeveloped land and without any large development.
Large lot sizes. Minimal new development. No water and sewer (public).

About the way the town is now.

Open space. Low population density. Small government.

Maintaining the attractiveness of the views of mountains, streams and woodlands. Minimizing development to keep traffic along our roads.

Lot sizes 3 acres and larger, limited commercial expansion.

Rural needs to be as literally defined - open spaces, limited development, significant buffers surrounding wetlands, steams.

Scenic. Lots large enough to accommodate improvements. Appropriate business use in appropriate parts of town.

It is the essence of Easton and it is why we chose to live here.

Less traffic on town roads and more familiarity with your neighbors.

Wildlife, peacefulness, hiking, biking, little traffic, but close enough to natural attractions, movies, theater and shopping.

Nice scenery, peace and quiet

No big development. No additional stores etc. Farming type landscape.

A beautiful "hamlet" in the Easton Valley of the White Mountains in particular the Kinsman Range Keeping an open unfractured landscape, both forested and agricultural.

Everything. Keeping the town clean, rural, safe and friendly.

No development allowed for businesses along 116 other than what currently exists, no housing developments where groups of homes are constructed.

Quiet.

Open lands, scenic views, forests, townspeople with values of preservation of natural resources and town history, frugality.

Rural character to me means a place where the natural environment is the top priority, farms, stone walls, perhaps horses and cows and cattle, woods to be able to be habitat for forest creatures, large and small.

Maintaining the general beauty, particularly of roadsides.

Beautiful woods to hike and mountain views. Peace and quiet!

Large lots, stricter zoning that protects wetlands, streams, and limits alteration of terrain and cutting of trees along roads.

Everything ties to our forest and farm heritage.

Peace, beauty, serenity, home!

Natural beauty, peace and quiet, being able to keep chickens and other farm animals, the clean river and streams.

No overdeveloping or clearcutting. Maintaining the natural environment (plant and animal habitats).

Peace and quiet.

A combination of bucolic scenes with a luxurious backdrop of forest and mountains. Space to enjoy nature and peace.
Peace and quiet. Scenic beauty.
Quiet, undeveloped spaces, light traffic.

One of the many reasons we bought a second home here.
Retaining a country feel - trees, open space, mountains, water - with more services.
Maintaining country view with more services.
Safe and environmentally a good steward of the land.
There is no gas station. There is no fast food service. There is no U.S. Post Office.

Maintaining the beauty and open spaces without subdivisions & development that make Easton more of a town center & urban.
Beautiful views, no traffic.

Lots of beautiful mountains & open land. Need farms, cows, horses, barns etc. A small town just for residents; little food store, couple diners/restaurants, pubs, pizza, ice cream.

Scenic value, water quality, open/undeveloped land, access to trails, minimal businesses.
Open spaces. Limited store front business; home business without a store front are acceptable.
Open spaces. Limited store front business; home business without a store front are acceptable.

Low density population, protection, maintenance and availability of evident natural features, resources and landscape, maximum of small and high quality business district, centrally located (eg. around town hall).
Lower overall building density, limited if any multi-story development, preserving scenic vistas in the Valley, limiting industrial/manufacturing uses, encouraging open space preservation and agricultural uses.
No subdivisions with large quantity of homes spaced closely together.

Most important feature of the town.

A beautiful, peaceful, quiet community for us to live.
Quiet, open spaces and woods.

Quiet and peaceful. There are plenty of businesses close by in Franconia, Littleton and Woodstock.
Open spaces, proximity to wildlife, quiet solitude. NOT a pathway for industrial projects like Northern Pass (above or below ground). This is not an industrial corridor.

Where people feel safe without undue restrictions of freedom. Where environment is clean and free of industrial contamination.

Rural character means the tree covered windy roads where everyone can enjoy nature in its original state.
Rural character means that there are open swaths of land with few houses and buildings and not very many people.

Easton's natural beauty and agricultural resources are among its most important features.
People living on 3 acre lots, farm land, woodland forests. However, I would like to an increase in population.

Peace and quiet.

Easton very well could be one of the last frontier's in New Hampshire that remain, for the very lucky few of us to preserve and protect...for the plants, trees and the happiest diverse wildlife, with magnificent night skies and the priceless value of being able to slow down, ground oneself and focus on the important things in one's life.
To me, "the rural character of Easton" implies the open space, natural scenery, wildlife promulgation, and peacefulness associated with the above Minimum amount of houses, people and traffic in order to maintain the natural beauty of the land. Open Spaces, views, quiet, farms. Less built up. Low population and housing density, beautiful field and mountain vistas, wooded areas, farming, but no industrial activity. Very important; enjoy the natural beauty, peace and quiet. Green space and views. No cluttered development. No strip malls. No commercialism. River, forest, fields, single family structures, farming, recreation without large businesses and their associated signage, traffic, light pollution, etc. Not manicured. Not a place for trophy houses. Dark night skies, open vistas, few homes visible along 116, lots of trees. Friendly place to live, small town, dark skies, little traffic. Everything - it is the reason why we bought our property. It is one of the most beautiful towns in NH. I hate to sound selfish, but am not in favor of adding more businesses to Easton. Uninterrupted views of the landscape. Not much traffic. lots of open agricultural fields. Lots of woods.
Q6 In the following list, which do you feel should be the town’s conservation priorities for the next 10 years. Please check off ALL that apply.

