

2016
Town of Jackson
MASTER PLAN

BACKGROUND STUDIES

BACKGROUND INFORMATION

The town of Jackson is located in the northeast corner of Carroll County and is the southeast entrance to the White Mountain National Forest. This national forest receives heavy recreational use, being within a day's drive of well over 70 million people. This fact affects the growth and economic climate of both the town and the surrounding region. The town of Jackson consists of 42,533 acres, of which approximately 75 percent is national forest land. Jackson is bounded on the east by Chatham, on the south by Bartlett, on the west and north by Sargent's Purchase, Pinkham's Grant and Bean's Purchase.

HISTORY

In the years 1771 through 1774 the land that is now Jackson was granted to several men for service in the French and Indian War by Governor John Wentworth in the name of King George III. None of these grantees wanted to settle in the area, so they sold their land to those who did. Around 1775, Benjamin Copp brought his family from southern New Hampshire to what was then known as Gilman's Location. He found a wilderness of forests, streams and mountains, populated by wild animals, birds and fish. There may have been Indian trails through the area, but the nearest Indian settlement at the time was in Intervale or Glen.

The Copps built a log shelter near the junction of the Wildcat and Ellis Rivers and began to clear fields. By 1790 five other families had emigrated to the settlement from Madbury, New Hampshire. Joseph Pinkham settled across the Wildcat River from the Town Hall. His eldest son, Joseph D. Pinkham, built his home near the present day Eagle Mountain House. Jonathan and Clement Merserve, who were cousins, established farms on Route 16, north of the village, and on the Five Mile Circuit, south of Gill Bridge. The fifth settler was a man named John Young.

Through the 1790s additional families settled in Jackson. Petitions were sent to the New Hampshire legislature requesting incorporation as a town so that taxes could be collected for roads and schools. The third petition, signed by 36 men, probably all the male residents over the age of 18, was answered. On December 4, 1800 the town, which had been known as New Madbury, was incorporated as Adams, in honor of President John Adams. The area included the original four grants, totaling 16,000 acres plus almost 14,000 acres of state land. The first town meeting of record was held at the home of Jonathan Meserve on March 4, 1801. The inventory of families residing in Adams at that time included Copp, Pinkham, Meserve, Young, Perkins, Trickey, Chesley, Gray, Davis, Pitman, Jenkins, Sawyer, Dearborn, Canney, Nute, Hall, and Rogers. In 1829, following the 1828 electoral contest between John Quincy Adams and Andrew Jackson, the name of the town was officially changed to Jackson. Records indicate the population was 515.

All the early settlers were farmers, and farming continued to be the primary occupation until after the middle of the 19th century. At first the farms were almost self-sufficient. Most of the food was grown on the farm, supplemented by fish and wild game. Meal ground from corn was a staple because wheat was more difficult to grow. Flax was grown and wool sheared from sheep to make the material for clothing. By the 1840s sheep were raised to produce surplus wool to sell. The land was cleared for crops and pasture, giving Jackson a very different look. The population grew to almost 600 by the

mid-19th century. In addition to valley farms, there were farms high on the mountainsides, on both the eastern and western slopes of Black Mountain, on the ridge between Spruce and Wildcat, and high on the side of Iron Mountain.

Other businesses were tried. Iron ore and tin ore were found in Jackson and mining companies were formed, but both were short-lived and produced very little of either metal. In the 1860s a starch factory was built and a little later a clothespin mill was started, but neither business lasted very long.

In 1847 an artist by the name of Boardman came from New York and boarded at the farmhouse of Joshua Trickey, which had been the Joseph Pinkham farm. Soon more artists came, and Jackson scenes were painted by many of the best-known artists of the 19th century White Mountain School of Art, including Benjamin Champney, John Joseph Enneking, Samuel Lancaster Gerry, Sylvester Phelps Hodgdon and Aaron Draper Shattuck, among others. Some made Jackson their base of operations. Frank Shapleigh built a home here and became active in the summer community. He was instrumental in founding the Jackson library. Thaddeus Defrees was a perennial summer resident, staying at Wilson Cottages. Artists continue to come to Jackson to paint, both as residents and transients.

Soon vacationers, many inspired by paintings of the White Mountains, came to enjoy the scenery. More farmhouses began to take in boarders. To accommodate the increasing number of transient visitors, J.B. Trickey built the Jackson Falls House in 1858. It was located at the base of the falls (where the Post Office is currently located). The first Iron Mountain House was built in 1861. It was destroyed by fire and rebuilt in 1877. Thorn Mountain House, the forerunner of Wentworth Hall, was built in 1869 by Joshua Trickey for his daughter, Georgianna, and her husband, Marshall Wentworth. It was rebuilt in the 1880s and more buildings were added. Gray's Inn, Eagle Mountain House, and Hawthorne Inn were also established in the 1880s. Some of the old farmhouses were enlarged to become inns and boarding houses, for example, Moody Farm, which became Whitneys' Inn, Perkins Cottage which became Christmas Farm Inn, and Wilson Cottages. Farming continued as the hotels provided a new market for produce. Some hotels ran their own farms, growing vegetables and maintaining herds of cows to provide fresh dairy products.

By 1889, as noted in the "History of Carroll County," the resort business was the mainstay of the village economy with ten inns and hotels, and several boarding houses. It was estimated in that year that over \$100,000 was earned from tourism. In the late 19th century an era of second homes began as hotel guests decided that they preferred their own vacation places. Some families bought old farms, while others bought land and built large and impressive summer "cottages."

The large hotels were dealt several blows in the 20th century. First the automobile began to change vacation habits. People could travel from place to place instead of spending their entire vacation at one spot. Then the depression of the 1930s, followed by World War II, cut down on the money and time that could be spent on vacations. Many grand hotels became vacant and subsequently were victims of fire.

