The Plan:
FRANKLIN 2000

CITY OF FRANKLIN
MASTER PLAN
Franklin Planning Board

Municipal Resources, Inc.

FRANKLIN PLANNING BOARD MASTER PLAN ADOPTION
The Plan: FRANKLIN 2000

By New Hampshire State Statute (RSA 674:3) the Planning Board is responsible for the preparation and amendment or revision of the City's master plan. The Plan: FRANKLIN 2000, therefore, has been developed as the City's master plan to guide the development of Franklin. The plan's purpose is to serve as a guide to the citizens, City officials, Planning Board and other City Boards and Commissions when they make decisions affecting the development of Franklin.

The Plan: FRANKLIN 2000 has been adopted in accordance with RSA 675:6 this 15 day of Nov, 2000.

Adopted and certified by the Franklin Planning Board

Filed with the City Clerk

Date: 11/28/01

FRANKLIN CITY COUNCIL MASTER PLAN REVIEW
The Plan: FRANKLIN 2000

By New Hampshire State Statute (RSA 674:3) the Planning Board is responsible for the preparation and amendment or revision of the City's master plan. The Plan: FRANKLIN 2000, therefore, has been developed as the City's master plan to guide the development of Franklin and has been adopted by the Franklin Planning Board.

In that the plan's purpose is to serve as a guide to the citizens, City officials, Planning Board and other City Boards and Commissions when they make decisions affecting the development of Franklin, it is desirable that the Franklin City Council, the corporate entity of Franklin that endorses policies and ordinances, sets priorities and determines budgets, also review this plan..

The Plan: FRANKLIN 2000 has been presented to the Franklin City Council on this _____ day of _____, 2001.

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MISSION STATEMENT

It is the mission of the 1998 Master Plan Committee to collect public opinion and data from the citizens of Franklin so that we may set forth a vision of orderly and progressive growth within our City commensurate with available resources, and to enhance many cultural, religious, historical, economic and education disciplines while maintaining the high quality of life that we in New Hampshire are accustomed to.

INTRODUCTION AND PLANNING OVERVIEW

I. PLANNING PROCESS

Master Plan Update Purpose:

The purpose of a Master Plan is to guide a city's development. It should provide a snapshot of the community, list and discuss the issues that need be faced and set forth the community's own vision as to the direction it wishes to be headed. As such, it should serve as a guide to the citizens, City officials, Planning Board and other City Boards and Commissions when they make decisions affecting changes in Franklin.

As an update, however, this plan will build on the existing 1988 Master Plan and deal with current issues. It will not emphasize demographic data as information from the next US census is still several years away, and currently, there is only limited estimated data from the NH Office of State Planning. Additionally, analysis of historic properties and natural features will also not be emphasized as these aspects were completed within the 1988 Master Plan.

The 1988 Master Plan Update

The 1988 plan, compared to the earlier 1982 plan, saw some changes in goals, objectives and recommendations. These were due to public opinion polls and a reappraisal of earlier recommendations.

In both plans, general land use goals for a well-balanced land use pattern have remained the same, as has the goal that industrial job growth is most important as a source of local employment. In terms of the natural environment, goals have also remained consistent for impact minimization.

In terms of commercial development, however, the location of emphasis had changed. In 1980, downtown, after shopping centers, was the recommended location choice for commercial development. Downtown's revitalization was also identified as a major land use issue. In 1988, the preferred location for new commercial development had shifted to West Franklin. In both instances, however, commercial development was preferred in areas already developed as such. In this current plan update, the emphasis is back on the downtown's revitalization while retaining the goal of not adding new areas of commercial development.

Housing issues have also shown a changing pattern. The earlier plan showed a strong need for low and moderate income housing choices which was believed to have been met by 1988. Currently, the low and moderate income housing supply has grown so that the single family housing supply has fallen over 9%, to a low of 52% of the housing stock.

In terms of 1988 recommendations, some are on-going activities that continue. For other specific recommendations there has been mixed progress. In terms of land use, the 1988 plan called for an update of Site Plan Review and Subdivision Regulations for which the current adoption dates are 1981 and 1983, respectively. While there have been recent Zoning Ordinance amendments, those of the 1988 plan relating to discouraging

conversion of large older homes and strengthening older residential neighborhoods appear to be not implemented. Building Codes, on the other hand, have been implemented as recommended.

Economic base recommendations, dealing with process such as marketing, remain valid. The proposal, however, to create an office/industrial park in south Franklin between Route 3 and the Merrimack River was not accomplished and is no longer recommended.

Many of the transportation recommendations have been completed or are currently in process. The primary exception was the proposal to continue efforts to gain better access to I-93, including another east-west bridge, and to undertake a corridor study of alternate by-pass routes for the removal of through traffic from downtown. While some generalized corridor study has been accomplished, this recommendation has been modified in the current plan in light of downtown economic goals that would be harmed by a by-pass and by the high cost and timing realities of this proposal.

1988 Fire Department recommendations had focused on obtaining a second bridge across the Pemigewasset River or providing alternative services on both sides of the river. The new, wider bridge accomplishes these objectives. A new police facility has been constructed as was recommended. Other specific public building or utility project, new or still outstanding, are enumerated in Appendix C.

Master Plan Steering Committee:

The Franklin Planning Board has the duty, under New Hampshire statutes RSA 674:3, to prepare, amend and adopt a master plan for the guidance of the community. In carrying out this duty, the Planning Board appointed a Master Plan Committee composed of citizens and Planning Board members. Members included Mary Boswell, Bill Constant, Katharine Fuller, Jason Grevior, Pamela Marrapese, James Mason, Edmond Merrill, Sharon Stephen, Sara Tracy-Arone and Dane Urban. Additional members in the earlier portions of the planning process also included Scott Clarenbach and Randy Perkins. Mr. Mason served as Chairman. The Franklin Master Plan Committee met on a regular basis starting in March 1998, and continued through the first half of 1999 reviewing the 1982 and 1988 Master Plans and discussing current City development policy. The Master Plan Committee held over 20 meetings in the process of developing this update. The public was invited to all meetings and their comments and suggestions were considered in compiling the contents of the Plan 2000.

Part of this work was through subcommittees. Subcommittee membership and their reports are located in Appendix I.

Another part of this review and study included a citizen survey. Two thousand surveys were distributed through a direct mailing with water bills. The entire junior class of Franklin High School, the Class of 2000, also completed the survey and tallied the results. This data was kept separate from the results of the entire Community Opinion Survey. There were also three pick-up places for those not receiving water bills. Six hundred and seventy-six surveys were returned. As a community opinion survey, questions dealt with ranking various issues, facilities on which City tax dollars might be spent, items on which School tax dollars might be spent, the desirability of various types of development and the success of development regulations. The survey also asked about ones use of lakes and rivers, shopping habits and personal demographics. The Committee used the results of these surveys to steer the planning process. The survey and its summary results are located in Appendix H.

The City then, through the Master Plan Committee, hired Municipal Resources, Inc. to assist them in completing the 1999 Master Plan Update.

Community Leadership:

Municipal Resources, Inc. began their process by interviewing some of Franklin's leadership. These included Mayor James Lewis, Franklin Planning Board Chairman James Mason, Franklin Development Corporation President Richard Soucier, Franklin Business and Industrial Development Corporation Executive Director Jim Aberg and their Board of Directors, Franklin-Tilton Regional Chamber of Commerce President Carolyn Hurst, and Franklin Regional Hospital Administrator Walter Strauch. Municipal Resources, Inc. also met with various City Department heads.

Communications:

In order to reach out to the community, Municipal Resources, Inc. prepared several newsletters for the Master Plan Committee's distribution. These newsletters were to raise the level of interest in the Master Plan so that community meeting participation might be improved.

Community Meetings:

Municipal Resources, Inc. held one community-wide meeting in Franklin City Hall. The purpose of this meeting was to insure that no community issue was overlooked and to insure that all ideas had a fair hearing. In addition, several public meetings with the City Council and Master Plan Steering Committee were conducted in 1999.

Master Plan Adoption:

The first step in the plan's adoption was for the Planning Board to hold a public hearing on the Update. Following this, the Planning Board adopted the Master Plan Update and referred it the Franklin City Council for endorsement.

2. ECONOMIC PATTERNS, ISSUES AND OPPORTUNITIES

Introduction:

Franklin, a neighborly community that wants to expand the variety of opportunities for employment, shopping, recreation, housing, education, culture, health care, government services and entertainment, wants to focus primarily on employment opportunities. The community envisions improving the employment choices and opportunities it offers for its residents in the future while maintaining all the positive connotations of its mill city fabric and character.
The success or failure of improving any community depends on balancing the relationship of its economic, cultural, and natural environments. This section of the Franklin Master Plan Update will summarize the economic environment and its influence in the community. The informational basis for this chapter is contained in Appendix A, Community Character and Economic Base. This appendix provides detailed demographic data and a summary economic analysis.

Business Patterns:

Most of Franklin's households rely on the businesses and industries located within a reasonable commuting distance for their income. The growth pattern has remained relatively stable over the past ten years. As long as employers remain and provide sufficient income, the community will at least maintain the status quo of slow (1 – 2 %) annual growth. For the community to grow more quickly, residents must have access to additional jobs, higher wages, and/or products that will help to attract additional residents and visitors.

Existing Jobs and Income:

Over 150 industries and many retail and service businesses, located within commuting distance, employ Franklin residents. Though the variety of jobs seems reasonably diverse, the income that Franklin workers receive is typically lower than other community areas like Concord. Franklin, for example, has a higher percentage of workers in production and assembly industries and a smaller percentage in the professional and technical categories than the state wide. The income figures, provided by the U. S. Census Bureau, reflect a number of community characteristics.
Educational level, percent of school age and retired residents, availability and access to jobs, and wages paid, are factors that influence each community's median and per capita income.

While per capita income figures are somewhat outdated (1990 Census), a current measure of this lower per capita income phenomena is welfare participation. When comparing the existing number of current welfare cases by total community population, Franklin has one of the highest welfare populations in the state. It is 1.5% compared to 0.7% in Concord or 0.8% in Laconia.

In the past a prior major constraint to employment and income had been education levels and school completion rate, which have improved in recent years. Thus, raising income in a community requires a more complex solution than simply improving ones schools or attracting employers who can pay higher wages. Franklin must consider what actions will encourage current employers to stay, as well as attracting and retaining new jobs to improve resident income.

Available Work Force:

Franklin's work force had a smaller than desirable percentage of workers who have reached the level of a high school education, as well as a smaller proportion with a college degree or higher. This tends to limit the pool of workers available for typically higher paying jobs in executive, administrative, management and professional positions, where such skills and education are required. Conversely, the Franklin work force is made up of a larger percentage of operation and fabrication workers earning good wages, and service and labor workers, earning lower wages.

Access to Employment:

Franklin has excellent access to employment opportunities. While Franklin is not directly on the Interstate highway, the interstate does bring many jobs in to a commuting range that is reflected in the percentage of commuters traveling out of the city to work. Commuting patterns reveal that home-city employment is not a controlling factor in Franklin. More residents (62%) commute to jobs outside of Franklin's borders than within (38%). Most commuting occurs between Franklin and the neighboring communities of Andover, Belmont, Northfield, and Tilton and further away to Laconia, Boscawen, Concord and Manchester. More of Franklin's outbound commuting residents go to Concord (41%), than anywhere else.

Franklin workers fill 50% of the jobs that are available in Franklin; the remainder are filled by residents from other towns. Commuters into city are primarily from Andover, Belmont, Boscawen, Concord, Laconia, Northfield, Sanbornton and Tilton. Approximately 70% are from within five to six miles of Franklin.

Improving/Retaining the Business Base:

Because industrial/commercial businesses serve the dual purpose of providing jobs and a nonresidential tax base, it is important to maintain a sufficient business base to support the City. Two significant factors are important to consider in developing a program for improving the business base. One is that it is easier to retain an existing business than to attract a new one. The other is that most job growth, (85% on average), is related to expansion of existing businesses, not from major new businesses moving into the area. It is, therefore, important to look at the needs of existing businesses and to determine the role of the community to help keep them in city.

Economic growth can bring net benefits or net costs to the community depending on how it is managed. All businesses, existing and new, can benefit from certain efforts that are within the scope of community control. Communities can encourage industrial/commercial growth in the following ways:

- provision of suitable land and structures,
- proper zoning techniques,
- provision of adequate infrastructure (transportation access, utilities and services),
- active efforts by a Chamber of Commerce or other merchant organization, and/or
- public/private partnership programs.

The city may also wish to consider an application for a Community Development Block Grant (CDBG) for economic development. These federal grants are administered by the New Hampshire Office of State Planning and require the creation of one job for each $10,000 of funding. They are typically made to municipalities which then loan funds to the industry/business. When repaid, the municipality can reuse the money for other economic development projects. This is known as a revolving loan fund.

Marketability:

Every community has one or more features that make it attractive to residents and/or businesses. It is important to recognize and promote those characteristics that are the strengths that hold the community together. Some of these have been identified by residents as: neighborliness, rural atmosphere, and quiet neighborhoods. These and other attributes can be identified and used to market the community. While events such as the opening of a major business, or construction of a new highway or bridge, may alter a community's growth, long-term sustainability relies on understanding what the community has to offer and promoting those characteristics.

ISSUES:

The following list of related issues has been developed based on an analysis of the existing economic environment in Franklin, as illustrated by 1990 census data. It is presented as a prelude to the goals and objectives for the economic development plan.

Issue 1 - Income in Franklin is lower than desirable, resulting in, among other things, a high per capita level of welfare participation.

Issue 2 - Educational attainment, though improved, was somewhat lower than desirable.

Issue 3 - A significant percentage of residents have occupations at the lower end of the pay scale.

Issue 4 - More residents commute out of Franklin than work in the City.
Issue 5 - Attracting and retaining employment, especially jobs at higher pay scales, that will contribute positively to the community's economic well being.

Issue 6 – Improving Franklin's self-image.

Issue 7 - Improving Franklin's market position, through positive promotion and marketing, to attract desirable growth, development or redevelopment investment.

Issue 8 - Redevelopment of the Central Business District as a high priority growth issue.

Issue 9 - Attracting and retaining more non-resource related businesses and industries to help diversify the local economy.

OPPORTUNITIES:

Opportunity 1 - Educational resources are available and easily accessible, including the local school boards, Laconia Vocational Technical College, as well as Franklin Pierce College, Hesser College, New Hampshire College and New Hampshire Technical Institute in Concord, and the NH Job Training Council. Use of these resources can improve the educational level of all residents.

Opportunity 2 - The convenient location of the Interstate provides access for all businesses, as well as a supply of tourism and recreation related visitors, traveling to and through the city.

Opportunity 3 - Infrastructure is already in place to supply water, sewer, electricity, and fire and police protection. Some vacant or underutilized buildings are available and could be adapted for reuse or new uses.

Opportunity 4 - There are a number of stable, long-term businesses that continue to provide jobs.

Opportunity 5 - The community has expressed a desire and commitment to improve economic conditions.

Opportunity 6 - The community has already created most of the typically needed organizations with (1) the Franklin Industrial Development Corporation, a land and building development group, (2) the Franklin Business and Industrial Development Corporation, a marketing group, and (3) a regional Chamber of Commerce.

Opportunity 7 - Proximity to Webster Lake, significant open spaces, the confluence of two rivers, access to the interstate, and a comparatively dense population center are features that can be used to attract and retain businesses.

Opportunity 8 - The settlement pattern of the downtown area is already built and zoned for mixed uses and contains period masonry structures.

GOALS AND OBJECTIVES:

Goals:

Goal I: To encourage and facilitate appropriate economic growth and development that will benefit Franklin residents.

Goal II: To follow an effective growth management strategy as outlined in the Economic Action Steps of this Plan. This strategy will outline the steps necessary to promote economic growth opportunities, and will include steps to identify the preferred type, location, and timing of economic development to be encouraged for Franklin.

Objectives:

Objective 1 – Continue to develop and redevelop the downtown as a multipurpose area. Such reinvestment is a major opportunity for economic growth.

- Redevelopment projects should be evaluated on an individual basis. Proper design standards should be established and followed.
- Take a proactive public stance, lessening or removing development risk.
- Retain and strengthen basic community services, like City Hall, in the downtown.
- Increase the effective width of downtown, to both sides of Central Street by extending the street system so that businesses might function at right angles and parallel to Main Street.
- Consolidate parking as public parking, managed as a unit.
- Make use of the Winnipesaukee River for recreation and to complement business uses such as restaurants.
- Create a Main Street organization to manage maintain, promote and market downtown.

Objective 2 - Strengthen Franklin's economic base.

- Take a proactive role in meeting the needs of small and large business.
- Insure that publicly controlled opportunities are available for industrial development.
- Add industrial development opportunities with proper road access.

- Diversify the economic base by attracting a wider range of industries.
- Encourage specialized industries with positive growth trends to locate or remain in Franklin. These businesses improve the economic base and help attract other related industries.
- Discourage industries posing a substantial health, safety, or environmental hazard. Locate those uses of lesser hazard so that they are sufficiently separated from persons and property that might be negatively affected.

Objective 3 - Pursue opportunities to reuse or redesign existing industrial and commercial areas. Building design, signs, landscaping, circulation, and overall appearance of industrial/commercial areas should be encouraged to meet high standards in areas of high visibility. Attention to image and appearance will help attract more businesses.

Objective 4 - As service and commercial sectors continue to grow, give more attention to the needs of these sectors; business retention and expansion should continue to be encouraged.

Objective 5 - Continue to recognize, encourage, and promote volunteer, public, and private efforts as a mechanism for promoting economic growth.

Objective 6 - Sewage disposal and water systems should be evaluated and upgraded to accommodate growth and to protect natural resources.

Objective 7 - Ensure that growth is properly managed, rather than attempting to attract an absolute amount of growth. The amount of growth desired is to be measured in relative terms so that:

- There is enough growth to support a broader range of goods and services;
- The unemployment or underemployment rate is reduced;
- Undeveloped areas with public utilities are in-filled; and
- Vacant office, industrial, and commercial space is absorbed.

3. LAND USE PATTERNS, ISSUES AND OPPORTUNITIES

Land Use Pattern:

Franklin's land use pattern starts with that of a historic mill city with a concentrated, urban core. This core is primarily commercial at ground level with upper floors being vacant, storage or rental apartments. This core contains Franklin's primary public structures, i.e. City Hall, library, fire and police facilities and the Post Office, as well as its public works function. Mill structures from an earlier period also remain and are currently under utilized.

Older residential neighborhoods surround this core, while the outer areas of Franklin are undeveloped or farm land. The four exceptions to this pattern are (1) along US 3 that parallels the Pemigewasset and Merrimack Rivers and contains industry; (2) along US 3 and NH 11 that parallels the Winnipesaukee River and contains additional commercial uses; (3) along the rivers themselves where one finds a combination of conservation uses and older industry and (4) Webster Lake whose shore line is built-out with cottages and year-round homes.

Downtown:

Downtown is characterized by mill buildings along the Winnipesaukee River, a linear downtown of commercial uses along Central Street and Odell Park at its center. Odell Park is easily accessible, providing recreation fields and facilities. The Recreation Center is adjacent and also easily accessible.

Environmentally Sensitive Areas:

Webster Lake, at the end of a large watershed, is an environmentally sensitive area currently vulnerable to sedimentation and stormwater runoff of soil and pollutants within the watershed. It is also vulnerable to seepage from poor or outmoded septic systems along its shoreline. The Pemigewasset, Winnipesaukee and Merrimack Rivers are affected by no major pollutant sources. Potentially, negative impacts would be found in the industry and the wastewater treatment facility at the southern side of the City.

Planning should protect present and future wellhead sites and related aquifers.

City Services:

Parks are reported to need better equipment and maintenance. There is also a call for a park on the west side of City. Currently, two (2) public beaches and two (2) access ramps are located on Webster Lake, however one ramp is for winter ice use only.

ISSUES:

Issue 1 – Franklin derives its image as a historic mill town from its concentrated, urban, physical form. This should be viewed as a strength, not a negative.

Issue 2 – Should future residential development be concentrated and directed to an area distant from the Webster Lake watershed where it might be easily connected to public utility systems?

Issue 3 – Webster Lake is still vulnerable to contamination from old lakeside septic systems and from runoff in the watershed, development sites and possibly farms.

Issue 4 - Should single-family ownership potential be encouraged in older neighborhoods?

Issue 5 – Protection of water sources.

Issue 6 - Protection and use of natural recreational assets.

Issue 7 – Sufficient and well-maintained recreational facilities.

Issue 8 – Low visibility of public transportation.

OPPORTUNITIES:

Opportunity 1 – A strong core, without excessive urban sprawl, still exists for Franklin as a whole, as well as for its downtown.

Opportunity 2 – Mill structures and many other older masonry structures still exist within the downtown core, lending a sense of history and permanence..

Opportunity 3 - There is a large amount of federally owned land in the area of Franklin Dam that could present recreational opportunities.

Opportunity 4 – NH Fish and Game controls additional land bordering on Webster Lake that could present recreational opportunities.

Opportunity 5 – Capital Improvement Budgeting (CIP) is in place and used by the Franklin City Council.

Opportunity 6 – There is vacant land within the downtown that could be utilized for a public transit stop and shelter, thereby making transit more visible to residents.

Opportunity 7 – The Franklin Opera House Committee has been formed and is in the process of raising funds for the restoration of the Opera House located within the current City Hall. The results of this restoration would potentially be a major force in the redevelopment of Franklin's downtown.

GOALS AND OBJECTIVES:

Goals:

Goal I: To build upon and strengthen Franklin's physical form and historic development pattern.

Goal II: To protect Franklin's natural resources, while managing them for economic and recreational purposes.

Objectives:

Objective 1 – Retain the downtown as Franklin's real and perceived center.

- Retention of major public buildings within the downtown.
- Retention of older buildings, particularly the masonry buildings, their listing on the National Register of Historic Places and their historically sensitive renovation.

- Encourage business and recreational land uses that attract larger numbers of persons downtown.
- Develop the downtown at right angles to Central Street to create a less linear physical form.
- Make downtown more user-friendly, e.g. angle parking, an easily comprehended street system, and more pedestrian friendly with protected cross walks, landscaping, lighting, banners, street furniture and planned activities.
- Protect and strengthen those neighborhoods surrounding downtown by encouraging resident ownership.
- Develop a bus stop and shelter facility for current public transit services.
- Use transportation infrastructure improvements to serve and strengthen downtown.

Objective 2 – Control Franklin's growth to retain its concentrated, urban form.

- Extend sewer and water where growth is desired.
- Discourage growth where it is not desired by not extending services, as well as by ordinance.

Objective 3 – Develop additional ball fields in the outlying areas of the city.

Objective 4 – Protect natural resources by regulation and by purchase.

Objective 5 – Modify the transportation system to discourage truck traffic through residential areas or the downtown.

4. TRANSPORTATION PATTERNS, ISSUES AND OPPORTUNITIES

Introduction:

"The Regional Transportation Plan for the Lakes Region of New Hampshire" prepared by the Lakes Region Planning Commission includes an evaluation of Franklin with respect to the remainder of the region. It classifies NH11 as a principal arterial and US3 as a major arterial highway. Sections of US3 & NH11 between the Tilton City Line and the downtown are cited as a "safety concern" as is the section of NH127 west of US3 in West Franklin. In terms of regional congestion, US3 & NH11 are identified as having "unstable flow." US3 (south of bridge) and NH11 (west of NH3-A) in West Franklin are rated as "restricted flow." The section of NH127 (west of US3) is classified as "free flow." Transit availability in Franklin is limited to a deviated fixed-route system offered by the Greater Laconia Transit Agency. There is no airport in Franklin and the rail lines are abandoned. A bike route runs through West Franklin in a north-south direction along NH3-A to the Hill City Line. The regional plan indicates that this bike route is in need of improvements, however.

Traffic congestion occurs when the traffic volume (demand) reaches or exceeds the capacity (supply) of the City's intersections and/or roadways. The basic strategies in dealing with congestion are to either increase the supply side of the equation (capacity) with intersection and roadway improvements or to reduce the demand side (traffic volume) by building alternative routes to divert traffic, or both. Franklin is well aware that transportation and the transportation infrastructure is what creates land values, determines land use, and is necessary for the viability of many local businesses. Accordingly, in this Master Plan update, Franklin has sought to implement improvements to existing facilities where it does not want to decrease traffic, and to support the construction of alternative routes where accessibility and safety can be improved without negatively impacting the central business district. At this juncture, the City recognizes the need to improve the quality of service provided by the highway system, to not only meet the mobility needs of its residents, but also to enhance the accessibility function of the highway system in order to attract and keep new businesses, industry, and employment centers in Franklin.

Traffic Patterns and Access:

The layout of the existing highway system resembles that of a radial system with spokes extending out from the central business district. On the west side of the river, US3 provides access to and from points south, NH127 to and from the southwest, NH11 to and from the west, NH3-A to and from the north. On the east side of the river, NH127 provides access to and from points north, and US3/NH11 to and from points east. Given the influences of the regional highway system, most travel demand in Franklin is to and from points east.

Gateway Utilization

Gateway	AADT[1]
1. US3 & NH11 (at Tilton Town Line)	17,000 vpd[2] (1998)
2. US3 (at Boscawen Town Line)	4,100 vpd (1997)

3. NH3-A (at Hill Town Line)	2,800 vpd (1997)
4. NH11 (at Andover Town Line)	2,700 vpd (1998)
5. NH127 (at Sanbornton Town Line)	2,300 vpd (1997)
6. NH 127 (at Salisbury Town Line)	980 vpd (1997)

[1] AADT = Annual Average Daily Traffic volume

[2] vpd = vehicles per day

From the Tilton Town Line, US3 & NH11 are used for access to points north on I-93 via Exit 20, to points east in the Lakes Region, and to points south on I-93 via Park Street in Tilton to Exit 19.

Similar to the region as a whole, traffic demand in Franklin is typically the highest in the months of July and August. The hourly rate of traffic flow typically peaks during the evening commuter period (between 4:00 and 6:00 PM) on weekdays, and during the midday period on weekends.

Central Street and Downtown:

The latest traffic count on Central Street (1998) indicates that the roadway segment west of Victory Drive carried an average daily traffic volume of 15,000 vehicles per day (vpd). For comparison purposes, the highest traffic count in the city occurred on US3 & NH11 at the Tilton City Line, with 17,000 vpd. In addition to carrying a high volume of through traffic (its mobility function), Central Street must also provide access to abutting properties and intersecting collector roads and local streets (its accessibility function). To add to its complexity, Central Street is also relied upon for on-street parking in the downtown area. Presently, there are several empty office/retail spaces and mill buildings in the downtown area that will translate into additional traffic and parking demands in the future.

Future traffic growth in the downtown area can be expected to occur as a result of (1) the development and occupancy of new and existing structures in Franklin (local growth), and (2) background traffic growth due to external regional growth. Future traffic growth is inevitable. Many of the commercial/retail businesses in the downtown area rely on the traffic passing their businesses, and recognize that traffic growth translates into economic growth. The Central Street corridor needs intersection and roadway improvements in order to address existing deficiencies and to keep pace with the anticipated traffic demands.

Interstate Access:

Access to I-93 is available to Franklin via Exit 17 (Concord), Exit 19 (Northfield), Exit 20 (Tilton), and Exit 22 (Sanbornton), depending upon one's trip origin and destination. Available traffic data, employment surveys, and local input all indicate that travel between Franklin and points SOUTH via I-93 exhibits the highest demand, and is therefore of most importance.

Travelers from the southwestern portion of Franklin, along US3, can reach the Concord area (I-93/I393 interchange) via Exit 17 in Boscawen in approximately 16 minutes. From the downtown area, the travel time to the same point is considerably longer and takes approximately 22 minutes via Exit 19. Access to and from points north on I-93 (I-93/NH104 interchange) from the downtown area takes approximately 18 minutes via NH127 (Exit 22) and approximately 21 minutes via US3 & NH11 (Exit 20). The latter results confirm that east-west travel along US3 and NH11 between Franklin and Tilton is not expedient during peak-hour periods.

ISSUES:

The following list of transportation issues has been developed based upon an analysis of existing conditions data, a review of previous transportation related studies and documents, from citizen input, and from local officials.

Issue 1 – Interstate Accessibility: the City of Franklin is located 4.2 miles from Exit 20, 2.7 miles from Exit 19, and 9.3 miles from Exit 17. Those living and working in Franklin experience average travel times, traffic congestion, and vehicle delays where traveling to and from I-93, particularly during peak-hour periods.

Issue 2 – River crossings: The Central Street (US3 & NH11) crossing of the Pemigewasset River at the Daniel Webster Bridge is the only means of access between the east and west sides of Franklin. The closest river crossing to the south is found on US4 at the Boscawen/Penacook Bridge, and to the north is on NH104 in New Hampton. These other river crossings are located over eleven miles from the existing bridge. With the Fire Station, Police Station, and Franklin Regional Hospital all situated on the east side of the river, good emergency access across the river can not be assured in the event of problems at the one and only bridge. Providing safe and efficient access across the river is also considered to be a critical economic issue for Franklin as well.

Issue 3 – Accident frequency: The Central Street corridor had been identified in the past where dangerous intersections are a problem. Recent accident data confirmed that the area between Prospect and West Bow Streets on Central Street continue to exhibit high accident rates.

OPPORTUNITIES:

Opportunity 1 – The "Ten Year Transportation Improvement Program 2001-2010" as prepared by the New Hampshire Department of Transportation (August 1999) and submitted to the Governor's Advisory Commission on Intermodal Transportation, includes several projects that will improve traffic operations, capacity, safety, and accessibility at various locations in Franklin.

- Add signal and left-turn lane on US3 & NH11/West Bow Street
- Add right-turn lane, improve transition at US3 & NH11/Kendall Street.
- Relocate NH127 and remove railroad bridge
- Add turn lane, flashing signal at US3 & NH11/ Sanborn Street
- Franklin-Northfield – Preliminary engineering for new connector road from NH3-A in Franklin to Exit 19 in Northfield

- Northfield – I-93 – Complete Exit 19

Opportunity 2 – The "US Route 3/NH Route 11 Franklin to Laconia Transportation Corridor Study" prepared for the New Hampshire Department of Transportation by HMM Associates, Inc., has resulted in the preliminary design of corridor improvements along Central Street. This document is an excellent resource for planning different alternatives to the corridor.

Opportunity 3 – The significant reconstruction/upgrade of I-93 at Exit 20 is presently under way and will improve traffic operations at this major gateway.

Opportunity 4 – The City of Franklin can be accessed from points north on I-93 via Exit 22 (Sanbornton) as well as Exit 20 (Tilton). Access to and from points south on I-93 is available via Exit 17 (Boscawen) and Exit 19 (Northfield), in addition to Exit 20 (Tilton).

Opportunity 5 – There is a direct link between transportation changes and land use changes. Changing/improving the transportation infrastructure can promote economic growth, and is often a prerequisite for economic success. Example: Providing a new traffic signal at the Central Street/Memorial Street intersection to provide both vehicular egress and pedestrian access to a fully landscaped off-street surface parking lot and new City Hall complex can be key elements in revitalizing the downtown area adjacent to the Winnipesaukee River.

Opportunity 6 – Large-scale developments that generate significant traffic volumes could be expected to mitigate their impacts by providing off-site traffic improvements that are identified in this Master Plan and/or by their traffic impact studies.

GOALS AND OBJECTIVES:

The general transportation goal for the City that was set forth in the 1982 Master Plan was appropriate at the time of the 1988 Update of the Master Plan, however, this goal has been expanded upon to recognize the necessary balance between the two main functions of transportation systems: to provide mobility and accessibility.

> *"Promote the improvement of all major access ways to the City and encourage a system of transportation which will meet the mobility needs of local residents by providing for the efficient movement of people, goods and services within Franklin and throughout the region <u>and the accessibility needs of an economically viable downtown area</u>."*

In order to provide a safe and efficient transportation that addresses both the mobility and access functions of the transportation system, the transportation objectives have been modified/expanded accordingly:

Objective 1 – Continue to work with the New Hampshire Department of Transportation through Lakes Region Planning Commission and the Transportation Improvement Program to implement the projects currently in the Ten Year Program, and to add to and modify these projects in each cycle of the Ten Year Program.

Objective 2 – Develop a long-range conceptual plan that no longer attempts to separate through traffic from local traffic in the downtown area, rather it acknowledges the importance of traffic growth in the downtown for economic and revitalization reasons, and accommodates this traffic demand by implementing traffic operations, capacity, and safety improvements to the extent possible.

Objective 3 – Improve the "mobility" function of Central Street and US3 & NH11 by encouraging major employment developments and commercial/industrial uses with a significant trucking component to locate

in the periphery of Franklin, in areas between the downtown and I-93. This objective will minimize the travel time to I-93 and reduce the traffic impacts to the downtown area.

Objective 4 – Improve the "accessibility" function of Central Street and US3 & NH11 by providing exclusive, continuous, or alternating center turn lanes on the corridor where warranted. Provide traffic signal control where major street and minor street (or driveway) approaches satisfy the minimum criteria for signalization.

Objective 5 – Maximize the utility of the transportation infrastructure, particularly in the downtown area, by encouraging future land uses that generate their highest peak traffic and parking demands during off-peak periods. Similarly, encourage mixed-use developments where one vehicle-trip and one parking space serves more than one trip purpose.

❑ THE PLAN

1. OVERALL PLAN OBJECTIVES
2. IMPLEMENTATION ACTIONS AND STRATEGIES
3. IMPLEMENTATION SCHEDULE

▫ THE PLAN

1. OVERALL PLAN OBJECTIVES

Overview:

- Meet the needs of existing local industry and business so that they are retained and not inhibited from growth.
- Insure that there is sufficient public owned, or controlled, land for creating industrial jobs in a manner that protects the environment and minimizes truck impact to downtown.
- Develop the downtown into an economically healthy, mixed-use, pedestrian friendly area that provides a central, physical focus and "sense of place" for Franklin.
- Utilize regulatory and investment opportunities to guide moderate amounts of residential growth in an urban physical form, while still allowing, but not encouraging, suburban alternatives.
- Protect and take advantage of natural features and resources.

2. IMPLEMENTATION ACTIONS AND STRATEGIES

Economic Development:

Action 1: Encourage completion of the Franklin Industrial Park area, including all of the contiguous industrially zoned land.

Action 2: Encourage all industrial parks to be accessed by direct, highly visible, well-designed entries.

Action 3: Encourage ownership opportunities for existing, small industries that are currently renting facilities, but that desire building ownership. This might be a condominium-ownership facility within an industrial park, or might utilize an existing industrial building, and be accomplished privately or through a not-for-profit organization.

Action 4: Encourage development of the industrially-zoned land at the Franklin side of the Tilton border, as well as the area northwest of the existing Franklin Industrial Park, by providing all public utilities.

Action 5: After utilization of available industrially zoned land, consider extension of industrial zoning south along Route 3, except not to include river bottom land, specifically the area from the Franklin-Boscawen boundary to Smith Hill Road and between Route 3 and the Merrimack River. This future growth area is intended to serve truck traffic without impacting existing residential neighborhoods or the downtown. The extension of all utilities should be planned in conjunction with any zoning change.

Action 6: Investigate creating a partnership with Northfield to develop an industrial park near I-93 exit #19 under the authority of RSA 53-A:3, allowing the sharing of the resulting property tax revenue. This park should be developed to maximize revenue to the City.

Action 7: Encourage the marketing of Franklin for industrial clients.

Action 8: Encourage the undertaking and continuing of an annual business visitation program, including aggressive follow-up.

Action 9: Encourage local workforce training and education, potentially utilizing an existing downtown structure as a continuing education facility.

Action 10: Encourage private industry to provide on-site daycare facilities and programs.

Action 11: Promote recreational based tourism, e.g. snowmobiling, cycling, hiking, downhill and cross-country skiing, car-top boating and angling.

Action 12: Encourage development of an indoor ice rink or other sporting facility to meet not only a community need, but also to be a strong economic generator for Franklin, and to encourage the renovation of the remainder of the old mill yard or other areas. (See Downtown Actions.)

Action 13: Encourage active ties with the New Hampshire Office of Business and Industrial Development, the Capital Regional Development Council, and other state and regional economic development resources.

Downtown:

Action 1: Encourage utilization of a "Main Street" approach, creating a separate, specialized nonprofit corporation for this purpose. The resulting Board of this corporation should be involved in all aspects of downtown. Consider utilizing Central Business Service District funding per RSA-31: 120 – 125. With this funding, the City should participate as a downtown property owner in proportion to its ownership.

- The "Main Street" group, in addition to specific "Main Street" activities, might manage public parking.
- The "Main Street" group should review and investigate the Central Street furniture and fixtures, including sidewalks, street crossings, plantings, street trees, benches, bus shelters, trash receptacles and pedestrian lighting, and develop the resulting improvement project with City staff. Improvements should be pedestrian based.

Action 2: Encourage a continuous marketing effort for potential new office clients for downtown, coordinating with the "Main Street" group.

Action 3: Retain the through-traffic vehicular pattern in the downtown.

Action 4: Encourage widened walkways and the public use of open space, for such facilities as an amphitheater. This area would then also serve as a Central Street noon-time park.

Action 5: Encourage the maximum use of sidewalk frontages for buildings on both sides of all pedestrian walkways from Central Street to parking areas. This would provide additional building frontage and allow, therefore, the creation of smaller retail shops.

Action 6: Encourage the raising of money and the renovation of the Opera House. This item has the potential to be most critical in creating a new perception of Franklin. It is understood that the State intends to have matching funds in year 2000 for such projects via its Land and Community Heritage program.

Action 7: Investigate the relocation of City Hall, and consider locating it on the Winnipesaukee River, complete with a new unified public parking lot. Such a City Hall complex could utilize all or a portion of an existing mill structure. This central location in the downtown would provide direct mill renovation. It would also bring people to the river, provide potential commercial traffic, and encourage the renovation of the remainder of the old mill yard area. The symbolism of the "center of downtown" is also a positive image.

Action 8: Develop pedestrian water access and park area as part of any new City Hall development.

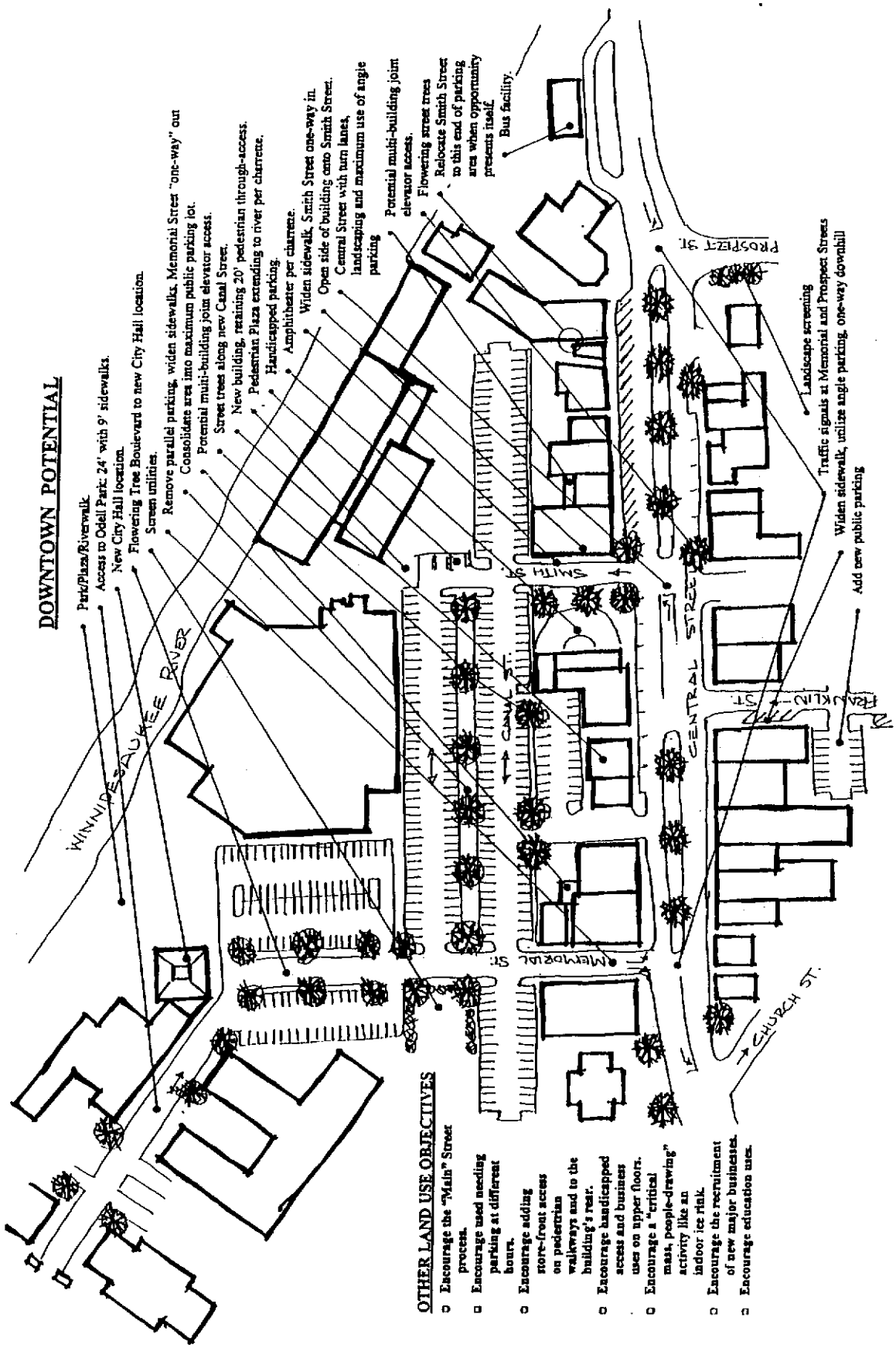
Action 9: Develop a comprehensive parking management plan for all downtown parking.