Answered: 118   Skipped: 2

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Scenic value of ridges and hillsides</td>
<td>93%</td>
</tr>
<tr>
<td>b. Scenic value of open fields by roadsides</td>
<td>86%</td>
</tr>
<tr>
<td>c. Water quality</td>
<td>84%</td>
</tr>
<tr>
<td>d. Wild Ammonoosuc...</td>
<td>75%</td>
</tr>
<tr>
<td>e. Ham Branch</td>
<td>73%</td>
</tr>
<tr>
<td>f. Old homes and barns</td>
<td>63%</td>
</tr>
<tr>
<td>g. Energy conservation</td>
<td>63%</td>
</tr>
<tr>
<td>h. Other</td>
<td>14%</td>
</tr>
</tbody>
</table>

Total Respondents: 118
Q6.h. Other

Continue fighting Northern Pass.

Limit logging - on private properties and in the National Forest. Encourage property owners to follow proper practices along rivers and streams.

Encouraging solar and other alternative energy that does not adversely alter scenic vistas.

Fish and wildlife.

Historically significant sites like ccc camp, Mormon settlement.

Need more animal crossing signs for rabbits, squirrels and chipmunks.

Dark skies.

Stone walls, wetlands, wildlife habitat.

Recycling facilitation.

Protecting Route 116 from being used as a corridor for buried infrastructure like Northern Pass. Protecting existing Eversource ROW from expansion, including replacement of existing wooden poles with metal.

Wider & better road so bikers and runners can enjoy life safely.

Protection of scenic value of roads and byways.

All are important.

Scenic value of Rt 116.

Excellent air quality, low night sky light pollution.

Help barn-owners get preservation grants and farmers keep fields open.
Q7 In the list below, please check off ALL of the tools you feel are appropriate for protecting the conservation value of high priority locations.

Answered: 115   Skipped: 5

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Purchase property</td>
<td>51%</td>
</tr>
<tr>
<td></td>
<td>59</td>
</tr>
<tr>
<td>b. Purchase conservation easements</td>
<td>74%</td>
</tr>
<tr>
<td></td>
<td>85</td>
</tr>
<tr>
<td>c. Accept gifts of property</td>
<td>85%</td>
</tr>
<tr>
<td></td>
<td>98</td>
</tr>
<tr>
<td>d. Regulate the location and design of development</td>
<td>82%</td>
</tr>
<tr>
<td></td>
<td>94</td>
</tr>
<tr>
<td>e. Other</td>
<td>15%</td>
</tr>
<tr>
<td></td>
<td>17</td>
</tr>
</tbody>
</table>

Total Respondents: 115
Q7.e. Other

Hire a conservation consultant/development expert to oversee the Planning Board and Conservation Commission to bring focus and expertise - proactive vs reactive.

Based on fossil fuel free/off the grid (Eversource).

Use design and revitalization contests to generate fresh and new ideas the community can use to envision what might be possible before choosing a vision and plan.

Update subdivision and zoning ordinances regularly.

Enlisting the Society for the Protection of NH Forests help.

Form a committee to study conservation - including recycling - to make further recommendations.

Waive property taxes in the amount a property owner spends to place a conservation easement on their property.

Town or Conservation Commission should not hold easements on property.

Partnerships with conservation organizations such as ACT!!

Accepting/monitoring private easements.

None. Leave property owners alone to make their own choices/decisions/donations.

The town should not do anything different. Small government is good.

Regulate public use of public/town held properties vs privately held properties.

Bury utilities, where feasible.

In the rare case, possibly purchase property, or help search for grants.

A Conservation Commission that is in tune with residents wishes.
Q8 Please list any particular properties you consider worthy of special protection or preservation, or conservation projects you would like to see the town undertake.

NOTE: The names of the 8 specific properties mentioned have been provided to the Easton Conservation Commission but are not included here. There was particular interest in farms, but no single property was mentioned by more than 3 respondents.

Other comments:
Streams and fields with access to Ham Branch. Woodlands with AMC trailhead access and mountain bike trails.
I'd like to see windmills or solar complex or perhaps a fund to help home owners purchase systems.
Town hall should go solar. Plant more trees, everywhere, particularly open fields.
Ongoing efforts to resist Northern Pass if needed.
All the land from the Kinsman Trail to the Reel Brook should be protected, at all costs! No roads! No subdivision!
Easton, NH
Flow of water should not be altered in any way.
Open fields.
Open fields on Route 116.
Tamarack. The White's fields and forests.
Wetlands. Ham Branch. Rural nature of roads.
CCC camp. Mormon settlement.
Properties abutting already conserved areas.
Use the second floor of Easton Town Hall for town activities and make it handicap accessible for all!
Perhaps the land on the top of the hill at Loop Road.
It should be up to the property owner, however, Tamarack, land along Ham Branch, Slippery Rock.
Keep large parcels of land from being subdivided.
Easton
Keep Paine Road open to the public.
The huge fields on the west side of 116 heading into Franconia - so beautiful!
Area in and around Slide Brook, area in and around Slippery Rock on Gibson Rd.
Stormwater and road runoff control near paved roads. Planned conservation developments balancing higher density in a parcel for preserving open space. Formal plan any future Town Center development
Paine Road
The town should not undertake projects have additional costs for the taxpayers.
Tamarack, Reel Brook and Ham Branch.
Give tax breaks to landowners who create/preserve bike and hiking trails on formerly open woodland that they are developing. Very sad to see so much land posted.