Meanwhile skiing entered the picture. Although most of the hotel business was limited to the summer season, a few inns began opening to winter guests. In 1936, Carroll Reed established the Eastern

Slope Ski School, the American branch of the Hannes Schneider Ski School. He also opened a ski shop in the village, which was a branch of Saks Fifth Avenue, and later became the Carroll Reed Ski Shop. In 1935 Ed Moody, with the help of Phil Robertson and George Morton, built a lift on the slope beside Moody Farm, which became the Black Mountain Ski Area. The lift was an overhead cable with rope handles hanging down, which unfortunately did not work very well. Bill and Betty Whitney bought the inn in 1936 and the next year Bill made improvements to the lift, including replacing the rope handles with shovel handles purchased from Sears Roebuck.

In the late 1940s more people became interested in skiing. More tows were built and more inns were open in the winter. Dick May and his brother, Jake, had a rope tow on Black Mountain in 1947 and 1948. The tow went up 1000 feet and ran at 18 miles an hour. There were also rope tows at Spruce Mountain Lodge, White Mountain Inn (formerly Wilson Cottages), and at Omer Gile's on Route 16.

The winter of 1948-1949 saw the building of the T-bar up to the first peak of Black Mountain by Bill Whitney and two partners. They used the old Hackett School, one of the six original schools in Jackson, as a base lodge. The same year two chair lifts were built on the other side of town up Middle Mountain. This area was unusual in that steep slopes were just above the base and the novice area was higher up in the fields of Thorn Mountain Park. Novices had to ski down the road to return to the base. The Thorn Mountain Ski Area went out of business after a few years. Another ski development, Tyrol, was later built on Thorn Mountain itself, but that also went out of business. Black Mountain, now owned by the Fichera Family, is still operating.

Although agriculture declined in economic importance in the village, the farmed land contributed to the preservation of the scenic values of the area.

Descendents of the Gray, Gale, Wentworth, Dinsmore, Trickey, Pitman, Guptill, Abbott, Meserve, Fernald, Hayes, and Hurlin families are still owners of property in Jackson. The Davis family, in an uninterrupted seven-generation line, continues the operation of their agricultural enterprises in the Black Mountain area.

Jackson is fortunate in having many buildings of historic interest. In 2003 the Jackson Falls Historic District was added to the National Register of Historic Places. This district includes 17 contiguous properties plus the stone bridge crossing the Wildcat River. There are 4 publicly owned buildings in the district: the original Jackson Public Library building, the Town Hall, the Jackson Grammar School and the Whitney Community Center, which replaces the Trickey Barn which was dismantled and re-erected near the town offices to house the Library. Privately owned buildings include the Jackson Community Church, Wentworth Hall and its 7 cottages, Wentworth Castle, 3 homes abutting the Wildcat River between Wentworth Hall and Wentworth Castle, and the Frank Shapleigh house just above the original site of the Trickey Barn. There are many other buildings worthy of being included in the National Register of Historic Places, and the Historical Society will assist private owners who wish to seek this designation. The 26 oldest homes in Jackson, built prior to 1860 and still occupied, have had their histories chronicled in a monograph published by the Jackson Historical Society. Perhaps the most beloved and best-known structure in Jackson is the covered bridge over the Ellis River, built in 1881.

Over the past decade, the town has actively improved many of its buildings. In 2007 the fire department added a fourth bay for an additional fire truck and later increased and improved office space for the fire chief and newly created position of fire inspector. Work is continuing on the unused old town garage part of the building to improve the existing bathroom and overall condition of the structure.

In 2008, the Jackson Historical Society had the foresight to remove and preserve the Trickey Barn located on the Jackson Grammar School property allowing for the expansion and remodeling of the school. This also created space for the Whitney Community Center, a gift from Betty Whitney, which was completed in 2009 and is available for the use of the school and the town for larger events. Later in 2010 in conjunction with the Library, the Trickey Barn was rebuilt and beautifully outfitted to become the new home of the Jackson Public Library on the Gray's Inn property.

Between 2010 and 2011 the voters approved a 1.2 million dollar bond to develop the Gray's Inn property to house a much needed new town garage and salt shed. In conjunction with these changes the Conservation Commission undertook the considerable clean-up of the Gray's Inn property removing extensive debris from the fire in 1981.

Meanwhile, under the guidance of Warren Schomaker, the Jackson Historical Society undertook the revitalization of the Town Hall and its grounds beside the Wildcat River. The Town Hall now houses the Historical Society's Museum of White Mountain Art, as well as its historical archives.

In August of 2011 Jackson was struck by Tropical Storm Irene damaging many roadways and bridges as well as forever changing river banks throughout the town. With the aid of \$52,000 in federal emergency funds the road crew under the supervision of Jay Henry rebuilt major sections of Dundee Road and mitigated damage to bridges and watercourses.

In 2012 the Old Library Committee was formed and to date they have turned the beautiful Emerson building into a meeting room, working with the Protestant Chapel Association to create a bathroom and a safe environment for future use.

In addition, the past decade has seen more private land put into conservation easements including 21 acres in the Jackson Ridge area, 47 acres in the heart of Carter Notch. The Jackson Ski Touring foundation has been working with town residents and the Conservation Commission to improve trails and usage of town land, with the creation of hiking trails on the Gray's Inn property and improvements at Prospect Farm and conservation efforts at the Jackson Falls.

As the town has grown over the past decade, the town of Jackson has added a building inspector position, a third full-time police officer, a part-time fire inspector, a full-time assistant administrator to accommodate a 5-day availability to the town office, and has increased the Town Clerk's hours.

