



Mount Washington Resort Public Workshop
Questions and Answers
Updated: January 15, 2008

What is the Purpose of the proposed Village Overlay District?

The Village Overlay District is intended to promote beneficial consolidation of land development within an existing unique and historic White Mountain resort setting with a corresponding increase in open space, to permit efficient layout of roads and buildings, to improve the delivery of public safety services, to encourage transportation alternatives and a pedestrian-friendly village area, and to promote mixed commercial and retail uses and a community environment within the Village Overlay District. The provisions of the Village Overlay District are intended to complement the Concept Plan provisions of the Town of Carroll Zoning Ordinance, but not to alter or affect the existing Concept Plan adopted for the Bretton Woods area.

Will there be a variety of building types?

Yes there will be a mix of residential product offerings in the development including; single family homes, condominiums, duplexes and fractionals. There will also be a mix of uses in each neighborhood that would include residential, recreational, and in some cases commercial office and retail, restaurants, lodging, and specialty entertainment.

Who are the targeted buyers?

We have had a third party market research group conduct a study that looked at our target market, who are buyers are and from what region. The report determined that we will have a mix of buyers ranging from young families to “empty nesters” and even some pre-retirees and individuals that are retired. The market is primarily a vacation home purchaser with very few buyers making this their primary residence.

What is the time or period for architectural precedents for the exterior design of the homes?

Late 19th century to mid 20th century – basically pre-World War II. Interior design and features are based on current best practices and today’s lifestyles.

Will the designed and built conditions fully consider the climate (snow, ice, cold, wind)?

Absolutely! From a building perspective, our builders and architects will be required to incorporate best management and building practices so that our residences as well as other structures are prepared to handle snow compaction, high winds and cold temperatures. Additionally, we are developing sustainable guidelines for our structures which include energy efficiencies such as thermal envelopes, appropriate windows and

doors, and high quality insulation, just to name a few. Our site development will take into consideration treatments that may or may not be appropriate for the northern New England climate, as will landscaping, amenities for pedestrians (benches, sidewalks, overhangs/protection on buildings), and other features.

Will architectural styles be mixed?

Yes. Our goal is to develop a village inspired by traditional New England villages which evolved over time. True villages developed over time by mixing architectural styles as well as housing type and sizes on the same street or block producing a rich texture for a neighborhood.

What percentage of buyers will be non-permanent residents?

Our market research indicates that the majority of our buyers will use their investment as a vacation home or seasonal retreat. A very small percentage of our buyers will make this home their primary residence not unlike the current mix at Bretton Woods where roughly 400 properties have been developed and sold and 35-40 make it their primary residence.

What are the benefits and problems created by the development?

Development can be beneficial to an area when properly planned and implemented. It can create a viable tax base, create jobs, promote tourism, and become an economic driver for a given area. To that end, we have commissioned a fiscal impact study by Ross Gittell with the University of New Hampshire and expect the report to be completed during the first quarter of 2008. A public presentation of the findings will be offered to the Town of Carroll and Town of Bethlehem residents and community leaders. Problems can result with developments if they are poorly planned, not well communicated with the existing and neighboring communities, and built without context and respect to the architecture, tradition, environment and history of an area. We are striving to make this the best new development the North Country.

Does the design address EMS and fire services?

Yes. One of the first things the development company did after acquiring the property was to offer a 2.8 acre parcel of land to the Town of Carroll for the development of a fire substation consistent with the original master plan associated with the Developers Agreement. In addition to the land offered, the developer extended the invitation to have design professionals assist with site planning and architectural concepts. The UNH fiscal benefit analysis will also help with the long-term planning of emergency personnel and equipment.

Will assistance be provided to hire additional EMS and fire personnel?

We believe that once the fiscal benefit analysis is complete a road map for several local governmental and emergency needs will be defined. This will be a tool that the government officials can use for planning for the future needs of the community.

Do you (BWLCO) know about the North Country Council and its Capital Improvements Program?

Yes, the North Country Council is the Regional Planning Commission serving this area, providing technical assistance to 51 towns in northern New Hampshire on planning related projects. The NCC has been discussing developing a Capital Improvements Plan with the town for approximately two years. The NCC is now under contract and work has begun on this project. The Capital Improvements Plan will provide the town guidance on future capital expenditures and needs, outlining them in a time table, by priority, allowing the town to budget accordingly for expansion, improvement, or addition of capital facilities over a five year period. The CIP must be edited annually with a major revision and new plan every five years.

Will the utilities be underground?

Yes! All future electric, phone, cable, technology, sewer, water lines will be buried underground and placed in easements.

What are the additional electrical demands that will be generated by the future development and expansion of the resort?

We do not know what the future electrical demands will be at this time. Once we finish the build-out master plan we will consult PSNH and present our plan for their input and review.

What increased electrical services eliminate the diesel powered generator?

The resort, as a whole, is in the process of developing a Sustainability Program. From the development side, we are developing guidelines for our new construction which will include minimum standards for all residential, commercial, and other structures. Additionally, the development team is researching alternative energy sources which could be developed for the Bretton Woods area. This topic is important to the resort and development teams. It is our goal to continue to better understand the current systems in place, research alternatives and over time implement many sustainable solutions throughout the resort recognizing that some options may be limited due to the historic nature of some of the buildings.

Will the new community/ development be a “Gated Community”?

No, the new development at the Mount Washington Resort will not be gated. It is important for the success and livelihood of the village/ development to have homeowners, guests, and people from the local community visit and patron the project. There will be extensive efforts made to encourage regular visitation. There may be some components of the village/ resort that access may be limited or regulated in order to balance the guest experience and ensure that the historic structures are preserved.

Will there be public trails, both pedestrian and biking, at the Resort?

Yes, there will be a combination of public and private trails throughout the Resort and Development property. The public Trails will primarily be located along the 302 corridor and in and around the resort village.