Depending on ROI, I'd like to see a solar project for town hall and fire station.

National Forest, Paine Road properties, Joint Town Forest.
Q9 Keeping the shrubs and trees in place along brooks and rivers is known to be important for fish and wildlife, clean water and flood control purposes. Please check off ALL of the tools you feel are appropriate for maintaining this vegetated buffer in Easton.

Answered: 118   Skipped: 2

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Purchase the development rights</td>
<td>36%</td>
</tr>
<tr>
<td></td>
<td>42</td>
</tr>
<tr>
<td>b. Adopt regulations</td>
<td>53%</td>
</tr>
<tr>
<td></td>
<td>63</td>
</tr>
<tr>
<td>c. Educate landowners</td>
<td>98%</td>
</tr>
<tr>
<td></td>
<td>116</td>
</tr>
<tr>
<td>Other</td>
<td>9%</td>
</tr>
<tr>
<td></td>
<td>11</td>
</tr>
</tbody>
</table>

Total Respondents: 118
Q9.d. Other

Hire river consultant to meet with owners along river to visit, educate folks about proper practices.

Signage

Enforce regulations.

Fine abusers of regulations and make them rectify the situation.

Have a task force who works on the public/forest lands & works with landowners.

Enforce regulations.

Property tax incentives/abatements in exchange for maintaining buffers.

Adopt "Town" regulations.

State already has shoreline regulations in place.

None. Too often even "education" becomes "social pressure." Respect the rights of property owners. If you want to control how the land is used, then buy it - with your own, not taxpayers', money.

(b)However, regulations are often overbearing, and hard to enforce. Education is the way to go.
Q10 Should the town explore alternatives to Lafayette (K-6) and Profile (7-12) for schools? (Please check off ONE choice.)

Answered: 105  Skipped: 15

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Yes, to both Lafayette for K-6 and to Profile for 7-12</td>
<td>19% 20</td>
</tr>
<tr>
<td>b. Yes, to Lafayette for K-6 only</td>
<td>1% 1</td>
</tr>
<tr>
<td>c. Yes, to Profile for 7-12 only</td>
<td>15% 16</td>
</tr>
<tr>
<td>d. No, not to either Lafayette or Profile</td>
<td>36% 38</td>
</tr>
<tr>
<td>e. Not sure, depends on</td>
<td>29% 30</td>
</tr>
</tbody>
</table>

TOTAL 105
Q10.e. Not sure, depends on

Long-term growth/revitalization plans and solid youth demographic data.
The demographics needs/requirements.
The number of school age children in Easton.
Young families in the town.
Quality vs cost.
Number of children and price of tuition and availability of other schooling.
Ramiﬁcations of people moving to Easton to collect vouchers to send their children to private high schools outside the community.
More information than we have.
We don't have children of school age so we're not familiar with the public schools.
Haven't heard a debate of the pros/cons of this issue.
I do not have children.
Data analysis of tuition costs, graduation rates, and post secondary actions taken by graduates (college, military, or other) of Easton students. Further, analysis of the SAUs overall performance, student/teacher ratio, and other would be warranted.
If student enrollments continue to decline and the number of staff and faculty is not adjusted appropriately, then consolidation or other alternatives should be explored.
Not enough knowledge to comment on this topic.
We have too many administrative districts already. Students will thrive in classes that have greater diversity!
A good demand/risk/benefit analysis. Could be very expensive to maintain a tiny school, but if it draws more young residents to the area that would be good.
I am not familiar enough to comment.
It is always good to look at alternatives, but would not at all be in favor of building our own. If we don't like what is happening with the above let's try to ﬁx that.
Q11. Do you have suggestions for school options to consider?

Linwood, Woodsville, St. Johnsbury Academy
Voucher system
White Mountain School. Encourage home schooling.
Littleton
Littleton, Woodsville for 7-12 only
Home schooling
St Johnsbury Academy
Regionalization of Lisbon. Littleton, Profile
Vouchers to private, nonreligious schools
Promote charter school vouchers.
It's always good to look at alternatives.
There are no viable alternatives in the area.
Tuition to school of choice, including St Johnsbury and Lyndonville Academy.
Education is expensive but not compared to ignorance.
Use volunteers like AmeriCorps or college interns to augment teachers. Freeze salaries.
Both schools are excellent - though certainly not perfect. No school is.
St. Johnsbury, White Mtn School, Lisbon public school
Connection with White Mtn School
Disengage from Profile for grades 9 - 12 - pay parents of 9 - 12 students tuition to use at any school they choose (White Mt. School, St J) including on-line education.
Drop out of Profile and pay parents of 9 - 12 students a tuition to use at any school they may choose.
Woodland and WMS. It would be cool if parents could have options or a voucher to another school.
Only leave Lafayette or Profile if school choice. Lafayette & Profile are one of the top attractions for families to live in Easton. Changing schools would likely result in losing families.
White Mountain School
White Mountain School
Make available annual tuition allowance for school choice similar to towns such as Monroe, Bath, Waterford, VT.
We don't feel informed enough to venture suggestions, but would like to understand the issues better.
Regional High School that includes Littleton or Lisbon
Nope, really not involved, no kids in school
Homeschooling
I believe several surrounding towns have school of choice. However, current fee apportionment formula to Profile and Lafayette may be equitable - but it needs to be transparent.
School of Choice - Let parents decide which school they should send their children, public or private school.
Spending over $20k per pupil is ridiculous, but if that is the actual cost in our area, then let parents decide.
Consolidation, voucher payments, tuition to attend other area schools.