Action 10: Consolidate all the available non-building land between Central Street and the Winnipesaukee River into a single unified public parking lot, designed with appropriate plantings, street trees and pedestrian lighting. This action should be accomplished in stages, and
indirectly controls all of the potentially negative "open" land uses that might continue to be located in this area.

Action 11: Encourage the development of an indoor, year round ice rink or other activity generator such as a public market or other strong economic generator in order to achieve the necessary "critical mass" for renovation of the old mill yard area.

Action 12: Develop additional off-street public parking on the south side of Central Street where possible.

Action 13: Promote the retention, revitalization and reuse of existing commercial and industrial structures in the downtown, particularly potentially historic structures. Promote listing on the National Register of Historic Places, and use of the associated federal tax credits.


DOWNTOWN POTENTIAL
Park/Plaza/Riverwalk.
Access to Odell Park: 24' with 9' sidewalks.
New City Hall location.
Flowering Tree Boulevard to new City Hall location.
Screen utilities.
Remove parallel parking, widen sidewalks, Memorial Street "one-way" out
Consolidate area into maximum public parking lot.
Potential multi-building joint elevator access.
Street trees along new Canal Street.
New building, retaining 20' pedestrian through-access.
Pedestrian Plaza extending to river per charrette.
Handicapped parking.
Amphitheater per charrette.
Widen sidewalk, Smith Street one-way in.
Open side of building onto Smith Street.
Central Street with turn lanes,
landscaping and maximum use of angle
parking
Potential multi-building joint
elevator access.
Flowering street trees
Relocate Smith Street
to this end of parking
area when opportunity
presents itself.
Bus facility.
Landscape screening
Traffic signals at Memorial and Prospect Streets
Widen sidewalk, utilize angle parking, one-way downhill
Add new public parking
WINNIPESAUKEE RIVER
SMITH ST.
CANAL ST.
CENTRAL STREET
FRANKLIN ST.
MEMORIAL ST.
PROSPECT ST.
CHURCH ST.
OTHER LAND USE OBJECTIVES
Encourage the "Main" Street
process.
Encourage used needing
parking at different
hours.
Encourage adding
store-front access
on pedestrian
walkways and to the
building's rear.
Encourage handicapped
access and business
uses on upper floors.
Encourage a "critical
mass, people-drawing"
activity like an
indoor ice rink.
Encourage the recruitment
of new major businesses.
Encourage education uses.

Action 14: Encourage, or participate in, the development of common handicap access elevator additions that serve the upper floors of two or more existing Central Avenue structures.

Action 15: Modify the use of Odell Park and construct a permanent stage facility there for larger shows and activities, contingent upon replacing the ball fields.

Action 16: Create a linear pedestrian park between the Winnipesaukee River and Bow Street. Connect this park to the mill yard area with a pedestrian bridge.

Action 17: Encourage the creation of a continuing education facility in an existing downtown building.

Action 18: Encourage local businesses to promote canoe and kayak rentals and activities on the City's three rivers. Consider establishing a small boat pull-out on the Winnipesaukee River at the eastern end of downtown.

Action 19: Consider the creation of a Tax Incremental Financing District to finance downtown public improvements.

Land Use:

For all land use proposals relating to ordinance regulations, see Appendix E for specifics.

Action 1: Promote the area north of Ward Hill Road as a focal point for further non-rural residential housing. Consider rezoning from Rural Residential (RR) to Low-Density Residential (R-1) and extending sewer and water service in advance of development. Such a zoning category recognizes urban densities with public sewer and water.

Action 2: Consider permanently protecting from development the hillside south of Webster Lake extending to Veterans Memorial Recreation Area by purchase or easement.

Action 3: Consider maintaining the upper Prospect Street area as Rural Residential (RR) because of the steep hillside conditions. Sewer and/or water would not, therefore, be extended in this area.

Action 4: Protect residential neighborhoods from the negative impacts of industrial uses.

Action 5: Create a mechanism to preserve existing farms, open lands and vistas.

Action 6: Preserve river bottom land along alluvial flood plains for the purpose of maintaining its ability to support farming in the future, especially along that of the Merrimack River.

Action 7: Encourage the listing and preservation of buildings that are potentially eligible for listing on the National Register.

Action 8: Encourage single-family use of older homes within existing residential neighborhoods.

Action 9: Allow industrial development and urban density residential growth in appropriate areas.

Action 10: Consider protecting surface water quality by establishing a Surface Water Protection District (zoning overlay) which will enable the City to manage and restrict activities leading to runoff of soil and pollutants

in the watersheds and major tributaries of Webster Lake and the Winnipesaukee, Pemigewasset and Merrimack Rivers. In particular, the ordinance would control the manner in which logging is undertaken through the use of a timber monitor and material pits are operated through the site plan review process, (supported by the best management plans outlined by the State of NH Division of Environmental Services, Department of Forestry and Department of Agriculture), requiring an erosion control plan for logging sites in excess of five acres, and erosion and site reclamation plans for all material pits.

Action 11: Protect drinking water supply by establishing a Groundwater Protect District (zoning overlay) which will enable the City to manage infiltration of storm water and potential releases of hazardous materials to the aquifer. In particular, the ordinance would enable the City to oversee and restrict use, storage, and disposal of hazardous materials within the Groundwater Protection District.

Action 12: Pursue reclassification of drinking water aquifer for a higher level of protection, from GA2 [potentially valuable stratified drift aquifer with no active management of potential pollution sources] to GAA [delineated Wellhead Protection Area, with a few high risk land uses prohibited or actively monitored] as defined in the NH Groundwater Protection Act RSA 485-C. This will secure higher Department of Environmental Services priority on inspection and enforcement of state groundwater protection rules. Apply for Source Protection Sampling waiver to lower cost of annual sampling for semi-volatile organic compounds (Acme wells) and semi-volatile and volatile organic compounds (all other wells).

Recreation Actions:

Action 1: Maintain and update equipment at all city parks via dedicated budget appropriations.

Action 2: Designate city-owned parcels north and south of the waste water treatment plant, Tax Map 121, lot 402 and Tax Map 123, lot 403, to include four ball fields (or two soccer fields) and tennis courts.

Action 3: Designate a floodable area at Odell Park for outdoor ice-skating and/or ice hockey.

Action 4: Insure that the operation and maintenance of the Veterans Memorial Recreation Area facilities continue to operate without relying solely on volunteer organizations. A skating pond might also be maintained. Promote large outdoor events such as concerts.

Action 5: Encourage development of an indoor ice rink to meet a community need, but also to be a strong economic generator for Franklin, and to encourage the renovation of the remainder of the old mill yard or other areas. The facility would ideally have 2 rinks, one of which could be converted to indoor tennis or concert events.

Action 6: Enhance rail-trail program; link any isolated segments. Provide trailhead parking.

Action 7: Develop a playground on west side of town, either at Smith School or other city-owned land.

Action 8: Explore the development of ball fields and playground on federally owned land at the Franklin Dam in a location visible from the road, and easily fenced and maintained, e.g., the spillway area on Route 3A, north of Acme Staple.

Transportation:

Action 1: Support and complete the following Central Street improvements from the "US Route 3/NH Route 11 Franklin to Laconia Transportation Corridor Study" prepared for the New Hampshire Department of Transportation by HMM Associates, Inc., as modified:

A. Widen Central Street at the high school to provide an exclusive westbound left-turn lane for vehicles entering the school.

B. Install a new traffic signal at Central Street/West Bow Street intersection and add an eastbound left-turn lane on the Central Street approach.

C. Install a new traffic signal at Central Street/River Street intersection.

D. Convert Smith Street to one-way into the parking area from Central Street.

E. On-street parking on Central Street in the downtown should be angle parking to the extent possible.

Action 2: Support the I-93 Exit 19 project to convert the existing half-diamond interchange to a full-access interchange.

Action 3: Promote Phase 1 of the "I-93 Westerly Connection to US3 and NH11" project by constructing a limited access facility along Alignment D from Exit 19 in Northfield to US3 & NH11 in Franklin at a point west of the Tilton Town Line.

- Modify Alignment D and promote Phase 3 of the "I-93 Westerly Connection to US3 and NH11" project by constructing a new river crossing that extends from the existing NH11/NH3-A intersection in the west side of Franklin, to NH127 (north of Independence Avenue) on the east side of Franklin.

- Reconsider the need for Phase 2 of the "I-93 Westerly Connection to US3 and NH11" project along Alignment D and its impacts on developed and undeveloped parcels, and the economic viability of downtown businesses on Central Street.

Action 4: Support the path/trail along Winnipesaukee River between Franklin and Tilton as proposed by the Franklin-Tilton Chamber of Commerce.

Action 5: Promote the utilization of all railroad right-of-way for recreational uses, without jeopardizing future revitalization of the railroad for rail travel (freight and/or passenger) between White River Junction, Vermont and Concord, New Hampshire.

Action 6: Provide off-street parking facilities at trailheads for OHRV (off-road recreational vehicle) travel.

Action 7: The Planning Board should consider adopting Site Plan Review regulations requiring a traffic study for any development or change of use that generates more than 100 vehicle-trips during any peak hour period. The study should identify the appropriate front door improvements and the need for off-site traffic mitigation.

Action 8: The Planning Board should consider establishing Access Management Guidelines and include them within the Site Plan Review regulations so that the adverse effects of vehicle conflicts and safety can be improved. Implementation of traffic management techniques can have a substantial impact on accident and delay reduction.

Action 9: Reserve additional right-of-way for road widening at the Site Plan Review stage of land development.

Regulations:

Action 1: Reorganize the zoning ordinance to reduce the number of zones, and to utilize overlay zones to protect lakes, aquifers and rivers, and to allow dimensional flexibility within the downtown. (See Appendix D for specifics.)

Action 2: Undertake a code enforcement program for multifamily housing and consider an annual or other set period of time certificate of occupancy (CO).

Other:

Action 1: Initiate quarterly meetings with the City Council, all nonprofit economic development groups, the new "Main Street" group and the Franklin-Tilton Regional Chamber of Commerce.

Action 2: Encourage the continued strengthening of the Franklin Regional Hospital in their medical market place, and the current policy of dispersing their facilities, causing minimal impact on their residential neighborhood.

Action 3: Listen and respond positively to any neighborhood group wishing public efforts and/or investment to match with private reinvestment in order to strengthen neighborhoods.

Action 4: Provide sewer around Webster Lake with low-pressure pump system for shallow installation.

Action 5: Because of space needs, a new location is being contemplated for the Municipal Services facilities. A new location for this public facility should reflect that this function has some qualities of an industrial use.

Action 6: Consider a new location for the City's snow dump outside the stratified drift aquifer and not within 250 feet of a protected shoreline.

Action 7: Consider utilizing low salt best practices on roadways within 250 feet of a protected shoreline or a well head protection zone.

3. IMPLEMENTATION SCHEDULE

First Year:

- Insure that a minimum of 50 acres of industrially zoned land is readily available, properly zoned, laid out and with appropriate entry. Roads and utilities should be completed or available in a timely fashion.
- Plan or encourage the planning of an ownership opportunity for existing, small industries that are currently renting facilities, but that desire building ownership.
- Organize a "Main Street" type organization.
- Continue and focus on Opera House fund raising.
- Plan City Hall replacement for time of Opera House renovations.
- Plan for the funding and development of new ball fields.
- Implement rezoning changes relating to downtown flexibility.
- Delineate Groundwater Protection District and inventory potential contamination sources (PCSs) within proposed district.
- Implement zoning ordinance to establish Groundwater Protection District and establish protection measures.
- Identify Surface Water Protection District and implement zoning changes to implement protection measures.

Second Year:

- Develop an ownership opportunity for existing, small industries that are currently renting facilities, but that desire building ownership.
- The "Main Street" organization should hire a Main Street Director and begin operations.
- Planning for 1st phase of parking lot development.
- Construct new ball fields.
- Plan sewer and water extension in the area north of Ward Hill Road as a focal point for further non-rural residential housing.
- Complete fund raising for Opera House renovations.
- Complete funding and begin property acquisition for City Hall relocation.
- Plan Central Street improvements.
- Apply to DES for Source Protection Sampling Waiver and groundwater reclassification.
- Implement zoning changes to encourage single-family use of older homes within existing residential neighborhoods.

Third Year:

- Plan for a modified Odell Park.
- Land acquisition and construction of 1st phase of downtown parking lot, north of Central Street.
- Implement Central Street improvements.
- Begin development of City Hall relocation.
- Complete Opera House renovation plans.
- Review implementation progress against the schedule and any changed conditions. Update schedule for next three years.

◻ APPENDICES

A. COMMUNITY CHARACTERISTICS

B. TRANSPORTATION

C. PUBLIC UTILITIES AND FACILITIES

D. REGULATION REVIEW

E. NATIONAL MAIN STREET PROGRAM

F. CENTRAL BUSINESS SERVICE DISTRICTS

G. HISTORIC AND CULTURAL RESOURCES

H. COMMUNITY SURVEY

I. MASTER PLAN SUBCOMMITTEE REPORTS

J. HOUSING & COMMUNITY DEVELOPMENT PLAN

K. DISPLACEMENT & RELOCATION PLAN

APPENDIX A

COMMUNITY CHARACTERISTICS

FRANKLIN, NEW HAMPSHIRE

APPENDIX A

COMMUNITY CHARACTERISTICS

FRANKLIN, NEW HAMPSHIRE

Municipal Resources, Inc.
Concord, NH

INTRODUCTION

Population, housing and economics are the leading factors defining the community environment in which we live and work. Understanding these characteristics, their relationships, impacts, dynamic nature is imperative in planning for Franklin's future. This appendix will describe trends in population, housing and the economic base with some note of the larger context of New Hampshire.

POPULATION

❑ Trends

Franklin's population has increased about 400 persons between 1980 and 1990, representing an annual growth of approximately 0.5%. This compares to an annual growth rate within New Hampshire as a whole of just over 2%. This rate of growth for Franklin was similar for the preceding 10-year period, and is projected by the NH Office of State Planning to continue by similar amounts for the next twenty years. Franklin's relationship to New Hampshire as a whole also continues similarly. While these numbers may vary over time, they represent slow, but steady, growth both in the past and projecting into the future. Factors that influence growth in residential population include jobs, housing, schools, cost of living, community services and quality of life. Depending upon Franklin's vision for the future, some of these factors may change.

POPULATION TRENDS

Year	Population	% Annual Change	% NH Annual Change
1970	7,292	0.8%	2.2%
1980	7,901	0.8%	2.2%
1990	8,304	0.5%	2.1%
2000	8,654	0.4%	1.1%
2010	9,285	0.7%	1.1%
2020	10,069	0.8%	1.3%

Source: US Census & NH Office of State Planning

❑ Age Characteristics

The largest number of residents fall within an age group common to the workforce, i.e. between the ages of 18 and 64. In general, about 61% of the population fall within this group. Additionally, about 85% of the population are in the workforce or in dependent children age groups. This leaves about 15% of the population at or above the age of 65 years.

When compared to the preceding 10-year period, the number and percentage of elderly has grown. In number, this group has increased from 1,093 in 1980 to 1,282 in 1990. As a percentage of Franklin's population, this group has increased from 13.9% to 15.4%.

This growth in the age group of 65 or more years reflects state and national trends. When compared to the state, however, the percentage is higher in Franklin. Compared to Franklin's 15.4% rate, New Hampshire has an 11.3% rate of this group compared to the total population.

AGE DISTRIBUTION TRENDS

Age Group	1980	1980 %	1990	1990 %	1980-1990	1980-1990 %
85+ Years	115	1.5%	186	2.2%	71	0.8%
75-84 Years	372	4.7%	480	5.8%	108	1.1%
65-74 Years	606	7.7%	616	7.4%	10	-0.3%
55-64 Years	745	9.4%	709	8.5%	-36	-0.9%
45-54Years	782	9.9%	872	10.5%	90	0.6%
35-44 Years	818	10.4%	1,033	12.4%	215	2.1%
25-34Years	1,198	15.2%	1,394	16.8%	196	1.6%
15-24Years	1,418	17.9%	1,098	13.2%	-320	-4.7%
5-14 Years	1,235	15.6%	1,278	15.4%	43	-0.2%
0-4Years	612	7.7%	638	7.7%	26	-0.1%
Totals	7,901	100.0%	8,304	100.0%		

Source: US Census

Planning concerns for elderly residents typically focus around adequate housing opportunities, community services and economic issues. As the number of individuals in the 75 or more years age groups increase, health and economic issues usually take on an even greater importance. These age distribution trends are expected to continue locally and nationally throughout the planning period.

- **Household Size and Type**

A household is defined by the relationship of the people living in a housing unit. It is often classified accordingly, such as a single person living alone, family or non-family household. Understanding household composition provides another key to planning for community growth.

HOUSEHOLD TYPE AND RELATIONSHIP

Family Type	# of Households	% of Total
2-Spouse Family	1,585	70.8%
Husband (No Wife)	116	5.2%
Wife (No Husband)	385	17.2%
Other Relative	83	3.7%
Non-Relative	67	3.0%
Other	4	0.2%
Totals	2,240	100.0%

Source: 1990 US Census

In 1990, almost 71% of Franklin's households were occupied by families, headed by two parents. Just over 22% of households, however, were headed by 1-parent households.

A number of children are found within these 1-parent households. In 1990, there were 59 male-headed households having 107 children 18 or under years of age. At the same time there were 236 female-headed households having 430 children at or under the same age. In total, therefore, these 295 one-parent households affect 537 children 18 or under years of age.

❑ Population Issues

Analysis of the preceding reveals evidence of a number of issues related to Franklin's population. These issues are highlighted below and should be considered in planning for Franklin's future growth and development.

- The need for growth consistent with the provision of public infrastructure.
- The need for growth consistent with the provision of public and private services.
- City service needs for an increasingly elderly population.
- Stable (minimum) growth in preschool and school age children groups.
- The needs of single parent households.
- Franklin's desire to increase, decrease or continue its current rate of growth.

HOUSING

❑ Trends

It is estimated that on average, 5 housing units were added each year between 1990 and 1997. This is a decrease from the preceding ten years when an average of 67 units were added annually.

HOUSING BY TYPE

Housing Type	1980	1980% by Type	1990	1990% by Type	Est. 1997	1997% by Type	80-97	80-97% by Type
Single Family	1,801	58.6%	1,951	52.1%	1,970	52.1%	169	9.4%
Multifamily	1,126	36.6%	1,547	41.3%	1,536	40.6%	410	36.4%
Manufactu. Hsg.	147	4.8%	246	6.6%	275	7.3%	128	87.1%
Totals	3,074	100.0%	3,744	100.0%	3,781	100.0%	707	23.0%

Source: 1990 US Census & NH Office of State Planning

The type of housing being developed, however, is of more probable significance than the number of units developed annually. The growth rates for multi-family units and for manufactured housing have been, and are, greater than that for single family homes. The last three decades have seen a multi-family unit growth rate of 36.4%, and a manufactured housing growth rate of 87.1%, while the single family home growth rate during the same period has been only 9.4%. The result has been a shift in the housing stock's composition. In 1980, single family homes represented 58.6% of all dwellings. Currently, representation has dropped to 52.1%. Multi-family dwellings, representing 36.6% of the housing stock in 1980, now represent 40.6%. Manufactured housing has risen from 4.8% to be 7.3% of the housing stock during this same period. These changes are related to household size, previously discussed, and to housing costs and the income with which one meets these costs.

❑ Housing Costs

A median value is that for which half of the examples are above and half are below. A median value is less affected by an extreme example than is an average value. The median value is,

1990 HOUSING COSTS

	Median Household Income	Median Owner Occupied Value	Median Contract Rent	Estimated Mortgage & Taxes	Mortgage & Taxes as % of Income	Rent as % of Income
Franklin	$27,011	$89,400	$405	$790	35.1%	18.0%
New Hampshire	$36,329	$129,300	$549	$1,100	36.3%	18.1%

Source: 1990 US Census & Municipal Resources, Inc.

therefore, utilized in the review of housing costs. The median value of an owner occupied home was $89,400 in 1990. The median contract rent was $405 monthly. In estimating the cost of housing there may be, without a doubt, a great deal of variation depending upon ones individual circumstances and the economy at the time a mortgage was obtained or other financing arranged. It is estimated that approximately 35% of ones income is utilized for owner-occupied housing and 18% if rental, both by a median income household. Without statistical evidence, it is believed that lower income households are attracted by the lower cost of rentals, resulting in a much greater proportion of income going to housing, than illustrated by the median.

Housing values, since the 1990 US Census was taken, have dropped due to a recession and climbed again since then. Currently reported multi-listed residential average sales suggest that housing costs are just below the 1990 Census figures. These figures also show that the average Franklin residential sale is below that of the neighboring communities.

AVERAGE RESIDENTIAL SALES
1/1/99 – 8/20/99

City/Town	Average Price
Franklin	$ 80,555
Tilton	$ 92,123
Northfield	$96,629
Concord	$ 124,726

Source: REMIS © Quest Technologies, Inc.

Franklin's weekly rentals are reported in a much wider range of rent value, depending upon unit size and utilities than suggested by the median contract rent of the 1990 Census. Assuming four weeks to the month, local realtors estimate rents to range from $240 - $800. Hence, ones percentage of income spent on rental housing is similar or higher than that of ownership.

MONTHLY RENTALS

Unit Size	No Heat	With Heat
1Bedroom	$240	$340
2 Bedrooms	$400	$500
3 Bedrooms	$540	$700
4+ Bedrooms	$640	$800

Source: Franklin Master Plan Committee

When compared to New Hampshire as a whole, the median household income, the median owner occupied home value and the median contract rent are all significantly higher in the state than in Franklin, 34.5%, 44.6% and 35.6% respectively. These values reflect the Nashua, Salem and Portsmouth area economies that are, in turn, significantly influenced by the Boston metropolitan area. The percent of ones income spent on housing, however, is essentially the same in both cases.

THE ECONOMY

A variety of conditions determine Franklin's economic climate, including business and employment opportunities, workforce skills and availability, accessibility to jobs, income levels and taxes.

In addition to 1990 Census data, one sign of Franklin's current income levels is the high number of current welfare cases. The following table compares various New Hampshire cities and towns by the ratio of active welfare cases to total community population.

CURRENT WELFARE CASES

City/Town	Cases/Population as a Percent
Franklin	1.46
Claremont	1.09
Manchester	1.08
Laconia	0.83
Concord	0.69
Plymouth	0.63
Nashua	0.62
Bristol	0.61
Dover	0.58
Tilton	0.50
Portsmouth	0.50
Keene	0.48
Pembroke	0.46

Source: Franklin Welfare Office, 9/24/99

Evaluating these characteristics provides an indication of economic health and points to weaknesses in the local economy. At the root of this economy is the workforce, limited by education status. The 1990 US Census shows that of persons 18 years or older, 26.8% did not finish high school. Of this same workforce, 32% have not progressed past high school. The preliminary assessment must be that dropping out of school and not being more greatly motivated toward academic achievement has resulted in a less-competitive labor pool locally. If this has remained the case since 1990, than one would suggest goals and proposals dealing with this aspect of the problem.

INDUSTRY COUNT BY EMPLOYED PERSONS 16 YEARS OR OLDER

Industry	# Employed	% of Total
Agricultural, Forestry, Fishing	0	0.0%
Mining	0	0.0%
Construction	206	5.3%
Manufact: Nondurable Goods	237	6.1%
Manufact: Durable Goods	1,096	28.4%
Transportation	104	2.7%
Communication, Public Utilities	71	1.8%
Wholesale Trade	70	1.8%
Retail Trade	533	13.8%
Finance, Insurance, Real Estate	209	5.4%
Business and Repair Service	44	1.1%
Personal Service	134	3.5%
Entertainment	8	0.2%
Professional: Health	403	10.4%
Professional: Education	240	6.2%
Professional, Other	301	7.8%
Public Administration	207	5.4%
Totals	3,863	100.0%

Source: 1990 Census

□ Employment Patterns

Current employment falls into the industry categories as shown to the left. The percentages in the various categories are fairly typical of the economy and time period in which the data was collected, i.e.1989.

The variation relating to the local Franklin economy is the higher percentage of persons in the manufacture of durable goods. The 28.4% would, with a more diverse

economy, be closer to 10%-15%. At the same time, retail trade, wholesale trade, communication and public utilities would each be 1%-2% higher.

The variation relating to the time period is the lower level of employment in the construction industry. Without the economic slow-down at this time, there might have been a 9%-10% rate, in lieu of lower 5.3% rate.

OCCUPATION COUNT BY EMPLOYED PERSONS 16 YEARS OR OLDER

Industry	# Employed	%of Total
Executive, Profession, Manager	359	9.3%
Professional Specialty Occup.	438	11.3%
Technical & Support Occup.	155	4.0%
Sales Occupations	309	8.0%
Admin Support, Inc. Clerical	625	16.2%
Private Household Service	25	0.6%
Protective Service	44	1.1%
Other Service Occupations	450	11.6%
Farming, Forestry, Fishing	10	0.3%
Precision Production & Repair	596	15.4%
Machine Operators, Assembly	628	16.3%
Transportation, Mater'l Moving	86	2.2%
Handlers, Helpers, Laborers	138	3.6%
Totals	3,863	100.0%

Source: 1990 US Census

The various occupations and the number of persons in each, in 1989, are illustrated to the left. The local economy and the skill level of the local workforce are evident when comparing these percentages to the New Hampshire as a whole.

The percentage of workers doing precision production and repair, machine operators and assembly total 31.7%, compared to 24.1% State-wide. At the same time, the professional technical categories are at 11.3% in Franklin, while the same are at 21.1% state-wide.

EMPLOYMENT PROJECTIONS BY OCCUPATION GROUP

OCCUPATIONAL GROUP	1996	Percent of Total	2006	Percent of Total	Total Number	Change Percent
Executive, Admin & Managerial	51,279	8.8%	61,219	9.1%	9,940	19.4%
Professional, Paraprofessional & Tech	122,422	21.1%	153,545	22.9%	31,123	25.4%
Marketing and Sales	80,854	13.9%	89,792	13.4%	8,938	11.1%
Admin Support, including Clerical	89,202	15.4%	96,996	14.5%	7,794	8.7%
Service Occupations	92,557	15.9%	108,444	16.2%	15,887	17.2%
Agricultural, Forestry, Fishing	4,949	0.9%	5,373	0.8%	424	8.6%
Precision Product, Craft and Repair	58,429	10.1%	64,600	9.6%	6,171	10.6%
Operators, Fabricators and Laborers	81,379	14.0%	89,984	13.4%	8,605	10.6%

Source: 1996-2006 New Hampshire Employment Projections, NH Employment Security, 1998

Looking at the growth expected throughout the state over the next ten years, the most significant changes are in three growth areas. The largest is the professional, paraprofessional and technical area that is expected to expand by 31,123 jobs, or 25.4%. Next the executive, administrative and managerial area is expected to expand by 9,940 jobs, or 19.4%. Lastly, service occupations are expected to expand by 15,887 jobs, 17.2%. The issue is which jobs are captured within Franklin or the economic region serving Franklin.

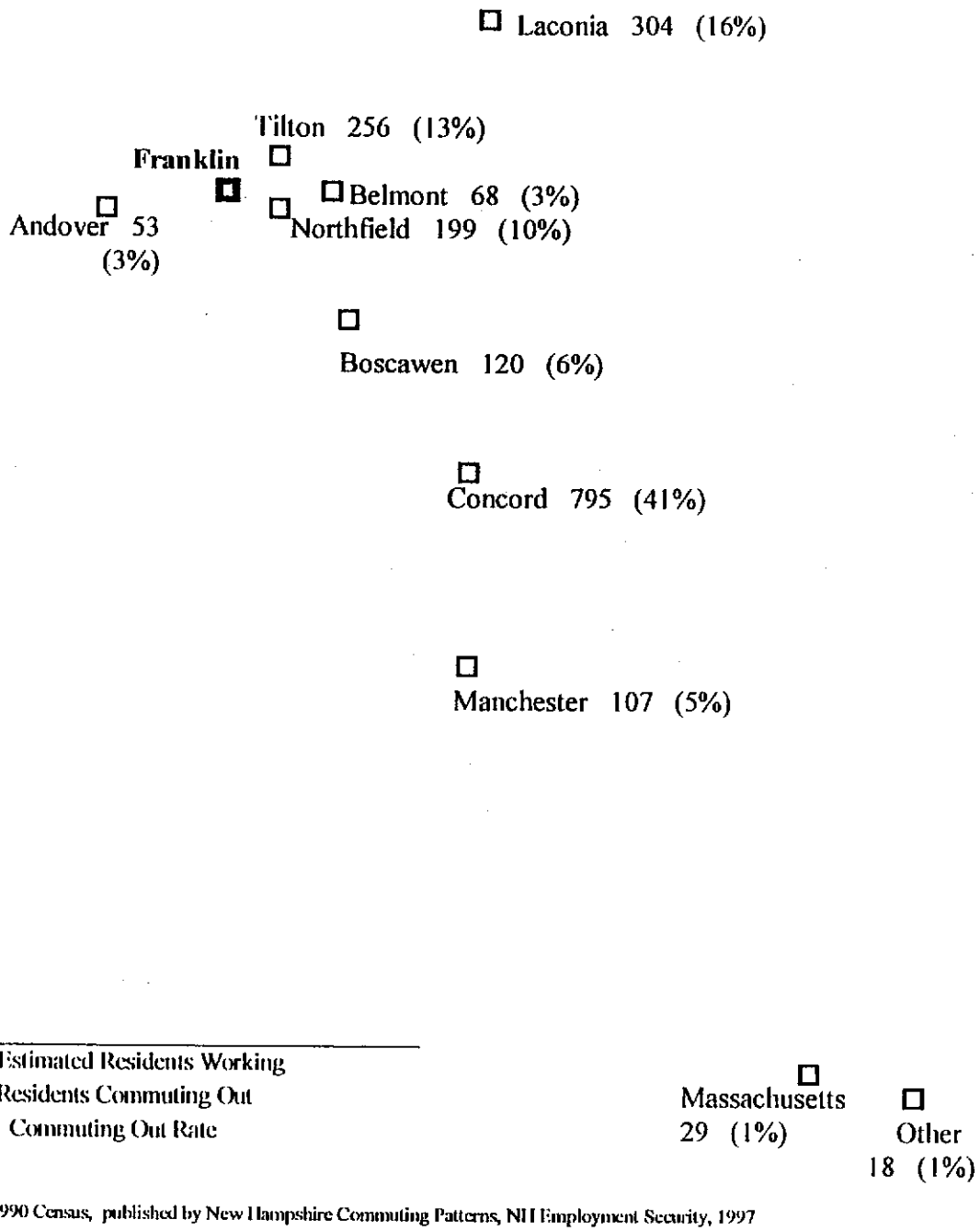
- **Commuting**

Following this page are two illustrations showing the commuting patterns out of and into Franklin. Both number of persons and percentage are shown. The towns in question are arranged in their approximate geographic relationship to each other as if on a map. These patterns explain where the residents of Franklin are employed and who works in the jobs that are located within Franklin itself.

Beginning with the first illustration, commuting out from Franklin, one can see that that 61.5% of Franklin's residents commute out of town for employment. Of these, 29% commute to near-by towns of Andover, Belmont, Northfield and Tilton; 47% go to Boscawen and Concord; and 16% to Laconia. A few go much greater distances. These are the percentages of a suburban city, much like the border towns of Salem and Nashua, much higher than the center of an economic area as is Manchester.

From the second illustration, commuting into Franklin, one can see 50.1% of Franklin's jobs are filled by individuals who come into Franklin from the surrounding towns. Most come from close by: 61% from Andover, Belmont, Northfield and Tilton. Only 19% come from Sanbornton and Laconia to the northeast, and 16% from Boscawen and Concord to the south. Very few come from a greater distance.

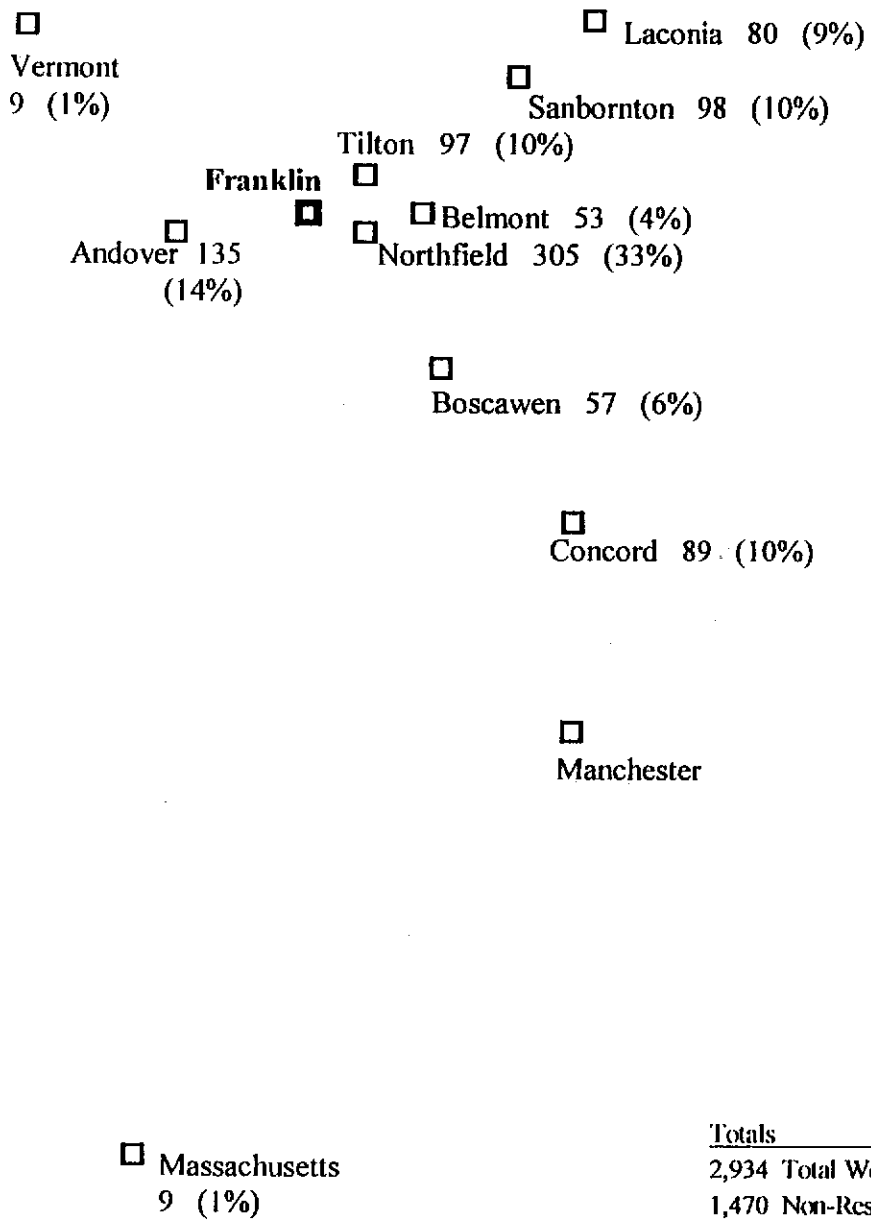
COMMUTING OUT FROM FRANKLIN TO:
Number and Percentage Shown by Location



Totals
3,800 Estimated Residents Working
2,336 Residents Commuting Out
61.5% Commuting Out Rate

Source: 1990 Census, published by New Hampshire Commuting Patterns, NH Employment Security, 1997

COMMUTING INTO FRANKLIN FROM:
Number and Percentage Shown by Location



Totals

2,934 Total Working in Town
1,470 Non-Residents Commuting In
50.1% Commuting In Rate

Source: 1990 Census, published by New Hampshire Commuting Patterns, NH Employment Security, 1997

◻ Related Economic Growth Opportunities

Related economic growth opportunities are first found by reviewing ones local economic base. This is true because most new jobs come from the expansion of existing business, in lieu of in-migration of industry. The following illustration characterizes some of these opportunities, currently found in Bristol, Concord and Laconia, as well as in Franklin. Within Franklin's economic base area one finds a large number of machine shops, tooling and precision metal work in the manufacturing area. One finds hospitals in three of these towns, the health services area. Two of the towns have colleges and one has state government.

RELATED EMPLOYMENT POTENTIAL

◻ **BRISTOL**
molded rubber parts
tools for molded rubber
machine shop

◻ **LACONIA**
turned wood products
13 machine shops
precision tubular assembly
heat sinks
spherical bearings
hospitals
colleges

◻ **FRANKLIN**
hospitals
valves
machine shop
injection molding
printed circuit boards
heat sinks

◻ **CONCORD**
instrumentation
printing/bookbinding
4 machine shops
state government
hospitals
colleges

Source: Municipal Resources, Inc.

Additionally, throughout the area one finds tourism and retail opportunities. The former are typically located by lake and mountain, and the latter by larger towns and interstate exit, currently concentrating at Exit #20 in Tilton.

1996 AVERAGE WEEKLY WAGES

For Selected Industries in the Concord Labor Market:

SIC Code	Industry	Average Annual Employment	Average Weekly Wage
CONSTRUCTION			
15	Building construction, general contractors	2,136	$563
MANUFACTURING			
22	Textile mill products	191	$543
26	Paper and allied products	411	$719
27	Printing, publishing and allied industries	1,257	$521
30	Rubber and miscellaneous plastic products	818	$601
24	Wood, wood products, except furniture	965	$448
34	Fabricated metal products	961	$634
35	Industrial machinery and computer equipment	1,007	$648
36	Electronic equipment and components	1,820	$603
38	Measuring, analyzing, controlling instruments	514	$589
GAS & SANITARY SERVICES			
48	Communications	275	$709
49	Electric, gas and sanitary services	377	$957
WHOLESALE TRADE			
50	Wholesale trade - durable goods	1,513	$923
51	Wholesale trade - non-durable goods	924	$602
RETAIL TRADE			
52	Building materials, garden supplies	476	$427
54	Food stores	1,270	$247
55	Automobile dealers and gasoline service station	1,405	$566
58	Eating and drinking places	3,218	$183
59	Miscellaneous retail	1,354	$345
FINANCE, INSURANCE AND REAL ESTATE			
60	Depository institutions	763	$526
62	Security and commodity brokers	113	$1,312
63	Insurance carriers	2,123	$841
65	Real estate	655	$417
67	Holding and other investment offices	62	$620
SERVICES			
70	Hotels and other lodging places	378	$218
72	Personal services	444	$275
73	Business services	1,301	$542
75	Automotive repair, service and parking	365	$392
76	Miscellaneous repair services	235	$533
78	Motion pictures	156	$179
79	Amusement and recreation services	873	$135
80	Health services	4,620	$616
81	Legal services	777	$870
82	Educational Services	1,133	$502
83	Social services	2,691	$288
87	Engineering, accounting, research, manage	1,175	$810

Note n = data does not meet disclosure standards

Source: 1996 Profile, Employment and Wage Data, NH Employment Security

▫ Wages Rates and Employment Growth

The preceding page illustrates the prevailing wage rates within the Concord labor market. From these, one can determine on what types of jobs on which the community wishes to focus.