NATURAL RESOURCES

Jackson's natural environment provides clean air and water and a beautiful landscape of mountains and streams. Environmental characteristics have always had a strong influence on the development in the town. For example, dense forests provided abundant resources for sawmills, mountains and snowy winters provided slopes and trails for a ski industry, and scenic beauty provided for tourism opportunities in all seasons. A desire to protect the natural beauty of the town was exemplified by the successful effort to designate the Wildcat River as a federal Wild and Scenic River in 1988.

In a survey sent out to registered voters and property owners in Jackson in 2014, most of the respondents indicated that Jackson's rural atmosphere, natural landscape and views were very important to them. There was a strong sentiment expressed for Jackson retain these values and stay the way it is.

Climate

Although no official weather records have been kept for the Town of Jackson, records have been kept in nearby North Conway. In general the temperatures in Jackson tend to be a few degrees cooler than North Conway. The climate summary below is based on temperature and total precipitation readings from North Conway for the 15 years from 2000 to 2014.

Winter

Winter temperatures (in degrees Fahrenheit) average 23, based on December through February readings. The number of days with temperatures 0 or lower has varied from 0 to 34 in a winter. Days with temperatures below -10 have varied from 0 to 4. The lowest temperature in the 15 years was -18.9.

Seasonal snowfall is subject to wide variation, ranging from 48 to 148 inches. The ground is normally snow-covered from December into March. Based on snow-depth records from a site in Jackson (1994-2015), the average length of the snow-covered period was 115 days and ranged from 84 days to 144 days. During that time the starting date of snow cover ranged from 14 November to December 30, and ended between March 12 and April 21.

Figures kept by Black Mountain Ski Area of the number of days of skiing, 1937-1975, (before snow making) show an average of 90 days with adequate snow. Its shortest season was 1949, with 43 days, and the longest was 1969, with 118 days.

Summer

The growing season, or period free of any 32 or lower temperature, averages 151 days. The last spring freeze has occurred as early as April 25 and as late as May 26. The first hard freeze has occurred anywhere from Sept. 20 to Oct. 22, and usually occurs in the base of the valleys. (An interesting historical note: The early farms in the area were on the hillsides, perhaps due to the longer growing season mid-way up the slopes.)

Summer temperatures are generally quite comfortable, with afternoon maximums frequently in the upper 70s or low 80s. Days with readings of 90 or higher have varied from 1 to 24 in a summer. There were only 9 days with temperatures above 95 in the 15-year period.

The average yearly precipitation for the 15 years is 52.6 inches, but has ranged from a low of 31.8 inches to a high of 65.6 inches. The average monthly precipitation from 2000 to 2014 is 4.38 inches.

Topography

The Town of Jackson consists mainly of four mountain ridges separated by three river valleys running in a north-south direction. These rivers are the Wildcat, Ellis and East Branch of the Saco Rivers. In addition, there is one section of the Rocky Branch entirely within the National Forest that cuts across the southwestern corner of the township. Adjacent to the valleys, the elevation rises rapidly to four mountain ridges. East to west, these ridges are: [1] the western slope of Sable Mountain and Chandler Mountain (3329') separated by the East Branch of the Saco from [2] Black Mountain (3303') ridge south to the Knoll (2000'), Doublehead Mountain (3056') and Tin, Middle, and Thorn (2287') Mountains. The Wildcat River separates these mountains from [3] the southwestern slopes of Wildcat Mountain (3850' highest point within the Town), Hall's Ledge (2600'), Spruce Mountain (2272'), and Eagle Mountain (1615'). The Ellis River flows between this ridge and [4] Rocky Branch Ridge (3400'), Maple Mountain (2626'), and parts of Iron Mountain (2120' within the Town). In the southwestern corner of Jackson, west of the Rocky Branch River, the eastern slope of Mt. Resolution rises to about 3000'.

Elevations range from 720 feet in Jackson Village to about 3850 feet on Wildcat Ridge. The highest area in developed Jackson is the "Tyrol" area at about 1900 feet.

The slope of a parcel of land can be a major factor affecting its potential use. The steeper the slope, the more likely the soil is to erode when the land is disturbed or the vegetation is removed. Hillside development, without adequate measures to prevent harm, can also result in additional public expenditure either for repairs or for protective measures to prevent further damage. A slope of twenty-five percent is generally accepted as the appropriate upper limit for residential development and other construction activities.

Slopes in Jackson range from level to extremely steep rocky cliffs. A majority of the town has moderate to steep slopes, with 68% of the non-USFS land (mapped in the Carroll County Soil Survey) having a slope 25% or greater, and only 10% of the non-USFS land with a gradient less than 8%.

Additionally, hillsides are an aesthetic resource. In Jackson this is particularly true. Hillsides provide an attractive setting and form the basis for scenic vistas. To maintain the natural scenic quality of these vistas attention must be given to any hillside development.

Soils

The United States Department of Agriculture Soil Conservation Service conducted and published the "Soil Survey of Carroll County" (on file at the Town Office) in the 1970s to learn what kinds of soil are in Carroll County and to provide information for farm and forest management and town-wide

land-use planning. The soil types found were classified and named according to a nationwide, uniform system of soil series. The soil types occurring in Carroll County are described in the text of the “Soil Survey”.

In the “Soil Survey” the soils on the USFS and other undeveloped lands were mapped at Order 3 (or low intensity) in which the smallest soil delineation is 25 to 100 acres in size. The more developed portions of the town were mapped at Order 2 (medium intensity) with the smallest soil delineation at 3 to 5 acres.

To obtain soils information detailed enough to make site-specific decisions on individual subdivisions, an Order 1 map or high intensity soil map is required. This would be done on a survey map with a scale of at least 1 inch to 100 feet, and contours of 2 feet or less, which allows a mapping unit of less than a quarter acre. The state of New Hampshire has adopted the Site-Specific Soil Mapping Standards, which are a combination of the criteria from both the Order 1 Mapping Standards and the High Intensity Soil Mapping Standards.