Encourage small private pre-K nursery schools.

No. Alternatives are a slippery slopes keeping in mind tuition costs for the public school sector covers services for all students regardless of any learning disability which could drastically affect per student cost.

Recognize the value of diversity and don't be afraid to regionalize as long as the commute can be worked out.

A regional school with Littleton and surrounding towns. Possibly send students to the White Mtn School.
Q12. On a scale of 1 to 10, how likely would you be to recommend Easton to friend or colleague as a town to call home? (1 is least likely, 10 is most likely.)

<table>
<thead>
<tr>
<th>a. Rating</th>
<th>b. Why did you give Easton that rating?</th>
<th>c. What needs to change to increase your rating?</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>Tax rate, scenic beauty, location.</td>
<td></td>
</tr>
<tr>
<td>9.5</td>
<td>Recreational opportunities.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>It’s a good place to live. Wonderful people.</td>
<td>The town hall meeting format is too intimidating, The various issues should be discussed and voted on in secret. Rte 116 is dangerous for walking and biking. Town should be active in finding ways to slow traffic down. Too noisy along 116.</td>
</tr>
<tr>
<td>10</td>
<td>Quality of life. Low taxes.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Low taxes, beautiful setting, outdoor recreational opportunities, access to forests, streams, proximity to 93 for travel.</td>
<td>Control expansion/ limit development.</td>
</tr>
<tr>
<td>8</td>
<td>Could have been higher but reality is that we are a distance away from services/health services that may impact ability for seniors considering relocation in retirement. I would not change Easton and hope Franconia can have a more robust economy.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>If they like rural, it's a wonderful place.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>It depends whom I am recommending it to. Those who need the amenities of a larger city nearby won't do well here. Likewise those who prefer a more rural environment will think the tourist traffic in nearby areas is a little too much.</td>
<td>The AMC has come close to ruining the entire hiking environment. The number of cars at trailheads has mushroomed like the atomic bomb. I have been told they are heavily advertising in other areas of the state and Massachusetts to join the club. I joined the club in 1969 when you needed 2 letters of recommendation to join. We set the alarm clock for 5 AM the other day just so we could be at a trailhead easily. I even know which trails are less crowded and still we have to get up early.</td>
</tr>
<tr>
<td>10</td>
<td>It's beautiful here. But I also like the size of the town, being small. Would not want to encourage a lot of new building, but rather purchase of existing homes.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Rural character and forests.</td>
<td>Traffic on 116, neighbors from Hell! (Tamarack Camp, Inc) The Tamarack tennis camp &quot;fire bell&quot; ruins our summer.</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Good place to live, quiet. Affordable taxes. Good people.</td>
<td>More people need to volunteer and get involved.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>7</td>
<td>Because not everyone is adept to living here.</td>
<td>People</td>
</tr>
<tr>
<td>10</td>
<td>This seems to be a unique area in landscape and people. It is very quiet and peaceful. I love that I can cross-county ski out my door. It seems to be a great place to raise kids.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Beautiful, quality of life, access to nature and recreation.</td>
<td>Easton risks dying out if other communities and states create more sustained and thoughtful growth and revitalization, a balanced growth and preservation plan.</td>
</tr>
<tr>
<td>10</td>
<td>Enjoy the quiet of the area. Not a lot of large business. Small population. Enjoy the small town feel.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Again for its ruralness.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>We love the area.</td>
<td>Ways to bring young people to the area.</td>
</tr>
<tr>
<td>10</td>
<td>Town is conservative. Town is quiet. Town is a place in the country. Taxes are reasonable. Town doesn't need police force.</td>
<td>Nothing.</td>
</tr>
<tr>
<td>8</td>
<td>We need a grocery store/gas station.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Where should I start? The country feeling, the space, the trees, the wildlife and friendly helpful people.</td>
<td>The only thing I would like to see is stronger enforcement of noise, i.e., fireworks. It's dangerous and disturbance to us and our livestock.</td>
</tr>
<tr>
<td>8</td>
<td>We enjoy living where it is quiet, no schools.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Sparsely settled, quiet &quot;White Mountain&quot; town.</td>
<td>Keep it the way it is! Expand 116 shoulder for cyclists.</td>
</tr>
<tr>
<td>10</td>
<td>Peaceful rural atmosphere.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Wonderful small New England town, beautiful location, access to hiking, biking, skiing, fishing, all available within minutes.</td>
<td></td>
</tr>
<tr>
<td>Rating</td>
<td>Comment</td>
<td>Additional Details</td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------------------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>9</td>
<td>Quiet, clean environment.</td>
<td>Create a bike/walking non-motorized pathway following the Ham Branch. Build a fitness trail near Town Hall with exercise stations.</td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Great little town with low taxes and solitude.</td>
<td>Wifi, cell service.</td>
</tr>
<tr>
<td>10</td>
<td>What's not to love? Great views, low taxes, wonderful neighbors!</td>
<td>Better cell service and internet.</td>
</tr>
<tr>
<td>9</td>
<td>Satisfaction with area and regional resources.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Look around you.</td>
<td>Noise ordinances - no gun ranges or race tracks.</td>
</tr>
<tr>
<td>9</td>
<td>It features a rural environment with reasonably easy access - but isolated from too many disturbances (i.e. the main tourist traps).</td>
<td>Internet connectivity would bring it to a 10.</td>
</tr>
<tr>
<td>6</td>
<td>I think Easton is a lovely place to spend part of the year but not necessarily the entire year for people my age.</td>
<td>Nothing</td>
</tr>
<tr>
<td>8</td>
<td>I like it the way it is.</td>
<td>Keep it small, rural.</td>
</tr>
<tr>
<td>10</td>
<td>Nice place to live.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Should be a 1 so we can keep it all to ourselves.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Selfishness</td>
<td>Nothing</td>
</tr>
<tr>
<td>10</td>
<td>I love the rural climate to town and the relative closeness to services.</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Too much control exerted improperly by Selectboard. Easton does not enforce ordinances. Many ordinances have no consequences.</td>
<td>Less rigging of votes. Less voter suppression.</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>We love it here.</td>
<td></td>
</tr>
<tr>
<td>Score</td>
<td>Comment</td>
<td></td>
</tr>
<tr>
<td>-------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Easton is a beautiful place to live, quiet and serene.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Because I'm living the dream!</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Great town.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Character of town. Lower taxes.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Small population, open space, access to recreational opportunity. Less litigiousness, people willing to disagree without being disagreeable.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Love the town the way it is.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Love the small town rural character of the community. Beauty of the area.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Remote</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Because as Easton is, it fulfills the feeling of a town that is rural in character, but close enough to the commercial needs within for the most part 1/2 hour, by automobile. Yes we have a few disappointments but for the most part our citizens are friendly and aboveboard.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Beautiful place to live, good schools, rural.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>I love living here!</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>It is a beautiful place to live but is slowly being destroyed by town officials not following zoning or the master plan. Better educated town officials who don't follow their own agenda. I mean it is a joke to complete a master plan if officials don't follow it or make measures to.</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Rules only seem to apply part of the time. Town government needs to follow Master Plan, RSAs, and ordinances.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Love it here.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>I love living here!</td>