The highest average weekly wages are found with security and commodity brokers ($1,312). Next highest are electric, gas and sanitary workers ($957) and durable goods wholesale trade ($923). The $800 - $900 range of average weekly wages includes legal services ($870) and engineering, accounting, research and management ($810), while the $600 - $800 range includes most other manufacturing employment, non-durable goods wholesale trade, communications, insurance and health services. Service employment not previously mentioned and all retail employment result in average weekly wages of lesser amounts.

While all employment opportunities are welcome, and a certain number of service and retail jobs will increase as a function of location, population growth and national changes in the economy, public efforts ought to be focused on higher paying jobs.

The following page illustrates the state's projections of employment growth by industry within the Concord labor market. This provides the realism to ones goals. The basic question is which industries will be providing the most jobs, and which of these have the higher prevailing wage rates.

There are five industries where growth over the next 6 years should be greater than 30%. These are business services (53%), social services (47%), security and commodity brokers (34%), legal services (34%) and auto repair services (32%). Then there are eight industries in the 20-30% growth range, including non-durable goods wholesale (29%), building material and garden supplies retail (29%), electric, gas and sanitary services (24%), health services (24%), holding and other investment offices (23%), motion pictures (23%) instrument and related products manufacturing (22%) and educational services (22%). Lastly, there are nine industries in the 10-20% growth range. These include industrial machinery and computer equipment, insurance, real estate, restaurants and the other service occupations.

These state projections, (the number of jobs, not % growth), and existing Concord market area businesses indicate the most realistic growth potential for Franklin. These include a number of high-growth, low wage occupations, e.g. food stores, eating and drinking establishments, miscellaneous retail, hotel and other lodging, personal services and social services. These are some of the business growth that will help downtown if the opportunity is presented.

However, there are also a number of high-growth occupations (1,000 or more jobs state-wide) which are also higher-wage (over $500 average weekly wage) occupations. One set of these require industrial park opportunities and include the manufacture of industrial machinery and computer equipment, electronic equipment and components and instruments and related products. The other set of industries is suited to downtown or business park locations and includes insurance carriers, business services, health services, educational services and engineering, accounting, research and management occupations. Franklin's goal should be, therefore, to be as attractive as possible to these occupations, pulling some of Concord's potential economic growth north to Franklin.

EMPLOYMENT GROWTH PROJECTIONS BY INDUSTRY

For New Hampshire

SIC Code	Industry	1996 Employment	% Change Projected 1996-2006
CONSTRUCTION			
15	Building construction, general contractors	5,215	4.1%
MANUFACTURING			
22	Textile mill products	2,463	-1.7%
26	Paper and allied products	4,460	-11.7%
27	Printing, publishing and allied industries	7,684	1.0%
30	Rubber and miscellaneous plastic products	9,102	-3.1%
24	Wood, wood products, except furniture	4,442	-7.7%
34	Fabricated metal products	8,302	6.8%
35	Industrial machinery and computer equipment	18,334	12.3%
36	Electronic equipment and components	18,543	7.1%
38	Instruments and related products	11,238	22.3%
GAS & SANITARY SERVICES			
48	Communications	4,339	-0.6%
49	Electric, gas and sanitary services	4,073	23.8%
WHOLESALE TRADE			
50	Wholesale trade - durable goods	16,312	1.3%
51	Wholesale trade - non-durable goods	10,383	29.7%
RETAIL TRADE			
52	Building materials and garden supplies	5,201	29.4%
54	Food stores	20,821	8.0%
55	Automobile dealers and gasoline service station	12,386	6.8%
58	Eating and drinking places	35,189	14.1%
59	Miscellaneous retail	17,245	13.6%
FINANCE, INSURANCE AND REAL ESTATE			
60	Depository institutions	6,789	-3.6%
62	Security and commodity brokers	1,283	34.3%
63	Insurance carriers	9,240	11.8%
65	Real estate	5,237	13.1%
67	Holding and other investment offices	961	23.2%
SERVICES			
70	Hotels and other lodging places	8,668	15.3%
72	Personal services	5,974	17.0%
73	Business services	27,556	52.5%
75	Auto repair, service and parking	4,761	32.0%
76	Miscellaneous repair services	1,598	13.6%
78	Motion pictures	1,620	23.0%
79	Amusement and recreation services	7,816	10.8%
80	Health services	48,051	23.5%
81	Legal services	4,284	34.1%
82	Educational services	44,789	21.5%
83	Social services	13,964	46.8%
87	Engineering, accounting, research, manage	10,554	10.8%

Source: 1996-2006 New Hampshire Employment Projections, NH Employment Security, 1998

◻ Employers

As a reference, three listings of Franklin's economic base area employers follow. These should prove useful for the fact that the majority of employment growth is generated by existing businesses.

The first lists major, area non-industrial companies or business types. The second is a Franklin Business and Industry List created from the Franklin -Tilton Chamber of Commerce list of existing and potential members and industries from George D. Hall, Directory of New England Manufactures. The third includes surrounding area industrial companies by town. While this listing is as of 1993, the majority of businesses remain, though the number of employees have probably changed.

OTHER AREA MAJOR NON-INDUSTRIAL EMPLOYERS

Company or Business Type	Type Business
LACONIA	
Lakes Region Tourism	retail and service
Lakes Region General Hospital	medical
NH Technical College	educational
New Hampshire College	educational
CONCORD	
State Government	professional, technical, managerial
Concord Hospital	medical
New Hampshire Hospital	medical
NH Technical Institute	educational
Franklin Pierce College	educational
New Hampshire College	educational
FRANKLIN	
Franklin Regional Hospital	medical
Franklin Savings Bank	financial
SAU #18	educational
Shop N Save	retail
Various Nursing facilities	medical
Various bank & related services	financial
Various restaurants and services	retail and service
TILTON	
Interstate Exit Related	retail and tourism

Source: Municipal Resources, Inc.

FRANKLIN BUSINESS AND INDUSTRY LIST

[* Chamber of Commerce Member (employee range from Chamber membership class)]

COMPANY	# EMPLOYEES
Aavid Precision Extrusion*	50
Acme Staple	44
AD&G Fuel Company	
Advance Circuit Systems, Inc.	39
Al's Village Restaurant	
All State Insurance Company	
All Things Imprinted*	1-2
Ames Home Improvements	
Apple Tree Learning Center	
Appliance Store	
Aquaglo Car Wash	
ARC Electric & Electronic Supply	
Asplund, Bronwyn, Attorney*	1-2
Aubuchon Hardware	
Audet, Jerry, Realtor	
Auto Zone	
Avalon Animal Hospital	
B & J Autobody	
Bank of New Hampshire	
Beauchine Auto Service	
Beck & Belluci*	26
Beef n' Bun	
Benson Auto*	50
Big Tree Turnings	
Blossom Shop	
Blue Mirror Slender You Salon	
Blue-Rock Building Supply, Inc.	
Bo-Bo & Miss Boo-Boo	
Bow Street Garage	
Brothers Donuts	
Broughton, Charles*	1-2
Broughton-Zink Katherine*	1-2
Bumble Bee Landscaping	
Butler & Bone Contractors	
C&C Cars	
C&E Real Estate Professionals	
Casino Game Rentals*	1-2
Camp & Hill Hardware, Inc.	
Castle Motors	
Center Launderette	

COMPANY	# EMPLOYEES
Certified Mortgage Corporation	
Chapley's Shoe Store	
Charles Non-Ferrous Castings	
Child First Day Care	
China Gold Café	
Citizens Bank*	12
Clooning Machine	
C MW's Jewelry & Leather	
Collins Auto Repair & Collision Center	
Colonial Clipper	
Colpitts, Gregory, DMD*	3-19
Community Action Program	
Control Moldings	29
Creative Designs by Angle	
Crowley M.A. Trucking, Inc.	
Cumberland Farms	
Dan's Pharmacy*	3-19
DDC Control Energy	
Decato's Men's Wear*	1-2
Defosses Systematic Cleaning Service	
Diamond J Corporation	
Diamond Utility Corp.*	3-19
Digital Solutions	
D K Motel*	3-19
Doherty Electric, Inc.	
Donna's Hair & Skin Care	
Doucetta Paul Real Estate Appraiser	
Douglas DuBois Home Improvements	
Eastern Rental & Supply, inc.	
Edmunds, RD & Sons, Inc.	40
Elks Lodge	
Enchanted Florist The	
Englewood Bed & Breakfast*	1-2
EVCO	
Family Dollar Store	
Favorites Family Restaurant	25
FBIDC*	1-2
Feener Assoc.*	1-2
FM Piper Printing*	3-19
Fonzi's	

COMPANY	# EMPLOYEES
Franklin Chiropractic	
Franklin Citgo	
Franklin, City of	80
Franklin Cleaners	
Franklin Falls Apartments	
Franklin Falls Grill	20
Franklin Falls Hydro	
Franklin Fast Food*	1-2
Franklin Greens*	3-19
Franklin Motel	
Franklin Nautilus	
Franklin Non-Ferrous	8
Franklin Pewter	
Franklin Plantation Apartments	
Franklin Plumbing	
Franklin Regional Hospital*	289
Franklin Rent-to-Own	
Franklin Savings Bank*	100
Franklin Schools, SAU #18	253
Franklin Septic Service	
Franklin Storage Company	
Franklin Veterinary Clinic	
Franklin Waste Water Treatment	30
Friendly Barber Shop	
Frost Agency*	3-19
Gale Taxi	
Gensis Elder Care (Mountain Ridge & Mountain Crest)	148
Goody Pizza	
Grand Lady Antique Doll & Toy	
Grevior Furniture*	3-19
Growing Place	
Headstart	10
Health First Family Care*	3-19
Healthy Generations	
Home Again NH	25
Hurd, WE Construction, Inc.	
Impact Embroidery design	
Insulfab Plastics, Inc.	45
JA Signs & Security	
Jameson Asphalt Paving & Seal	
Kearsarge Machine Company, Inc.	
Kidd-E-Garden	

COMPANY	# EMPLOYEES
K & M Sport Shop*	1-2
Lachiatto, Alexander Attorney*	1-2
Lefebvre Alan Construction*	3-19
Lemires BT Contracting Services	
Little Bear Day Care	
Luke's Music Hall	
Malone Lard & Dirubbo PC*	3-19
Mango Security Systems, Inc.	
Mannmade USA	
Maria Atwood Inn*	1-2
Mason Construction*	3-19
Masse Electrical Contractors	
McBey Machine	2
McDonald's Restaurant	40
Merrimack Cleaners	
Mike's Automotive/Sunoco	
Members First Credit Union*	15
Monroe Muffler & Break	
Mr. D's Restaurant	25
Mt. Ridge/Mt. Crest	128
Nan's Ceramics	
NH National Guard*	1-2
Norell Foundry & Machine, Inc.	17
Northeast Comm.*	3-19
Oak Hill Electric	
Packers Outlet	
Paige House Bed & Breakfast	
Patrils Restaurant and Bakery	21
Peabody Home*	50
Pemigewasset National Bank*	12
Pesso Boyden System Psychomotor	
Pevine Mike Electrical Services	
Phil's TV Service	
Phipps, KC Jewelers*	1-2
Pine Grove Campground*	1-2
Pizza Hut	
Polyclad*	630
Providian National Bank*	3-19
Pub Down Under	5
Public Service New Hampshire*	3-19
Public Works Supply Company, Inc.	
Pump Systems, Inc.	
Quality Castings of NH	7

COMPANY	# EMPLOYEES
R & D Paving	
Radio Shack	
Radio Works (WJYY)*	3-19
Regal Auction Services	
Rent-A-Center	
Resonance Technologies	
River Bend Mill	
River's Edge Service Center	
Riverside Housing for the Elderly	
Robert's Market	
RR Laconia*	3-19
Rowell's Electric / Septic Service	
Sanel Auto Parts Company	
Sara's Garden / Sunny Knoll	20
Seems to Be	
Serendipity School	20
Seufert Professional Associates*	3-19
Shear Madness	
Shop N Save*	135
Sokul, Jean E, Attorney	
Smart Funeral Home*	1-2
Spear Counseling	
Statewide Publications	
Steenbeke & Sons Building Supplies	
Stevenson Auctions	
Strolling Woods on Webster Lake*	3-19
Suburban Propane*	3-19
Sunflower Café	

COMPANY	# EMPLOYEES
Super 8 Motel*	3-19
Syndicate Block	
T-N-T Fence	
Terhune Jonathan DMD*	3-19
The Mouse House	
Thibault-Neun Funeral Home	
Thousand Acres*	3-19
Tiffany's Beauty Salon	
Tire Warehouse	
Traveling Girls	
Twin River's Century 21 Realty*	3-19
Twin River's Counseling Associates	
Unique Images Hair & Tanning Salon	
Video Choice	
Virgin Construction	40
Visiting Nurse Association*	42
Vittek, Joseph F. Jr., Attorney	
Warner's Wooden Wonders	
Webster Lake Inn	
Webster Valve Company	650
Westside Upholstery	
Wilderness Trailers	2
WFTN & WSCY	22
Willow Hill Food & Beverage	
Wogan & Sargent, Inc.	
Woodgate Management	
Wyman-Gordon Investment Castings	
Young, HL Funeral Home	
Zanca*	3-19

SOURCE:
Franklin – Tilton Chamber of Commerce, Existing and Potential Members as of February 2000, employee range determined by Chamber membership category.
Sara C. Tracy-Arone Telephone Survey, February 2000, specific number of employees

SURROUNDING AREA MANUFACTURING EMPLOYERS

Company	first SIC*	# Empl	Type Business
ANDOVER			
Continental Machine Corp	3599	39	machine shop
G F R	2484	4	paint ball guns
BELMONT			
Coca-Cola Bottling Co of Laconia	2086	60	carbonated beverages
D Tolling Inc	3544	6	plastic injection molding
K R C Northern Inc	3069		roll coverings
Millpower Source Inc	3679	37	switched power supplies
BOSCAWEN			
Elektrisola Incorporated	3357	150	copper magnet wire
Steenbeke & Sons Home Cent	2431	150	windows, doors, trusses, counter tops
CONCORD			
Allied Photo Products	3861	14	photochemical products
Boyce Highland Furniture Co.	2499	18	wood moldings and picture frames
Bridge & Bryon, Inc., Printers	2752	17	commercial printing
Buoy Technology, Inc.	3443	2	navigational ocean buoy equipment
Capital Offset Co., Inc.	2752	30	offset printing
Capital Bookbinding Corp.	2789	50	bookbinding
Cardinal Specialties, Inc.	2771	23	embossing and die cutting
Caron, J.C., Graphic Specialties	2752	15	offset printing
Century Color, Inc.	2752	8	printing
Collins Prosthetic Center	3842	3	prosthetics
Concord Awning & Canvas, Inc.	2394	7	canvas awnings and covers
Concord Design Services	3661	10	telecommunication equipment
Concord Litho, Co., Inc.	2752	250	printing
Concord Lumber Company	2431	20	lumber and building supplies
Concord Monitor	2711	95	newspaper and commercial printing
Concord Photo-Engraving Co.	2796	17	printing plates
Concord Press Brake & Tri-State	3446	8	steel fabricators
Designs in Thyme	3999	1	dried and silk floral designs
Dictaphone Corporation	3579	35	recording equipment
Evans Printing Co., Inc.	2752	23	printing
Granite State Vacationers, Inc.	2711	6	newspaper publishing
Hatch, L.G. & Sons	3444	4	sheet metal
Innovative Woodforms, Inc.	2431	8	millwork
Iron Dragon Corporation	3446	-	steel fabrication
Lett, W.F. Manufu Co., Inc.	3599	25	machine shop
Lockwood -Young Corp.	3273	22	ready mixed concrete
Marketing Unlimited, Inc.	2721	5	publishing, advertising graphics
May The Printer	2751	1	printing
Merrimack Sheet Metal, Inc.	3444	30	sheet metal fabrication
New Hampshire Clock Company	2431	10	clocks
New Hampshire Optical Co., Inc.	3851	34	lens grinding
N H Wilbert Vault Co.	3272	12	burial vaults

NH Bindery, Inc.	2789	20	book binding

Company	first SIC	# Empl	Type Business
Page Belting Co., Inc.	3199	100	industrial leather products
Postal Instant Press	2752	6	printing
Quadtronics Corporation	3825	5	environmental stress screening and test systems
Saynore Trophy Co., Inc.	3499	-	trophies
Secure Care Products	3663	8	detection transmitters
Sensor Instruments Co., Inc.	3823	5	meterological & electronic instrumentation
Sir Speedy Printing Center	2791	12	printing
Spectrum Mailing Services, Inc.	2752	125	printing and mailing
Sprague Electric Company	3674	600	intregrated circuits
Stowe -Woodward Co.	3069	21	rubber covers for rolls
Swenson, John, Granite Co., Inc.	3281	45	highway granite products
TAFA Incorporated	3542	35	thermal spray equipment & supplies
Thermal Technology, Inc.	3567	58	high temperature vacuum furnaces
Thomas Printing, Incorporated	2752	6	printing
Thorpe Corporation	3559	4	high velocity hot air highway repair lance
WASTE	3589	30	package sewage treatment plants
Weeks Dairy Foods, Inc.	-	260	dairy products
Wenday, Inc.	2751	30	commercial printing
Wheeler, Steve - Decoys	3949	1	decoys, canoe paddles
Yankee Concepts, Inc.	2641	6	bar code and lables and hardware
Yankee Typesetters, Inc.	2791	13	book typesetting
LACONIA			
ABC Fabricators, Inc.	3679	22	printed circuit boards
A.R.T. Associates	3398	10	heat treating
Aavid Engineering, Inc.	3679	350	heat sinks
Aerowold	3599	8	precision sheet metal parts
Allen-Rogers Corporation	2426	250	wood turnings
Amatex Corporation	3292	32	heat resistant industrials textiles
Armstrong Press	2752	13	custom printing
Baron Machine Company, Inc.	3552	75	machine parts
Bennett Machine Company	3599	8	precision machining for aircraft and power plants
Brookfield Enterprises	2329	32	knitted outerware
Caswell and Son, Inc.	3444	20	sheet metal fabrication
Cesco Inc.	2834	3	controls for sewer and water systems
Citizen Publishing Company	2711	50	newspaper publishing
Compset	2791	4	typesetting
Cooper Products, Inc.	3293	30	compression and transfer molded rubber
Cormier Corporation	2252	75	apparel manufacturing
Dutton Manufacturing	2339	37	contract stitching
E.P. Tool & Machine, Ltd.	3079	12	plastic distribution and fabrication
Electro-Circuits, Inc.	3679	90	printed circuit boards
Franklin Brush Co.	3991	50	mascara brushes
Gilbert, Del R. & Son Block Co.	3271	60	concrete blocks
Goody Good Donut Shop	2051	9	baked goods
Hebert Foundry & Machine Co.	3599	14	machine shop
Hebert Manufacturing Co., Inc.	3361	35	non-ferrous castings and machine shop
Hickery Stick Farm	2017	3	roast duckling
Imperial Millwork of NH, Inc.	2431	3	doors and windows
J & J Pringing	2751	3	commercial printing
Jorgensen Tool & Stamping, Inc.	-	12	machine shop

Company	first SIC	# Empl	Type Business
Kenick Tool, Die & Mold	3469	6	machine shop
Laconia Earth Anchors, Inc.	3496	1	ground anchor systems
Laconia Magnetics, Inc.	3677	30	transformers
Laconia Manufacturing	2329	40	contract stitching
Lewis & Saunders, Inc.	3498	250	precision tubular assembly
M & E Manufacturing Corp.	3991	12	cosmetic brushes
Madeira, USA	-	45	machine embroidery thread
Meredith Machine	3599	5	machine shop
Metz Electronics Corp	3679	150	electronic assembly
Mills Industry	2645	12	corrugated plastic containers and packaging
Morse, J.D. Trophies & Awards	3914	8	trophies and awards
New England Boat and Motor	3732	4	wooden boat builder
New England Ball Bearings, Inc.	3569	435	spherical bearings
Phoenix Precision Products	3599	25	machine shop
Power Housings Unlimited, Inc.	3599	5	power semiconductor cooling modules
Precision Die and Stamping, Inc.	3599	2	machine shop
Rival Precision	3599	68	machine shop
Rochester Precision, Co., Inc.	3544	5	machine shop
S & W Manufacturing, Inc.	3552	-	knitting machinery parts
Scotia Technology	3724	40	precision tubular assembly
Stamping Technologies	3469	5	metal stamping
Star Speciality Knitting Co., Inc.	2241	45	knitted fabric for athletic and surgical trade
Tangent Tool & Stamping, Inc.	3544	60	metal stamping
Tyler Press	2752	14	offset printing
Unico, Inc.	3079	100	unit shoe soles
Vernitron Corp.	3643	200	electrical interconnect devices
Village Canvas Shop	2394	2	boat coverings
Werner Precision Machine Corp	3499	10	machine shop, aerospace applications
Win-Door of N.E., Inc.	3442	3	vinyl replacement windows
White Wood / Closettec, Inc.	2499	8	architectural millwork
Winnisquam Printing, Inc.	2752	7	offset printing and copying
Wrought Iron Modes, Inc.	3446	2	wrought iron items
NORTHFIELD			
Manning Brothers Wood Prod	2441	2	component boxes
SANBORNTON			
Wetherbee Martha Basket Shop	2499	10	baskets, raw basket materials
TILTON			
Asphalt Recycling Inc	2951	30	asphalt recycling
Barco Engineering	3451	20	precision machined products, welding
Batchelder's Industrial Tooling	3543	4	dies, fixtures, patterns, castings, machine shop
Colonial Metal Craft, Inc	3429	8	antique reproduction door stops
Multi Cast Urethane Inc	2851	2	urethane fabricators
Nickerson Assembly Co Inc	3678	45	wiring harness assemblies, printed circuits
Northern Millwork Corp	2511	6	cabinets, commercial furnishings, millwork
Pike Industries	3273	650	concrete, crushed stone
Quality Controls Inc	3494	55	rotor valves & actuators
Sant Bani Press	2721	20	commercial printing and books
Shelter-Kit Incorporated	2452	5	pre-cut, pre-drilled modular structures
Soule Alan F Goldsmiths	3911	4	jewelry

Tilton Engineered Products	2296	50	woven endless belts, cast urethane parts

Company	first SIC	# Empl	Type Business
Tilton Sand and Gravel	3272	8	sand and gravel
Turnmill Products	3451	4	automatic screw machine products
Winnisquam Wood Products	2541	7	kitchen countertops
Wyman-Gordon Invest Casting	3363	1500	investment castings nonferrous alloys
Z-Best Food Inc	2033	8	wine jellies catering

Source: George D. Hall, Directory of New England Manufactures, 1993-1994

NOTE:

SIC* Standard Industrial Classification code that characterizes the company's products. The first SIC refers to the company's major product. A company may have multiple SIC codes.

APPENDIX B

TRANSPORTATION

FRANKLIN, NEW HAMPSHIRE

PREVIOUS STUDIES / RELEVANT DOCUMENTS

The update of the Master Plan relied upon many previous publications dealing with transportation issues in the City and the Lakes Region. These valuable resources included the following:

HMM Associates, Inc., *US Route 3 / NH Route 11 Franklin to Laconia Transportation Corridor Study* (Bedford, NH, 1994).

Lakes Region Planning Commission, *A Regional Transportation Plan for the Lakes Region* (Meredith, NH, 1997 Update).

Lakes Region Planning Commission, *Proposals for Transportation Enhancements and Congestion Mitigation and Air Quality Funding – Year 2000* (Meredith, NH, 1999).

Tuck Consulting Group, *Revitalizing the Railroad: A Feasibility analysis of Potential Demand for the White River Junction, VT to Concord, NH Rail Corridor* (November 25, 1997).

New Hampshire Department of Transportation, *Feasibility Study of an Alternate Highway for US Route 3 in Franklin,* (Concord, NH, June 1997).

Lakes Region Planning Commission, *Transportation Improvement Program on the Threshold of the Twenty-First Century,* (Meredith, NH, April 1, 1999).

Lakes Region Planning Commission, *City of Franklin Master Plan – 1988 Update,* (Meredith, NH, 1988).

Plan NH, *Downtown Franklin, NH, Design Charrette* (Franklin, NH, May 16 & 17, 1997).

New Hampshire Employment Security, *New Hampshire Commuting Patterns from the 1990 U.S. Census,* (Concord, NH, published August 1994, revised November 1997).

New Hampshire Department of Transportation, *Accident Location Data Report* (Concord, NH).

New Hampshire Department of Transportation in cooperation with the US Department of Transportation Federal Highway Administration, *Automatic Traffic Recorder Reports* (Concord, NH).

EXISTING CONDITIONS INVENTORY

Franklin has approximately 85 miles of roadway within its borders. State primary and secondary roadways such as US3, NH3-A, NH11, and NH127 account for approximately 19 miles or 22 percent of the total mileage. All facilities provide two travel lanes (one per direction) except for a four-lane section of Central Street between Kendall Street and the Franklin Shopping Center. Traffic signal control is present at the intersection of US3 and NH11 in West Franklin, and on Central Street at Franklin Street, the Franklin Shopping Plaza, and at the Shop N' Save Plaza. On-street parking spaces are provided on both sides of North Main Street in West Franklin, on the south side of Central Street in the vicinity of the West Bow Street intersection, and on both sides of Central Street in the central business district.

Public transportation provides for elderly transportation service, as well as local bus service between Franklin and Laconia. Concord Trailways provides bus service between the Lakes Region and Boston via I-93; however, the closest stop is in Tilton. The rail lines of the Northern Division (Boston and Maine Railroad) and the Franklin-Tilton spur of the Concord to Lincoln line are out of use and abandoned. Consequently, Franklin's residents are quite dependent upon the private automobile and the local and state roadway system for their travel mode.

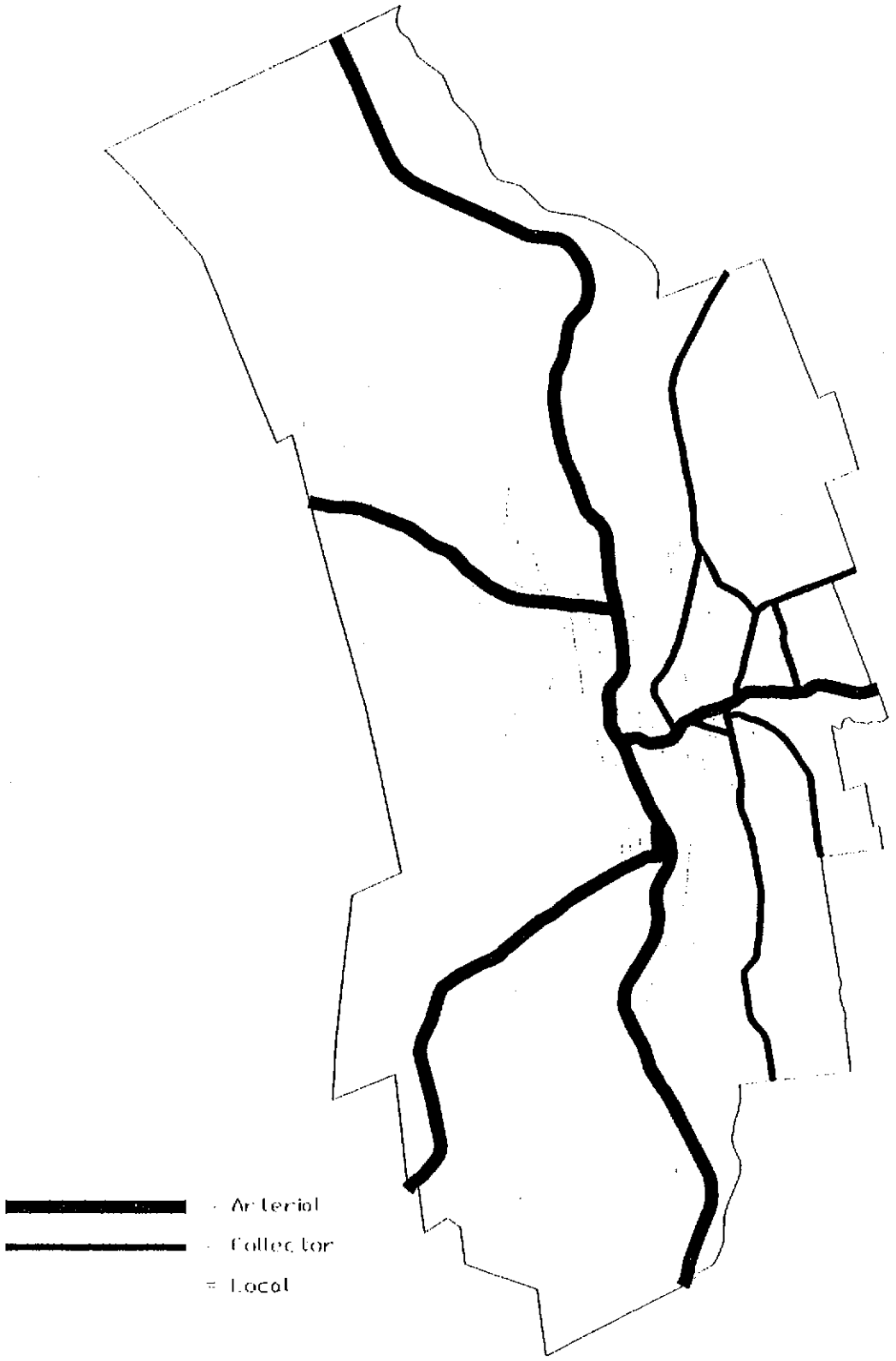
ROADWAY FUNCTIONAL CLASSIFICATION

Functional classification represents the grouping of a community's roadways according to the purpose they serve. From a design standpoint, it is desirable to provide similarity amongst each functional class in terms of the physical/geometric characteristics of the roadway, its operating characteristics, and roadside features. Three general classification categories apply to the roads in Franklin: arterial highways, collector roads, and local streets.

All roadways have two basic functions, but to varying degrees: to provide mobility (for through traffic) and to provide accessibility (to adjacent properties). The primary function of arterial highways such as US3 & NH11 is to provide mobility, i.e. to move vehicles as quickly, safely, and efficiently as possible. These roadways are associated with higher traffic volumes and higher speeds. The primary function of a local street, such as Elkins Street for example, is to provide access to the residences along it. These types of roadways should exhibit lower traffic volumes and speeds. Collector roads such as Prospect Street tend to provide both functions in a balanced manner.

The graphic on Page 4 summarizes the broad classification of the City's roadway system.

Functional Classification Map



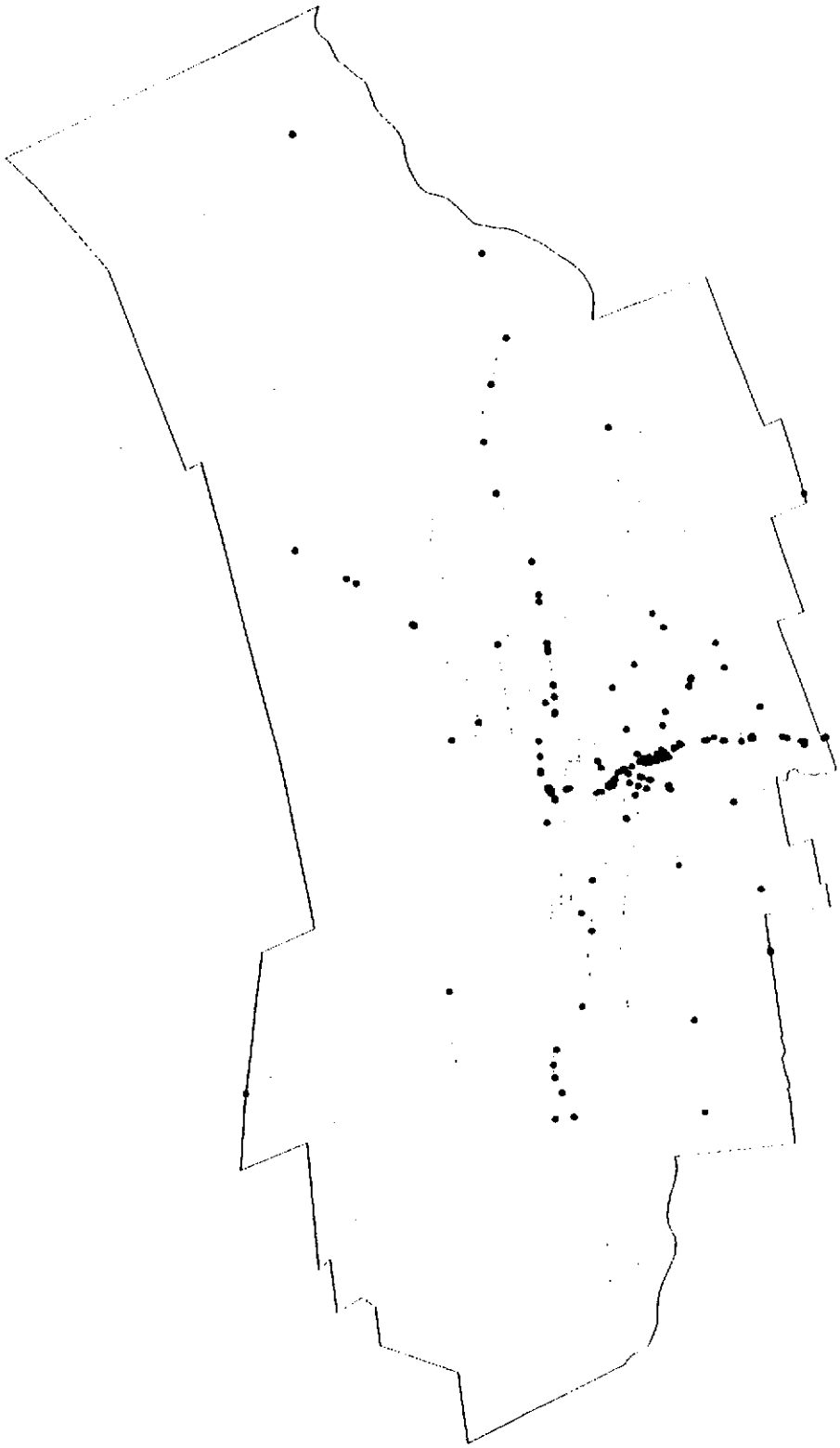
TRAFFIC ACCIDENT HISTORY

Traffic accident studies are undertaken to determine the roadway segments and intersections within a community that exhibit high crash frequencies and/or high severity. Although a detailed accident study is well beyond the scope of the master plan effort, the Master Plan Committee members and citizens of Franklin should be aware of the basic accident patterns in their community, and use this information as a guide when formulating actions and establishing priorities for the City. Consequently, accident records from the New Hampshire Department of Transportation (NHDOT) Consolidated Accident file were researched for 1997 (the most recent year available) and plotted on a map of the City.

According to the NHDOT data, a total of 237 accidents were reported to have occurred citywide in 1997. Of these accidents, approximately two-thirds involved property damage only. Injuries were reported in 77 crashes in 1997 and one fatal accident was reported. Recognizing that state law requires an accident report be filed for all incidents involving personal injury and/or property damage in excess of a threshold dollar amount, there are obviously many more near-misses and minor fender-benders.

The map on Page 6 clearly demonstrates that the majority of collisions occur along Central Street. Accordingly, this corridor deserves high priority when considering future transportation changes in the City.