The “Soil Survey” maps show about sixty different types of mapping units within the town of Jackson of which close to half are soil associations. The major types of soil found in Jackson are Marlow, Lyman, Berkshire, Peru, and Becket soils. For all of these, surface stones are common. Marrow, Peru and Becket soils have a firm pan layer beginning at 12 to 36 inches below the surface. The pan layer causes a “perched water table” and restricts the downward movement of water through the soil, which causes problems for the performance of sub-surface septic disposal systems. Lyman soils are very shallow to bedrock, which makes them ill-suited for land uses such as agriculture or residential development.

The soil types identified and described in the “Soil Survey of Carroll County” are ranked as to their limitations for various land uses. Almost all the soil types found in Jackson were listed as having moderate to severe limitations for activities associated with residential development such as construction of roads, parking lots, lawns and dwellings with basements and sub-surface sewage effluent disposal. The most common limitations listed were steep slopes, stoniness, and the presence of a pan layer. Certain soils have particular limitations such as excessive permeability in sandy deposits along streams, flooding on flood plain soils, and poor drainage in wetland soils. None of the soils in Jackson were listed as being well suited for agricultural use.

Because of the variety of limitations to development presented by the soils of Jackson, prudent planning dictates the need to consider the capabilities of the soils on land for which a development is proposed. Recognizing this need, Jackson in 1987, amended the zoning ordinance so that minimum lot sizes for new subdivisions would be based on soil types. In 2015 the Zoning Ordinance was amended to replace the High Intensity Soil Survey with the Soil-Specific Mapping Standards as the method of identifying the soil type present to determine minimum lot size.

Water

Streams

Two watercourses converge in the village, the Ellis and Wildcat Rivers. The Wildcat flows south from its source in Carter Notch through an intervalle to form a natural cataract, Jackson Falls, below the Valley Cross Road and converges with the Ellis just north of the Jackson covered bridge. Additional watercourses include a small length of the Rocky Branch River, west of Maple Mountain, and Great Brook, from its origins one in East Pasture and one on Doublehead Mtn., to its junction with the Wildcat below Eagle Mountain House. The East Branch of the Saco flows through Jackson east of the Doublehead area.

Of these rivers, the Ellis is of major significance as it is the water source for the Jackson Water Precinct. Therefore, it is particularly important to control the amount and type of development within this watershed in order to preserve the quality of water. Jackson contains numerous brooks that feed into its rivers. The six largest are Great Brook, Marsh Brook, Miles Brook, Meserve Brook, Bog Brook and Wildcat Brook.

Ponds

Most of the bodies of water within Jackson were originally man-made by the damming of streams and/or excavation. They include Mirror Lake and the following ponds: Whitney, Elkins, Thorn Hill Lodge, Burgess, Memorial Park, Foster's Globe, three ponds on the Rockwell property on Tin Mine Road and the pond at Hemlock Hill Acres. There are man-made fire ponds on the Valley Cross Road, Carter Notch Road, Cameron Drive, as well as man-made ponds on Dundee Road and the Black Mountain Road.

The streams and ponds of Jackson are fed by numerous springs that are also a major source of local water. It is very important to protect the water quality through setbacks, erosion control and other land use regulations.

Floodplains

Floods are normal occurrences in nature. During regular stream flow, water runs in the channel, but when run-off is high, water level increases and rises over the stream's banks. This water will flow onto the floodplain. Floodwaters frequently damage buildings that are located on floodplains. Flood damage can be prevented by keeping flood-damageable property away from flood hazard areas.

The Federal Insurance Administration in its "Flood Insurance Study for the Town of Jackson, NH" with the associated Flood Insurance Rate Map, 4330014 00258 and Sheets 1 through 4 of Flood Boundary and Floodway Map of the Town of Jackson, NH, dated July 2, 1979 (updated March, 2013) designated lands as flood hazard areas (the Study and maps are on file at the Town Office). Jackson participates in the National Flood Insurance Program that requires towns to regulate construction in these areas of flood hazard. With these regulations in place, property owners in Jackson are eligible to purchase flood insurance.

Federal Wild and Scenic River

In October 1988 the Wildcat River was designated as a federal Wild and Scenic River. As part of the eligibility study, a River Conservation Plan for the Wildcat River was created. Because of the need for specific protections for the floodplains and other riparian lands in the town, Jackson adopted the River Conservation District amendment to the zoning ordinance in 1987. The River Conservation District consists of the floodplain areas designated as Zones A and AE on the Flood Insurance Rate Maps for the Wildcat River, Great Brook below Black Mountain Road, the Ellis River, and the East Branch of the Saco River or that area within 75 feet of the nearest stream bank, whichever is greater.

Ground Water Aquifers

A ground water aquifer is a geologic formation that transmits water and contains sufficient amounts to be extracted by wells. An aquifer recharge area is an area on the surface of the land through which rainfall and runoff infiltrate to replenish an aquifer. A recharge area does not necessarily lie directly above the aquifer it supplies; it may be close by or at a distance. Geology, slope, soil, vegetation and land use affect the ability of surface areas to recharge aquifers.

According to the USGS publication “Availability of Ground Water in the Saco River Basin, East-central New Hampshire” by John E. Cotton (on file in the Jackson Town Office), there are no aquifer areas of high potential yield located in Jackson. Four aquifers of medium potential yield (which may provide sufficient amounts of water for small districts) exist in Jackson. These aquifers are located in the East Pasture, Wildcat River Valley north of Jackson Falls, the village area and Ellis River valley from the Dana Place to the village. In addition to producing a source of water for private and community use, aquifers also aid in maintaining water levels. They absorb water during periods of high flow and release it gradually during dry times.