<td></td>
</tr>
<tr>
<td>Score</td>
<td>Comment</td>
<td></td>
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<tr>
<td>-------</td>
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<td></td>
</tr>
<tr>
<td>10</td>
<td>It's a beautiful, peaceful place with friendly people.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>More evidence-based environment-protective zoning.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Love the &quot;rural&quot; nature of the town!</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Best place to live.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Quality of life. Property/houses will become unaffordable.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Low taxes, scenic beauty, peace and quiet. Good governance.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Rural character, civic involvement of residents.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Combination of rustic beauty and friendliness of community. A little more development.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Entirely subjective question depending on what your friends like. I feel only 50% of my friends would like living here due to Easton's rural nature and lack of services. More services and conveniences at reasonable cost and accessibility.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Peace &amp; beauty of the National Forest with recreational options. More services &amp; conveniences at reasonable cost and accessibility.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>It's not like all other towns.</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Lack of internet and cell service mean that things are complex to be able to accommodate the requirements of work and access to banking services etc. High speed internet to everyone, preferably run by a low-cost of non-profit entity.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>It is a wonderful place to live, raise children or grow old. It is beautiful and has a great community. It isn't too far to get to town or things you would need but you get the quiet, access to the woods &amp; streams right out your door.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Beautiful place, little. A few more conveniences.</td>
<td></td>
</tr>
<tr>
<td>Number</td>
<td>Comment</td>
<td>Additional Comment</td>
</tr>
<tr>
<td>--------</td>
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</tr>
<tr>
<td>8</td>
<td>I purchased land in Easton to build a house. I like the town, the land &amp; close to Lincoln, Littleton to shop &amp; go. But, my neighbors use my property without permission. They damage the property. I am not happy about some people in Easton.</td>
<td>Respect for people's property. I may not live here, but using another person’s property is wrong. I see snowmobile tracks, trails, etc. dumping, etc. all by my neighbor.</td>
</tr>
<tr>
<td>8</td>
<td>Always room for improvement.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Beauty, community, schools, low taxes</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Easton is a beautiful community with reasonable access to needed services.</td>
<td>Better regulation on development to maintain the present character.</td>
</tr>
<tr>
<td>8</td>
<td>Easton is a beautiful community with reasonable access to needed services.</td>
<td>Better regulation on development to maintain the present character.</td>
</tr>
<tr>
<td>7</td>
<td>The natural beauty and availability of outdoor recreation of the surrounding environs.</td>
<td>Increased support of environmental conservation and resource protection.</td>
</tr>
<tr>
<td>7</td>
<td>Great location, friendly folks.</td>
<td>Move closer to the equator? Seriously, some expanded services within our means.</td>
</tr>
<tr>
<td>0</td>
<td>We love Easton with a low population. We don’t want it to become crowded with homes invading the natural scenic views and traffic congesting the roads.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Rural character, friendly, small town NH.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>With the exception of 2 families, we love living here.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Living in the mountains.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>We love the area.</td>
<td>Nothing</td>
</tr>
<tr>
<td>10</td>
<td>Easton is a beautiful, secluded mountain valley, and a peaceful home to wildlife. As to the people, despite their differences, they are responsible and caring, and passionate about their hometown.</td>
<td>Nothing.</td>
</tr>
<tr>
<td>5</td>
<td>Certainly isn't everybody's cup of tea - nor should it be.</td>
<td>Would rather not intentionally attract or repel anyone.</td>
</tr>
<tr>
<td>7</td>
<td>It really depends on age. For young professionals, there are very few jobs in the area unless you are willing to work from home. To have a big career, you need a big city.</td>
<td>Littleton needs to grow into a major city.</td>
</tr>
<tr>
<td></td>
<td>Text</td>
<td>Comments</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>2</td>
<td>Living in a rural community is not for everyone. People come in and try to change what is here.</td>
<td>Nothing.</td>
</tr>
<tr>
<td>9</td>
<td>Threat of Northern Pass.</td>
<td>Stop Northern Pass and improve shoulders on 116 for cyclists.</td>
</tr>
<tr>
<td>8</td>
<td>Beautiful safe area.</td>
<td>I would love to see more people in town.</td>
</tr>
<tr>
<td>6</td>
<td>Too much conflict among residents; better governance.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>I love it here! It's quiet, accessible to major services (shopping, dining, hospitals) within 20 minutes!</td>
<td>Broadband cable. Satellite &amp; DSL internet stink in today's 5K world.</td>
</tr>
<tr>
<td>9</td>
<td>This is a great town to live in.</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Rural, low taxes, safe, but bad cell and internet.</td>
<td>Improve cell/internet for home business people.</td>
</tr>
<tr>
<td>9</td>
<td>Rural feel, low property taxes, proximity to highways.</td>
<td>Nothing.</td>
</tr>
<tr>
<td>10</td>
<td>Low property taxes, low population and building density, rural character, clean air and water.</td>
<td>Nothing.</td>
</tr>
<tr>
<td>10</td>
<td>it's a wonderful, rural community and on top of that, taxes are reasonable.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Quiet. Rural. Beautiful. Accessible to outdoor activities. On 20 min to shopping.</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Quiet, scenic, friendly, dark.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Most people are friendly, willing to share, etc.</td>
<td>I suppose it can be lonely if you are immobile.</td>
</tr>
<tr>
<td>9</td>
<td>Easton is ideal small town living with many yea-round outdoor activities.</td>
<td>Continue to try to lower school costs.</td>
</tr>
<tr>
<td>10</td>
<td>it is beautiful and well managed - it has a look unlike most NH towns.</td>
<td>Keeping its rural charm by keeping any development in character of the town.</td>
</tr>
<tr>
<td>10</td>
<td>Quiet, not many people, lots of woods and natural resources, did I mention not many people.</td>
<td>Let's not think that a strip mall or gas station might be a good idea...if people thing we need it, they should not have moved here...Franconia is very very close.</td>
</tr>
<tr>
<td></td>
<td>Limited local resources.</td>
<td>Better telecom and internet infrastructure; better emergency services.</td>
</tr>
</tbody>
</table>
Q13. Please identify your greatest concern for the future of Easton.