1997 Accident Frequency



1997 Accident Data Summary

DATE	LOCATION	CASE #
1/3	Babbit Road 1500 Ft N of Independence Avenue	97002264
3/2	Babbit Road 2112 Ft N of Sanborn Street	97008214
6/9	Beaton Street 50 Ft N of Aiken Avenue	97015168
12/14	Calef Hill Road @ Sanbornton Town Line	97035719
9/3	Central Street	97023934
6/7	Central Street	97013601
2/14	Central Street	97005319
10/24	Central Street	97027631
10/29	Central Street	97028111
11/1	Central Street	97029187
4/3	Central Street	97009991
3/9	Central Street	97008977
9/5	Central Street @ Bow Street	97022588
5/14	Central Street @ Cross Mill Road	97012784
4/9	Central Street @ Dearborn Street	97010381
7/15	Central Street @ Dearborn Street	97017907
9/11	Central Street @ Dearborn Street	97023929
1/31	Central Street @ Fenalson Square	97002996
1/2	Central Street @ Franklin Street	97000510
2/25	Central Street @ Kendall Street	97006228
12/13	Central Street @ Memorial Street	97034124
12/22	Central Street @ Monroe Street	97035840
6/11	Central Street @ North Main Street	97015892
6/14	Central Street @ Prospect Street	97015172
10/4	Central Street @ Prospect Street	97025527
11/1	Central Street @ Prospect Street	97029112
1/23	Central Street @ Prospect Street	97004261
5/19	Central Street @ Prospect Street	97012448
1/16	Central Street @ Prospect Street	97001738
9/9	Central Street @ River Street	97024995
11/7	Central Street @ River Street	97030201
12/3	Central Street @ Tilton Town Line	97032513
7/30	Central Street @ Victory Drive	97021315
12/19	Central Street @ West Bow Street	97034013
1/29	Central Street @ West Bow Street	97003001
12/17	Central Street @ West Bow Street	97033725
6/23	Central Street 100 Ft E of Fenalson Square	97016441
4/10	Central Street 100 Ft E of Franklin Street	97010205
10/11	Central Street 100 Ft E of Franklin Street	97027635
8/25	Central Street 100 Ft E of Smith Street	97022599
11/15	Central Street 100 Ft E of West Bow Street	97030554
4/19	Central Street 100 Ft W of Cross Mill Road	97010865
5/23	Central Street 100 Ft W of Prospect Street	97012413
10/1	Central Street 100 Ft W of Prospect Street	97026454

5/20	Central Street 1056 Ft E of North Main Street	97012415
1/9	Central Street 1200 Ft W of West Bow Street	97000779
5/30	Central Street 150 Ft E Charles Street	97013142
3/14	Central Street 150 Ft E of Prospect Street	97009123
6/3	Central Street 150 Ft W of Prospect Street	97013553
5/10	Central Street 20 Ft W of Prospect Street	97012412
11/4	Central Street 200 Ft E of Cross Mill Road	97029117
9/19	Central Street 200 Ft W of Tilton Town Line	97024284
1/15	Central Street 25 Ft E of Sanborn Street	97001914
3/27	Central Street 30 Ft E of Charles Street	97009629
2/5	Central Street 300 Ft E of Sanborn Street	97004174
10/15	Central Street 300 Ft W of Bow Street	97026453
5/31	Central Street 50 Ft E of North Main Street	97013140
7/11	Central Street 50 Ft E of Smith Street	97017646
5/22	Central Street 50 Ft W of Daniel Point Drive	97013544
2/4	Central Street 50 Ft W of Franklin Street	97003458
9/2	Central Street 50 Ft W of Peabody Place	97023891
11/3	Central Street 50 Ft W of Prospect Street	97029190
3/24	Central Street 500 Ft E of Franklin Street	97007679
6/11	Central Street 500 Ft W of Franklin Street	97015860
10/17	Central Street 60 Ft E of Franklin Street	97027291
6/6	Central Street 60 Ft E of Munroe Street	97015704
9/3	Central Street 60 Ft E of Prospect Street	97023050
9/9	Central Street 60 Ft From Memorial Street	97025046
3/10	Central Street 75 Ft E of Smith Street	97009158
9/27	Central Street 90 Ft W of Daniel Point	97025514
4/14	Central Street E of Prospect Street	97010867
2/3	Central Street W of Franklin Street	97004175
12/14	Central Street@ Peabody Place	97033455
3/9	Chance Pond Road 528 Ft E of Flag Hole Road	97009222
5/15	Chance Pond Road E of Flag Hole Road	97012407
1/8	Chestnut Street 135 Ft N of Central Street	97000789
10/3	Cross Mill Road 100 Ft E of Route 3	97025365
6/7	Depot Road @ Summit Street	97015701
10/20	East Bow Street 260 Ft W of Glen Street	97000095
8/14	Edwards Street 400 Ft W of Beaton Street	97022016
4/11	Elkins Street @ West High Street	97010498
1/22	Elkins Street 30 Ft S of School Street	97003556
12/24	Fenelson Square @ Central Street	97034089
7/24	Franklin Street	97019262
12/2	Franklin Street @ School Street	97031683
4/15	Franklin Street @ West High Street	97011002
2/21	Freedom Avenue @ Liberty Avenue	97006041
5/21	Gile Road 300 Ft E of Prospect Street	97012530
10/8	Glory Avenue 200 Ft E of Victory Drive	97027468
7/29	High Street 100 Ft E of River Street	97020263
1/25	Hill Road	97002999
4/9	Hill Road	97011466
4/19	Hill Road @ Griffin Road	97010733
11/8	Hill Road @ Lincoln Street	97029192
12/22	Hill Road 1056 Ft S of Lake Shore Drive	97035695

12/23	Hill Road 2112 Ft S of Timberland Drive	97035707
2/17	Hill Road 2640 Ft N of Lake Shore Drive	97005087
12/14	Hill Road 2640 Ft S of Griffin Road	97034101
10/13	Hill Road 7920 Ft N of Lake Shore Drive	97026262
7/19	Kendall Street @ Sanborn Street	97020265
1/29	Lancaster Street @ Central Street	97004262
12/5	Lawndale Avenue 15 Ft S of Webster Lake Road	97032514
12/29	Lower Smith Hill	97034418
2/26	Mark Road	97009313
2/19	Memorial Street 50 Ft S of Canal Street	97005535
2/2	New Road @ Salisbury Town Line	97004291
11/21	North Main Street	97031699
8/5	North Main Street @ Chance Pond Road	97019688
12/22	North Main Street @ Chance Pond Road	97036389
7/1	North Main Street @ Webster Lake Road	97016199
11/14	North Main Street @ Webster Lake Road	97030196
2/6	North Main Street 20 Ft N of Nelson Street	97006229
12/7	North Main Street 300 Ft S of Tannery Street	97031681
5/12	North Main Street 300 Ft S of Tannery Street	97013113
4/24	North Main Street N of Daniel Webster Drive	97012207
3/6	Pleasant Street	97008217
11/14	Pleasant Street @ Hodgdon Road	97030187
1/4	Pleasant Street 2640 Ft N of Hodgdon Road	97002088
10/20	Prospect Street @ Pine Street	97027467
10/20	Prospect Street @ School Street	97028811
6/28	Prospect Street 1400 Ft S of Kelly Road	97016073
12/4	Prospect Street 1584 Ft S of Poplar Street	97031635
5/20	River Street @ School Street	97013144
10/25	River Street 30 Ft S of Central Street	97028405
5/17	River Street Ext 1056 Ft S of Winnipesaukee Street	97012416
1/4	Route 11 @ Webster Avenue	97003002
7/28	Route 11 30 Ft E of Marsden Hill Road	97020714
9/27	Route 11 85 Ft From Webster Avenue	97026359
2/1	Route 127	97002545
9/27	Route 127 5280 Ft S of Thunder Road	97025509
2/21	Route 3 100 Ft S of Punch Brook Road	97005949
1/25	Route 3 1056 Ft N of Punch Brook Road	97003031
4/1	Route 3 200 Ft N of Punch Brook Road	97009282
5/9	Route 3 200 Ft N of Punch Brook Road	97012449
6/28	Route 3 N of Sophie Street	97016082
11/22	Route 3-A	97031698
9/13	Salisbury Road	97024282
8/10	Sanborn Street @ Central Street	97022018
5/28	Sanborn Street @ Pearl Street	97012781
12/2	Sanborn Street @ Woodrow Avenue	97032051
9/25	School Street @ Franklin Street	97024961
1/30	School Street @ Prospect Street	97002124
8/14	School Street 50 Ft E of Elkins Street	97022015
8/29	South Main Street	97022593
11/23	South Main Street	97030563
10/14	South Main Street	97027212

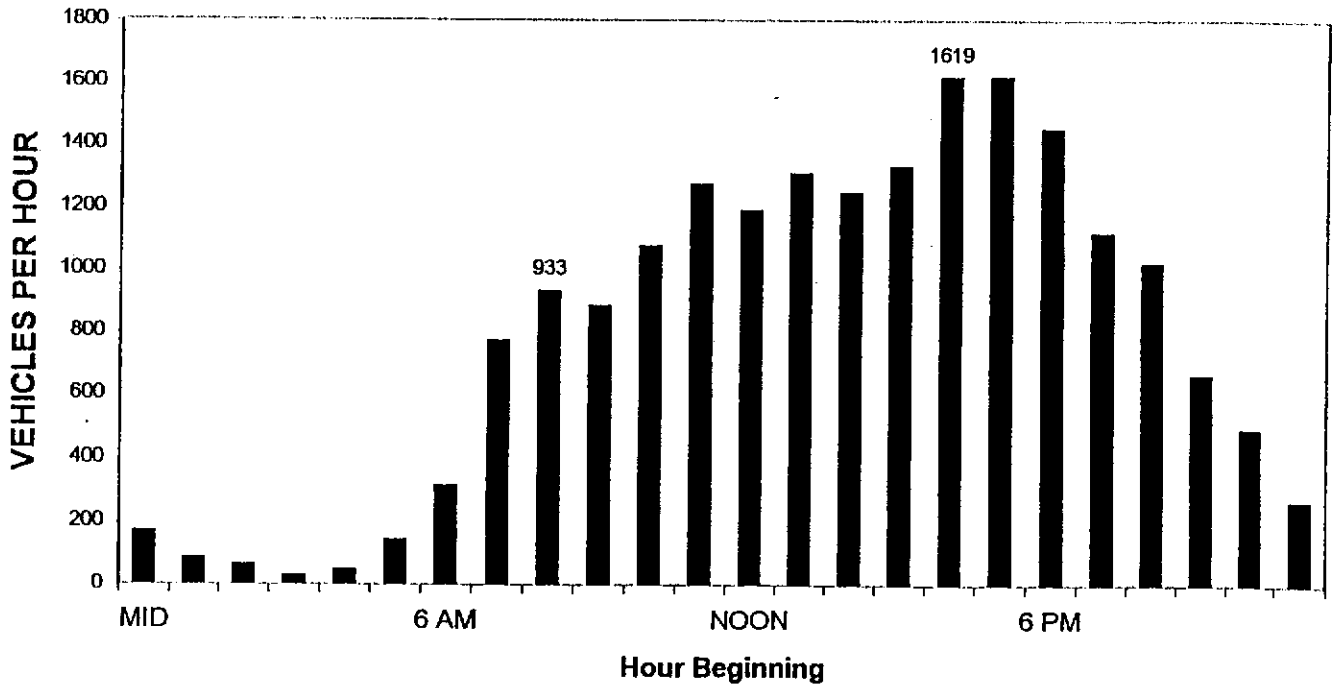
11/14	South Main Street @ Central Street	97031695
10/24	South Main Street @ North Main Street	97028110
8/26	South Main Street @ Smith Hill Road	97022600
3/31	South Main Street @ Webster Avenue	97010335
3/13	South Main Street 800 Ft N of Old South Main Street	97008976
3/6	South Main Street S of Central Street	97007347
3/10	Tannery Street	97008211
8/23	Victory Drive @ Central Street	97023889
10/16	Webster Lake Road	97027198
11/22	Webster Lake Road	97031437
6/15	Webster Lake Road @ Lake Shore Drive	97015171
9/26	Wells Street @ Summit Street	97027201
12/12	West Bow Street	97034119
3/16	West Bow Street	97009628
12/7	West Bow Street @ Central Street	97036327
5/21	West Bow Street @ Central Street	97012528
8/8	Woodrow Avenue 15 Ft W of Sanborn Street	97022021
11/24	Woodrow Avenue 25 Ft W of Kendall Street	97031700

TRAFFIC VOLUME CHARACTERISTICS

Average Daily Traffic (ADT) volume data from previous automatic traffic recorder installations in Franklin provide valuable information concerning present traffic demands on the existing roadway system. The most recent data is compiled on Page 12, and is summarized graphically on Pages 13 and 14. This data was collected by the NHDOT and Lakes Region Planning Commission. This data shows that that the heaviest traveled roadway within the City is US3 & NH11, and the highest daily volume totaled approximately 19,400 vehicles per day (VPD) in 1998 at the Tilton Town Line. The volume of traffic on Central Street crossing the bridge over the Pemigewasset River totaled 17,100 vpd in 1998.

The hourly traffic flow varies considerably over the course of a typical weekday on the City's street system. The following graph illustrates that the morning and evening commuter periods exhibit the highest hourly traffic volumes. This data suggests the existing traffic congestion is a peak period problem, not an all-day concern. Clearly, future land uses that exhibit peak periods that do not coincide with that of the adjacent street system are more compatible from a Transportation Demand Management standpoint.

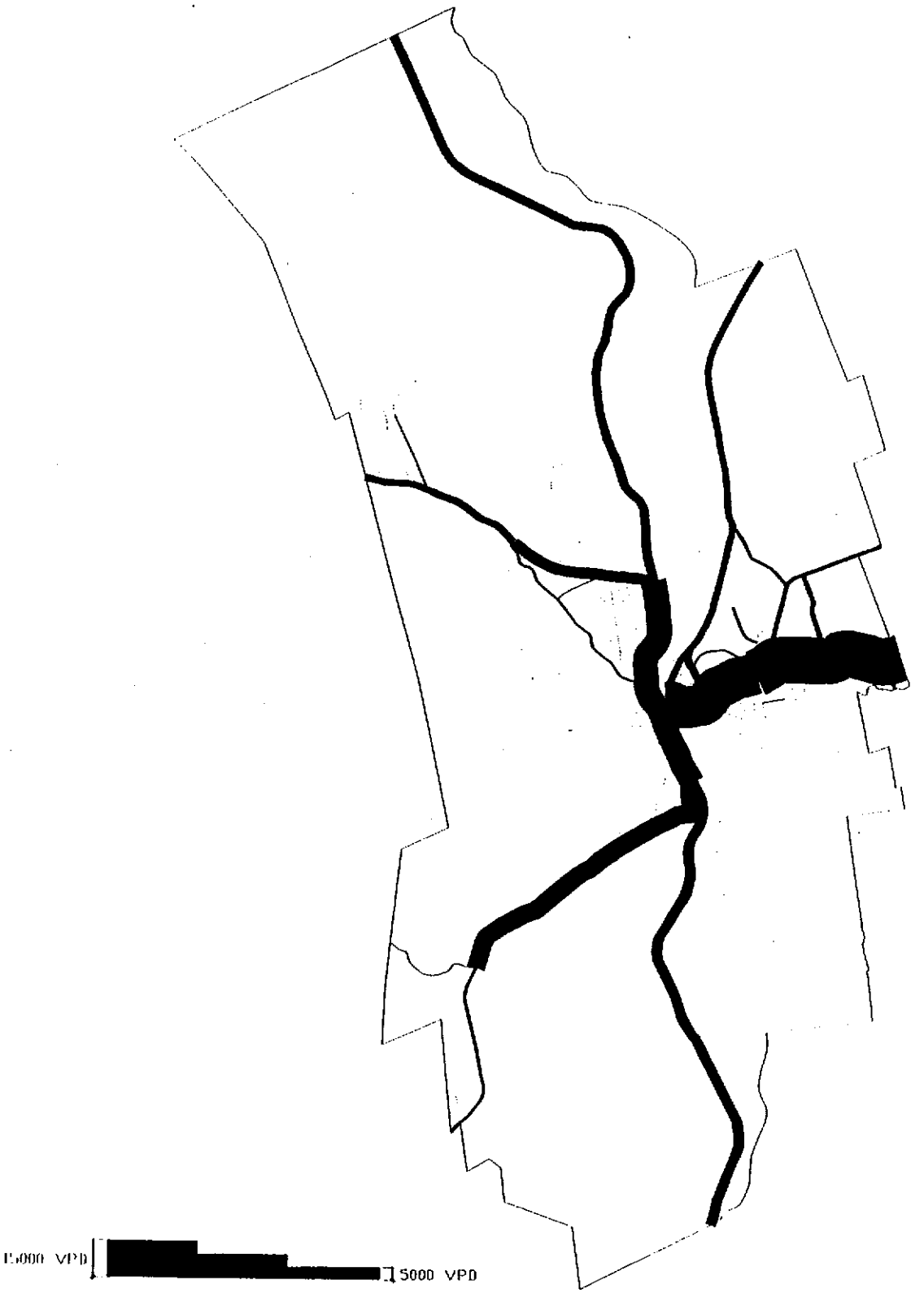
HOURLY VARIATIONS (8/25/98)



Traffic Volume Summary

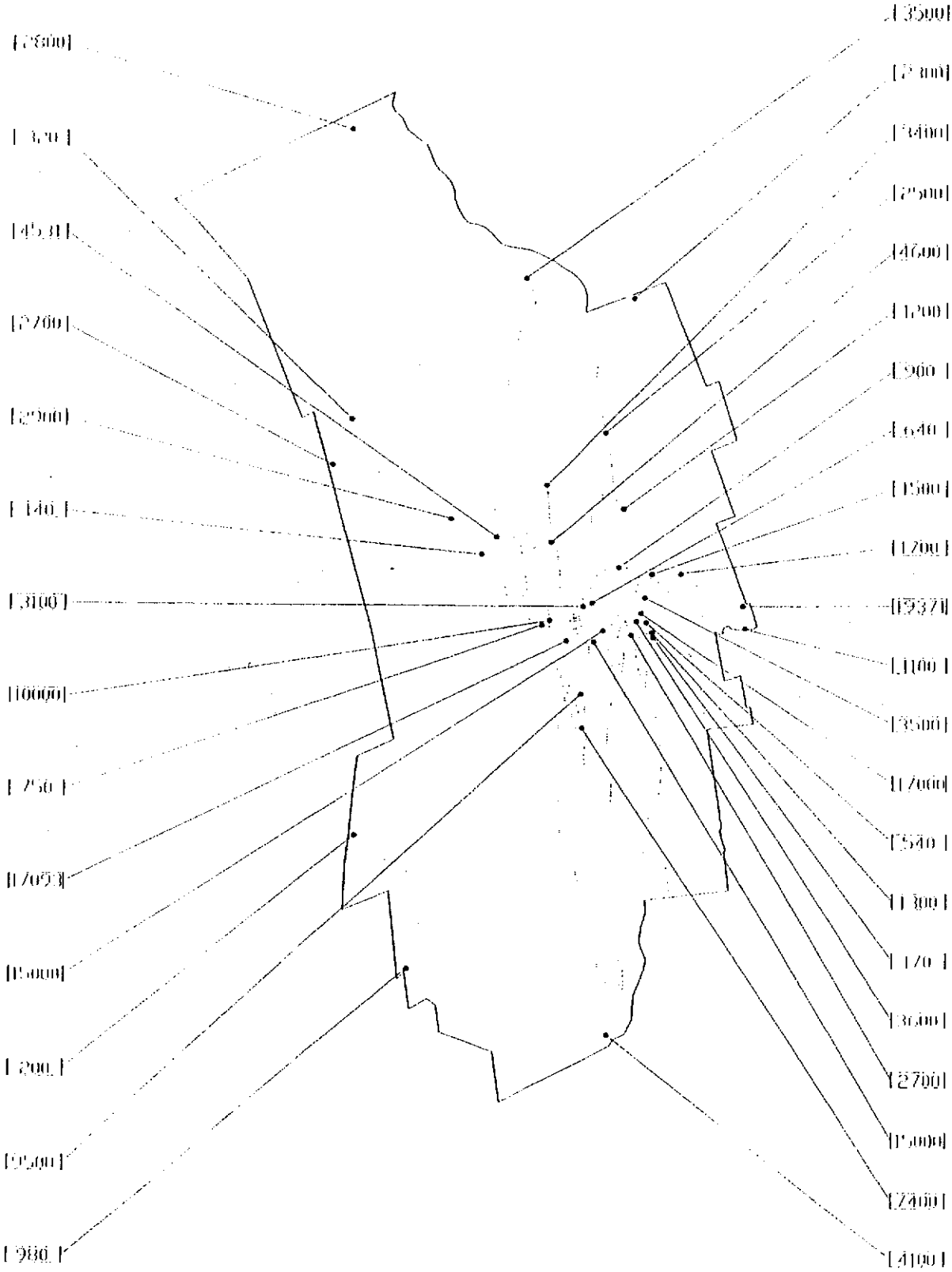
Station	Location	Year	AADT
163021	NH 11 West of NH 3A	1997	4600
163022	NH 3A North of NH 11	1997	3500
163023	East Bow Street East of NH 127 (West Bow Street)	1998	640
163051	US 3 & NH 11 at Tilton Town Line	1998	17000
163052	US 3 at Boscawen Town Line	1997	4100
163053	US 3 & NH 11 & 127 (Central Street) West of Victory Drive	1998	15000
163054	US 3 & NH 127 South of NH 11	1998	9500
163055	NH 3A & 11 (North Main Street) North of Webster Street	1997	10000
163056	Kendall Street North of Central Street	1700	1998
163057	Sanborn Street South of Woodrow Avenue	1998	1500
163058	Sanborn Street North of Central Street	1998	3500
163059	Prospect Street at B&M RR Crossing	1997	3600
163060	NH 127 (West Bow Street) North of US 3 & NH 11 & 127	1997	3100
163062	US 3 & NH 127 (Salisbury Road) North of Jct. NH 127	1997	7400
163063	NH 127 North of Ward Hill Road	1996	2500
163064	US 3 & NH 11 West of River Street	1998	15000
163065	US 3 & NH 11 East of Prospect Street	1998	17000
163066	Webster Birthplace at Salisbury Town Line	1996	200
163069	Pleasant Street West of Oak Street	1998	540
163071	Pine Street West of Elm Street	1996	170
163072	Freedom Drive South of Glory Avenue	1996	900
163075	NH 11 at Webster Lake Outlet West of Lark Street	1997	2900
163076	NH 3A 0.3 Miles South of Griffin Road	1996	3400
163078	School Street at B&M RR Bridge	1998	2700
163079	Orchard Street West of Elm Avenue	1998	1300
163080	Webster Street West of NH 3A (North Main Street)	1997	750
163081	Dale Babbitt Road East of NH 127	1996	1200
163082	Cross Mill Road over Winnipesaukee River	1997	1100
163084	Lake Shore Drive over Sucker Brook	1997	320
163085	Carr Street over Chance Pond	1997	140
N/A	NH 3 & 11 Franklin - Tilton Town Line	1998	19371
N/A	NH 11 Franklin - West of Range Road	1998	4531
N/A	NH 3A Franklin - North of NH 11 West	1998	9166
N/A	NH 3 & 11 Franklin - East of Intersection NH 3A	1998	17093

Traffic Flow Diagram



Annual Average Daily Traffic Volumes (1996, 1997, 1998)

Annual Average Daily Traffic Volumes (1996, 1997, 1998)



TRAVEL TIMES AND DELAYS

Travel time and delay information is useful in evaluating the quality of traffic flow on the major travel routes in Franklin. As part of the master plan process, an area-wide travel time and delay survey was conducted on several principal commuter routes, with special emphasis on the US3 & NH11 corridor.

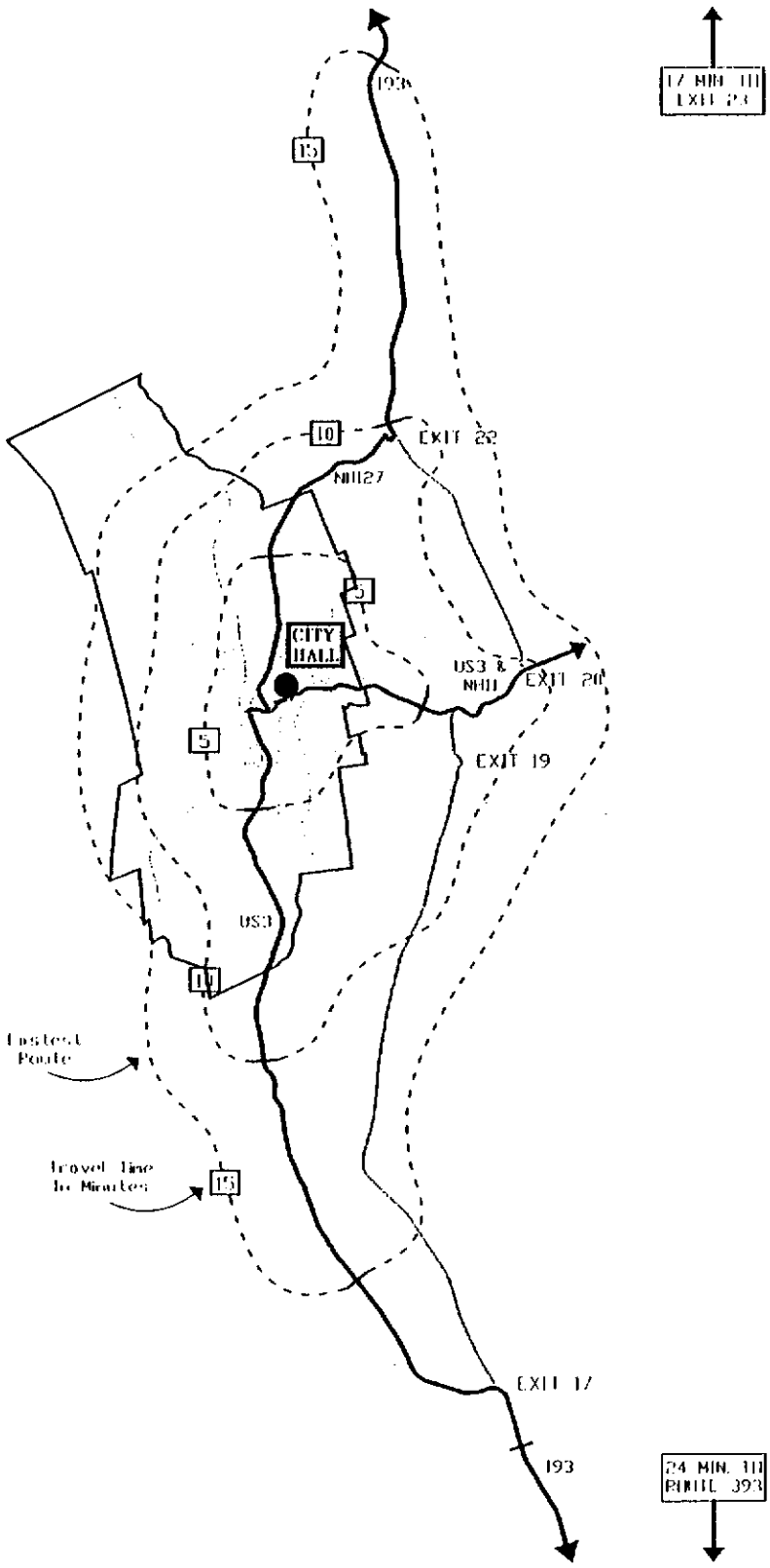
The isochronal diagram on Page 16 depicts average travel times measured from City Hall during the typical weekday commuter peak period (4:00 to 6:00 PM). The study results show that the quickest route from downtown to points north is via NH127 to I-93 Exit 23, and the quickest route to points south is via US3 to I-93 Exit 17.

The speed profile diagrams on Pages 17 to 22 reflect actual travel conditions in Franklin using the "floating car method." The travel time results for the US3 & NH11 corridor show that it takes 11-15 minutes to travel from West Franklin, through the Central Business District, to Exit 20 in Tilton during peak periods. This translates into an overall average travel speed of 22-29 miles per hour. Significant points of congestion were noted in Tilton at the Park Street intersection (signalized) and at Exit 20. It should be noted that Exit 20 was under reconstruction during the travel time survey.

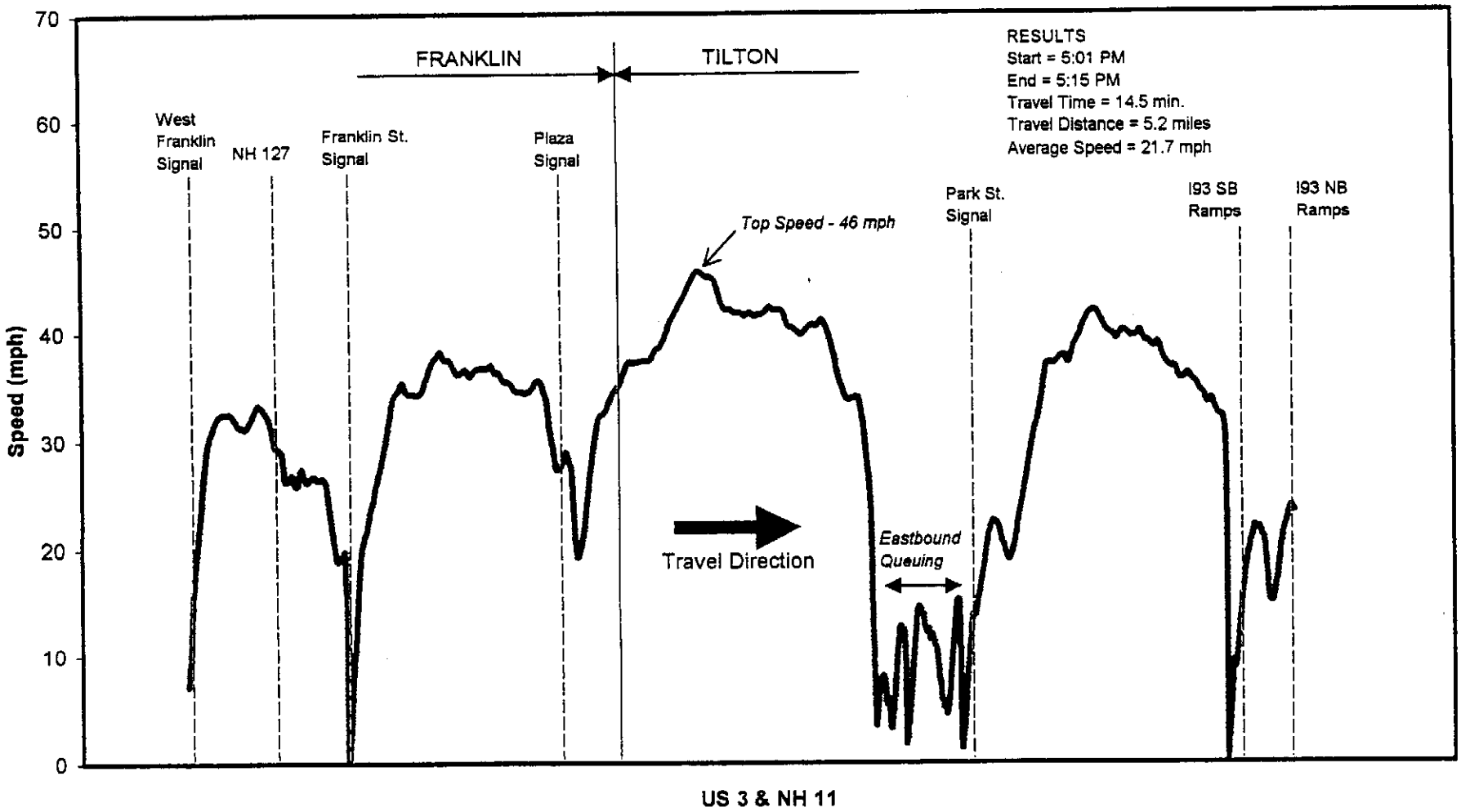
Appendix	Travel Time Survey Summary					
	EB1	EB2	EB3	WB1	WB2	WB3
Start	5:01 PM	5:41 PM	6:08 PM	4:45 PM	5:27 PM	5:56 PM
Stop	5:15 PM	5:52 PM	6:19 PM	4:58 PM	5:40 PM	6:07 PM
Travel Time	14.5 min	10.6 min	10.8 min	12.6 min	13.0 min	10.6 min
Average Speed	21.7 mph	29.0 mph	28.1 mph	24.6 mph	24.0 mph	29.0 mph

Easterly Terminus = US3 & NH11 / NH140 & I-93 NB Ramps
Westerly Terminus = US3 / US3-A (West of Bridge)