Aquifers, as valuable water supplies, do face potential problems. Septic system failure can result in untreated effluent being carried via ground water into nearby aquifers, thus polluting them. High bacterial counts in water from deep wells may indicate this problem. Contamination can also occur from road salting, improper solid waste disposal, leaking underground fuel storage tanks, agricultural practices, improper storage of chemicals, and pesticide use.

Wetlands

A wetland is an area characterized by little or no slope, poor drainage and standing water at least part of the year, with water tolerant vegetation and characteristic wetland soils present. General functions performed by wetlands include ground water recharge; provision of food, shelter, breeding and nesting sites for wildlife, including unique wetland species; settling area for sediments; biological and chemical filtering; floodwater storage and peak flow reduction; and as a recreational and educational resource.

There is a need to locate and identify the wetland areas within the town of Jackson. Because of their value as unique wildlife habitat and their important role in the natural hydrological cycle, wetland areas should be specifically protected in the town’s land use ordinances.

Stormwater Management

Current zoning ordinance requirements include restrictions on construction of driveways, and any site disturbance, aimed at preventing erosion and soil loss. A useful reference on stormwater management is New Hampshire's Department of Environmental Services' Stormwater Manual, Volumes 1, 2 & 3, published in 2008, with information on fundamentals of stormwater management and control, design guidelines, regulatory authority, criteria for best management practices, and examples of wording for regulations and easements.

Land Use

Jackson's early land development was guided by agriculture and road construction. By the mid-1800s, the scenic attractions of the area became more widely known and thus the number of transient visitors increased. Developments occurred to accommodate these visitors, creating new types of land use. Today, the recreation and tourism industry is the major factor controlling land use in Jackson.

Jackson's total acreage is 42,754 acres of which about 74 percent is National Forest land, 22 percent is residential land, 3 percent is commercial and 1 percent is town-owned.

Residential

Residential development, including both primary and vacation homes, constitutes the major land use in the private land in Jackson and will most likely continue as such into the future. Because of provisions introduced to the zoning ordinance in the 1980s, the minimum lot size for residential and commercial development is based on the soils present on the parcel. This represents an effort to link the intensity of development with the land's ability to accommodate development. The cluster development ordinance allows dwellings in a larger development to be clustered together in one or more areas on a large parcel of land, leaving the rest of the parcel as designated open space. This permits areas of natural beauty or sensitive habitat to be preserved, and makes the provision of services to the dwellings more efficient.

Forestry

The predominant vegetation in Jackson is mixed northern hardwood and spruce-fir forest. Almost three quarters of the land in Jackson is federally owned as part of the White Mountain National Forest, which is managed for multiple uses, including recreation, forestry, wildlife management and preservation of ecological integrity. Limited logging operations are permitted, and are designed to have as little impact as possible on the recreational opportunities within the Forest. Logging also occurs on some privately owned land in Jackson but is restricted in scale by the rugged terrain.

Agriculture

During the 1800s, Jackson had many active farms within its boundaries. Due to changes in economic conditions, farming as a means of support has decreased in the town until at present there is little land devoted to active farming. Present agricultural activities include the small-scale raising of cows, horses, sheep and chickens, maintenance of hay fields and pasturelands, and individual gardens. Those lands cleared in the past, which have not been kept open for agriculture, residential or recreational use, have returned to their natural forested state.

Commercial

Only a small percentage of Jackson's acreage is devoted to commercial use, which is predominately related to tourism. Commercial establishments include inns, restaurants, hotels, an automotive service center and retail stores selling food, clothing and works of art. Recreational facilities include golf

courses, a downhill ski area, a ski touring center with its network of ski trails, and a tennis club. Several hiking trails are located on the Forest Service land within the town of Jackson.

Industrial

Industry has never played a major role in Jackson and this is not expected to change in the near future. The town's rugged topography coupled with its lack of industry-oriented amenities keep Jackson from being a desirable location for industrial development. However, small-scale specialty industries or computer-based companies that process information rather than materials might be attracted to Jackson.

Conservation

The Town of Jackson owns 561 acres of which 450 acres are Prospect Farm, which is adjacent to the national forest, and maintained as open space with the only development being hiking and ski touring trails.

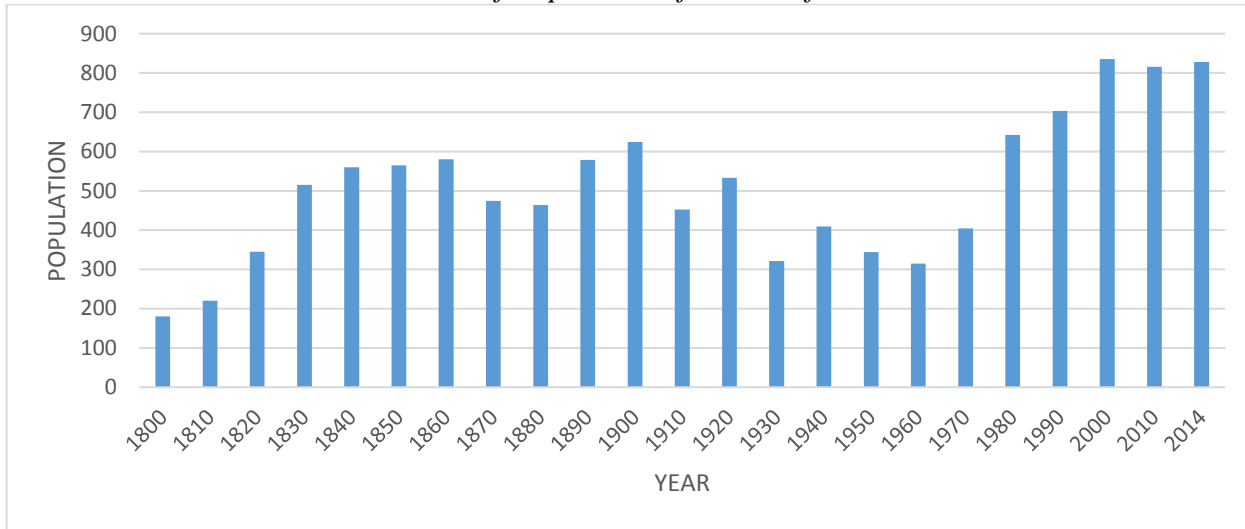
Several parcels of land totaling approximately 871 acres are under conservation easement. When land is placed under a conservation easement, it remains in its natural state and deed restrictions are established which typically prohibit future development of the land.