Regulations on land usage.
Northern Pass and/or others destroying our environment.
Unfettered development. Increased traffic on Rte 116. Safety issues on Rte 116. Speed limit is too high.
Overregulation. litigation. Overdevelopment.
Overdevelopment!
Our ecology and our tranquil peaceful environment and our town culture.
Northern Pass and other large development projects.
It will become too developed.
That commercial property will take root. I don't want to ever see Dunkin Donuts or a convenience store, or a gas station, or storage rental. That too much building encroaches on forest.
Overdevelopment.
Lawsuits.
Condo development along Easton Valley Rd.
Appropriate zoning and land development.
Republicans.
Development. I grew up in Nashua and I know it's unlikely for that to happen here, but anything that hints of that is a concern.
To keep it rural and most concerning no big business.
Preserve the natural beauty. No Northern Pass or similar projects that provide no value to property owners.
Commercialism.
Northern Pass.
The aging population - if we entertain bringing in some small and suitable businesses, we may attract more young families in our town.
Northern Pass. New development.
Maintaining the peaceful rural development.
A master plan that protects the rural and country atmosphere of Easton.
High elevation development.
Another Northern Pass-type project. Large scale development of larger tracts of land for planned communities.
Unplanned growth.
Presby
Too many changes, too many new regulations, too quickly.
Environmental changes. Need to preserve our forests and rivers.
Too much development.
Preserving rural character. Limiting development and local government.
Overregulation.
Overdevelopment.
Property taxes.
Continued enforcement of ordinances. Rewriting ordinances so they have enforceable consequences.
Public safety.
Urban sprawl, unchecked development, ugly buildings.
Short term goals come at the sacrifice of long term solutions.
Too much growth of businesses. Franconia business closings are concerning. This is a small area. Better to go very slowly.
Preserving the farmlands.
Settle lawsuits.
Settle personal lawsuits in Easton; stop wasting tax dollars.
Northern Pass II - you know they're not going to stop. Large development.
Too much land in conservation thereby decreasing the tax base.
Unregulated growth.
Influx of people without the knowledge and ethics to appreciate and preserve the quality of our landscape.
Overbuilding and population increase. Keep it a beautiful, quaint, little town.
Younger people moving in seem to be less interested in community participation.
Local road maintenance.
Property taxes! Easton needs new officers who value the rural character of our town, with energy and fresh ideas without the persistent fear of lawsuits!
Not to have outsiders like Northern Pass or developers like in Lincoln ruin our town for many for the "big guys" that wear neckties and have tassels on their shoes.
We need to address litigious behavior of some of our residents; I have no idea how to do that.
Lawsuits by unhappy residents chewing up revenue and creating disharmonious relationships.
Development, which will lead to higher taxes, and loss of rural character and healthy environment.
Indiscriminate development.
Protect the open spaces. Development - too many new houses.
My greatest concern right now is that Northern Pass will be appealed and Eversource will push it through, and that other corporations will intrude on this lovely area claiming "eminent domain."
Subdivision/development. Expense of land.
Uncontrolled unsightly development.
Controlled development.
Growing "old" or "older" in Easton is a challenge, i.e., health care, transportation, services, unreliable land line and cell service.
Large scale or industrial development. Excessive restrictions.
Overdevelopment, school costs.
Not enough development.
Continuing legal actions on erosion of ratables in town, inability of seniors to maintain their home due to lack of available services. Continuation of the raising of taxes due to lessening of ratables in town.
The viability & expansion of Easton's tax base to support its expenditures without undue burden on its citizens.
Schools cost too much for the value that is provided to residents. Parents should have the choice to use the same money to tuition out to another school system.
Keep the Wild Ammonoosuc "wild."
Increase in traffic and development.
Balance of maintaining rural atmosphere while slowly allowing for controlled development.
Do not become a Littleton, or Conway. Stay small, cute, place to live with small shops, great views.
Allowing change to move the town from the rural atmosphere it has always been.
Protection from commercialization Rural character Access to high quality schools.
Over-development Over-regulation.
Over development. Over regulation.
The low number of residents with knowledge and understanding of conservation measures and rules and regulations who are willing to serve on town boards.
Large scale "upscale" development focused on vacation economy.
Overdevelopment.
Cost of education.
That things will change.
Northern Pass threatens to turn the Easton Valley into an industrial corridor with its 33 trailer-sized concrete vaults on Rt. 116 and its trenches filled with coal fly ash. It threatens more than Easton with the precedent that DOT rights-of-way along all NH highways are open for the development of Northern Pass-like projects.
Tax base - People move to Easton for the low tax rates, but expenditures seem to be rising.
Losing its rural identity.
The Northern Pass, more development, subdivisions.
Noise pollution from unregulated development of ATV trails, drag strips, industrial truck traffic, etc.
Development and growth changing what makes Easton what it is.
There may be an undercurrent of progressive thinking and development of Easton by some in town and protective or overly-conservative in their thinking. There must be balance sought and achieved by town officials that meets the interests of both "parties" and possibly researches the work of other communities who have experienced similar in growth/development. No need to reinvent the wheel!