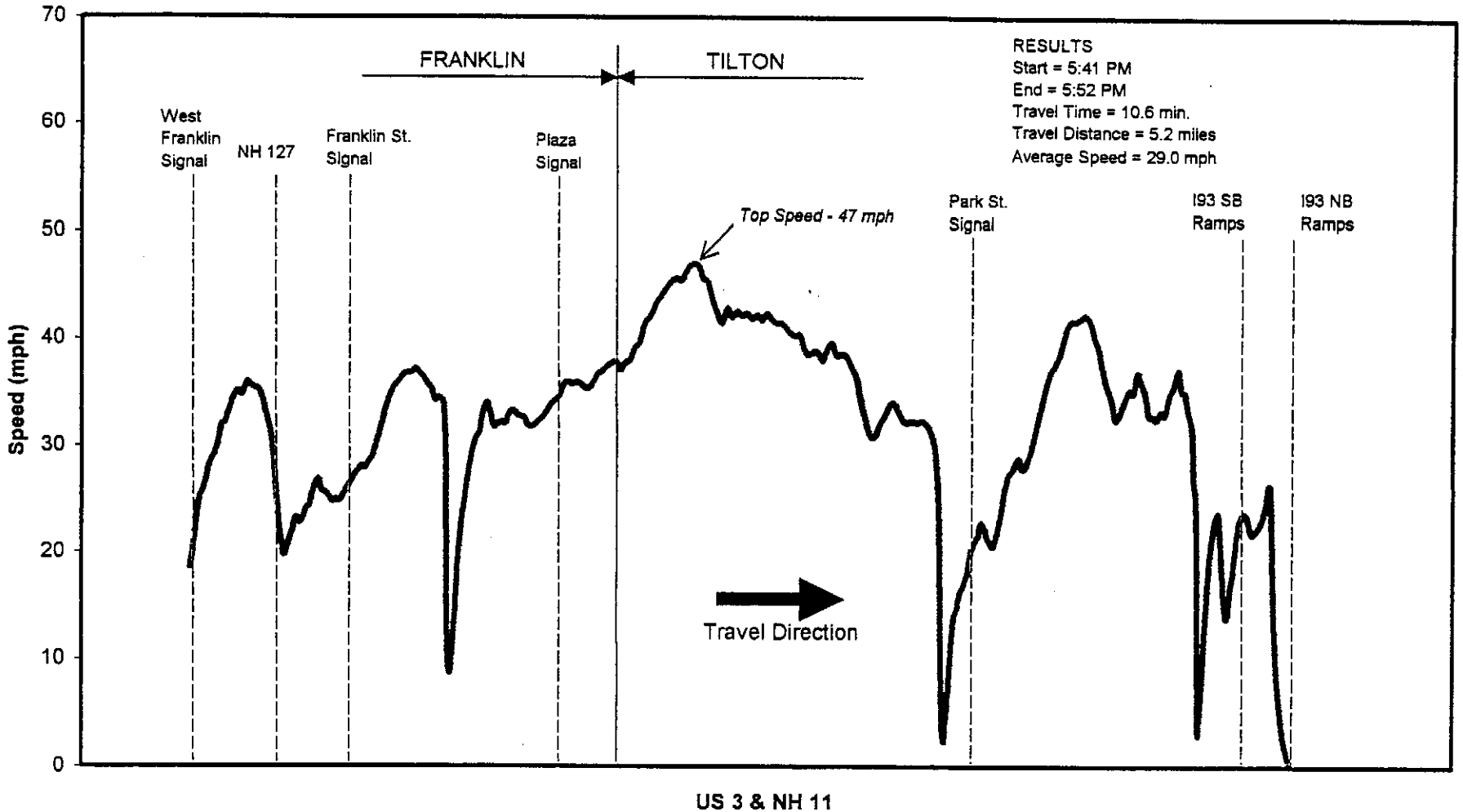
Isochronal Diagram – City Hall



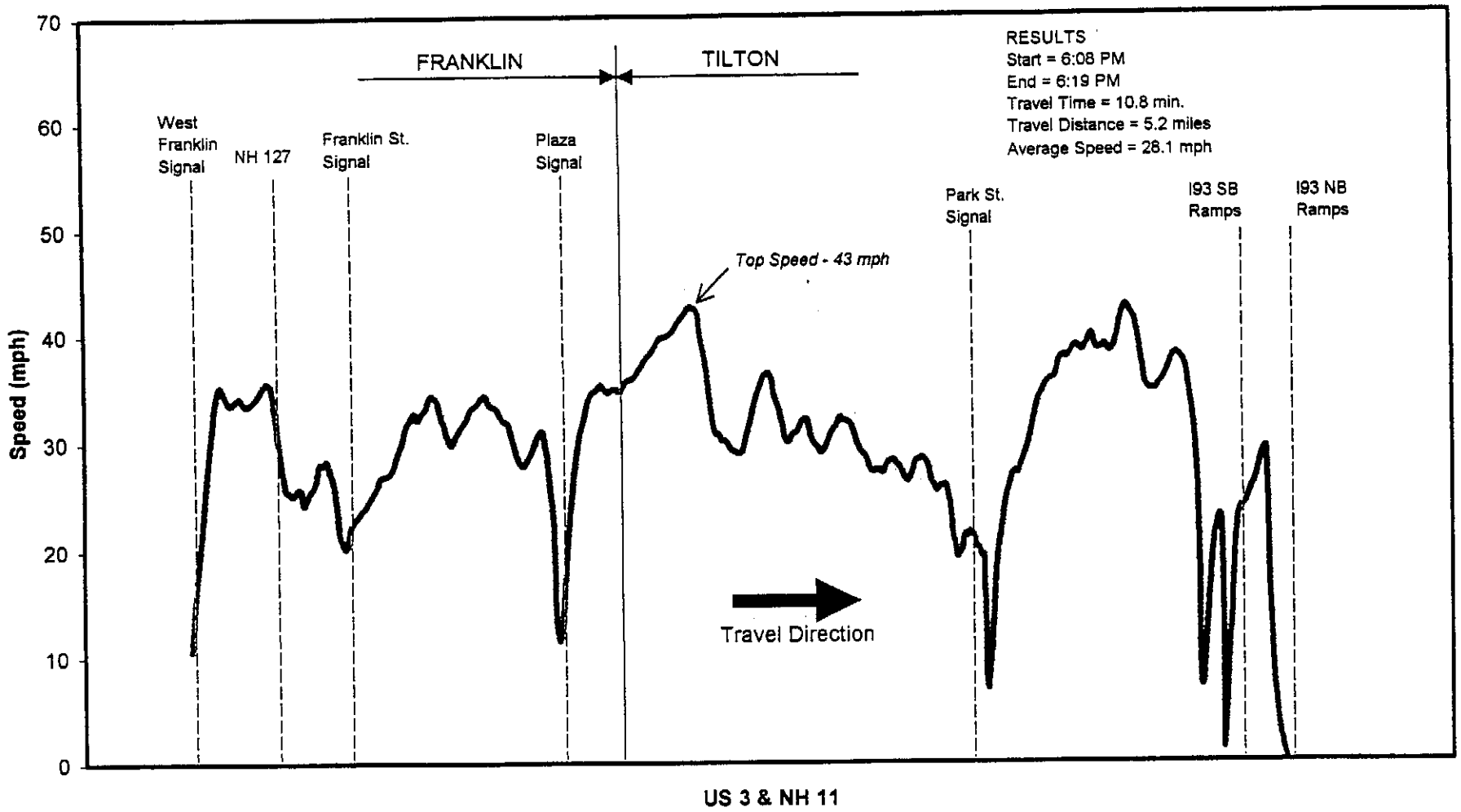
10/99 Speed Survey - Eastbound 1



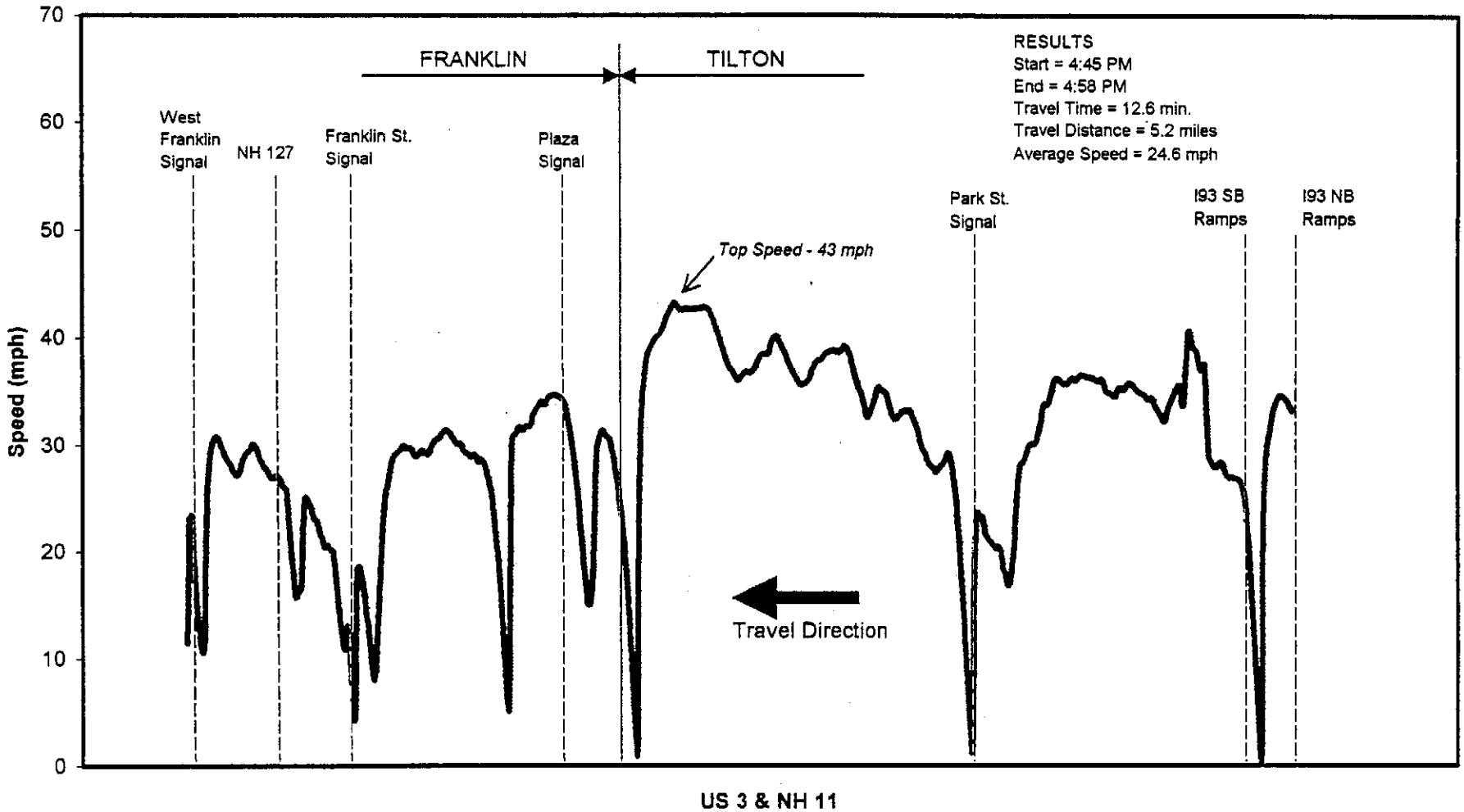
10/99 Speed Survey - Eastbound 2



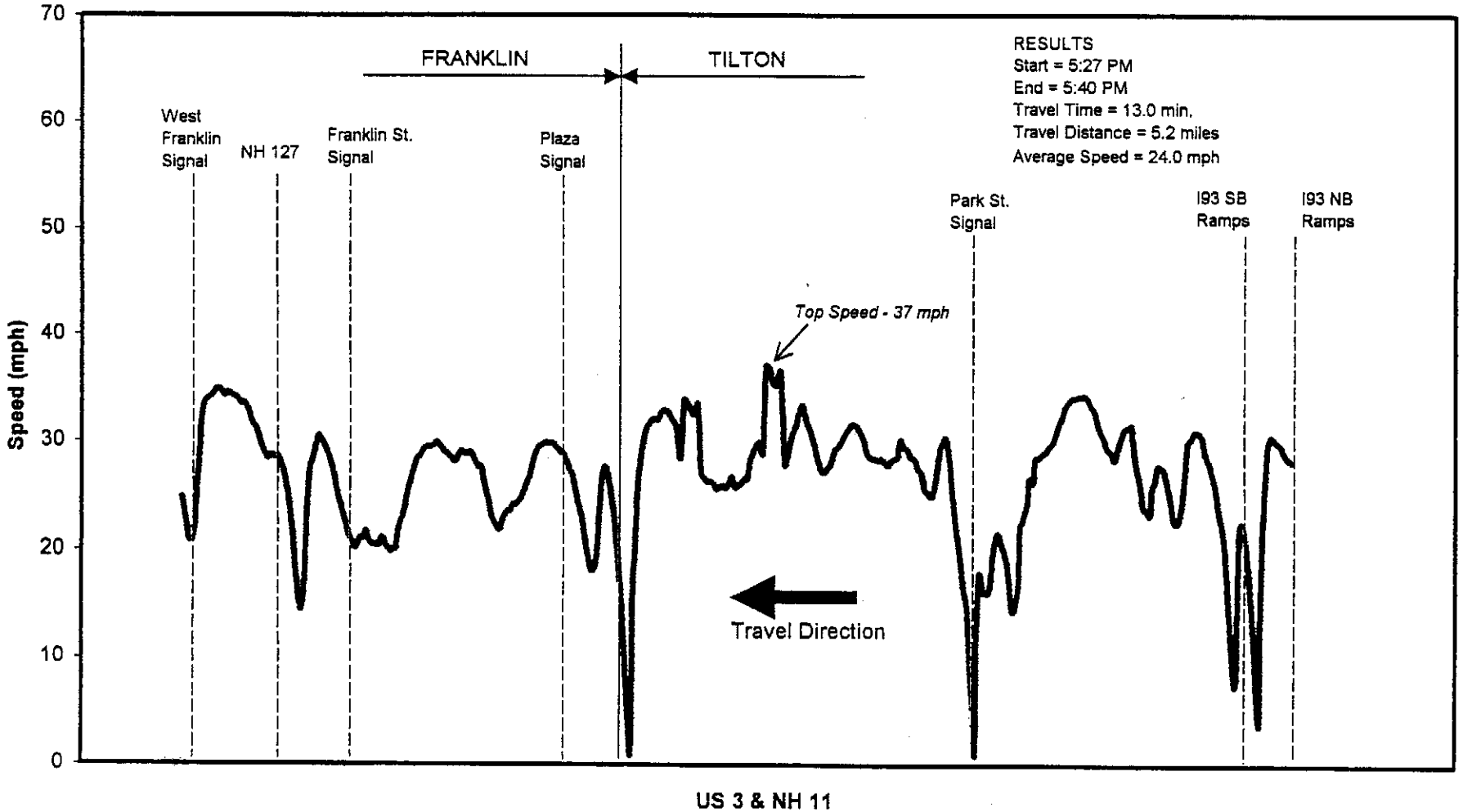
10/99 Speed Survey - Eastbound 3



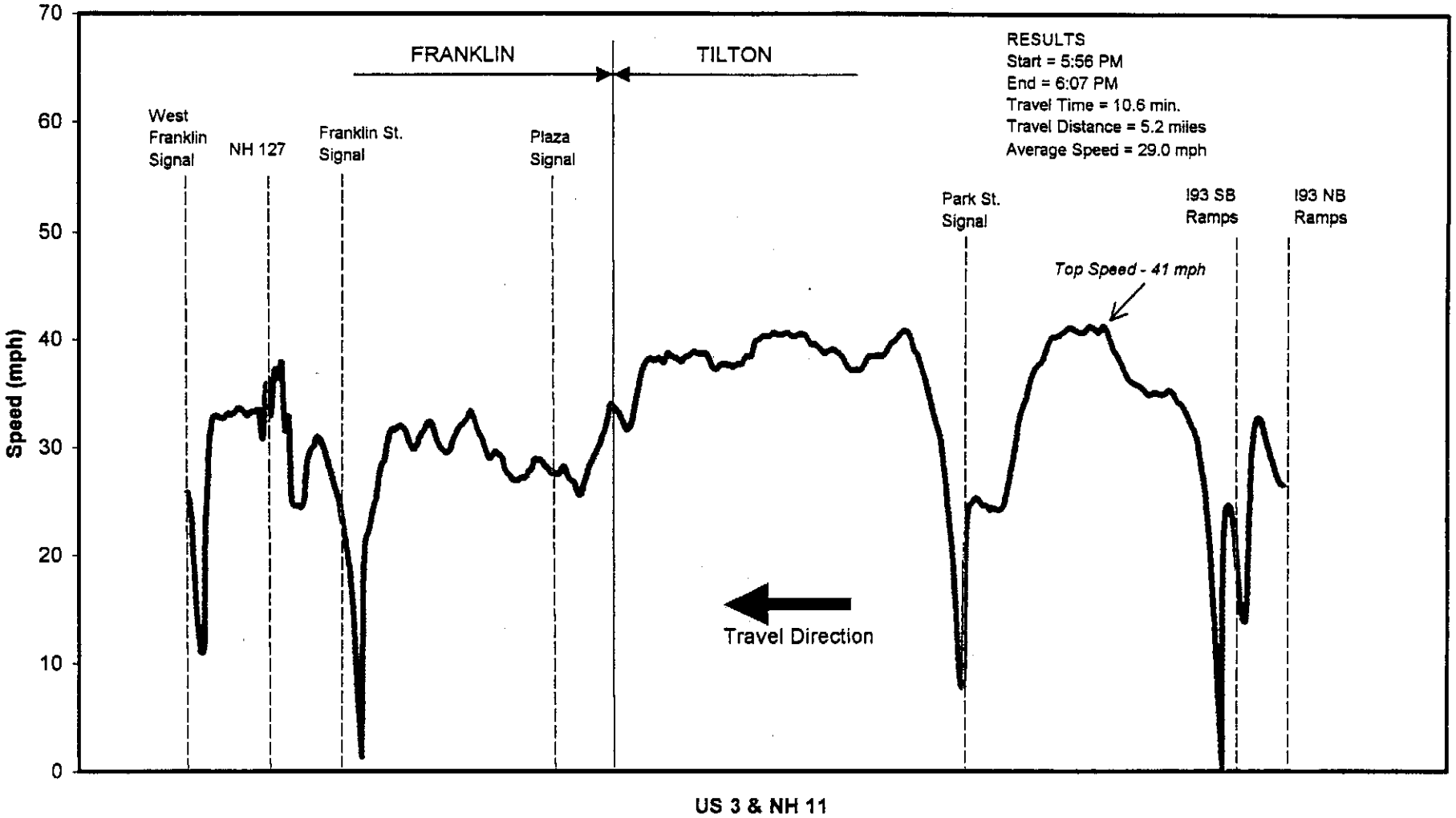
10/99 Speed Survey - Westbound 1



10/99 Speed Survey - Westbound 2



10/99 Speed Survey - Westbound 3



INDUSTRIAL PARK LOCATION EVALUATION

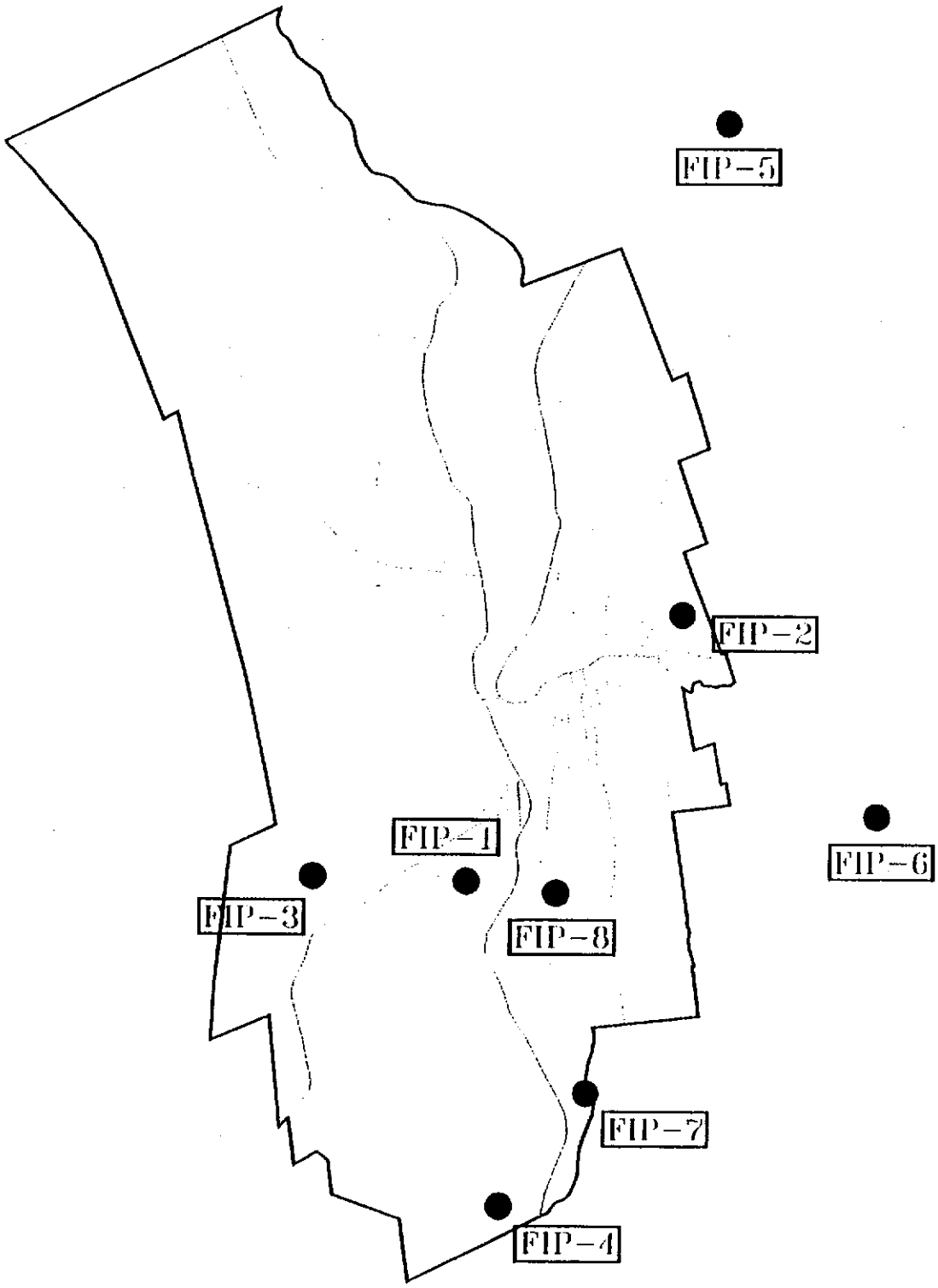
The Master Plan process included the identification and evaluation of several possible locations for future industrial/commercial developments (see Page 26). One of many criteria considered by the Master Plan Committee was each site's overall regional accessibility. To accomplish this, the travel time to Concord (I-93/I-393 interchange), to points north (I-93 – Exit 23), and to points east (I-93 – Exit 20) were determined and compared. Pages 27 to 34 show the travel time contour maps for each candidate industrial park. The comparison table below shows that optimum location in terms of travel time is in Northfield at Exit 19.

Appendix	Possible Franklin Industrial Park Locations Travel Time Evaluation Matrix		
	T.T. to Concord[1]	T.T. to Exit 23	T.T. to Exit 20
FIP - 1 (Existing Industrial Park)	20	18	14
FIP - 2	21	18	6
FIP - 3	23	19	16
FIP - 4	16	21	17
FIP - 5 (Sanbornton)	21	8	4
FIP - 6 (Northfield)	14	14	3
FIP - 7	17	20	16
FIP - 8	23	16	11

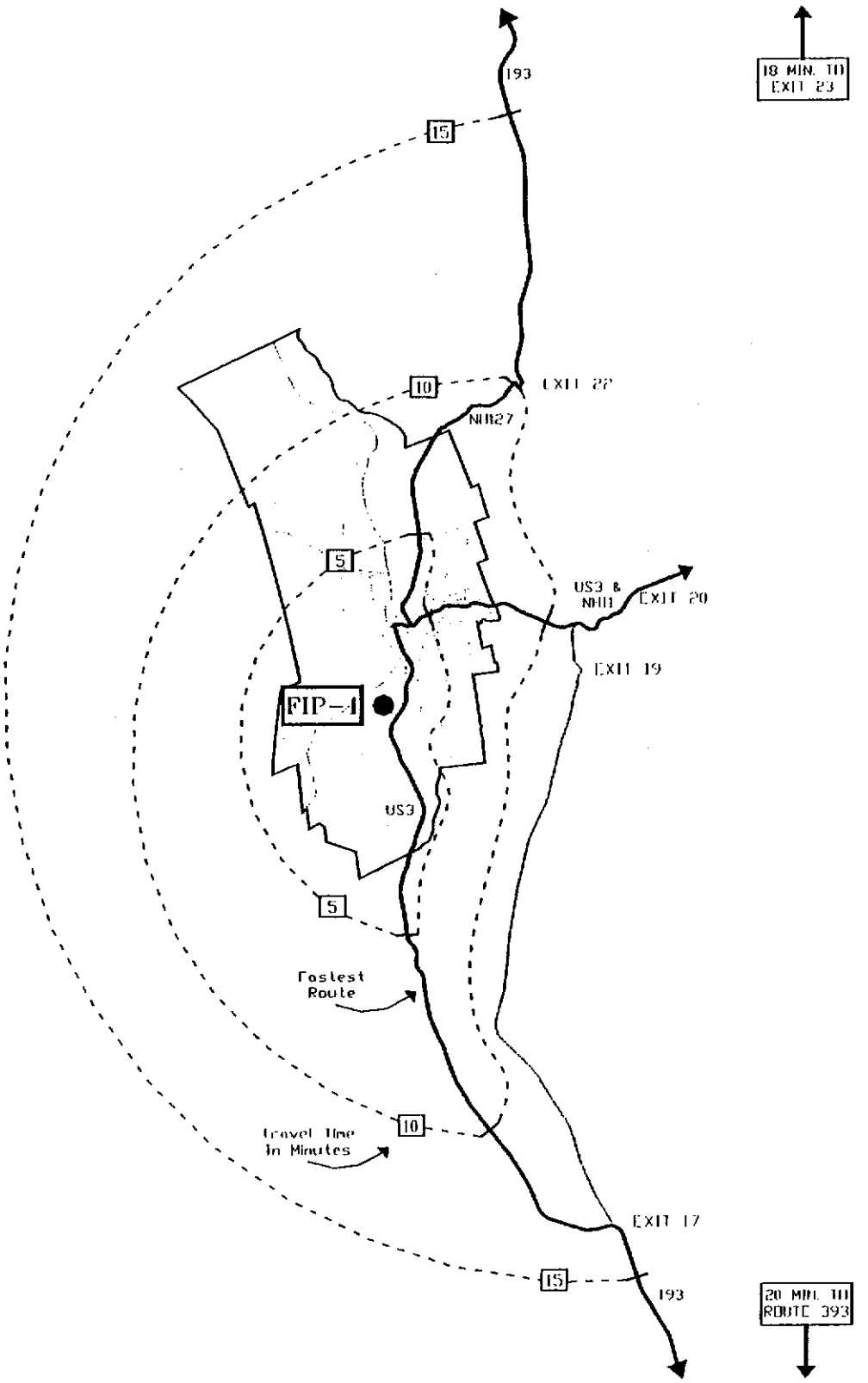
[1] I-393 @ I-93

It should be noted that construction of a possible new bypass facility could dramatically change (improve) a site's accessibility.

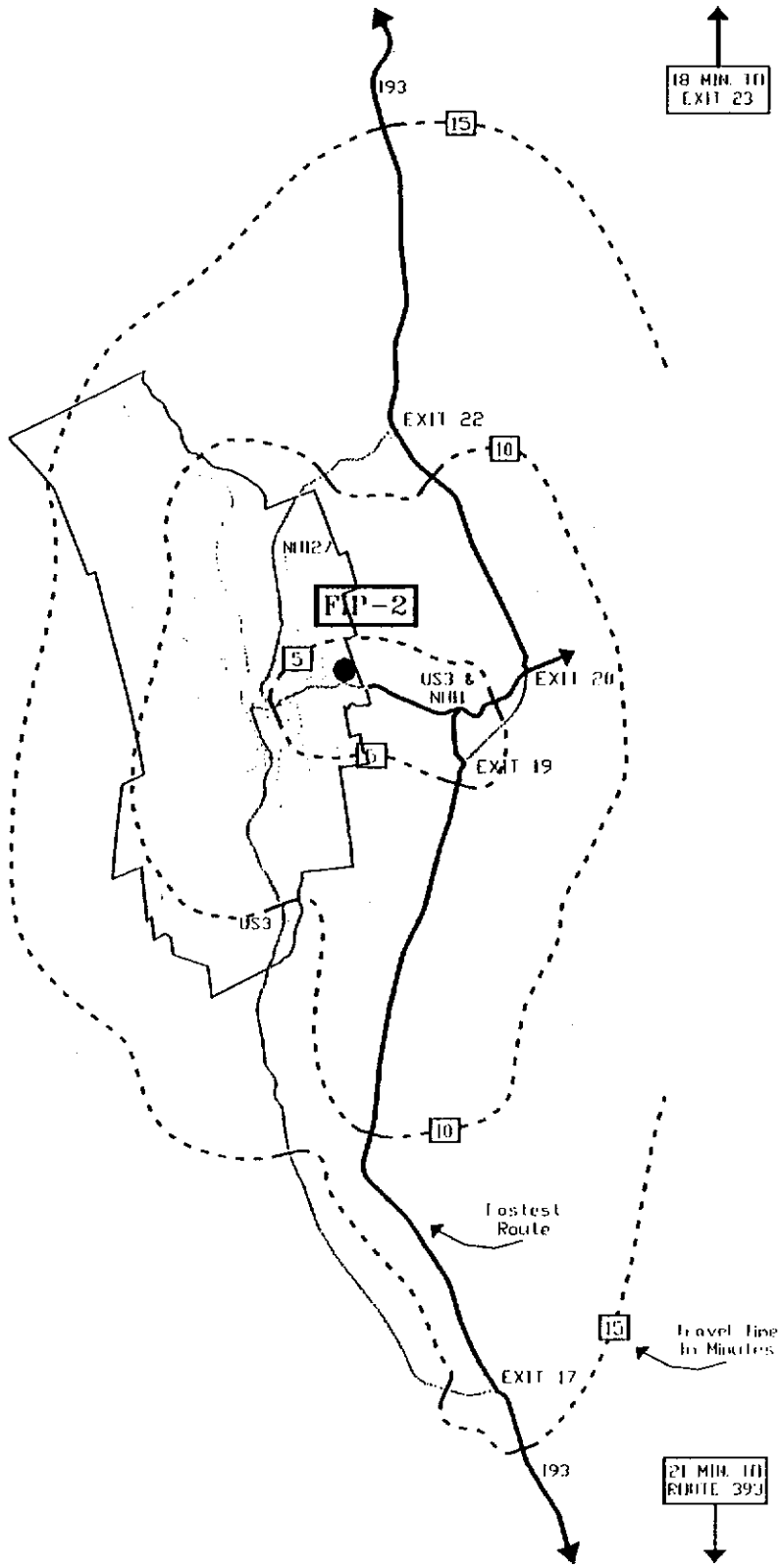
Possible Industrial Park Locations



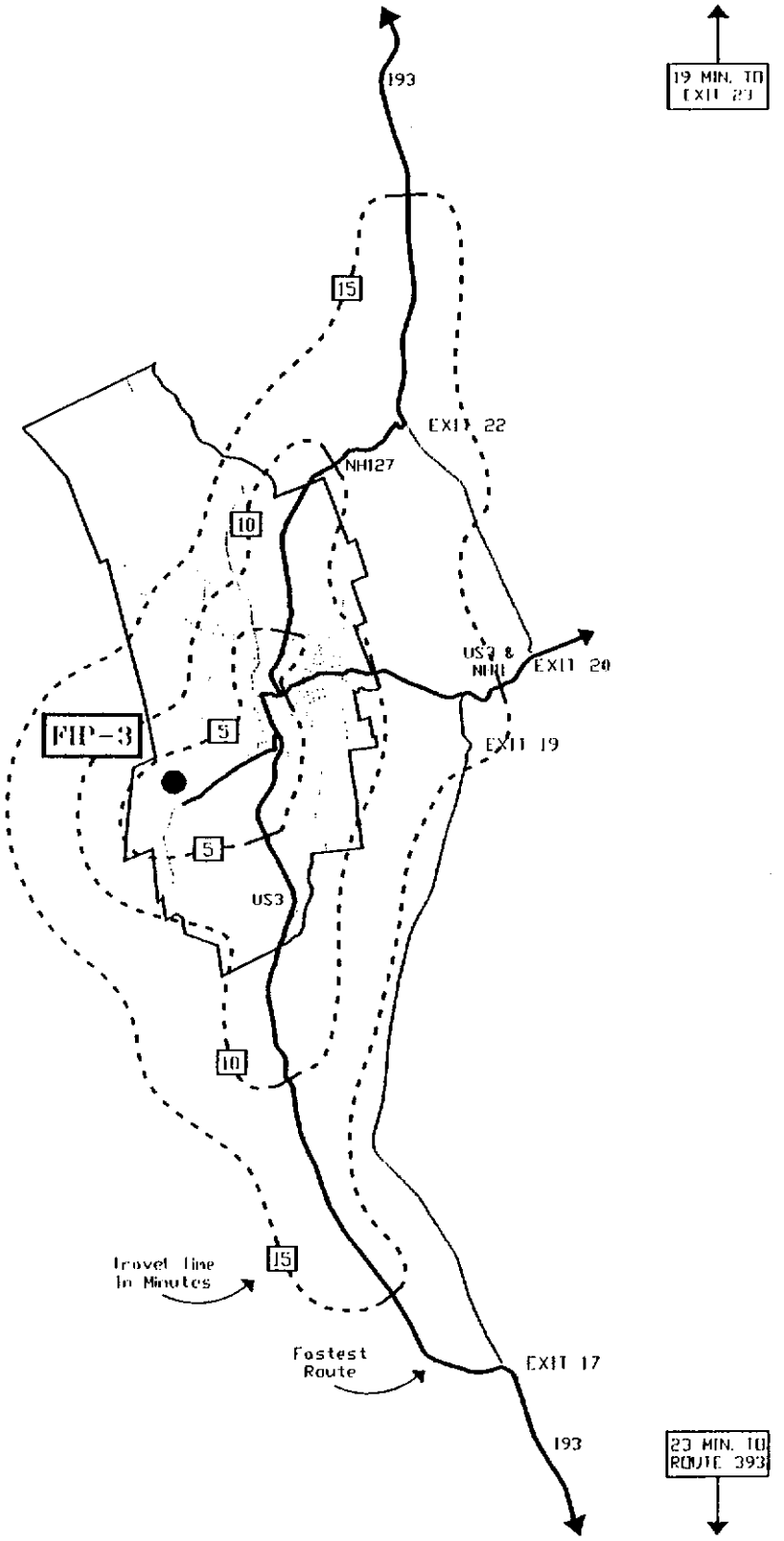
Isochronal Diagram – Industrial Park Location 1



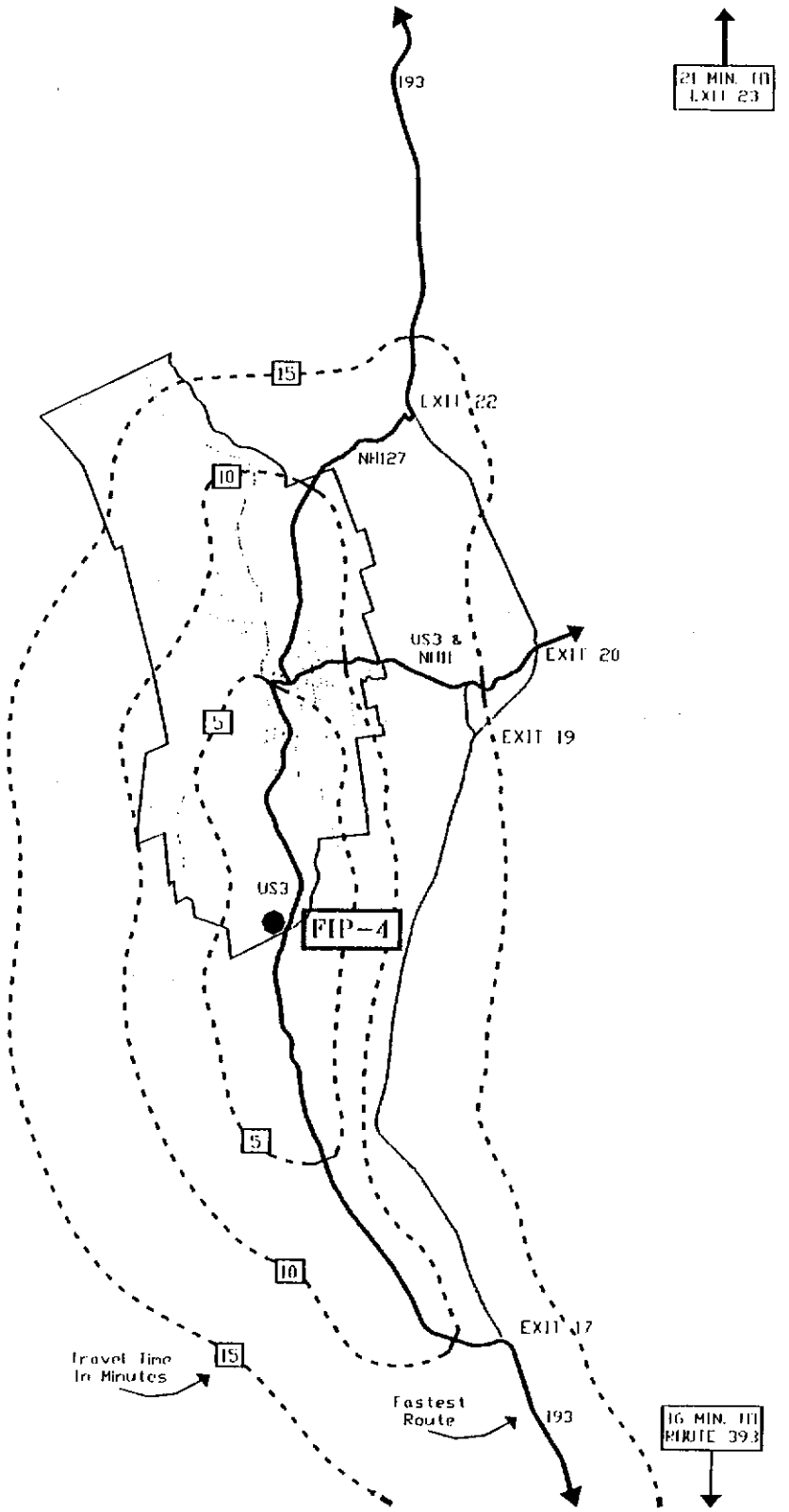
Isochronal Diagram – Industrial Park Location 2



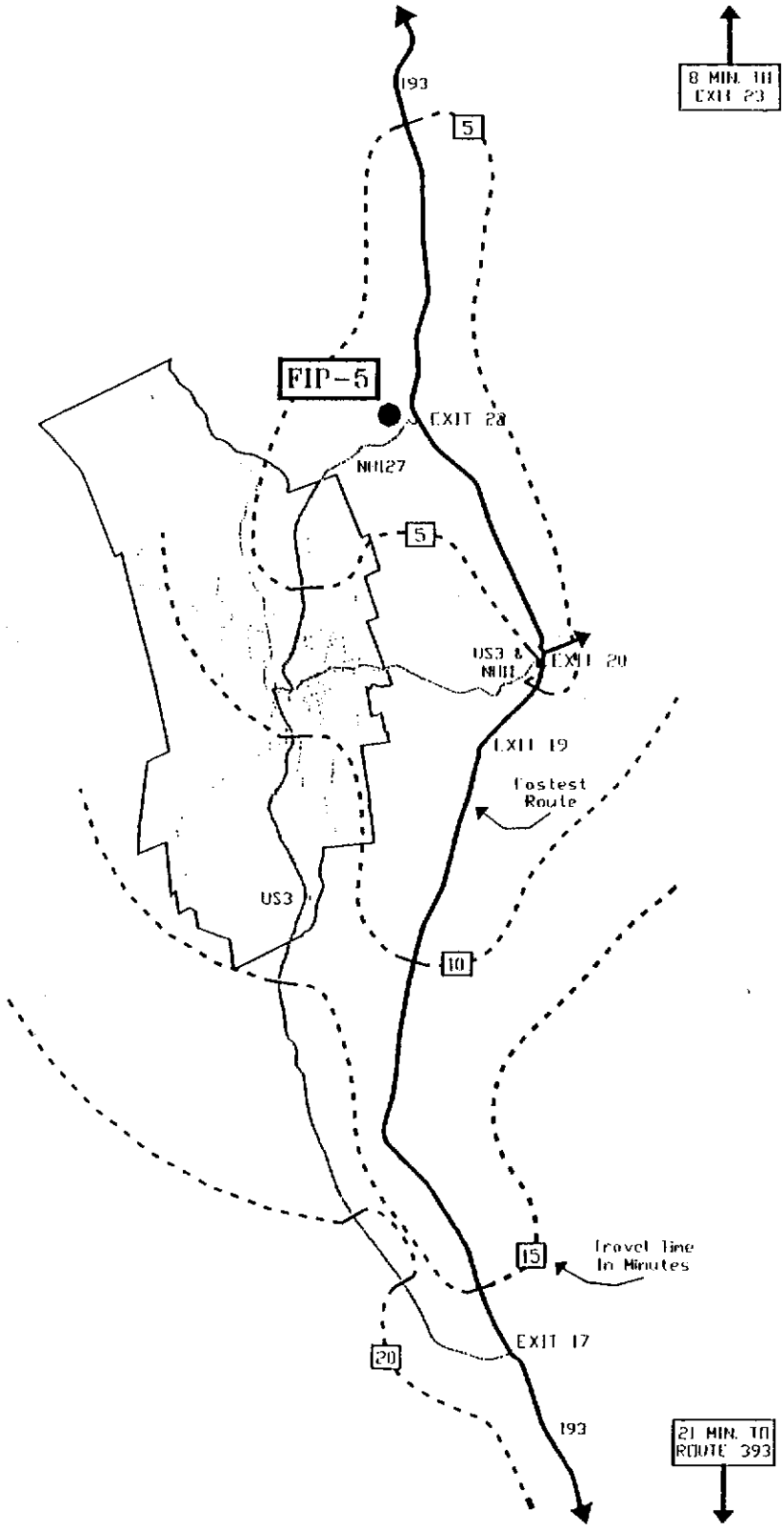
Isochronal Diagram – Industrial Park Location 3



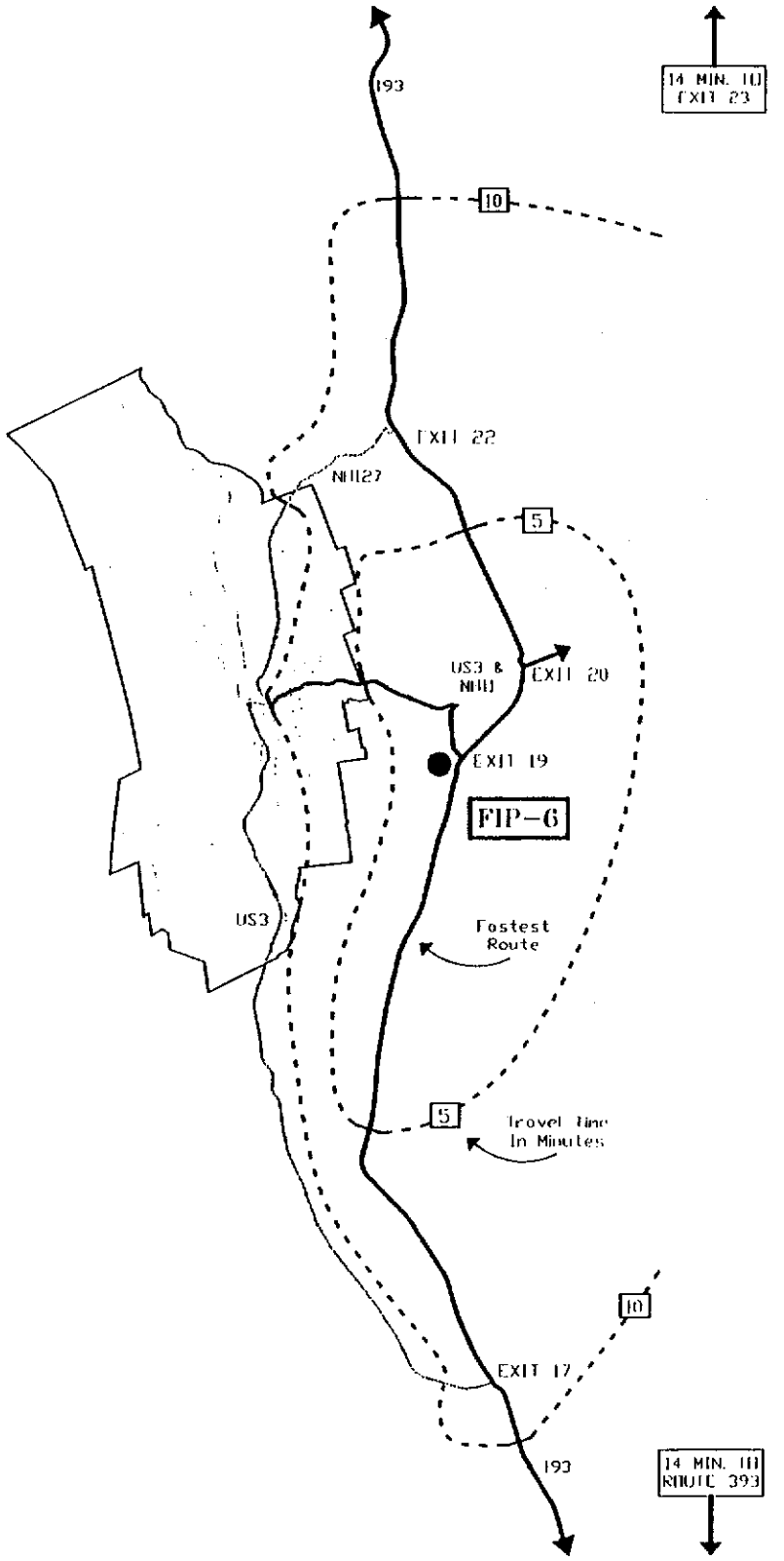
Isochronal Diagram – Industrial Park Location 4



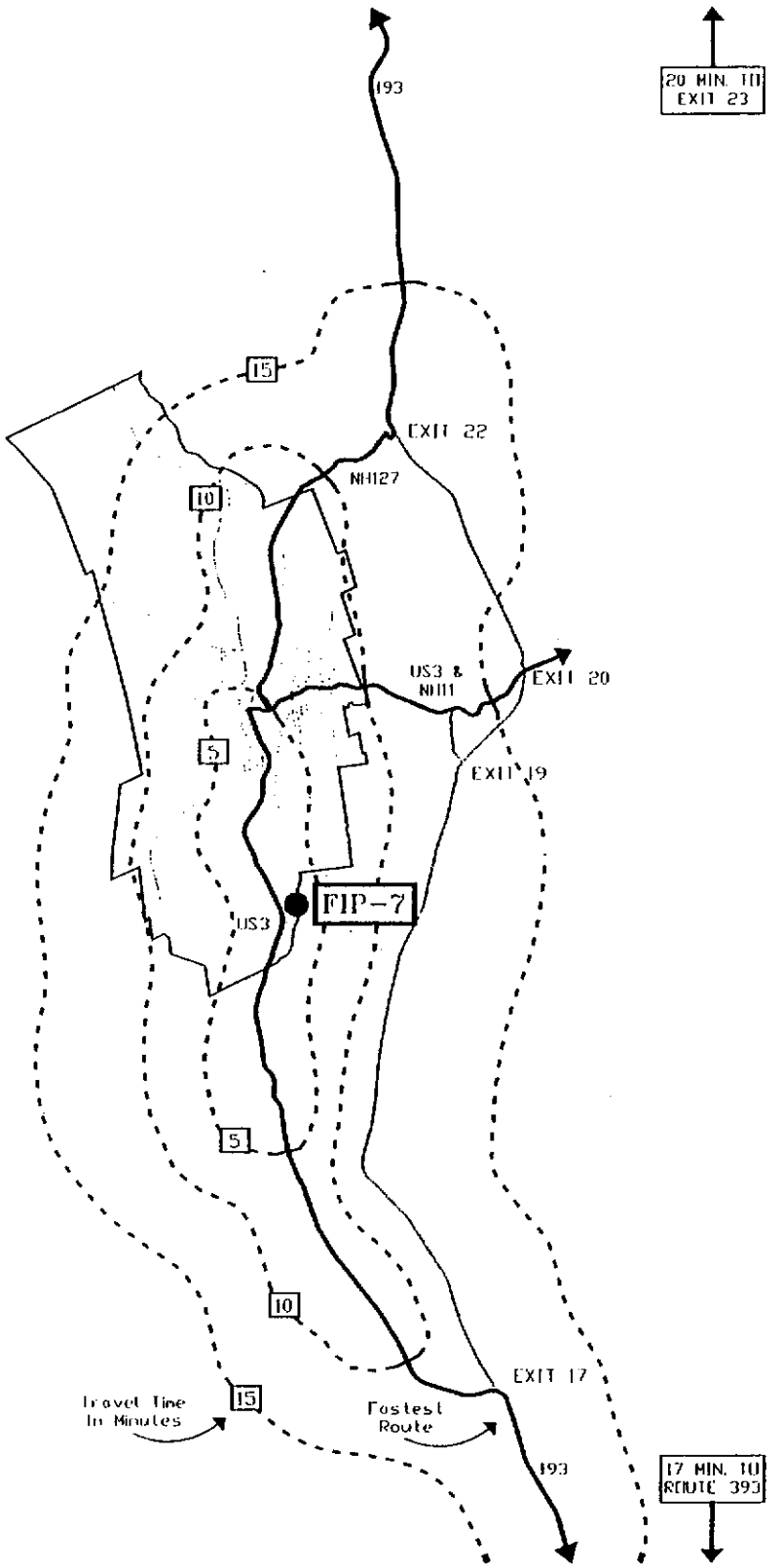
Isochronal Diagram – Industrial Park Location 5



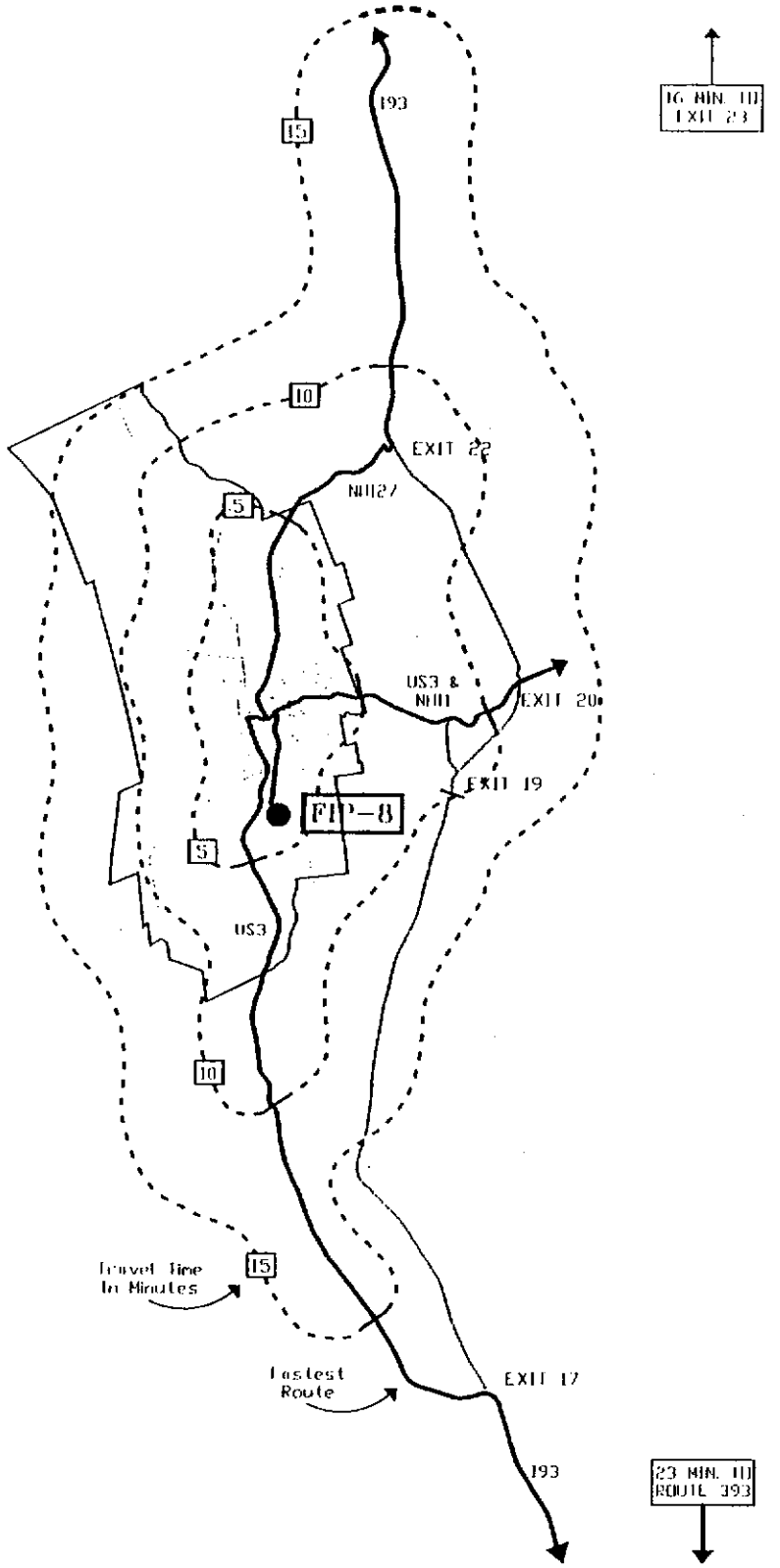
Isochronal Diagram – Industrial Park Location 6



Isochronal Diagram – Industrial Park Location 7



Isochronal Diagram – Industrial Park Location 8



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APPENDIX C

PUBLIC UTILITIES AND FACILITIES

FRANKLIN, NEW HAMPSHIRE

INTRODUCTION

Public utilities and facilities are of prime importance to the pattern of existing and future land use and provide the basis for the preparation and update of a capital improvement plan and budget. These facilities define the capacity and make possible the level of public services which residents receive. For the same reason, facility planning also exerts a strong influence on the level of potential economic development and the resulting population growth.