Approximately 6655 acres of land in Jackson are in the New Hampshire Current Use Program, which allows towns to reduce real estate tax assessments on qualifying properties that are maintained in a relatively undeveloped state (such as forest or fields) or are used for recreational purposes. Unlike land placed under conservation easement, land in the Current Use program is not permanently protected from development. However, if land is removed from the Current Use program and developed, there is a financial burden for doing so. Property owners who remove their land from the program are subject to a penalty based on the reduced tax rate and the full development potential of the property.

POPULATION

The US Census Report of 2010 lists the total population for the Town of Jackson as 816, down 19 residents since the figures for 2000. For the years between the US Censuses, the New Hampshire Office of Energy and Planning (NH OEP) estimates the populations for each New Hampshire town each year. These show a gradual increase over the five years since the 2010 census.

Historical View of Population of Jackson from 1800 to 2014



Sources: Town of Jackson Community Plan, 1978; US Census Bureau, Census reports from 1960 through 2010; 2014 estimated, NH OEP. Note: from 1810 through 1860, the population is estimated.

In addition to the town by town population estimates of the NH Office of Energy & Planning (NH OEP) the US Census Bureau publishes the American Community Survey (ACS) on the internet at factfinder.census.gov, which estimates demographics, housing and economic data for communities throughout the United States and Puerto Rico. Because the estimates of those two organizations are based on different algorithms, some of the numbers generated are not consistent. For example, NH OEP estimates Jackson’s 2014 population at 833, and yet Jackson’s voter checklist numbers have exceeded 800 in recent years. At the September 2016 Primary Election the voter count was 849, including 12 who are town residents though currently out of the country. Given that town residents under age 18 are not part of that count, and that some adults may not have voted at that time, it is evident that the town’s population nears or exceeds 1,000 residents.

Jackson’s estimated population numbers from both the NH Employment Security and the ACS show a 2014 population of 1032, consisting of 506 males and 526 females, with a median resident age of 51.1, compared to Carroll County’s median age of 49.7, and the New Hampshire median age of 41.8. The ACS estimates the total number of housing units in 2014 at 998; estimates of year-round households total 444. The average household size of owner-occupied units is 2.44, and that of tenant-occupied units is 1.83.

In the 2014 ACS, Jackson is a town almost uniformly of one race: 1,007 (97.6%) people listed their race as White. Other races claimed, with number of respondents so indicating, are as follows: Black

or African American: 0, American Indian/ Alaskan Native: 0, Asian: 16, Hispanic or Latino: 17, and two or more races: 9.

The 2010 US Census median resident age of 54.3 is considerably higher than both the New Hampshire average (43.9), and the national average (36.8). This higher-than-average median age continued a trend commented upon in the 1988 and 2003 Master Plans, and reflects the recent increase in Jackson’s retirement population. The following table indicates age breakdowns for Jackson.

Age Distribution, Comparison between 1990, 2000, and 2010

Category	1990	Percent	2000	Percent	2010	Percent
Under 5 years	37	5.26	40	4.79	19	2.33
5 to 9 years	33	4.69	36	4.31	26	3.19
10 to 14 years	15	2.13	53	6.34	42	5.15
15 to 19 years	23	3.27	24	2.87	27	3.31
20 to 24 years	29	4.13	15	1.80	16	1.96
25 to 34 years	100	14.23	92	11.02	52	6.37
35 to 44 years	132	18.78	148	17.73	94	11.52
45 to 54 years	103	14.65	122	14.61	142	17.40
55 to 59 years	54	7.68	70	8.38	83	10.17
60 to 64 years	45	6.40	53	6.34	98	12.01
65 to 74 years	91	12.94	115	13.77	128	15.69
75 to 84 years	27	3.84	56	6.71	67	8.21
85 years and over	14	1.99	11	1.32	22	2.70
TOTALS	703		835		816	

Sources: US Census Bureau, Census reports.

HOUSING

Historic changes in housing patterns

Over the past fifty years the Jackson real estate market has changed dramatically. The 1960s ushered in a new generation purchasing 'recreational' second homes for their growing 'baby-boom' families. Small lots were purchased in subdivision areas and A-frame ski and vacation homes were constructed. Through the seventies, this trend continued and in the 1980s the condominium was introduced. The economic boom of the 1990s brought with it a trend toward larger year-round homes, a greater number of retirement homes and an infusion of younger service and high technology professionals.

Starting in the year 2000, the market again shifted as the first of the baby-boomers, at around 55 years old, were closing in on retirement. This segment of the population has been enjoying a combination of high rates of return on investments and an unprecedented amount of equity in their primary homes located within commuting distance of major urban areas. Frequently, this segment of the buying public has purchased larger parcels of land and built substantially larger homes, often as vacation homes to use as primary residences upon retirement. As Jackson attracts increasing numbers of retirees, young families find fewer opportunities to purchase or rent lower cost housing, although construction of affordable or workforce housing is permitted and incentivized by zoning regulations.

National Housing Trends

A comparison of Jackson's demographics with statistics from the National Association of REALTORS indicates that Jackson does not fit with national trends, in which younger buyers account for the greatest quantity of home sales, as shown below.