Too much development that will ruin the rural character of the town.

Maintain tax rate and rural quality.

Keep the rural feel.

Deterioration of roads, increased population and housing density.

Lack of enforcement of town regulations.

Over development. Loss of rural character.

Over development, light pollution, noise.

Large landowner "protectionism."

One is that the community would lose families. How do we make it possible for families to live and thrive here as the community draws more people like me: retirement age people.

School costs are out of control. We need to be paying the same per student as Bethlehem and Franconia. We are beginning to price out residents and making Easton an expensive place to live. We need more revenue streams for the town to help with future taxes.

I fear that Easton will look to either large residential developments or business growth for further tax base. I read the annual report and marvel at the control and thought given to the town's needs. By adding large developments and businesses will only require more services and destroy the look of this quaint New England town. We do not need any dumpy looking businesses like those in Franconia nor large developments that go into decline like so many other towns nearby.

Over-development when agricultural areas might be sold, already seeing on Paine Road.
Q14. Please provide any other comments or ideas you may have that were not addressed in any previous question.

Quality of town services. Should we coordinate with area towns fire/police services? Town roads are better this year, but at what cost?

Like to see an effort to connect trails in town so we have a great off road walking/biking area.

Underground electric wires would improve the view along 116 and make it so people don't lose electricity as often as for so long.