A Municipal Services Inventory, in earlier Master Plans, is currently being handled as part of the City's Capital Improvement Program. This program, updated annually, is part of the City's annual budgeting process.

PUBLIC UTILITIES

❑ Water Supply

Drinking water is supplied by municipal wells in three locations: one well in the town of Sanbornton, two wells south of the Franklin Dam on the west bank of the Pemigewasset River (the Acme wells), and one well on the east side of the Pemigewasset River.

All wells tap stratified drift [glacial sediment] aquifers which are vulnerable to contamination from activities on the ground surface near the wells. The only major aquifer within the City's boundaries has been partially contaminated with volatile organic compounds from the Acme Staple plant.

Drinking water is currently treated to remove contaminants prior to entering the distribution system.

❑ Storm Water Drainage

Storm water drainage has largely been separated from wastewater drainage. Storm water is directed into the rivers via an underground pipe system.

❑ Sanitary Sewer

Sanitary wastewater is piped, via the sewer system, to a regional wastewater treatment plant (WWTP) on the east bank of the Merrimack River, in the southern end of the City. All lines are gravity fed; there are no pump stations in the system.

Sludge from the WWTP is applied to fields surrounding the plant.

❑ Solid Waste

Solid waste is removed by the City and disposed of at a regional incinerator in Penacook, NH. The City contracts to deliver a certain tonnage of waste per year to the incinerator. (In 1998, the total was approximately 6,700 tons). Residents may recycle on a voluntary basis, bringing recyclables to the local transfer station.

PUBLIC FACILITIES

❑ City Hall

The current City Hall is located in an historic structure at the corner of Memorial and Central Streets. This building also houses the potential Opera House, an area that has been divided up into City offices and meeting spaces. With the project to reclaim and renovate this Opera House, a new City Hall for city offices and City Council Chambers is needed.

The existing City Hall structure is scheduled for a new furnace in 2002, per the draft Capital Improvement Plan (CIP).

❑ Municipal Services

Because of the need for additional space a new site is being contemplated for the municipal services function.

❑ Fire Facilities

Year 2000 needs are for a diesel soot removal system. Currently additions to the 1970 Fire Station are scheduled for 2003. These additions include locker room facilities, bunking and showering facilities for female employees and increases in office space. Paving and resurfacing of parking areas are needed, but currently unscheduled.

❑ Police Facilities

This is a relatively new facility and no capital changes are currently contemplated.

❑ Parks and Recreation

INVENTORY OF PUBLIC RECREATION FACILITIES

Name of Facility	Facilities	Ownership	Acreage
Daniel Webster Birthplace	Museum Picnic Area	State Park	147
Daniel Park	Baseball/softball (60' diamond) Picnic area / Playground	City	5
Eastman Falls	Boat Launch Picnic Area Fishing	City	3
Forest Hill-Evergreen Avenue	Basketball Tennis Court Shuffleboard	Private, but Public Use & Maint.	35.8
Franklin Falls Flood Control Area	Snowmobile X-country Skiing	Federal	1,900
Franklin Middle School	Gymnasium Soccer Field	City	
Franklin High School	Football field Field Hockey Baseball (90' diamond) Outdoor track Gymnasium	City	13.2
Griffin Beach	Swimming with Bathhouse/Toilet Facilities Fishing Picnic Area	City	1
Lagace Beach	Swimming with Bathhouse/Toilet Facilities Picnic Area Fishing Boat Launch	City	0.5
Franklin Greens Country Club	Off-Season X-Country Skiing and Sledding	Private	52.4
Odell Park	Tennis Courts (2) Horseshoe Pits Outdoor Basketball Courts Football Area (non-regulation) Baseball/Softball (3) (60' diamond) (1 lighted) Picnic Area / Playground	City	10.5
Paul Smith School	Outdoor Basketball Court Baseball/Softball (60' diamond) Playground Indoor Multi-Purpose Room	City	2
Proulx Community Center	Park & Rec. Office Indoor Basketball Game Room (pool and ping pong) Craft/Meeting/Multi-Purpose Rooms	City	-
Rowell School	Outdoor Basketball Court Baseball/Softball (60' diamond) Playground Indoor Multi-Purpose Room	City	3
Stone Park	Picnic Area / Playground	City	1.5
Veteran's Memorial Recreation Area	Downhill and X-Country Skiing Skating Pond Snowmobile Trails Base Lodge / Day Camp	City	Portion of 643 – acre Great Gains Forest

❑ Library

No changes are currently anticipated for the library.

❑ Schools

There are four public schools serving the City: Paul Smith and Bessie Rowell Elementary Schools, Franklin Middle School and Franklin High School.

- Paul Smith Elementary School

The Paul Smith Elementary School is used for grades pre-K – 2. The Smith School is a one-story structure and contains approximately 27,000 square feet. It was constructed in 1968 on Daniel Webster Drive in West Franklin. Extensive interior renovations completed over the past three years (1995-1998) have changed the school from an "open concept" school to a more traditional building. There are fourteen classrooms, a library area and a cafeteria/auditorium with a stage area. The enrollment for the 1998-99 school year of 267 indicates that the school is near the 275-student capacity determined in 1987. Lack of additional classroom space prevents the school from offering full-day Kindergarten or an expanded pre-school program. The school currently has a staff of fifteen full-time teachers and shares two itinerant teachers/specialists with the Rowell School.

- Bessie Rowell School

The Bessie Rowell School is located on Rowell Road to the northeast of Franklin's downtown and is used for grades 3 and 4. It is a one-story structure and contains approximately 21,000 square feet. The Rowell School was constructed in 1957. In 1989 a two-classroom addition brought the total number of classrooms to thirteen. No other renovations have been undertaken except a new roof in 1994. The Bessie Rowell School has a cafeteria/auditorium with a stage area, a library and plans to convert one classroom into a computer lab. While the 1998-99 enrollment was 227, below the 300-student capacity determined in 1997, all classroom space is being used and class sizes average 20-24 students. The school presently has a staff of eleven full-time teachers and shares the services of two itinerant teachers/specialists with the Paul Smith School.

- Franklin Middle School

The Franklin Middle School was constructed in 1989 just to the north of the Rowell School. It houses grades 5 through 8, each in a separate wing. It is a two-story structure that contains approximately 81,000 square feet. It was built for 600 students and has a 1998-99 enrollment of 480. Each wing contains five classrooms and a large multi-purpose room. All available space is being utilized. Class sizes average twenty-five students. The school has a library, gymnasium and a cafeteria with a stage area. The Middle School is an AREA school, with students from the Jennie D. Blake School attending in grades 7 and 8. The school presently has a staff of nineteen full-time teachers and shares the services of three itinerant teachers/specialists with Franklin High School.

- Franklin High School

Franklin High School is located at 115 Central Street. The main school building was built in 1939. The old junior high school, built in 1924, is now a wing of the high school and an addition that connects the 1924 and 1939 buildings was added in 1963. The 1963 addition also added office space for the superintendent of schools and a central office staff. The main structure is three stories, including the basement floor. The High School contains approximately 102,000 square feet.

The high school is in the process of a $5 million renovation. The major work will be replacing the 1939 boiler and heating system, upgrading the original wiring, removing the asbestos in the ceilings and floors, addressing the structural damage underneath the gym floor and upgrading the exterior and interior finishes. The renovation will be complete by the fall of 2000 pending final approval and sale of bonds.

No additional space will be added to the High School during the renovation. The capacity of the school is 550 and the 1998-99 enrollment is 444. The High School is an AREA school, with students from Hill attending all grades. It is expected that all classroom space will be utilized upon completion of the renovation. Class size currently ranges from 6 to 32 students. Besides 'regular' classrooms, the High School has a library, gymnasium with stage area,

cafeteria with stage area and specialty classrooms such as wood shop, machine shop and computer lab. There are currently twenty-seven full-time teachers, as well as three itinerants/specialists shared with the Middle School.

In 1993, the State of New Hampshire started implementing its New Hampshire Education and Improvement Assessment Program (NHEIAP) with the distribution of Curricular Frameworks and implementation of a testing program at grades 3, 6 and 10. Schools in Franklin are in the process of "aligning" their curriculum with the Frameworks and seeking ways to raise test scores, as well as documenting increased student achievement at all grade levels. Program improvements have been slowed due to a lack of funds and high administration and teacher turnover. Stable funding and stable leadership will add to the depth and breath of learning opportunities, particularly for those students who have not been successful in traditional programs. While 72% of the 1997 Franklin High School graduates went on to post-secondary education, the school had the ninth highest dropout rate in New Hampshire's 71 reporting schools in 1996-97.

CAPACITY AND ENROLLMENT
FRANKLIN SCHOOL SYSTEM, 1998 – 1999

School	Grades	Capacity	Enrollment
Paul Smith School	Pre-K - 2	275	322
Bessie Rowell School	3 – 4	300	227
Franklin Middle School	5 – 8	600	480
Franklin High School	9 – 12	550	444
Totals		1,725	1,473

NOTE:

- Includes Hill students in grades 7-12. Does not include special needs out-of-district placements.
- Capacity figures are from the 1987-88 Master Plan, with Smith and Rowell schools at 25 students/classroom, and 30 students/classroom at the Middle School.

Municipal Resources, Inc.
Concord, NH

APPENDIX D

REGULATION REVIEW

FRANKLIN, NEW HAMPSHIRE

INTRODUCTION

Zoning is an ordinance that is put in place and amended by the City Council. The adoption and amendment process requires certain notification, public hearing and other processes. The resulting ordinance controls some aspects of physical development by setting forth allowed use of the land, minimum dimensional standards for that use and other related restrictions.

Based on the objectives and actions recommended by this plan, the following are ordinance considerations that are recommended for refinement and consideration through this amendment process.

RECOMMENDATIONS

- **Text Changes**

1) Consider dropping the cluster development option in all zoning districts.

2) Consider controlling desired land use by zone and utilize one or more overlay zones to deal with special non-use conditions, e.g.:

   Downtown Overlay District: Within the Downtown Overlay District, on-site parking is not required, except for rooming and lodging houses, and lot and dimensional standards may be excepted through the site plan review process.

3) Consider adding the following requirements which would apply in all districts:

   a) Slopes: All development, except single family dwellings, on a slope of 15% or more would require a site plan review, reduction of allowed development by 50% and the special exception process.

   b) Installation of private streets and driveways should utilize best practices for erosion control.

   b) Water/Sewer: All development must show evidence of satisfactory water and sewer systems per NHDES standards. This includes potential satisfaction for new parcels, taking into account factors such as wetland soils and required well-septic system separation.

   c) Notification of hazardous materials storage and material handling for all non-residential uses, including all home occupations, through either the site plan review or special exception process.

   d) Prohibit the stockpiling and land application of sewage sludge, except that locally produced, and then best management practices as per the NH Department of Agriculture.

e) Include, by reference, the Minimum Shoreline Protection Standards, RSA 483-B, as amended, which apply to public waters, except that the City should also define the "primary building line" in the downtown, along the south shoreline of the Winnipesaukee River between East Bow Street and Odell Park, as zero feet.

f) Define wellhead protection areas and prohibit development within these areas.

g) Consider including by reference the definition and boundaries of all stratified drift aquifers as delineated by the NH Department of Environmental Services.

h) Require the approval of erosion control plans and the containment of all hazardous materials via the building permit process for development within 250 feet of a protected shoreline or over a stratified drift aquifer.

4) Consider the establishment of a Groundwater Protection District as an overlay district. Utilize technical assistance from the NH Department of Environmental Services (NHDES) to determine the right radius around the primary aquifer or could include all of the stratified drift aquifer. Utilize NHDES' model ordinance.

5) Consider the establishment of a Surface Water Protection District as an overlay district. Utilize technical assistance from the NH Department of Environmental Services and convert infiltration standards to runoff standards.

6) Consider requiring that industrial development provide a 200-foot landscaped buffer where industrial land abuts residentially zoned land.

7) Consider adding specific requirements for logging, resource removal operations and associated road building to protect from soil erosion and uncontrolled runoff during the activity and to insure an appropriate recovery plan for after the activity.

8) Consider adding some limits to avoid potential sign clutter. The ordinance might also add a maximum number of signs per business or property, as well as maximum sign size and maximum aggregate sign area. This needs to acknowledge multiple tenants, but in a manner where signs still fit the buildings.

9) Consider requiring that telecommunication facilities be a special exception for new tower installation with first a finding that the facility cannot be clustered on another tower or placed on a building. Also insure a system or plan for its removal when it becomes obsolete.

10) Consider splitting commercial recreation into two categories, outdoor uses not requiring extensive land-modification or buildings that would be allowed in the most rural district, and those other uses that would only be allowed in a business zone. Low impact outdoor uses would include golf courses, golf driving ranges and ski facilities. Potentially higher impact outdoor uses such as automotive related should require Special Exceptions. Indoor recreation

would include bowling alleys, video arcades and health/fitness/exercise centers where a majority of the activity is in-doors. In this way, recreational uses would be treated the same, whether private or commercial.

11) Consider retaining the conservation (C) zone as a rural district, to have extremely low density and to appear rural, as well as to allow only rural uses. Stating this objective, one might retain, therefore, the 5 acre lot size to prevent intensive development, and the existing frontage and setback requirements to insure a rural appearance, created by the visual effect from the public right-of-way.

12) Consider allowing private airports/heliports only in the conservation zone, by special exception. Exception criteria would be designed to avoid disruption of the quality of life of residents in other zones, as well as the surrounding resident and farm activities.

13) Consider allowing only one principal structure per lot so that a building permit for a parcel already having a manufactured home would be conditional upon removal of that home within a certain time period, or prior to issuance of a certificate of occupancy (CO) of the new building.

14) Consider requiring that all manufactured housing brought into Franklin should have been manufactured to the most recent HUD standards at the time of its entry, and that building permits for manufactured housing should be conditional upon the removal from Franklin of any manufactured home being replaced.

Municipal Resources, Inc.
Concord, NH

APPENDIX E

NATIONAL MAIN STREET PROGRAM

THE MAIN STREET APPROACH

The foundation of the Main Street approach is preservation of the built environment and of the human resources of the downtown or neighborhood business district. It emphasizes the use of the best of the district's surviving assets to build a lasting, positive physical and emotional image for everyone associated with the area.

Four basic elements must be carefully orchestrated to create a marketable identity for the business district.

ORGANIZATION

Establishing a consensus and cooperation by building partnerships that will allow the development of a consistent revitalization program and permit the emergence of effective management and advocacy of the district. Diverse groups - bankers, city officials, merchants, chamber members, civic leaders, individual citizens and others - must work together to improve the business district.

DESIGN

Enhancing the visual quality of the business district means attention to all physical elements: buildings, storefronts, signs, public improvements, landscaping, merchandising displays and promotional materials. The quality of the designed environment, more than any other aspect, demonstrates to the public the other qualities of the district.

PROMOTION

Creating a positive image of the business district to attract customers and investors and rekindle community pride. Promotion includes the development of sophisticated joint retail sales events, festivals and the creation of a consistent image through graphic and media presentations. Promotion also includes target selling of the district to investors, developers and new businesses.

ECONOMIC RESTRUCTURING

Strengthening the existing economic assets of the business district while diversifying its economic base. Activities include retaining and expanding existing business, recruiting new businesses to provide a balanced mix, converting disused space into productive property and sharpening the competitiveness of Main Street's traditional merchants.

The key to the success of the Main Street approach is its comprehensiveness. By carefully integrating all four areas into a practical management strategy, the approach produces fundamental changes in the district's economic base. These changes are critical to long-term success.

Timing is a vital element of the Main Street approach to revitalization. Usually, a business district should first concentrate on improving or establishing an effective organization, the way in which the district is promoted and low-cost, but visually striking, physical improvements. As the program evolves and confidence in the viability of the business district increases, major restructuring efforts can be undertaken. A community should not

expect instant change. Long-term revitalization requires the careful realignment of every aspect of the district. This process takes time.

Both the public and private sectors have a vital interest in the economic health and viability of business districts. Thus, both must be involved in a partnership in the revitalization effort. Each sector has a role to play, and each must understand the other's strengths and limitations so that an effective partnership can be forged.

Existing business districts must capitalize on those assets that make them unique. Each district already contains these qualities - the distinctive buildings and human scale that give people a feeling of belonging. These assets must be the touchstone, as well as foundation, for all aspects of the revitalization program.

Quality must be emphasized in all aspects of the revitalization program. This applies equally to storefront design as to job training programs. This quality must relate to the citizens of the city or neighborhood, incorporating their desires and needs, not to some abstract or academic notion.

Finally, and perhaps most importantly, a successful revitalization program requires full-time management. At a minimum, downtowns of midsize cities require a full-time project manager while central and neighborhood business districts in metropolitan areas require a full-time manager with staff. Even small towns must have, at least, part-time management. The manager and staff provide the link between partners and implement the work program. They should not be considered temporary staff that completes the work in three or four years. Instead, as with the management of any business, the management of a business district is a continual necessity.

The Main Street approach to business district revitalization is a return to community self-reliance. It encourages imagination, sharpens entrepreneurial skills and the development of appropriately scaled solutions to present and future problems.

NOTE: The preceding description is from
National Main Street Center materials.

Municipal Resources, Inc.
Concord, NH

APPENDIX F

CENTRAL BUSINESS SERVICE DISTRICTS

CENTRAL BUSINESS SERVICE DISTRICTS

New Hampshire Revised Statutes Annotated 31: 120 - 125

31: 120 Purpose. The declared purpose of this subdivision is to enable municipalities to establish central business service districts in high density areas of predominantly commercial uses to provide property services at a more intense level than is provided in the balance of the municipality and to authorize the establishment of charges to owners of property within such central business service districts in an amount not to exceed the costs to the municipality of providing such services at levels over and above those provided in the balance of the municipality.

31: 121 Authority Granted. For the purpose of this subdivision, the legislative body of any city or town shall have the authority to establish one or more central business service districts.

31: 122 Services Advisory Committee; Cost.

I. The services which may be provided by a municipality in a central business service district under the provisions of this subdivision may include property related services performed in the public right-of-way, including sidewalk snow removal, landscaping, street and sidewalk cleaning, refuse collection, and other business development services and activities related to the maintenance of an attractive, useful and economically viable business environment. These services and activities may be either those of a routine nature provided for all properties, or may be particular to those in the central business service district.

II. The legislative body of each municipality electing to establish a central business service district shall appoint an advisory board of 7 members, not less than 5 of whom shall be owners or tenants of property within the proposed district. Upon consultation with the advisory board, the legislative body of each municipality shall define the central business service district, select specific services and levels of service to be provided in the district, and subject to RSA 31:123, authorize which specific department, agency, or other party is to undertake the work.

III. The cost of providing special services in the central business service district shall be those accruing to the municipality which result exclusively from the provision of services in the district which exceed those being provided in the balance of the municipality. The cost of services provided throughout the municipality or available to all properties and the costs of services or levels of service regularly and routinely provided within the central business service district prior to July 23, 1983, may not be included as costs for the purpose of this subdivision. Further, capital expenditures, with the exception of tools and equipment utilized in the normal business practice of and incidental to, the provision of services set forth in paragraph I may not be included as costs for the purpose of this subdivision.

31: 123 Method of Appropriation. Each municipality shall adopt a budget for services to be performed in a central business service district as part of its budget process. At the end of the fiscal year, a full accounting of expenditures shall be made. Balances or deficits of the central business service district account shall be reflected in the subsequent year's account budget to offset appropriation requirements.

31: 124 Assessments. Upon local adoption of the budget, the municipality may levy assessments in an amount not greater than the net appropriation to a central service business district account. The assessments shall be made against the owners of properties abutting any public right-of-way in the central business service district and shall be based upon the relative linear foot frontage of the owner's property as a percentage of the total linear foot frontage in the district or another formula determined by the municipality to be in relative proportion to benefits received by each property owner in the central business service district. Assessments shall be billed and collected as specified by ordinance. Interest and other collection procedures shall be made by the tax collector or other official responsible for property tax collection. Enforcement powers for nonpayment shall be the same as those provided under RSA 80 relative to property tax collection.

31: 125 Limit on Liability. The provisions of RSA 507-B relative to bodily injury actions against government units shall apply to all municipal activities performed in connection with a central business service district.

Source. 1983, 109:9. 1991, 334:1. 1994, 85:1, eff. July 5, 1994.

Note: This legislation is currently being utilized in Manchester, NH to fund its downtown corporation's activities. Similar legislation is utilized in many cities and towns throughout the United States to fund downtown marketing and promotional operations.

APPENDIX G

HISTORIC AND CULTURAL RESOURCES

FRANKLIN, NEW HAMPSHIRE

INTRODUCTION

History is a process; it is being made even as this is written. History is more than a simple recounting of events -- it summons new and varied interpretations as people seek to understand the present through the past.

A new perception of our historic and cultural resources is emerging today in communities throughout New Hampshire and, indeed, the Nation. We now recognize that a community's historic and cultural resources need not be measured solely by the yardstick of state and/or national events of importance. A more comprehensive view of a community's past recognizes that the entire constellation of local buildings and sites (including housing ranging from the modest dwellings which housed working families to elegant mansions, commercial blocks, farms, archaeological sites, civic buildings, and engineering structures including dams and railroad trestles) provide a rich visual narrative of a community's evolution. Preservation of these resources is fundamental to the retention of a sense of place and identity in any given community.

One need only look to the failures of the urban renewal program in order to appreciate the importance of local preservation efforts. The wholesale destruction of commercial and residential neighborhoods during the urban renewal period has produced bland urban streetscapes which pale by comparison to the very neighborhoods they sought to replace. The unfortunate consequences of urban renewal have, however, taught a valuable lesson: each new generation of citizens are the stewards of their community's past and must strive to preserve the cultural heritage willed by preceding generations.

This new appreciation of local historic resources has been succinctly described by Ada Louise Huxtable, the noted architecture critic: "Preservation ... has taken on a new meaning. It has ceased to be a discreet devotion to tasteful ~18th Century house museums and pricey antiques. The good news is that the country's architecture, history and culture finally are seen as economic, aesthetic and environmental necessities. What's good about preservation now is that it deals with the character and amenity of structures and spaces that add grand or modest beauties and the unique pleasures of place of an earlier age to the bleak reductionism of today's commercial construction."

This chapter was prepared in recognition of the fact that Franklin's historic and cultural resources are important determinants of the overall quality of life in the City. It does not pretend to be a complete and comprehensive inventory of all local resources; it is instead intended as a departure point for future inquiries into the events and structures which have played a role in the City's evolution.

GOALS AND OBJECTIVES

The Franklin Planning board has set forth the following general goal:

- Historic Resources Goal: Support the identification and preservation of Franklin's historic resources.

The following objectives are suggested to augment and expand this goal:

- Increase public awareness of Franklin's historic resources;
- Promote the development of an institutional framework (e.g., a Franklin Historical Society, an Historic District Commission, or other group specifically devoted to historic preservation) to carry out a local education and preservation program;
- Encourage the adaptive re-use of Franklin's historic buildings, striving whenever possible to make maximum use of existing structures with minimal destruction to features of architectural or historic significance; and
- Encourage owners of historic properties to seek qualified professional advice and counseling regarding building treatment and renovation.

A BRIEF HISTORY

Franklin's first settlers were Native Americans of the Penacook tribe. The Penacook's took their name from the Indian word for "winding river", a reference to the Merrimack as it makes its meandering course from Franklin to Concord. The Penacook tribe resided throughout the Concord region and was part of the larger culture of the Abenaki who lived throughout eastern Canada, New Hampshire and Maine. The name, "Abenaki", or "Wabenaki", as it is sometimes spelled, is said to mean "people of the east".

The Penacook settlement in Franklin was quite extensive, as evidenced by the reports of early explorers and by remarkably rich archaeological finds in later years. The Odell Park area appears to have been a well-established settlement area for the Indians. In 1886, when Odell Park was first graded for a ball field and play area, many Indian artifacts were unearthed. The Proctor family of Franklin gathered an extensive collection of chisels, axes, mortars, knives, arrowheads and ornaments from the Odell Park area and other sites in the region; the Proctor's collection of artifacts was later donated to Dartmouth College where it can be viewed today. Other known areas of rich archaeological significance include the "Indian Mortar Lot" on Upper Central Street, where an enormous mortar used for grinding grains and corn can be viewed, and the "Indian Carry" pathway which led from the Eastman Falls area on the Pemigiwasset to the Winnipesaukee River, used by the Indians to portage their canoes between the two rivers.

In 1639, agents from the Massachusetts Bay Colony came up the Merrimack River as far as "the crotch" where the Winnipesaukee and the Pemigiwasset rivers met. Here, they blazed a tree to mark the northern bounds of Massachusetts' sovereignty. This party was the- earliest known group of Europeans to visit the area now known as Franklin. It wasn't until 1652 that the next group (a party of king's surveyors) ventured up the Merrimack and then up the Winnipesaukee River to the Weirs.

In 1689, a party of explorers discovered a large Indian burial ground located on the hill where the Franklin Cemetery now stands. The explorers reported that the burial ground was quite extensive, indicating that the Native American population of the Franklin area was large and well established. It is interesting to note that a Concord Monitor article of February, 1953, reports that the then caretaker of the Franklin Cemetery had recently unearthed an Indian pestle when digging a grave in the cemetery's pinegrove. It was the custom of the Indians to include certain well loved possessions of the deceased in the grave; the discovery of the pestle suggested that the caretaker had actually unearthed the grave of an Indian inhabitant of the region.

The earliest known settlers of Franklin were Philip Call, Nathanial Maloon and Sinkler Bean. It is not clear where these men came from, but it is known that they established themselves, along with their families, in the vicinity of Webster Place around 1748. The site of Philip Call's homestead is said to be located behind the barn of the farmhouse across from the Orphan's Home (now the Sister's of the Holy Cross Convent). Philip Call's wife was killed by the Indians in 1754, while her horrified, but unarmed, husband watched the deed from a nearby hiding place. Shortly thereafter, a fort was established at Webster Place to protect the settlers. The fort, named the Stevenstown Fort after the area's original grant-holder, was located near the spot where the Webster Place Cemetery still stands. A marker and boulder have been placed in the cemetery to commemorate this early fort.

It was not long after the first settlement at Webster Place that Ebenezer Webster (the father of Franklin's famous Daniel) came to the area from Kingston, New Hampshire. Ebenezer Webster first settled in "Shaw's Corner", residing with his family in the small house now well known as Daniel Webster's Birthplace. In 1759, Captain Webster received a grant of 100 acres of land to establish a proprietor's sawmill, a necessity if the small community was to grow and thrive. His original grant encompassed an area from Punch Brook to what is now South Main Street but, when the brook's water supply was determined to be inadequate, Webster established a new mill on Chance Pond Brook in 1764.

Ebenezer Webster assembled a company of men during the Revolution. Under the leadership of Captain Webster, the company marched to Boston but arrived, as history tells us, "just a day late for the Battle of Bunker Hill." The group later distinguished themselves in the campaign of Saratoga. According to Alice Shepard's Centennial Pageant (1928), the graves of Franklin's Revolutionary War soldiers are located in "the old cemetery on the Hill Road and. at Webster Place."

After the war, Captain Weaver opened a tavern at Webster Place. This small settlement (also known as the Lower Village) was, during Revolutionary days, the largest settlement within

Franklin's present borders. It one of the two stores in the Lower Village that Daniel Webster chief for 25¢, on which was printed the U.S. Constitution, of became the great expounder. The Lower Village boasted of two blacksmith shops, a tannery and bark mill, a brick yard, a shoemaker's shop and a law office where both Daniel Webster and Thomas W. Thompson, who became a state treasurer and speaker of the house. Parker Noyes, founder of the Noyes Academy, studied law here and in turn taught the law to George W. Nesmith, who later became a judge and influential Franklin citizen.

Despite the preeminence of the Lower Village, other early settlements also dotted the landscape during the latter half of the 1700's. A proprietor's mill was constructed in 1764 on Salmon Brook (then in Sanbornton) and, while the first mill was carried away by high waters, a second was soon built to replace it. Large quantities of lumber were rafted downriver from this mill and it was presumably this industry which gave rise to the settlement in the Gile Pond/New Boston Road area.

In 1778, Jeremiah Sanborn came from Hampton and purchased 200 to 300 acres in the area which came to be known as Franklin Falls. Sanborn's land encompassed the entire area east of the Pemigiwasset from Daniell Point to what is now Babbitt Road. Sanborn is credited with having built the first dam in the Falls area, said to have been located just upstream from the present Sanborn Bridge.

The village in what is now West Franklin owes much of its early growth to the energies and ambitions of Ebenezer Eastman. Eastman first came to the Lower Village from Concord in 1797, but soon drew up plans for the construction of a dam and a mill on the Pemigiwasset, which he erected close to the site of the present Eastman Falls hydroelectric station. In the early 1800's~, Eastman built a tavern in West Franklin which, through its many evolutions as the Priessnitz House, the Odell House, the Webster House and finally the Daniel Webster Inn, housed visitors to Franklin over the course of two centuries until its demolition in the 1970's. At one point in its colorful history, the Inn was owned by a Doctor W. T. Vail who ran a "water cure" there prior to the Civil War. Vail claimed that imbibing his special water made "the deaf to hear, the lame to walk, the blind to see and the dumb to talk", a colorful if inaccurate bit of advertising.

The 1820's saw many new developments. In 1822, Kendall Peabody and Robert T. Crane (both relative newcomers from Peterboro) went into partnership and built a new dam and mill near the site of the Stevens complex. Here, they began the manufacture of paper, an industry which was to play a prominent role in the local economy for many years to come. Ownership of the mill was eventually assumed by Jeremiah F. Daniell. In 1870, the J. F. Daniell and Son paper mill became the Winnipiseogee Paper Company and eventually the International Paper Company. The millyard for the Crane and Peabody establishment was located along the south side of today's Central Street.

Also in 1822, the first cotton mill was erected on Canal Street, marking the beginning of the textile industry in the village. The mill was called the "Smithville Factory" (for a time, Franklin Falls was known as Smithville) or, more popularly, the "yaller mill" after the color of its bricks. At this time, an open canal apparently ran in front of the mill, starting at the Sanborn Bridge and running into the river again at a point behind the present library. The Smithville Factory Store was built during the 1820's on the lot where the Sawyer Block now stands and served, no doubt, as a major center for

the exchange of news, goods and political sentiment.

The first church erected in Franklin was the Congregational Church, built in 1820 on land donated by Ebenezer Eastman. This historic structure was later destroyed by fire but was rebuilt to look much the same today as it did when Franklin's early residents first worshipped there.

During the 1820's, a decade marked by the growth of the area's population and industry, an astute group of local leaders recognized that the settlement was destined to continue to grow and prosper. At this time, what is today the City of Franklin was made up of four towns: Andover, Northfield Salisbury and Sanbornton. The question of forming a new town out of portions of these four communities was heatedly discussed and in 1824 a petition was signed by Ebeneezer Eastman and others, asking the state legislature to incorporate a new town. In 1826, a committee appointed by the legislature to study the matter reported that sentiment was divided but reasoned that the area had sufficient growth potential to warrant political autonomy. The committee reported "That there have been erected on the banks of the Winnipiseogee river, within the limits of the proposed new town, a paper mill and cotton manufactory, both of which are now in full and successful operation. From the great fall in this and other streams in that vicinity and the inexhaustible supply of water, there is reason to believe that very extensive manufacturing establishments will, at no distant day, be erected at or near this spot, in addition to those already there. Even without these contemplated improvements the number at this time living within the proposed limits and the amount of business transacted at the villages along the river, seem to entitle them to the ordinary privileges of being incorporated."

Finally, on December 24, 1828, the legislature passed a bill incorporating the new town. Judge Nesmith fought and won a battle to have the boundaries of the new community drawn to include the birthplace of Daniel Webster, so that the latter, while actually born in Salisbury, became by legislative decree a Franklin citizen. On January 3, 1829, the first town meeting was held at the Congregational Church. While Judge Nesmith and others would have liked to name the new town Webster, the honor had already been claimed by another New Hampshire community. The group settled on Franklin, after Benjamin Franklin, whose career of public service was still fresh in the minds of the people. While, in 1830~, Northfield temporarily reclaimed the portion of their territory which had been given over to make the new town, this land was later ceded back to Franklin and the 1828 boundaries of the new town of Franklin still define the City today.

Prior to the arrival of the Northern Railroad in Franklin, travelers and merchants made the best of the rather primitive transportation system which serviced the town. Goods ordered from industrial centers to the south were brought up on the Merrimack by boat as far as Concord, then were transferred to covered wagons pulled by a team of six or eight horses for eventual delivery in Franklin. A stage stopped daily at the Webster House tavern, bringing passengers and long awaited mail. The Republican Bridge served as a vital link between the two halves of the town. The earliest span across this river was built in 1802, but lasted only a short while before it was swept away by high waters in 1824. It was rebuilt in the same year, only to be destroyed again by flooding in 1839. A colorful figure in Franklin's history, Boston John Clark was called in to thoroughly redesign and rebuild the bridge so that this vital passageway would be secure from flood damage in the future. At a cost of $7,000, Boston John and his team built a stable and handsome

covered bridge which served the town until it was replaced by today's modern structure.

Boston John Clark was such a remarkable figure in the City's history that his story warrants a brief digression here. In many ways, he personified the spirit of ingenuity and invention which brought about many of the technological innovations with which many of Franklin citizens have been credited. Born in Franklin in 1790, Boston John could neither read nor write but, after serving as a carpenter's apprentice for four years in Boston, was capable of the finest engineering design. He was notorious for the ten-foot pole which he carried with him, the only device he used for elaborate surveying and measurement. He furnished the lumber for the state capitol building in Concord and helped frame the upper part of the state house. He built the dam for the Aiken's hosiery mill in Franklin Falls and, in addition to the Republican Bridge, designed and built numerous other bridges and dams throughout New Hampshire and New England.

When the path of the Northern Railroad was being planned, Boston John Clark was asked to design several trestles to cross the Merrimack as it meandered from Concord. Boston John suggested that it would be cheaper to change the course of the river to eliminate the need for trestles and, while railroad executives first believed him to be facetious, they were soon persuaded of his logic. Under Boston John's direction, oxen were used to cut small channels on a more direct path; the force of the current caused the river to cut through these channels and hence change its course. Soil plowed out for the channels was then used as the roadbed of the railroad.

It is interesting to note that the railroad which helped foster the growth and prosperity of Franklin would not have even passed through the town but for the efforts of Judge George W. Nesmith, a well-known Franklin citizen and incorporator of the railroad. Judge Nesmith secured the routing of the railroad through Franklin over the protests of the corporation's engineers and stockholders. The day the first train pulled into the depot in West Franklin was a day of great jubilation, as many Franklin residents caught their first glimpse of an "Iron Horse", and was celebrated with a great feast in the station hall.

The presence of the railroad, coupled with the availability of hydropower, served as a catalyst for a remarkable period of industrial growth as it provided for secure and speedy transportation of raw materials and finished products between Franklin and its markets. In the 1850's, Walter Aiken perfected two revolutionary pieces of knitting equipment, the circular knitting machine (an example of which can be viewed today in the library) and the latch needle. These developments led to the construction in 1864 of the Aiken Hosiery Mill on East Bow Street (now a part of the Stevens complex). There were many economic spin-offs associated with Mr. Aiken's enterprise, which led to the creation of numerous local needle companies. The Franklin Needle Company, established in 1874 and located in the present Riverbend Mill, was for many years the largest latch needle company in the world. G. W. Griffin and Co., founded in 1880 and now the Stanley Tool Company, also had its origins in the Aiken enterprise, as it was a worker in Mr. Aiken's mill who first developed the hacksaw.

Mr. Aiken's first knitting machine went to the Enfield Shakers, while the second was sold to a Mr. A.W. Sulloway of Enfield. Mr. Sulloway's interest in the machine soon led to an interest in Franklin and, in 1864, Mr. Sulloway went into partnership with Frederick H. Daniell to begin the

manufacture of hosiery. The Daniell and Sulloway Mill was completed in 1865 and became known as the Sulloway Mill when Mr. Daniell sold out his interest in 1869. During this same period, the Franklin Mills complex was built and housed M. T. Stevens, a manufacturer of fine woolen cloth.

The Civil War took away many of the City's young men, some of whom were destined never to return, but also brought forth many new orders for Franklin's textile industry. It is said that Franklin had at least one active underground railroad station, located in the McFarland House (c. 1823) on Webster Road just before the North Main Street intersection. An old Journal-Transcript article of December 1949 reports that "the secret room in the attic where runaway slaves were hidden until they could be moved on to Canada is still there."

Franklin's Central Street shopping district sprang to life under the influence of nearby industrial development. Worker housing largely developed and owned by mill proprietors, clustered densely in the lower-lying neighborhoods adjacent to the mills, while elegant mansions housed the families of mill owners and merchants such as the Daniells, the Aikens, the Kenricks and the Sulloways.