- Gen Y [also called Millennials, people born between 1982 and 2004] comprises the largest share of home buyers at 31 percent, followed by Gen X [considered to have been born between 1965 and 1984] at 30 percent, and both Younger (16 percent) and Older Boomers (14 percent) at 30 percent. The Silent Generation (those born between the mid-1920s to the early 1940s) has the smallest share of home buyers at nine percent.
- While the demographics of recent buyers fall mostly in the expected range, income peaks for ages 34 to 58, and the prevalence of children in the home peaks for buyers 34 to 48.
- Gen Y has the largest share of first-time buyers at 76 percent. The share of first-time buyers declines as age increases. Among the Silent Generation only two percent of buyers are first-time buyers.
- Fourteen percent of all buyers purchased a multi-generational home, one in which the home consists of adult children over the age of 18, and/or grandparents residing in the home. This is most common among Younger Boomers aged 49 to 58 at 22 percent. The most common reason for this living arrangement among Younger Boomers was children over 18 moving back into the house (38 percent), followed by cost savings (18 percent), and health/caretaking of aging parents (15 percent).

Source: 2014 National Association of REALTORS *Home Buyer and Seller Generational Trends*; generational breakdowns [birth years shown in brackets] were taken from *The Atlantic*, March 25, 2014.

Current Housing Trends in Jackson and Carroll County

According to the 2014 the US Census Bureau, 2010-2014, American Community Survey estimates there were a total of 998 housing units in Jackson. Of those 554 were for seasonal, recreational or occasional use. Of the 444 housing units that were occupied year-round, 363 were owner-occupied while the remaining 81 units were occupied by renters. The median value of the owner-occupied units was \$368,200. The gross rent of tenant-occupied housing units ranged from \$500 to \$1500, with a median rent of \$1,075. Residents of 13 of the tenant-occupied units were paying gross rent exceeding 35% of their household incomes.

The housing units listed as seasonal, recreational, or occasional usage seem to be unoccupied for significant portions of each year. Some are rented by the week or weekend, while some are marketed through organizations such as AirBnB. The fact that few units are available as year-long and renewable rentals, and that the average sales cost of housing units typically exceeds \$200,000 (see chart below), means that lower cost housing rarely comes available to area residents. This trend has implications on Jackson’s ability to attract younger families, and affects the school population, the town’s ability to provide opportunities for Jackson’s children as they grow and seek to establish their own residences in town.

Real Estate Sales in Jackson, January 2010 through December 2014

<i>Residential</i>	2010	2011	2012	2013	2014
# of units sold	17	23	30	28	18
Average price (\$)	281,906	241,839	387,889	267,459	270,082
Median price (\$)	243,000	280,000	280,000	245,000	200,500
Average lot size (acres)	1.1	1.33	3.24	1.91	2.12
Median lot size (acres)	.7	1.19	2.2	1.01	1.17

Data from Kathleen Sullivan Head, of Badger Realty, based on information from the Northern New England Real Estate Network

Comparing those trends with ACS estimates of housing trends in Carroll County, the most significant difference is in number of households paying more than 35% of their income for housing: 1,594. In all of Carroll County, there are 21,279 dwelling units, with 16,937 owner-occupied and 4,342 tenant-occupied. The median value of owner-occupied units in the county was \$225,400, and the median rent was \$907.

Based on a sample of the Jackson population, the 2013 survey reported that 840 (82%) of the housing units were single-family detached or attached structures. There were 148 structures with 2 to 4 units in the structure, and 25 structures with 5 or more units in the structure; in addition, there were six mobile homes or other types of housing units.

As Jackson continues to attract people choosing to retire into an active recreational life-style, some new residents are remodeling and upgrading existing homes while others are finding lots or other areas to place new residences. As the following chart indicates, the numbers of building permits issued in Jackson has remained quite consistent over recent years.

Buildings Permits Issued for NEW housing units

<u>Year</u>	<u>Residential units</u>
2003	13 buildings, average cost: \$234,700
2004	13 buildings, average cost: \$355,800
2005	13 buildings, average cost: \$343,600
2006	8 buildings, average cost: \$388,800
2007	1 building, cost: \$325,000
2008	12 buildings, average cost: \$236,400
2009	1 building, cost: \$78,000
2010	3 buildings, average cost: \$766,700
2011	5 buildings, average cost: \$320,800
2012	5 buildings, average cost: \$291,700
2013	9 buildings, average cost: \$311,061
2014	11 buildings, average cost: \$254,280
2015	10 buildings, average cost: \$293,804

Source: Town of Jackson, Selectmen's Office – Building Permits Issued

Subdivisions Approved (2003 through 2015)

<u>Year</u>	<u>Details about property/properties affected</u>
2003	2-lot subdivision (changed from 10-lot)
2004	2-lot subdivision
2005	2-unit subdivision
2006	Three 2-lot subdivisions
2008	Two 3-lot subdivisions, One 2-lot subdivision, One 4-lot subdivision
2008	One 2-lot subdivision, One 3-lot subdivision, One 4-lot subdivision
2009	2-lot subdivision
2010	4-unit cluster subdivision
2011	2-lot subdivision
2012	3-lot subdivision
2014	Two 2-lot subdivisions
2007, 2013 & 2015	No subdivisions approved

Future housing trends

The desire for ever larger houses and land parcels has priced both the speculative developer and younger families nearly out of Jackson's housing market. They cannot compete with a purchaser considering retirement in Jackson who does not have to factor in the cost for subdivision infrastructure and profit. As this trend continues, the town's opportunities will lessen for construction of small lot, starter-home development, smaller condominiums, or more affordable, workforce or elderly housing development.