Possibly develop a bike lane or path along Rte 116 since there is currently very little curb space. Looking at Airbnb and VRBO impacts on the town if real estate is purchased solely for that purpose.

If 116 is to be widened/improved - require wider shoulders/bike lanes to encourage more/safer pedestrians/bike traffic. Easton should continue to develop a shared economic, recreation, historic/identity with neighboring towns - Franconia/Sugar Hill - to leverage community strength in the valley.

Did a person or group present a plan or business to the Planning Board which forced this questionnaire to be written? If so, you, Planning Board, should have been forthright and told the whole story!

Add an additional day to town clerk's office to be open.

Compression brakes should not be allowed on 116 and 112.

Take what we have learned from the Northern Pass project and be sure we are as protected as is legally possible via regulations, etc.

Bring internet connectivity to this century please! This will help everybody, opening on-line education opportunities, allowing people to keep more in touch and providing a "safety net" for folks when health emergencies emerge during bad weather.

Easton is great the way it is. Limit growth, limit development, and limit taxation. Do not let what has happened in Lincoln (and even Franconia) happen to Easton.

Easton is fine just the way it is. Less government = lower taxes. That is the reason we have a home there.

While law enforcement is not included in this survey, things may change significantly in ten years regarding things like opioids. Already had a meth lab in Franconia and Bethlehem. It's coming. With tightening of state budgets what happens if we lose Troop F?

Control of ticks in month of April and May.

Lower speed limit on Sugar Hill Rd - 20-25 mph. Pedestrian sign of Sugar Hill Rd for walkers and dogs to avoid being run over by speeders.

The US Government pays too little in taxes.

Uphold the bylaws that the good people that came before us put in place. No condos.
If you allow businesses and overpopulation, taxes will go up, not down. Franconia is a tourist town which is nice to shop in, not live in. Franconia is small enough to depend on our trade too. Bed & breakfast, law office, gift shop, greenhouse, public gardens. Multiple zoning violations and customers parking in the road.

I do wish if possible that Route 116 have a bicycle path or even a lane wide enough to provide for the safety of bikers and people on foot. We are lucky in that we have not had any major accidents or fatalities along 116 or 112 as many bikers and pedestrians use these roads.

We are residents, not a collective of mini-kingdoms.

There are other ways to lower taxes. Question 2b is incredibly leading. How is one supposed to know if businesses can increase the tax base? For the uneducated, one might strongly agree with this solely on the basis of tax dollars. This question should be thrown out.

I love Easton. Please don't give in to $$. It will ruin it. And thank you for asking us.

Cell service in most of Easton is adequate, but there are some pockets of difficulty and/or no service at all.

Using zoning to protect resources especially against utility exploitation of current Eversource easement and Route 116. Town needs to put in writing what it considers its historical and cultural resources. These must be considered by the SEC in decisions.

Put more undeveloped land into permanent conservation.

We love this town and are so thankful you continue to try and preserve its wonderful ambience into the future!

The establishment of zoning areas for commercial and light industrial development to grow the tax base for now and sustain Easton in the future.

The need for current members of town boards to become educated in order to properly manage issues before them!

Tactics are easier to determine when strategy is clear, and strategy becomes easier to determine when goals are defined. Consensus on the goals for Easton will help decide the path forward.

Collaborate within the tri-town area for future plans to share Police, Fire, road agent expenses.

Would like to remain one of the smallest municipalities of the state.

Fight for school of choice. There's no reason not to have it.

Adopt noise ordinance.

Maybe permit cluster housing (Planned Unit Development) in certain zoned areas. Also, permit accessory apartments.
There needs to be regulation over land use practices affecting abutters and public alike to remove unsightly forest slash, stumps, etc; in a timely manner. Reference NH regs as a guideline; Title XIX-A, Chapter 227-J, Section 227-J.

Make sure road maintenance and repair is a priority. Currently in good shape.

1- Work with Tricap or develop ride/sharing within the Town to get to Franconia & Littleton. 2- Keep an eye on accessory apartments. 3- Consider impact of solar arrays when reviewing zoning ordinance.

I'm here part time and don't know lots about the area yet. Thanks for letting me contribute to this thinking. I wish I could work from my home in Easton but the internet and cell phone coverage are really awful and prohibit that. Renewable energy that supplies multiple residents/businesses in town would be worth considering as a smart investment in the town's ability to support low income residents, like shared solar energy? Can unused pasture land be used for community gardens or even animals? These kinds of efforts don't have to be large scale to help. I'm generally in favor of thinking of ways the community can share resources to help residents in need. Building that into the long term plan should help current residents and keep families here.

Again, being a Massachusetts resident most of the year, I see the towns down here chasing tax revenues through large scale residential and business zone developments. I am not against growth, but more often than not, these approaches are done without trying to maintain the character of the town. Easton is a quiet little town and shouldn't look to be much more than that. I feel the town administrators balance the physical and financial needs of the town with its revenues. I would hate to see that change where we are pursuing tax base in order to pay for things that don't make Easton the place it is. Thanks for the opportunity to contribute.

Keep it very rural, woods, and agricultural. We don't need to be a large bedroom community.
APPENDIX C

MAPS