The latter half of the 19th Century was a time of civic refinement and public improvements. The Village Improvement Society was organized in the 1670's, with membership from both sides of the river. The Society's first project was to improve the Republican Bridge; under its sponsorship, the sidewalk section was painted, billboards were removed, and the old gas lamps were replaced with electric lights. The group also held a "sidewalk fair" and raised $1,000 to pay for the town's first sidewalks. At the turn of the century when the FranklinTilton Railroad came to town, the Society sought the advice of a skilled landscape architect and the embankment by the trestle was planted with flowering shrubs, with the help of volunteer labor. Also during this period, the town's first publishing house, Towne and Robie, was established in 1891. The Franklin Water Works was installed, and in 1892, the covered masonry reservoir which supplied the water works was completed. Ball fields were laid out in Odell Park to provide leisure time activities for Franklin residents. The Franklin and Tilton railroad was completed in 1892 and served as a major link between the state's two northerly rail lines.

Memorial Hall was erected as a tribute to Franklin's soldiers in 1892. The Richardsonian Romanesque structure, designed by a Manchester architectural firm, housed the handsome Franklin Opera House, the Grand Army of the Republic Hall, and various municipal offices. The Opera House served as a major cultural attraction, drawing upon both local and touring talent.

The City's growth and prosperity during the latter half of the century prompted local citizens to seek to change the town charter to a city form of government. At town meeting on March 13, 1894, the voters of Franklin adopted the City Charter. On November 27, 1894, the first mayor and council were elected.

The events of this century, being somewhat nearer, are more familiar. The tremendous population growth seen between 1850 and 1900 slowed dramatically; between 1850 and 1900, Franklin's population grew from about 1,000 to nearly 6,000 people, while between 1900 and 1980, the city's population has grown by only about 2,000 persons.

This century has seen a marked shift in the industrial composition of Franklin and, indeed, the entire northeast. The pulp and paper industry began to decline as the region's supply of wood dwindled. Labor struggles also troubled the industry in the early part of the century. One of Franklin's former citizens, John P. Burke, helped organize workers of the Winnipesaukee Paper Company in 1902 and went on in 1917 to become the President-Secretary of the International Brotherhood of Pulp, Sulphite and Paper Mill Workers. In an interview with the Concord Monitor in 1953, Burke noted with pride that workers of the Franklin pulp helped pioneer the movement but heatedly denied the allegation that it was unionization which brought about the demise of the pulp and paper industry. He commented bitterly that "yes, the mills are gone--but not because they were unionized. The mills have moved to their source of supply of raw pulpwood--back where the trees grow. That makes sense and--like the darky--we cooperate with the inevitable"'.

The textile and garment industry declined somewhat more slowly. The Stevens Company continued manufacturing until 1970 when, as Franklin's major employer, it closed its doors. The Sulloway Hosiery Mills had closed in 1953~, terminating almost a century's active production.

Changing technologies and new energy sources have had a tremendous effect on land use patterns and, in particular, have induced the location of new industrial development in the western part of the City. Modern industries no longer require the mechanical and electrical power proceeded by the rivers. Assembly-line technology has caused industry to seek large, flat expanses of land on which to build one-story factories. Reliance on trucking as a major means of transportation for goods and products has induced major industries to settle on the outskirts of existing development along good access routes. New industries can no longer dump untreated wastes directly into rivers, making a riverside location unnecessary but enhancing the desirability of industrial locations within the sewer service system.

The advent of the automobile has also had a pronounced effect on land use patterns during this century. The Webster Lake area, formerly a sleepy cottage colony where many Franklin residents summered, underwent substantial new summer home development as the automobile allowed out-of-state residents to speed north for a weekend to the new cabins on the lake. Strip commercial development along Upper Central Street and, to a lesser extent, along Main Street, has been brought about by the new mobility provided by the automobile. The mobile home developments which now dot the landscape are also, of course, an outgrowth of the automotive period.

Franklin has thus changed greatly since the first settlers arrived in Webster Place. It has, more than most New Hampshire communities, been greatly affected by (and has often contributed to) the evolution of new technology. Local residents have invented new devices ranging from the knitting machine, the latch needle and the hacksaw to the special suit which enabled the first Americans to enter space (developed by Captain James E. Sullivan, USNR, in the 1950's).

Its evolution from a small fort in Webster Place to the City of today constitutes a history of which local residents can be justifiably proud. Regrettably, no full and comprehensive history of the City has been published to date, although Mrs. Alice Shepard completed a draft document before her death. It is hoped that this manuscript can be completed and published in the near future, which would greatly facilitate further research and inquiries into the City's cultural resources.

TIMELINE

The following timeline summarizes some of the major events in the City's history. Dates are taken from a variety of pre-existing historical sketches and news clippings and may, in some cases, be inaccurate. The timeline was compiled from the best available information; if and when an authoritative history of the city is published, the dates given below should be re-checked.

Date	Event
1639	Agents of Massachusetts Bay Colony came up Merrimack River as far as "the crotch" where the Winnipesaukee and the Pemigiwasset rivers meet. Here, they blazed a tree to mark the northern bounds of Massachusetts's sovereignty.
1652	A party of king's surveyors traveled up the Merrimack and the Winnipesaukee rivers to the Weirs.
1689	A party of explorers discovered a large Indian burial ground located on the hill where the Franklin Public Cemetery was subsequently developed.
1748	First settlers, Philip Call, Nathanial Maloon and Sinkler Bean and their families, establish themselves in Webster Place. In 1754~, Philip Call's wife was killed by Indians.
c.1748	Stevenstown Fort built near the site of the cemetery at Webster Place.
1759	Ebeneezer Webster received grant of 100 acres of land (between Punch Brook and Main Street) for proprietor's sawmill.
1761	First settlements established in Northfield and Andover.
1764	First settlement established in Sanbornton; Proprietor's
1764	Captain Webster established second sawmill, the first mill to be located on Chance Pond Brook.
1776-1783	Company of men, under leadership of Captain Webster, fight in Revolutionary War.
1778	Jeremiah Sanborn purchased 200~-300 acres (from crotch of rivers up to Babbit Road); established farm and built the first mill in Franklin Falls.
c.1780	Captain Webster established tavern in Webster Place.

1790	Boston John Clark born in Franklin. He later went on to design and build the Republican Bridge, the dam at Aiken's Hosiery Mill, and numerous other trestles, bridges and dams in New Hampshire. Clark furnished the lumber for and helped frame the state capitol building.
1797	Ebeneezer Eastman arrived in Franklin from Concord. In the early 1800's, Eastman built the first inn in West Franklin village and erected a mill on the Pemigiwasset near the site of today's Eastman Falls dam.
1802	First bridge built across the Pemigiwasset at the site of today's Republican Bridge.
c. 1805	First schoolhouse built in West Franklin village. Stood near intersection of today's Central and Main Streets.
1814	New schoolhouse ("little red schoolhouse") built in West Franklin village on land purchased from Eastman. Located near the site of Christian Church; later converted into apartment house when Nesmith School was built in 1884.
1818	Parker Noyes left his homestead and $10,000 for the creation of an academy. Noyes Academy opened in 1822 with Master Benjamin Tyler as instructor. Noyes' heirs broke the will in 1826, forcing the closure of the school. It was replaced in 1830 by the Instructor's School, built on land donated by Eastman, adjacent to the Congregational Church. Later, the two-story brick building was purchased by the church and used as a chapel.
1820	Congregational Church erected on land donated by Eastman; first house of worship in the area.
1821	Kendall 0. Peabody and Robert T. Crane went into partnership and built a new dam and paper mill in Franklin Falls.
1822	Smithville Factory (the "yellow mill") built on Canal Street for the manufacture of cotton products.
1824	Legislature petitioned to grant town charter. First bridge across Pemigiwasset swept away and rebuilt.
1828	Legislature passed bill of incorporation for Franklin, creating the new town from portions of Andover, Salisbury, Sanbornton and Northfield.
1829	On January 3, first town meeting was held at Congregational Church.
1832	Female Auxiliary Education Society founded "for the joint purpose of

	reading for our moral and intellectual improvement and uniting our efforts for the pecuniary aid of the American Education Society." One of the society's founders, Mrs. Susanna Smith, was the grandmother of Henry L. Durant, founder of Wellesley College.
1834	First schoolhouse built in Franklin Falls.
1838	Christian Church in West Franklin built; was destroyed by fire in 1917 and replaced with today's brick structure in 1918.
1839	Second bridge across Pemigiwasset swept away; new bridge, the Republican, was designed and built by Boston John Clark at a total cost of $7,000.
1842	Franklin Charitable Association formed under the leadership of Mrs. J.E. Daniell to "relieve the wants of the poor and especially to provide decent clothes for those children who, for want of it, are deprived of the privilege of Sabbath.
1846	Northern Railroad arrives in Franklin.
1850's	McFarland House in West Franklin used as underground railroad station.
1855	Lyceum schoolhouse erected on site of Hebert's foundry. Building later became the Canado Hall, a meting hall for Franklin's French-Canadian population.
1863	Construction of Franklin Mills.
1864	Construction of Aiken's Hosiery Mill.
1865	Construction of the Solloway Mill.
1869	Incorporation of Franklin Savings Bank. Franklin Baptist Church completed.
1870's	Franklin Improvement Society founded.
1870	New Hampshire Orphan's Hone founded.
1872	Merrimack Journal founded.
1874	Town votes to consolidate school system. Franklin Needle Company established.

c. 1876	First high school built near the site of the Hancock School.
1879	Franklin National Bank incorporated. Congregational Unitarian Church built on Central Street.
1880	G. W. Griffin Mill constructed.
1882	Franklin Transcript founded.
1884	Nesmith School erected in West Franklin.
1886	Odell Park excavated for laying of ball fields; many Native American artifacts unearthed.
1889	Parker C. Hancock School constructed. Merrimack Journal and Franklin Transcript merged into the Journal-Transcript.
1891	Towne and Robie Publishers founded. Franklin Water Works installed.
1892	'Franklin-Tilton Railroad completed; Franklin Falls depot, located on present site of New England Telephone building, was demolished in 1942. Memorial Hall completed. Covered masonry reservoir constructed by Water Works on Pleasant Street.
1894	On March 13, city charter adopted by town meeting. On November 17, first election of mayor and council.
1896	Saint Mary's Parochial School established.
1906-07	Franklin Public Library constructed with financial support from Andrew Carnegie.
1922	Franklin Post Office completed.
1924	Daniell Junior High erected on land donated by the Daniell family.
1939	High School constructed adjacent to Junior High.

CULTURAL RESOURCE INVENTORY

The following is an outline of some of the historic and cultural resources which have been identified by the, Planning Board and the consultant. The list is far from comprehensive; rather, it seeks to stimulate further inquiries into to City's rich range of resources. It is strongly recommended that a more detailed resource inventory be undertaken by the local historical society or other interested group, using as a guidebook "The Cultural Resource Survey--A Citizen's Guide," published by the Strafford-Rockingham Regional Council (June, 1981). Copies of this detailed document are available from the Lakes Region Planning Commission.

- **Historic Landscape/Architectural Areas**

There are seven districts which are characterized by concentrations of historic buildings, structures and/or sites. These are discussed individually below.

a. Webster Place: Historic cluster of homes surrounding the former New Hampshire Orphans' Home. Site of the Stevenstown Fort. Cemetery holds graves of the Webster family (with the exception of Daniel, who was buried in Marshfield, Mass. and other early residents of the area. Philip Call's home-site said to be located behind the barn of the Orphans' Home farmhouse. The Webster family lived in this village for many years and it was here that Daniel got his early education. Farmland surrounding Webster Place makes a particularly attractive setting for historic structures and should be preserved. District should be nominated to the National Register and a local historic district commission should be considered.

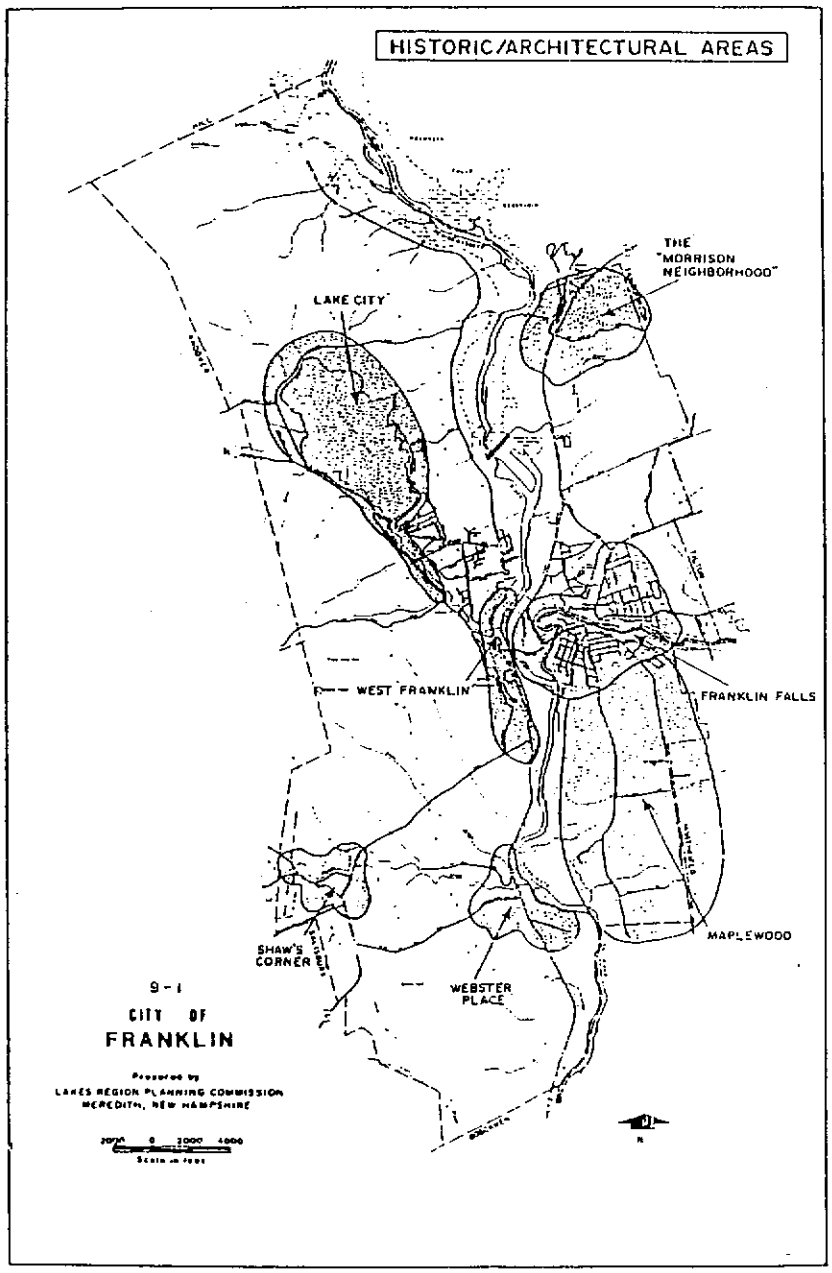
b. Shaw's Corner: Historically, this area was never extensively developed. The lovely stone walls which line roads in this area suggest fairly extensive farming activity at the time. The Webster Homestead and the lovely Georgian/Federal home adjacent to it are now under the protection of the state, and the Homestead property is open to visitors during the summer months. The area was named after Benjamin Shaw, a settler from Weare.

c. West Franklin: First settled by Ebeneezer Eastman, the area surrounding Ward One Square holds some remarkable examples of Federal, Greek Revival, Gothic Revival and Queen Anne-style architecture. Franklin's first house of worship, the Congregational Church, is located here. The McFarland House, located on Webster Ave near the North Main intersection, was reputedly an underground railroad station. The Webster Inn, demolished in the 1970's, stood next to today's Xtra-Mart. The West Franklin village has historically been an important center for commerce and transportation; nomination of this district to the National Register and the creation of a local historic district commission is strongly recommended.

d. Lake City: The historic name for this area was found on a map of Franklin dated 1892. Many of the structures surrounding Webster Lake date back to the late 1900's and were built to house Franklin families who spent their summers at the

lake. The Northern Railroad had a flag-station on the southwest side of the lake. The Lawrence Ice Co. and the Worcester Ice Co., which drew large quantities of ice from the lake in the winter for domestic refrigeration during the warmer months, were located at the southern tip of the lake. A spur line of the railroad ran to these ice houses, suggesting that Franklin's ice industry exported its products far and wide. A large brickyard was located at the northern tip of the lake, adjacent to H. Colby's steam shingle mill (now the Pesso house). Many homes and mills clustered along Chance Pond. The Daniels, the Burleighs and the Parsons maintained a rather exclusive compound of summer homes on the eastern shore of the lake.

HISTORIC/ARCHITECTURAL AREAS



e. Morrison Neighborhood: This area, originally a part of Sanbornton, was first settled in 1764 when a proprietor's mill was built on Salmon Brook. Some fine examples of early architecture are still found in this area, particularly on New Boston Road. It was popularly known as the Morrison neighborhood in the 1800's, after one of the village's prominent families.

f Franklin Falls: The concentration of mills, commercial blocks, worker housing and more elegant mansions within Franklin's downtown area constitutes a remarkable district reflecting the growth of Franklin as an industrial center in the latter half of the 19th Century. Historic residential architecture in this area ranges from the Greek Revival style (1820-1860) to the modest Bungalow style of the 20th Century, and includes notable examples of the Italianate, Gothic Revival, French Second Empire, Stick Style, Queen Anne, Shingle Style, Colonial Revival, Richardsonian Romanesque and the Neo-classical Revival styles. Notable examples of commercial block architecture of the 19th Century are found throughout the downtown area, including the Sawyer Block (1887), the Kendrick Block (1896), the Burleigh Block (c.1875) and Buell's Block (c.1878). The resources of the Franklin Falls area are too numerous to fully list here.; it must be sufficient to say that the area's landscape features, dams and trestles, buildings, bridges, area, archaeological sites all comprise a rich visual narrative of the city's genesis and evolution. It should be noted that much of the Art Deco signage and architecture, added to older buildings during the 20th Century, also is of visual and historic interest and should be preserved as a reminder of the changing tastes and styles over time. It is strongly recommended that every effort be made to preserve the historic character of this area. Proceedings are already underway to place the mill area/commercial district on the National Register of Historic Places; the residential area surrounding the downtown should also be placed on the Register as soon as possible. A local historic district should also be considered.

g. Maplewood: The name for this area was taken from an 1892 map of Franklin. Some of Franklin's most beautiful farmhouses are located in this district, and are set off like jewels by the surrounding fields, stonewalls and views which characterize this area. It is strongly recommended that the agricultural character of this district be preserved. Designation of the southern portions of Prospect and Pleasant Streets as "scenic roads" would help preserve the stone walls which define the area and establishment of a special Cluster Development Zone of or this area would help preserve its agricultural and scenic character.

- **Sites of Historic and/or Archeological Significance**

a. Sites Containing Native American Artifacts: Indian artifacts have been discovered in Odell Park, along the Winnipesaukee River in the vicinity of the Franklin-Tilton railroad line, at the Franklin Public Cemetery, along the Indian Carry Area, and at the Indian mortar lot on upper Central Street. It appears that the Native American

population of the Franklin region was so extensive that virtually any area within the City should be considered as a potential site of archeological significance. Care should be taken when excavating any known or suspected sites; archeology experts can be called in to provide advice and assistance if needed. The Archeological Research Service at the University of New Hampshire conducts archeological surveys, including field testing, background research and data analysis. It should be noted that archeological research in Franklin need not be confined to Indian, artifacts; the excavation of old mills and homesteads can reveal a great deal about how early Franklin settlers lived.

b. Cemeteries: These are an all too frequently ignored historic resources. In addition to being of immense scenic value, local cemeteries can yield valuable information (in the precise dates of births and deaths and other genealogical data. A total of ten cemeteries are known to exist in Franklin.

c. Other Sites: Many other sites of historic significance exist in Franklin. These include old mill sites, the foundations of homesteads, brickyards and other structures. Many of these cannot be identified until a careful and comprehensive survey is performed. Old maps and surveys provide clues regarding where these sites are located.

- **Engineering Structures/Railroads**

The historic significance of engineering structures has begun to receive public acknowledgement only in recent years. It is important to recognize that the evolution in the design of railroad trestles, bridges, dams, culverts, etc., is visually documented in the structures which surround us; a particular truss formation or masonry pattern represents a certain period in man's understanding of physical principles within the context of available materials. The upside-down railroad bridge across the Winnipesaukee River is a remarkable permutation of traditional bridge design and Franklin residents are to be commended for having the structure placed on the National Register. Efforts to preserve and document other structures of this type should be incorporated in further cultural surveys. Continuous support of efforts to preserve the Northern Railroad northwest from Concord through Franklin should be encouraged.

- **Industrial Machinery**

Franklin was in the vanguard of many industrial advances during the 19th and 20th centuries. Its hydropower equipment, knitting machines, tools and other machinery constitute remarkable documentation of the evolution of industrial design. With the clearing and renovation of many old mills, many machines, many machines of historic interest have been relegated to the scrap pile and lost forever. Ideally, a museum of industrial technology should be established in Franklin to display and document remaining equipment.

◻ Historic Documentation Materials

Too often, the maps, letters, ledgers, newspapers and photographs which can tell us how the City looked and how people lived are lost for want of a central collection place. The library is, with the assistance of the Junior Women's Club, now in the process of cataloging its historic collection. The newly re-organized historical society is also considering the establishment of a museum and library to house its materials. Every effort should be made to inform the public that both these institutions are extremely interested in receiving donations of historic materials. If possible, duplicates of all materials should be kept separately at the library and the historic society's museum so that a fire or other loss would not mean the destruction of valuable information.

◻ Buildings

As was noted in the introduction to this chapter, it is important to recognize that a building need not have been associated with events of state of, national importance to be of historic value to a community. Each building, by its design, size, location and date of construction tells us a great deal about Franklin and how it evolved.

On the following pages, examples of homes from each period of the city's architectural evolution are presented and discussed. At the top of each page, a prototypical sketch of each style of architecture is shown, followed by a brief discussion of the style's origin and prominent characteristics. A glossary of architectural terms is included in the appendix of this chapter.

Franklin has one of the richest arrays of architectural styles of any community in New Hampshire. The city is fortunate to have escaped the wholesale demolition of historic structures which frequently accompanied the urban renewal programs of the 1960's. Many older structures are in good to excellent condition and virtually all have enjoyed continuous occupancy since their construction.

This is, unfortunately, less true of some of the buildings in the downtown area. Lack of maintenance and antiquated wiring threaten some of the commercial blocks along Lower Central Street. Some have been subject to inappropriate renovations which conceal or destroy the rich architectural details which lend color and life to the urban streetscape.

Several measures are recommended later in this chapter to encourage the preservation of Franklin's historic buildings. These include public education, the use of historic districts, nomination of districts to the National Register (which provides tax incentives to building owners for renovation and preservation activities), the use of Community Development Block Grant funds for the renovation of downtown properties, and the adoption of policies regarding historic preservation by the Planning Board and the City Council.

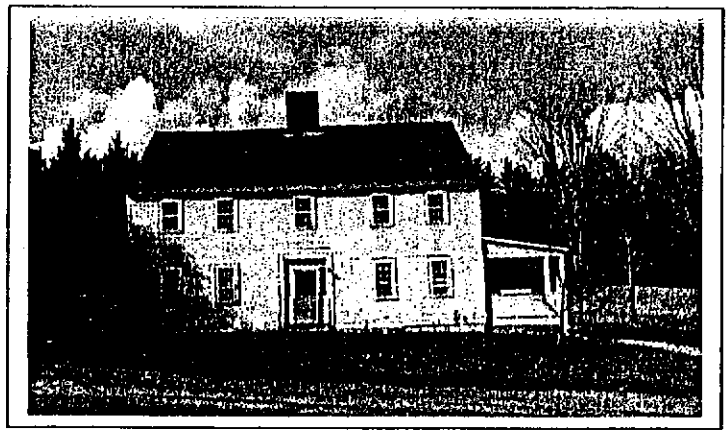
ARCHITECTURAL STYLES AND EXAMPLES

❑ GEORGIAN 1725-1800.

Of Italian renaissance derivation, this style gained popularity in England and America in the early 1700's at the beginning of the reign of George I, hence, its designation "Georgian.

This style is characterized by massive size, symmetrical fenestration and heavy classical ornamentation. The median pitched is usually capped by a large central chimney, although some Georgian houses have two chimneys, usually with a central hall. Although a gable roof is common, building of this style were frequently built with a hip and gambrel roofs. Common variations of this basic house were 1½ story Capes, saltboxes, half houses and three-quarter houses.

The house below, located adjacent to the Daniel Webster Birthplace, is a Georgian home which displays some Federal features as well. Like most Georgian homes, the building has a large central chimney, a medium pitched roof, and symmetrical fenestration. Upper bays have six over six windows, while the lower part of the façade has nine over six sash; all windows are set in simple surrounds. The Federal features of this home include half-length sidelights and an overhead transom surrounding the front entrance; the six paneled entry is also flanked by wide pilasters with patera block ornamentation. Eaves treatment consists of an entablature with a wide frieze and wide cornerboards.

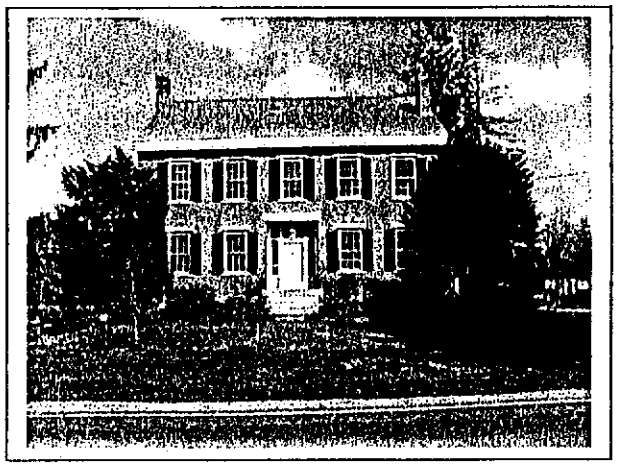


This Georgian style home (c. 1800) also has some characteristics of the Federal style. The structure is located adjacent to the Daniel Webster Birthplace in Franklin, NH.

◻ FEDERAL 1780 – 1830

So called because it appeared in America in the decade following the Revolution, the Federal style reflected the nation's new independence from England. It represented the first instance in which Americans deliberately changed an English style to fit American needs and building materials.

It is a refinement of the Georgian style, producing a lighter, delicate, more graceful effect. It has symmetrical fenestration and a prominent entrance, often with a fanlight above and sidelights extending half-way to the floor level. The ornamentation is classical but the moldings used are more delicate during this period. Frequently these houses were built three stories in height with a low-pitched gable or hip roof and ornamental balustrade. They often have twin end-placed chimneys, and occasionally four.



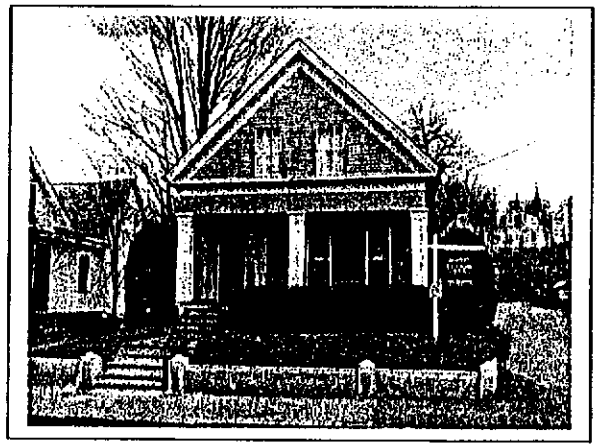
Federal style home located in West Franklin, NH. Note twin end-placed chimneys, fanlight and sidelights extending halfway to the floor level.

◻ GREEK REVIVAL 1820 – 1860

Motivated by an admiration for their courage of the Greeks in their war of independence from Turkey in 1821 and by respect for ancient Greek culture, many Americans began to build their houses that resembled, or at least suggested, the temples of Athens. Houses in this style were usually painted white in the mistaken belief that ancient temples had not been colored.

Thus the building style is based on the Greek temple with free standing columns on the front façade often supporting a pediment portico. Less high-style houses were constructed with the gable-end pediment and oriented toward the street. Wide pilasters were then applied to the corners to simulate columns. A side hall entry with classical ornamentation, a transom with lights and sidelights extending the height of the door are most common.

Placed at the end of the street, this house is an excellent example of Greek Revival architecture and closely expresses the Greek temple origins of this style. The façade is dominated by a projecting pedimented gable supported on paneled piers. There is a wide frieze beneath the raking and lateral cornice. Two windows with six over six sash are centered on the tympanum. Sidewall entry is flanked by full-length sidelights which in turn are flanked by paneled pilasters. First floor windows are floor-to-ceiling and contain nine over nine sash. The corners of the main block are marked by paneled pilasters; walls are sheathed with clapboards.



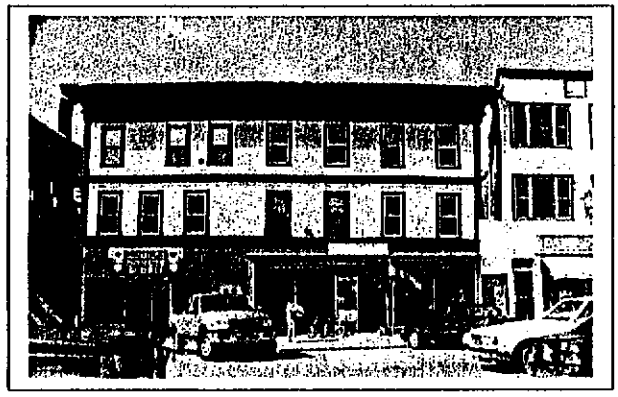
Greek Revival home (c. 1845) located at 58 Franklin Street, Franklin, NH.

ITALIANATE 1830 – 1880

Architect Andrew Jackson Downing also helped to popularize the Italianate style, which represented a somewhat idealized version of the country villas of Tuscany in northern Italy. Downing praised the style for its picturesque qualities as well as its flexible floor plan, allowing for additions to be made in any direction.

The style is characterized by towers, copulas, bay windows, balconies and heavy bracketed door hoods. The roofs are low-pitched, often hipped, with projecting eaves supported by brackets. Round-headed Roman windows are often mixed with flat and symmetrically arched windows and most have one-over-one or two-over-two sash.

The façade of this three-story Italianate commercial/residential block is dominated by a heavy projecting cornice supported by paired console brackets. A semi-smooth stucco has been applied to the wall surface, characteristic of the Italianate style. Although modified slightly with the application of aluminum trim and a glass door, the storefront retains many original elements. Beneath the display windows are wooden panels; a string of 15 vertical transom lights top the display windows and span the storefront. The entrance to the upper floors contains a paired door with an overhead ransom.



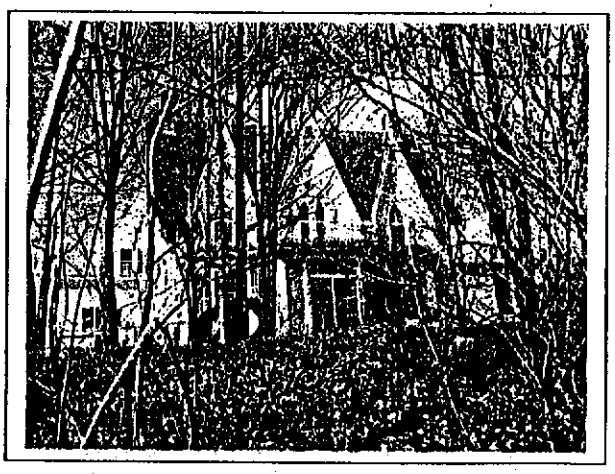
Italianate style commercial block (c. 1865) at 430 Central Street in Franklin, NH.

▫ GOTHIC REVIVAL 1840 – 1870

Emerging as a reaction against the arbitrary symmetry and the more formal aspects of the Greek Revival, the Gothic Revival, or "Old English" style became fashionable under the influence of Andrew Jackson Downing, a prominent New York architect of the mid-nineteenth century.

The style is characterized by steeply pitched roofs, board and batten siding, pointed Gothic windows and projecting bays. Generally, Gothic Revival buildings have vertical massing and appear to be more vertical than horizontal. Late Gothic Revival was most frequently employed for churches, educational buildings and large commercial structures.

This house below, located on Maple Square Road in Franklin is one of the City's finest examples of the Gothic Revival style. Its placement on a hill overlooking Upper Central Street further emphasizes the vertical focus of this style.



◻ SECOND EMPIRE 1855 - 1880

The style takes its name from the French Second Empire, the reign of Napoleon III (1857-1870). Its trademark, the mansard roof, derives its name from Francois Mansard, a 17th century French architect.

The most distinctive feature of this style is the use of a steeply pitched mansard roof with projecting dormers. This is a very ornate style often exhibiting heavy brackets under the eaves and elaborately molded window heads. Classical pediments and balustrades can also be seen on mansard style buildings. In many ways, mansard style homes closely resemble those of Italianate design.

This French Second Empire structure is located at the intersection of Babbit Road and Sanborn Street in Franklin

❑ STICK STYLE 1860 - 1880

A product of the post-Civil War era, the stick style was so named because of its stick-like ornamental trusses and brackets under the eaves and other detailing as described below.

The stick style is characterized by the use of clapboards with overlays of vertical, horizontal and diagonal boards imitating the structural frame beneath. Buildings of this style have vertical massing, steeply pitched roofs and irregular facades. Large brackets, usually of simple geometric design, support the eaves and are bracketed. Most of these buildings have a large porch with square or non-derivative turned posts and diagonal braces.

This stick built home, located on Franklin Street, is far simpler in ornamentation than the prototype described. Originally constructed in the Greek Revival style, this house was modified in the post-Civil War period by the addition of vertical and horizontal ornamental boards.

❑ QUEEN ANNE 1880 – 1900

Unlike most other architectural styles, the Queen Anne style was invented by one person, Richard Norman Shaw, a prominent English architect of the late 19th century. The style became popular in America after 1876, when the British built two Queen Anne style houses at the Philadelphia Exposition.

This style is characterized by irregular asymmetrical facades, complicated roof and tower forms, turrets and projecting pediments, decorative shingles and elaborate paneled chimneys. Molded decorative bricks and terra cotta elements were often used; different materials (stone, brick, shingles, clapboard) being used on each floor. Stained glass windows and bay windows are common, as well as windows with every imaginable combination of large and small paned glass built into the same sash.

One of Franklin's many fine Queen Anne homes, the house above located on Winnipesaukee Street between View and Prospect Streets.

◻ SHINGLE STYLE 1880 – 1915

This style is derived from Queen Anne, but shapes are much simpler and decorations eliminated.

The shingle style house, two or three stories tall, is typified by the uniform covering of wooden shingles (usually unpainted) from roof to foundation walls. Roof overhangs are minor or nonexistent and porches are usually set into the building. Casement and sash windows are usually small, may have many lights, and are often grouped into twos and threes.

The above home, located on Prospect Street in Franklin, exemplifies Shingle Style architecture.

◻ COLONIAL REVIVAL 1880 – 1940

An awakened interest in earlier native architecture followed the American Centennial of 1870 and led to the emergence of the Colonial Revival style. Its popularity continued far into the 20th century.

Also referred to as Georgian Revival, it represents an attempt to recapture the look of Georgian and Federal style architecture and to apply these characteristics to new buildings. It is characterized by the abundant use of fancy earlier details: fanlights and sidelights, palladian windows, porticos, elaborate classical cornices (usually denticulated) and pediments over windows. Small dormers are common, and some high style examples have a hip-roof topped by an ornamental balustrade. Colonial Revival houses are always symmetrical, and regular in plan.

Colonial Revival home (c. 1885) on Prospect Street in Franklin.

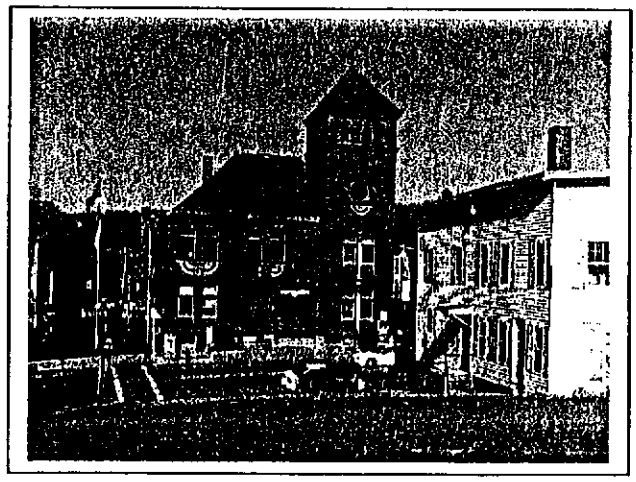
❑ RICHARDSONIAN ROMANESQUE 1870 – 1900

Many buildings designed in this fashion were inspired by the work of H.H. Richardson. The style is characterized by straight forward treatment of stone, broad roof planes and a selected distribution of windows. Often the façade is punctuated with transomed windows set deeply into the wall and arranged in groups in a ribbon-like fashion. Broad round arches are often used for both entrances and windows. The exterior material is typically polychrome stonework (two or more colors), but is also executed in brick.

The Franklin City Hall (originally the Soldier's Memorial Hall) is Franklin's best example of the Richardson Romanesque style of architecture. Built in 1892, the building's most pronounced feature is the heavy, large-arched entryway which is characteristic of this style. Supported on piers, the arch is made of rough-cut voussoirs topped by molded extrados. The entry has been altered by replacement of the original doors by glass doors set in metal frames.

All windows are transomed, set deeply into the wall, and have rough faced lintels and sills arranged in string courses. All trim is done in rough faced stone providing a color and texture contrast with the brick wall surface. The gable roof is sheathed in slate. The shoulders have ornamental flashing caps, all roof peaks have crockets. Lateral and raking eaves are set close to the walls.

Dominating the main block is a square 4-story tower that projects from the southeast corner. The first and second story windows are paired, transomed, and have connecting lintels and sills. A round window set in a square molded surround decorates the third floor. Four round arched openings make up the belfry (4th story) which is topped by a pyramidal roof.



◻ NEO – CLASSICAL REVIVAL 1900 – 1920

Neo-Classicism is based on primarily the Greek and to a lesser extent the Roman orders. This style was primarily reserved for public buildings.

This style is distinguished by symmetrically arranged buildings of monumental proportions, finished with a smooth or polished stone surface. Broad expanses of plain wall surfaces are common; rooflines, when not level, are quiet and unbroken by sculptural incidents. When windows are employed, they are large, single-light sashes.

The Franklin Free Library (c. 1906-07) is an exquisitely detailed neo-classical structure. It is dominated by a projecting central pavilion with a pronounced pediment. This is framed by a fully modillioned cornice with a wide architrave below which lies the scamozzi capitals set on pedestals and flanked by panelled pilasters containing anthenion decorations. An open "volume" surrounded by a wreath and foliated scroll work is centered on the typanum. A parapet tops this pediment and is decorated with brass oil lamps and a center anthemion finial.

The entry is centered on the pavilion, highlighted by a full entablature, with a decorative egg and dart molding, and topped with an elaborate scroll pediment. This in turn, is surrounded by a federal fan having limestone surrounds and keystone, and metal tracery. The entry has been altered by replacement of the original paired wooden doors with glass doors set in metal frames.

◻ BUNGALOW 1905 – 1940

A bungalow as a small, one or one-and-a-half story house of simple design. Its characteristics are: a gabled porch or verandah across the front façade, projecting eaves, exposed rafter ends, and straight brackets supporting the raking trim. Porch posts are usually truncated pyramids and are often cobblestone. Large windows, and prominent irregularly placed chimneys (after cobblestone) are other common features.

The house above (c.1938), located at 23-25 Franklin Street, is the only example of the Bungalow style within Franklin's downtown area.

APPENDIX H

COMMUNITY SURVEY

FRANKLIN, NEW HAMPSHIRE

Community Survey Summary

The results are based on a response of 676 returned surveys.

Question # 1. Please rate issues which you think are of concern in Franklin.

	Least Important 1	2	3	4	Most Important 5	Total
Avail. of Public Trans.	194	117	169	64	91	635
Downtown Revitalization	38	54	153	157	250	652
Employment Opportunities	20	17	88	126	393	644
Preserving Open Space	81	89	193	110	161	634
Recreation	27	56	197	176	180	636
School System	22	11	55	94	470	652
Property Taxes	16	9	83	92	458	658
Protection Hist. Character	67	76	222	131	136	632
Commercial Development	21	35	128	175	284	643
Tourism	72	78	191	130	150	621

Other - Traffic light at corner by fire hall.

Other - Reduce low income housing - 5

Other - Recreation for young adults/children

Other - Hist char-capitalize on these points, take advantage of Daniel Webster birthplace.

Other - Lots of comments see survey #366.

Other - Schools need the most help.

Other - City sewerage

Other - Retirement communities

Other - Stop wasting $ on road construction & extra parks, put it into our school system. They were rated very badly.

Other - We must not lose our open space, when it is gone we will never get it back-and we must not reduce the lot size in the conservation zones.

Other - I'm concern about children on roller blades & skateboards-very dangerous!

Other - Clean up buildings & areas around rivers esp. Bow street and Odell park. Preserve all old mill buildings. Need more greenery. Need traffic light desperately on hospital

Other - Improve downtown appearance, e.s. empty buildings. More regulations/ordinances re: junk on private property.

Question # 1. Please rate issues which you think are of concern in Franklin.

Least Important					Most
1	2	3	4	5	Total

Other - Recreation for the kids/activities

Other - The design and placement of the new court house and police station do not speak well of Franklin management.

Other - Better parking on main street

Other - Public safety

Other - Clean up downtown.

Other - Revitalize downtown need parking.

Other - Eliminate tax cap.

Other - U-turn signs are needed on downtown center street.

Other - Raise rental fees to decrease low renters influx to community.

Other - NH needs a sales tax to relieve the tax payers burden.

Other - Road repairs

Other - Bowling alley (large) Roller skating rink, etc.

Other - Property taxes - not at the expense of services.

Other - 2

Other - Should promote lakes and rivers as start of NH lakes Region closest to Boston

Other - Affordable, sanitary housing

Other - Mills should be revitalized with winter or sports wear fabric & designs.

Other - Lower the taxes.

Other - Increase property values.

Other - Water quality of rivers and lakes - 5

Other - Grocery superstore in West Franklin.

Other - New water pipes (better water)

Other - Prop taxes-should be higher to support school system, a good school will attract professionals, business & industry which will help the tax base in the long run.

Other - Clean up derelict buildings, make people keep their properties neat and cleaned up.

Other - Nothing in town to enjoy.

Other - Development of river which will benefit, recreation, preserving open spaces, & tourism and possibly more.

Question # 1. Please rate issues which you think are of concern in Franklin.

Least Important					Most
1	2	3	4	5	Total

Other - Activities for teens

Other - Water-cleaner

Other - Let's try to be like Wookstock VT with a little effort our downtown can be very quaint. Upscale antique shops, etc.

Other - Why does our school suffer when we can afford a new court house, police station and fire apparatus??

Other - Lot size requirements for the conservation zone should remain at 5 acres to preserve open space.

Other - Our kids had nothing to do.

Other - Commercial dev. brings employment

Other - Other towns restore Franklin tears them down.

Other - Government should not be involved.

Other - Franklin, Tilton, Northfield should develop a place for teenagers, dances etc. with supervision.

Other - 4

Other - Employment lower taxes & commercial development will allow the city to develop a game plan for the future.

Other - 2

Other - Take care of schools and project a more positive image for industry and tourism.

Other - Our taxes are too high.

Other - Taxes - most important of all

Other - Welfare reform.

Other - Taxes are too high, we don't need buildings like the court house/police station.

Other - Rec-for adults and children i.e. pool/skating

Other - Environmental concerns-use of biosolids in Franklin

Other - Promoting positive image

Community Survey Summary

The results are based on a response of 676 returned surveys.

Question #2. Please indicate the relative importance of the following items in terms of where you want your tax dollars spent.

	Least Important 1	2	3	4	Most Important 5	Total
Redevelop. of Opera House	190	119	173	85	54	621
Road & Infrastructure	18	34	185	180	219	636
Acquire Land for Open Space/Rec.	136	134	177	83	87	617
Schools	22	20	84	106	412	644
Economic/Community	21	35	132	197	244	629
Recycling/Solid Waste	49	95	224	146	114	628
Preserve Historical Property	85	141	225	88	85	624
Promoting Tourism	108	124	180	93	116	621
Bicycle/Pedestrian Paths	160	131	159	88	89	627
Develop. of Public Rec. Facilities	75	90	214	134	112	625

Other - Spend more efficiently- cut waste.

Other - More theater or something else to do.

Other - Recreation for young adults/children

Other - Decrease taxes to municipal services, increase taxes to schools. The city's reputation will not improve until the schools do. It makes me ill to see street/leaf sweepers

Other - Some thing done about the town water.

Other - Lots of comments see survey #366.

Other - City sewerage to lake.

Other - Why did our taxes increase when our property value decreased?

Other - We have some good facilities, but they should be used more effectively, ex. why have rec. center open when everyone is at work or school?

Other - I am paying too much to schools, but education is important.

Other - Better neighborhood security lighting.

Other - No theater, public skating, or swimming pool- What do young people have for recreation? Nothing!

Other - Clean safe drinking water!

Question #2. Please indicate the relative importance of the following items in terms of where you want your tax dollars spent.

Least Important				Most Important	
1	2	3	4	5	Total

Other - Building the town up for more business will keep $ in our town. Replacing some "old set in their way" people may help a lot.

Other - Hope to see the skating rink at the Newberry lot become a reality. Something families can enjoy at almost no cost.

Other - Clean up builds that face downtown. paint bridge railings.

Other - Library badly needs updating, computers, space, activities, etc.

Other - Improve downtown appearance, paint sidewalks.

Other - Encourage more donations and volunteerism.

Other - Recreation for the kids/activities

Other - Skateboard park - many local town/cities have done this much success.

Other - In favor of opera house-can be down w/o large investment of tax dollars.

Other - More, complete sidewalks all streets.

Other - Use the ski area for summer events.

Other - Pay raises for city employees - 5

Other - Do something about our rusty water.

Other - Develop someplace where families can enjoy a night out without leaving Franklin - bowling alley/movie theater.

Other - Pipe replacements Water Problems Fixed #1 priority

Other - Rusty water all the time at Kendall Street

Other - We must protect the waters of NH statewide.

Other - Sewer system to protect Webster Lake.

Other - Turnpike access!!

Other - Lower the taxes.

Other - Enforcement of no bicycles on sidewalks, enforce stop signs Central street and all!

Other - Extend city sewer at least around Webster Ave, Lake Ave etc and later to include Lake Shore Drive.

Other - Teaching

Other - Taxes must be accounted for-we see NO return on the high rate paid.

Other - Sewer and water around Webster lake - 5

Other - Jail/casino - 1

Question #2. Please indicate the relative importance of the following items in terms of where you want your tax dollars spent.

Least Important				Most Important	
1	2	3	4	5	Total

Other - Jail/casino - 1

Other - Improve water-often rusty.

Other - Space/rec-use what we have and do it better.

Other - Library- closed too much! More hours!

Other - Less police in cars put on streets day and night.

Other - We need bike & walking paths along the river from the foot of willow hill to cross mill bridge where the old mills were & develop it as a park and have the parking at

Other - Get drug out of our community-5

Other - Franklin should mandate roadside recycling.

Other - Water

Other - Road repairs should be as needed not as wanted. I live on a street that looks like a battle field.

Other - Ignorance is more expensive than education, kids need a chance to learn not just pass from grade to grade meaninglessly.

Other - Better city water treatment!

Other - We don't need more public rec. facilities, we need to better maintain the ones we have.

Other - Without economic development you can forget all the rest.

Other - Businesses won't move into Franklin unless there are good schools for employees children and well educated graduates.

Other - Let the renters pay their fair share.

Other - Opera house-I think this is a good idea but why not do fund raisers to redo city hall.

Other - Opera house for entertainment once more.

Community Survey Summary

The results are based on a response of 676 returned surveys.

Question #3. Please indicate the relative importance of the following items in terms of where you would like to see more school tax dollars spent.

	Least Important 1	2	3	4	Most Important 5	Total
School Facilities/Improvements	22	38	148	160	248	616
Academic Programs	18	13	88	134	378	631
Staff Development	30	40	202	173	170	615
Athletics & Extra. Activities	58	75	224	150	110	617
Technology & Computers	17	27	94	177	310	625
Staff Salaries	52	48	187	191	148	626
Newer Text Books &	13	6	75	169	365	628

Other - Not more money, but use existing monies more wisely.

Other - Athletics very important

Other - At this point in time education is far more important.

Other - Lots of comments see survey #366.

Other - City sewage at lake

Other - Don't know about this.

Other - Let Hill go, charge each student $1000.00 if Hill feels they should leave the system.

Other - Cutting extracurriculars is not the answer, our kids need to stay out of trouble, exercise, and a social atmosphere that is safe.

Other - Tech & Computers- lots of good stuff is available free! I offered 2 computers, they still haven't been picked up.

Other - Administrative overhead (cut it)

Other - 2nd language in elementary classes and music

Other - Text books- at least up to date.

Other - Cars drive too fast in town and by the school.

Other - Top salary 1% teachers.

Other - Tuition dollars from Hill should not be taken for granted.

Other - School Fac. to meet accreditation for advance placement.

Other - 5

Question #3. Please indicate the relative importance of the following items in terms of where you would like to see more school tax dollars spent.

Least Important				Most Important	
1	2	3	4	5	Total

Other - Encourage better use of available money!!

Other - If we as a city do not provide an excellent educational program for our students they will have no desire to stay

Other - Not newer books but more books so kids can take them home to do school work and study.

Other - I feel the city should explore other alternatives as far as facilities are concerned: such as utilizing St. Mary's school (renting) as was done in the late 70's , splitting up the

Other - Redevelop middle school to run the same as the high school in terms of chain of command.

Other - Text books are a real need at MS and HS.

Other - Need to support music and drama more than we are presently.

Other - All these items tie together.

Other - No children in household not able to respond.

Other - Family development programs. Children raised by morons can't be changed into something other than morons by the schools alone.

Other - State and Federal governments should pay for programs they mandate.

Other - Our state representative has done nothing for this city.

Other - The taxpayers deserve a clearer explanation of how the school money is being spent. Need higher academic and behavior standards for students and teachers.

Other - We need sales and income tax.

Other - Improvements w/teaching staff, more qualified teachers.

Other - Turnover rate detrimental. Salaries must be competitive.

Other - We're training teachers then losing them to more $ in Tilton

Other - If you want a good product, have to invest in children.

Other - No comment summer resident only

Other - Bring back the 3R's

Other - We support private school, give me a tax credit, lower the taxes.

Other - Football - 0

Other - Concentrate more on 'blue collar' training.

Other - Community use of school facilities - 3

Other - Teen pregnancy prevention - 5

Other - Teen pregnancy prevention - 5

Other - Individually these won't make any difference, there must be a master plan.

Question #3. Please indicate the relative importance of the following items in terms of where you would like to see more school tax dollars spent.

Least Important				Most Important	
1	2	3	4	5	Total

Other - Staff-very important when the investment is on a stable staff, turnover is unacceptable.

Other - Have taken college classes at Franklin High, we are ashamed to say what an injustice this building is to the children and an insult to what we pay in taxes.

Other - Better Teachers.

Other - Full time athletic director/coach.

Other - Salaries-Take tests for merit. Make teachers staff & school board pass evaluation tests.

Other - Each $1 spent on a child saves $4 down the road.

Other - Facilities & materials to meet certification criteria. Accredited schools will be a magnet for teacher recruitment!

Other - Resources for special needs should be brought in so we don't pay 3 times the amount for out of city services.

Other - Stop passing students who can not read & write at their grade level.

Other - School bus for all students.

Other - Fix staff it will take care of most of the problems.

Other - Clearer explanation of school budget.

Other - More emphasis on basics less frills.

Other - Collect Spec. Ed. monies owed Federal - 5

Other - I think you spend too much on schools!! Start consolidating and streamlining school budgets!!

Other - Be competitive attract good people to schools…don't be a training ground.

Other - We can not afford more money for the schools.

Other - Hire/Find someone to locate and stop waste.

Other - Schools should be top priority.

Other - Children need to learn how to write, add and speak first.

Other - Make sure all children are in school every day.

Other - End tenure, get rid of ineffective teachers.

Other - Innovate teaching techniques/charter/school

Community Survey Summary

The results are based on a response of 676 returned surveys.

Question #4. Should city plans and ordinances encourage or discourage the following types of development in Franklin over the next ten years?

	1-Discourage		3-It's about right		5-Encourage	
	1	2	3	4	5	Total
River	39	35	222	133	207	636
Commercial Retail	12	23	109	184	317	645
Industrial & Manufacturing	14	16	112	127	385	654
Professional Offices	21	43	245	154	174	637
Single Family Residences	28	26	219	138	229	640
Two Family/Duplex	140	103	252	81	59	635
Multi-Family Residences	314	104	130	45	44	637
Open Spaces	68	73	280	81	101	603
Downtown	22	2	143	178	263	608
Recreation Facilities	25	57	246	158	137	623
Tourism	73	83	203	127	133	619
Lake/River Shoreland Protection	35	45	181	138	224	623
Conservation	31	51	216	143	163	604

Other - Under state guidelines.

Other - Recreation for young adults/children

Other - Have zoning ordinance to allow single-wide trailers in certain zoned areas only i.e.: "parks". Franklin has too many forms of cheap housing this is what contributes

Other - Do something about the town water. Decent housing is important for single people w/children. too many places look like dumps, need nice places for the kids to grown

Other - Follow urban sprawl guidelines.

Other - Lots of comments see survey #366.

Other - Use existing houses instead of building more. Don't want to be an Exit 20.

Other - Franklin Water!!!!!

Other - Improve Logace Beach put in more sand preserve area.

Question #4. Should city plans and ordinances encourage or discourage the following types of development in Franklin over the next ten years?

1-Discourage		3-It's about right		5-Encourage	
1	2	3	4	5	Total

Other -Rec/Sports/Tourism $ need to be distributed through Franklin differently than in the past. The past is not working now.

Other - More artisan based businesses \ revitalize the mills.

Other - Property owners need to take more pride in their properties.

Other - Need to check bad storage of chemicals & clean up river banks.

Other - Prohibit/regulate storing junk/ cars/ appliances on private property, e.s. going and coming into town.

Other - Provide walking path from Rt. 3A to Lake Shore Drive.

Other - One of the city's biggest challenges are the amount of multi family residences. Some of these housing facilities are run down. Meaning the owner pays fewer taxes, yet it

Other - We have more than our share of multi-family and subsidized housing. Get tougher on slum-loads to maintain their properties.

Other - Multi-family - not a good way to live it breeds crime.

Other - School and clean water will be the keys to a successful future Franklin. Do not over build like Tilton.

Other - We need sewers at Webster lake.

Other - Lower the taxes.

Other - Build area opened up downtown from the removal of the old building into a continuous retail/office spaces area.

Other - The town should better define where it is spending, now before people ask for resources to be re-delegated.

Other - Multi-fam-these should be made to pay some taxes, especially if they have children in school system.

Other - Tourist would know Franklin was on the map if major bus line ran through the city.

Other - Schools-activities for middle/high school students.

Other - Skateboard park , bowling alley

Other - We have enough subsidized housing!

Other - The city is already over burdened w/multi family dwellings That's why our taxes are so high.

Other - Its time to clean up our SLUMS they're moving out and encroaching upon peaceful residential type neighborhoods.

Other - Franklin should stop the flow of jobs & development to Tilton.

Other - Call YMCA to get one in this town.

Other - Youth programs, quality

Community Survey Summary

The results are based on a response of 676 returned surveys.

Question #5. Should the zoning and subdivision requirements used to regulate development in Franklin be kept as they are today, become more strict, or more flexible?

Zoning Board	Same	151
	More Strict	118
	More Flexible	246
	No Opinion	102
	Total	617

Question #6. Do you use Franklin's lake or rivers for recreation?

Lake Usage-Yes	0-10 Times	11-20 Times	over 20	Boa	Swim	Fish	Winter
461	177	105	165	240	359	246	182

Question #7. Do you grocery shop in Franklin?

Grocery Shop = Yes 531

Question #8. Other than Grocery shopping, what percent of your other shopping do you do in Franklin?

% of Shopping 24.0538461538462

Question #9. To get a current view of the makeup of our City, please indicate which of the following applies to you:

Ages		Education		Residents	
Under 25	14	< High School	29	Annual	405
26-40	138	High School	273	Business Owner	58
41-55	233	2 Year College	173	Home Owner	479
56-70	173	4 Year College	119	Non-Res. Owner	44
Over 70	115	Grad School	106	Rental Res.	20
				Summer Res.	47
Total	673	Total	700	Total	1053

Franklin Master Plan Blank Survey

Report of Comments

Zoning Comment	Businesses locate in Tilton because we have too much regulation.
Comments in General	Stop wasting money on new city parks when the ones we already have can't be properly maintained with current finances.
Zoning Comment	New resident
Comments in General	New resident of Franklin-seems to be a pleasant town.
Zoning Comment	Make it easier for someone to build a garage on their house or start their own business.
Comments in General	We need a really good store like Christmas tree Shop so people will come here instead of going way down to Salem for the nearest one.
Zoning Comment	Need better businesses downtown to encourage people to shop and visit.
Comments in General	See attached sheet for more comments.
Zoning Comment	Lots of comments see survey #366.
Comments in General	Lots of comments see survey #366.
Zoning Comment	Since 99% of all cottages on Webster lake are right on the water what is the big deal about 50' from the lake for a new addition?
Comments in General	Since 99% of all cottages on Webster lake are right on the water what is the big deal about 50' from the lake for a new addition?
Zoning Comment	Less "absentee landlord" run low-income housing and more responsibility for following health and safety codes.
Comments in General	In city leaders, the negative and petty relationships become a blot on the reputation of Franklin. It would be nice to see more cooperation between city council, school board and management so people can be proud instead of embarrassed of our city.
Zoning Comment	Developing depends on flexibility.
Comments in General	The economy is good now is the time to protect Victorian homes in the prospect street and beech street areas.

Zoning Comment	Zoning board too rigid and unimaginative.
Comments in General	Shops are at the town line w/neighbors. Zoning rules need revision to encourage development.
Zoning Comment	The same standards for everyone - no exceptions!
Comments in General	Give the police dept. a raise - they do an outstanding job.
Zoning Comment	Zoning is a joke people who have the right name get what they want. A regular hard working person gets nothing.
Comments in General	Maybe if we had a younger crowd in office we could go forward. But the elders don't want a change so we stay a bedroom city.
Zoning Comment	Encourage business-discourage multi-family residences.
Comments in General	Our first priority should be to improve our schools.
Zoning Comment	But enforce them.
Comments in General	We need more bi-partisan cooperation within the city departments/government.
Zoning Comment	Zoning should protect out assets but encourage healthy growth.
Comments in General	I am not a resident. I am an investor.
Zoning Comment	Understand each requirement by request should be done-it is not black and white.
Comments in General	This is a city with much pride from days gone by, with short sighted development of the police/court area and the middle school, we are losing our pride. We need the best teachers and develop the area correctly.
Zoning Comment	Whatever is necessary to prevent more low income housing & to help promote industrial & commercial base.
Comments in General	Let's provide better schools and city services by allowing our tax dollars to go farther. Get rid of welfare.
Zoning Comment	I am not sure what the current requirements are.
Comments in General	A bad reputation is hard to recover from-And the school system has just that, enough to make us want to move when our children are ready for school.

Zoning Comment	Your name should not be the reason you receive a permit or the reason you don't.
Comments In General	Life resident very ashamed of this city, gone down hill past few years, too much welfare in this city. They don't pay taxes.
Zoning Comment	Flexibility of adjustment is what the zoning board is for.
Comments In General	It is almost impossible to answer most of these items without more information.
Zoning Comment	Not acquainted with the requirements.
Comments In General	The 20% includes gas, garage repairs and hardware. Everything else I have to got to Tilton or Concord.
Zoning Comment	Franklin has done its share toward low income housing.
Comments In General	Privatize the school system!! Franklin's biggest problem is continued school administration incompetence.
Zoning Comment	We are inviting too many welfare folks.
Comments In General	We need to rid the city of being known as the arm pit of the state.
Zoning Comment	Let development happen-racetrack should have been allowed.
Comments In General	Franklin is not a tourist city and never will be without a by-pass highway or I-93 interchange.
Zoning Comment	Discourage multi-family and subsidized housing.
Comments In General	"Biting the bullet" initially on higher taxes to improve the school system and infrastructure will pay of in the long term.
Zoning Comment	Too many low income freebies around here
Comments In General	Franklin USED to be a great place to live, shop etc.
Zoning Comment	Shoreline protection most important
Comments In General	Franklin has a lot to offer if we focus on our schools and our environment.

Zoning Comment	Currently far too restrictive.
Comments In General	Please make good changes.
Zoning Comment	Depending where it is located in the city - what happened to variances for trailers.
Comments In General	Tell the school board to stop the bad press and the opinion of the city would improve.
Zoning Comment	Lower the taxes.
Comments In General	Lower the taxes.
Zoning Comment	The zoning definitely needs to be reviewed and zoning board members need to be replaced due to inappropriate personal attitudes.
Comments In General	Great survey!! Let's see this city move, as our city motto says!!
Zoning Comment	Make multi-fam strict.
Comments In General	Work toward requiring a special look for the downtown area, encourage specialty shops, arts etc, to bring culture to the city.
Zoning Comment	Inadequately informed to respond.
Comments In General	Must see attached sheet for all comments.
Zoning Comment	No more low income housing.
Comments In General	I am tired of hearing that you want to spend our tax dollars on a park in the city & opera house development. Our high school needs it more than any thing else.
Zoning Comment	Become fair and honest - with no exceptions for VIP's!
Comments In General	We need more positive exposure... We have a great place... But very few positives are ever emphasized!!!
Zoning Comment	More available space for industry.
Comments In General	We need to take measures to save our dying community.

Zoning Comment	Our present regulations already allow some flexibility.
Comments In General	Franklin is a downward spiral. If the taxes weren't so outrageous for owners to sell at a good price there would be a mass exodus.
Zoning Comment	We should limit the use of older homes as multi-family, low rent housing.
Comments In General	Franklin is an insult to my intelligence-I wish we never came here 18 years ago- get out?? It's like the mafia once your in you can't get out- we can't sell, no one wants to live here!! Property values plummeted, neighborhoods have decayed.
Zoning Comment	Bring town up in the 20th century get rid of all the old buildings and slums it looks terrible.
Comments In General	I've been happy to voice my opinion lets focus on the future. Get rid of the welfare town we have. clean up burnt lumber yard.
Zoning Comment	Same for commercial Strict for residential
Comments In General	I feel our properties are not conforming to regulations. Ex. non registered vehicles on property. Properties are allowed to be made into junk yards etc.
Zoning Comment	Should be designed to aggressively promote commercial development.
Comments In General	Living in Franklin has become discouraging. Commercial development happens up to our boarders, property values are increasing around us, but Franklin's fall. Improvements happen in only schools but Franklin need text books. Help!
Zoning Comment	Apply more impartial common sense.
Comments In General	Good survey. Priorities received a workout.
Zoning Comment	The year is 1999 not 1949. The town fathers need to wake up.
Comments In General	The assessment game you play is ridiculous! Lower the value - increase the rate. Next year the city manager will take credit for lowering tax rate but he will increase our value again. Regardless of how you play this game, the property owner looses!!
Zoning Comment	The conservation district min. frontage of 400' should be reduced 100'-150'. 5 ac. lot min. is also excessive.
Comments In General	Utilize the rivers going though Franklin for tourism and recreation, fishing, biking, hiking.
Zoning Comment	The city needs to make compromises to get more industry.
Comments In General	Franklin has a lot of good qualities. Something need to be done to promote pride in the city & to get people to be responsible and involved.

APPENDIX I

MASTER PLAN SUBCOMMITTEE REPORTS

FRANKLIN, NEW HAMPSHIRE

SUB-COMMITTEE ON HOUSING

Members of the Sub-committee:

Sharon Stephen	Nita Hutchinson	Peter Christensen
Thelma Lemire	Roland McDonald	Charles Bodien

The Sub-committee on Housing has suggested the following topics for evaluation by the Master Plan Update Committee.

1. There is a need for more handicapped accessible housing for seniors and disabled people.

2. There is need to restrict the number of mobile homes allowed on separate properties. For example when a person places a mobile home on a piece of land intending to build a home, once the home is built, the trailer needs to be removed, rather than turned into an in-law residence or a rental.

3. Mobile homes that are being replaced should be replaced by one at least manufactured from 1995 and newer. If the newer home requires more space (example – as in a trailer park) it needs to be kept within the proper distance of the others, which may necessitate reconfiguring the lots within the park.

4. All single family and duplex family homes that are used for rental property should be subjected to the same inspections that are done on multi-family rentals.

5. Building codes should be adopted for new single family and two family homes to insure they meet basic codes.

6. The building permit allowance limit should be lowered to insure consumers are making repairs and changes that meet codes. This could protect the consumer from faulty and substandard work done by non-professional people (example – wiring).

7. A policy on impact fees on residential and commercial building should be considered.

8. There is a need to examine where manufactured housing is allowed to see if it fits in with the surrounding neighborhood.

9. Rooming houses in the downtown area should not be allowed due to parking issues.

10. Historic buildings that are updated to meet basic codes should be done in an aesthetic way.

11. The city should adopt the new State Energy Codes to encourage less reliance on fossil fuels.

SUB-COMMITTEE REPORT ON CONSERVATION, OPEN SPACE & AGRICULTURE

Members of the Sub-committee:

Pam Marrapese, Chairperson		Ed Merrill	Larry Swett
Joan Swett	David Veysey	Betty Arsenault	Wanda Hebert

The following are the results of our committee's recommendations after many meetings and much research as to how other communities have addressed the issues.

As we sat down to review the task given us, we started by developing an outline of issues that we considered of prime importance to the Conservation district and to open space in general.

It became apparent right from the beginning that the group was very concerned with environmental issues. It was felt that we should leave a land to future generations that would be as good or better than we were fortunate to inherit. We also tried to balance growth while maintaining the quality life-style that we are accustomed to.

The following are topics that were discussed and our recommendations. The order in which they are listed does not necessarily denote their order of importance.

1. TOWERS

Towers have become very much in the news in recent times and are being installed at an alarming rate. While towers are not a welcome addition to our landscape, we realize that they are a necessity in our increasingly complex communication systems. However, as satellites become more plentiful and costs decrease, we feel that many of our present structures will become vacated and will remain a blight on the landscape. In view of this we feel that anyone who installs a tower should be responsible for removing it once it becomes obsolete or no longer used.

A suggested requirement:
City of Franklin should require any telecommunication company who wishes to install a tower within the city to present a site plan for review to the Franklin Planning Board. If in the event the Planning Board approves construction, a Performance Bond should be required (amount determined by the Planning Board). There should also be a stipulation that after the tower is no longer needed it must be dismantled and removed within one year. This should include the removal of foundations, fences, and all debris and the site shall be restored as close as possible to its original condition.

2. CLUSTER HOUSING

Our sub-committee recommends that Cluster Housing be discouraged in Franklin and that potential developers be encouraged to up-grade existing apartment buildings in order to make those buildings more attractive as living units. Cluster housing is primarily a financial benefit to the developer, but in many cases the impact on the community with increased city services far exceeds the benefits.

3. LOT SIZE

The definition of Conservation District in the zoning ordinance of the City of Franklin is as follows: The district designed for Conservation, "C" is limited to low density residential, agriculture and certain other open land uses. The purpose of this district is to prevent intensive development of land that is unsuitable for development because of lack of municipal facilities, unsuitability of soil, steepness of slope or periodic flooding.

The definition of Lake Protection District in the zoning ordinance of the City of Franklin is as follows: "LP", the Lake Protection District is an environmentally sensitive area surrounding Webster Lake and in which development activities must be closely regulated to preserve the water quality of the lake.

The reasons for those designations remain accurate (valid) today. After study of those zones, the members of the sub-committee voted unanimously to leave the description of those zones in place and recommend that lot sizes should not be changed.

4. COMMERCIAL RECREATION

This definition as it is now written is very vague and often times confusing.

We recommend it be broken into two parts:

a. Commercial Recreation:

Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Commercial recreation establishments include, but are not limited to, skating rinks, water slides, miniature golf courses, arcades, bowling alleys, billiard halls, but do not include movie theatres or zoos.

b. Commercial Recreation Facilities On Natural Sites:

Commercial Recreation premises consisting of woodlands, water courses and fields used for active recreational activities which do not require modifying the existing setting, similar in scope to low impact uses, such as non-motorized biking, non-motorized boating, cross country skiing, snowmobiling, horse back riding, horse drawn wagon or sled operations, picnics, swimming (both lake & pool), snowshoeing, hiking and backpacking.

1. AIRPORTS

A place where aircraft may take off and land, be repaired, take on and discharge passengers or cargo, be stored or refueled, including customary accessory use. To be located where it will not disrupt the quality of living for the surrounding neighborhood and must meet all special exception, variances and site plan reviews.

2. AGRICULTURE

R.S.A. 672:1-III-b says the agriculture shall not be "unreasonably restricted" by municipal planning (see enclosed backup material). HB97 currently is in the State Legislature, which is an attempt to further strengthen its position. All indications are that this bill will also pass.

We realize that agriculture in New England as we once experienced is gone forever. This is not to say that agriculture is extinct. If fact, a recent report has reminded us that agriculture is now on the increase. As we look around us we see what was once scenic vistas because of open fields now grown up to brush and trees. In most cases they will remain that way. The only way that large fields can be kept open is by farmers either pasturing them or cutting the hay. Very few individuals can justify the cost incurred in having them cut over just to keep the bushes down. We therefore feel that agriculture should be encouraged whenever possible. In fact, the scenic views and open land are reasons many people locate in the area.

We feel it is important that our definition of agriculture coincides with the State R.S.A. 21:34-a.

Farm, Agriculture, Farming. The word "farm" shall mean any land or buildings or structures on or in which agriculture and farming operations are carried on and shall include residence or residences of owners, occupants, or employees located on such land. The words "agriculture" and "farming" shall mean all operations of a farm, such as the cultivation, conserving, and tillage of the soil, dairying, greenhouse operations, the production, cultivation, growing and harvesting of any agricultural, floricultural, sod or horticultural commodities, and raising of livestock, bees, fur-bearing animals, fresh water fish or poultry, or any practices on the farm as an incident to or in conjunction with such farming operations including, but not necessarily restricted to the following: preparation for market, delivery to storage or to market, or to carriers for transportation to market, of any products or materials from the farm; the transportation of farm workers; forestry or lumbering operations; the marketing or selling at wholesale or retail or in any other manner any products from the farm and of other supplies that do not exceed in the average yearly dollar volume the value of products from the farm.

It was the feeling of our committee that zoo animals should be allowed only by special exception.

3. BIO-SOLIDS

After much discussion it was agreed that we should adopt an ordinance similar to the one adopted by Tilton Board of Selectmen on September 25, 1997. A copy is enclosed as backup information.

4. HOME BASED BUSINESSES

History: In December, 1997 the Franklin City Council voted to allow home businesses to locate within all zones of the City. The City Council approved this action mandating those applying to establish home businesses within the City must do so by requesting and receiving Special Exception status from the Franklin Zoning Board of Adjustment, if allowed, was to be granted to the owner and not the property.

Potentially Negative Consequences: Webster Lake, the Pemigewasset, Winnipesaukee and the Merrimack Rivers are among Franklin's most coveted natural resources. There are concerns that with the introduction of home businesses, hazardous wastes could also be introduced into septic systems and the City sewer system. The NH Dept. of Environmental Services has documented cases where hazardous chemicals have ultimately contaminated drinking water supply wells and nearby surface waters (lakes and rivers). It is therefore; recommended by the Master Plan Sub-committee on Conservation, that the City of Franklin adopt an ordinance which locally reflects existing State Laws EMVWM 402 of the NH Hazardous Waste Rules & ENV WM 504 of the Hazardous Waste Rules. Background information is enclosed.

5. GROUND WATER QUALITY

While we here in New England are blessed with some of the best water quality in the country, we should not become complacent. This is clearly brought out by our own recent experience with one of our City water wells being shut down for an extended period due to contamination from a nearby factory. Before site plans are approved by the Planning Board, serious consideration should be given to the protection of any aquifer. Thirty seven percent (37%) of Franklin's area is over a flowing aquifer!

LAND USE RECOMMENDATIONS
AUGUST 1998-MARCH 1999

Members of the Sub-committee:

Sara Tracy-Arone	Diane Dorval	Donna French
Chriss Whittemore	Scotti Ferguson	Richard Crowley
Pamela Burgess	Basil Goss Jr.	Paul Patti
Norm Bushman	John Wyle	Joe Daigneault
Pamela Clement	Alan Larter	Kathy Taber
Carolyn Stoddard	Chris Witte	Bill Taber

Response from the Land Use Sub-committee to City of Franklin Master Plan 1988 Update – especially pages 2-49 through 2-51.

Response to item #1

Recommend that the list of Revised Land Use Regulations be put on the agenda of either Planning Board or Zoning Board, or both as a punch list to be accomplished.

Rationale – Ever changing board members & staff will keep the tasks at hand in front of the appropriate people/success rate should increase even more.

Response to item #2, #3 & #6

Recommend that the planners/members of the Planning Board are better schooled to recommend changes than our sub-committee.

Response to item #4 & #5

Agree – land capability should play a major role in how lots are created. (New high intensity soil maps are out via the state already)

Response to item #7

Leave A, C & D the same. B should be changed to include only one and two family and existing three families.

Rationale – Three families and greater are more likely to be run solely as a business, like apartments – thus commercial status. This will improve overall neighborhood atmosphere & may help create two-families out of three-families.

Response to item #8

Now being accomplished – units are being downsized and renovated.

Response to item #9

Now being accomplished – new homes are up, house lots created.

Response to item #10

We need to increase the lots available to industry to match needs of industry. Questioned whether there is enough land listed as industrial, but not really useful land size wise – reconfiguration is needed. Explore land near Route 127 (Sanbornton), has exit available.

Response to item #11

Agree

Response to item #12

Agree

Response to item # 13

Needs more attention by Conservation, Lake Protection, Open Space and Planning Board groups.

Response to item #14, #15 & #16

All accomplished.

Broad & specific

Other recommendations made by Sub-committee after reviewing ZBA Book:

Goal - Make public access to information user friendly.

Under Section 302 - Adopt an existing book of definitions with minimal editing to update/replace ours.

Under Section 501 – Lot lines should equal zoning lines – in many areas they do not. (507) Creates problems/issues for Zoning/Planning & Assessing Departments.

Under Section 503 – To many districts (RR, C & LP)
Possible recommendations for B1, B2, I1 & I2 – combine into one or two.
RS zone should stay the same.
R1, R2 &R3 – Combine 1 & 2 families, allow existing 3-families – no more new ones. (Three & greater move to business district.)

Under Section 506 – Last line needs to give ZBA more control than just "deemed most similar" which puts some items not listed into zoning districts where clearly the intent of the district wouldn't necessarily put that item that is similar with the rest of the listed items. (Example – Race Track – is commercial recreation but wasn't determined to be appropriate in a conservation zone.)
We are up in the air on a solution.

Under Section 507 – Setbacks/Frontage – "C" zone frontage was 200 feet and increased to 400 feet. Recommend returning to 200 feet.

Other side & rear setbacks should be the same on the 3 perimeters – range on committee was between 20' – 40' (except for LP zone).

Also, why is there such a difference for on or off lot water? Recommend the same – unless planners have some rationale that would change our thinking. We are open to suggestion.

Lot area also discussed, 2.5 acres vs. 5 acres of land is suitable.

In the discussion of side yard & rear yard setbacks, comments leaned towards:
Do you want to plan for assuming a clean slate?
Are you trying to match what is existing?
What were your fears prior to the 1988 MP that didn't come true – return to prior MP of 1988 to balance the 1988/1998 revision.

Under Section 509 – Opinion from Planning Board – Is it working?

Under Section 607 – Need better sign regulations.

Under Section 610 – Now in place – to be revised

Under Section 703 - More written in ZBA book about how long after demolition can one rebuild and what can be rebuilt.

SUGGESTION

Under Sections 801 – 804 - Should be closer to the beginning of the book.

APPENDIX J

HOUSING & COMMUNITY DEVELOPMENT PLAN

FRANKLIN, NEW HAMPSHIRE

CITY OF FRANKLIN
HOUSING AND COMMUNITY DEVELOPMENT PLAN

These objectives address both National and State community development objectives. The fulfillment of these objectives will provide a direct benefit to low and moderate income persons in the City of Franklin. These goals are derived from the City's Master Plan.

Goal: The City of Franklin wishes to remain a balanced community with a high quality of life for all residents.

Goal: Address issues of affordable housing.

Encourage safe, decent, attractive and affordable housing for all segments of the population, with a focus on the increasing elderly population.

The encouragement of safe, decent, attractive and affordable housing, including water and wastewater systems that meet NH DES regulations.

Goal: Protect historically significant buildings.

Promote the rehabilitation and preservation of historically significant buildings.

Renovate the historically significant Opera House to meet handicap accessible regulations.

Goal: Participate in economic development activities.

Retain existing manufacturing / industrial jobs, eventually seeking to expand job opportunities in this sector and within the tourism industry; encourage employee readiness through education and training and encourage downtown revitalization.

Goal: Address public facility and social service needs of residents.

Encourage public facilities and social service improvements and coordination that will benefit the residents of Franklin.

As a matter of policy, the City of Franklin will minimize the involuntary displacement of households from their neighborhoods.

APPENDIX K

DISPLACEMENT & RELOCATION PLAN

FRANKLIN, NEW HAMPSHIRE

CITY OF FRANKLIN, NH
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Every effort will be made to avoid temporary or permanent displacement of an individual due to a Community Development Block Grant (CDBG) project undertaken by the City of Franklin.

However, if the situation should arise, the City of Franklin will certify it will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to any household regardless of income, which is involuntarily and permanently displaced.

If the property is acquired, converted or demolished and will not be used for low/moderate income housing under 104(d) of the Housing and Community Development Act of 1974, as amended, the Residential Anti-Displacement and Relocation Assistance Plan shall provide:

1. One for one replacement of low/moderate income dwelling units.
2. Replacement low/moderate income units may be provided by any government agency or private developer.
3. Units will be sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units demolished or converted. (e.g. a 2-bedroom unit with 2 1-bedroom units.)
4. Units will be in standard condition.
5. All units will initially be made available for occupancy during the period one year before the
   recipient's submission of the information and ending three years after the commencement of the demolition or rehabilitation related to the conversion.
6. Units must be designed to remain low/moderate income dwelling units for at least 10 years from the date of initial occupancy.
7. Before the recipient enters into a contract committing it to provide funds under this point for any activity that will directly result in the demolition of low/moderate income dwelling units or conversion to another use, Carroll will make public and submit the following information to the State:
   A. A description of the proposed activity;
   B. The location on a map and appropriate number of dwelling units size (number of bedrooms) that will be demolished or converted to a use other than low/moderate income dwelling units;
   C. A time schedule for the commencement and completion date of the demolition or conversion;
   D. If the above information is not available at the general submission, the specific location and number of units by size will be submitted and disclosed to the public as soon as it is available.
   E. The source of funding and a time schedule for the provision of replacement dwelling units;

F. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least ten (10) years,
G. Provide information that any dwelling units with smaller dwelling units (e.g. a 2-bedroom unit with two 1- bedroom units) is consistent with the housing needs of the low/moderate income households in the recipient's jurisdiction.

Optional relocation assistance, under section 570.496a Revised 4/1/94 570.488 of the Act, may provide relocation payments and other relocation assistance to persons displaced by activities not subject to the URA, only with permission from the State.

CERTIFICATION OF COMPLIANCE

The City of Franklin anticipates no displacement or relocation activities will be necessitated by this project. Should some unforeseen need arise, the City certifies that it will comply with the Uniform Relocation Act and Section 104(d) of the Housing and Community Development Act of 1974, as amended.

_____ _____

Date Mayor