Compared nationwide, ours is an aging population. The 2010 census puts the US median age at 36.8; at that same time, New Hampshire's median age was 41.1, while Jackson's topped out at 54.3. As increasing numbers of retirees occupy housing in Jackson, town residents and leaders must face the

fact that fewer long-term residents who have traditionally contributed substantially to the town's well-being and character will be able to afford to stay in town, that fewer young families with children will move to town and put their children into local schools, that fewer Jackson residents will be employed by area businesses, staff our town offices or highway and police departments, work at local nonprofit organizations such as Memorial Hospital, or volunteer for such essential services as the town's fire department.

In *Housing Matters*, August 2012, the Mount Washington Valley Housing Coalition pointed out that "MWV has a housing affordability problem. The trend toward second home ownership and upscale single-family development is at odds with the housing demand of working families who are employed in the industries that comprise the great majority of the region's economic base.... Retail and hospitality employers report that during the recent recession they have, at times, struggled to recruit and retain an adequate workforce."

The demand for lower cost for-sale housing and family rental housing in Jackson has been growing steadily over the past 20 years. The current situation of limited supply and high demand has forced rental prices upward, such that rental rates may range between \$800 and \$2500 per month, especially given costs for short-term rentals. Given the steep price and shortage of rentals, and the very limited supply of lower cost for-sale units, it has become increasingly difficult for lower or middle income families to afford to reside in Jackson. Ramifications of this fact are varied: Will Jackson need to have a paid fire department? Will the local grammar school have enough children to remain open, or will the town need to tuition grammar school students to another town? Will senior citizens need to move away from town because of too few small housing units easily accessible to services?

EMPLOYMENT AND INCOME

The economy of Jackson, and that of most of Carroll County, is strongly influenced by its location in the Mount Washington Valley, a popular destination for tourists and outdoor enthusiasts; many businesses in Jackson thrive partially because of the tourist trade. Data provided by NH Office of Energy & Planning indicates that in 2013, Jackson's per capita income was \$39,447, while the US median per capita income was \$42,693; Jackson's median family income was \$75,625, comparing favorably to the US median family income of \$51,915.

With enhanced communications systems available throughout the area, and educational offerings increasingly emphasizing computer technology, the entire Mount Washington Valley attracts greater numbers of business leaders and entrepreneurs who want to work where they can also enjoy outdoor recreation. Similarly, the Valley attracts outdoor enthusiasts in their 20s and 30s who are willing to work part-time and seasonal jobs in order to have the freedom to participate in skiing, fishing, and other seasonal activities. However, those same part-time and seasonal positions also indicate a negative impact of tourism, since the resultant lower income of such positions contributes to lagging incomes in some spheres; in addition such positions typically provide no assistance with health care funding or any job security.

The following employment information comes from the 2014 NH Employment Security, and is based on a sample of residents.

Jackson residents in the labor force, 2014

<u>Description</u>	<u>Total</u>
Civilian employed population 16 years and over	475
Employed in management, business, financial	119
Employed in computer, engineering, science	43
Employed in education, legal, community service, arts, media	50
Employed in healthcare or technical services	20
Employed in healthcare support, and personal care and service	18
Employed in firefighting, police, law enforcement services	13
Employed in food preparation and serving	42
Employed in building and grounds cleaning and maintenance	31
Employed in sales and related occupations	47
Employed in office and administrative support services	32
Employed in farming, fishing and forestry	0
Employed in construction and extraction services	29
Employed in installation, maintenance and repair services	0
Employed in production, transportation, and material moving	40
In 2014, the number of persons (16 or older) unemployed in Jackson was	9

Annual Income Jackson Residents, 2014 (Inflation Adjusted Dollars)

Per capita income	\$29,208
Median family income	\$71,528
Median household income	\$77,188

Median Earnings, full-time, year-round workers

Male	\$54,219	Female	\$40,250
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Individuals below the poverty level 6.1%

Sources: NH Employment Security, American Community Survey

Jackson residents' family type, 2014

Total number of families	311
With own or related children under 18 years	92
Total number of families with female householder, no husband present	38

Source: American Community Survey

ADMINISTRATIVE SERVICES & FACILITIES

Jackson is governed by a three-member board of selectmen, each elected for three-year terms at the annual town meeting. There are currently nine full-time employees and three part-time employees who provide municipal services in the highway, police, building inspection and town office departments. Numerous townspeople serve as non-paid volunteers, either elected or appointed by the Selectmen, on various town boards and organizations such as the School Board, the Planning Board, the Conservation Commission, and the Zoning Board of Adjustment.

Town buildings include the Jackson Town Office Building, Jackson Public Library, Old Library, Town Hall, Highway Garage, Fire Department, and Gray’s Inn Garage. Jackson also has a Grammar School and the Whitney Community Center.

The town hall, built in 1897 and located in the village center, is a two-story structure with a meeting room and stage on the first floor. The second floor was previously occupied by the town clerk, whose office is now in the town office building. The first floor area was used for meetings, grammar school volleyball and basketball games, lectures, plays, contra dances and local civic group functions prior to the construction of the Whitney Community Center, which was built in 2009. The town hall is currently occupied by the Jackson Historical Society, which has a lease through 2034.

The town office building located on the Gray’s Inn property near the covered bridge, was completed in 2000. The town purchased the 34-acre parcel in 1984 and completed payment of the bond in 2004. The building provides office space for the town clerk/tax collector, the board of selectmen, the town office administrator and the town office administrative assistant. Property files and tax maps as well as planning board, conservation commission and zoning board of adjustment documents and reference materials are available for public inspection. A meeting room that can accommodate 60 to 75 people is used by the board of selectmen, the planning board, the zoning board of adjustment and other municipal boards and committees. The police department is located on the lower level with its own entrance and consists of an entrance hall and two offices. The remaining space is used for storage.

Gray’s Inn garage, which originally served the inn, is owned by the town and is used for storing highway vehicles and equipment. The garage also houses the office of the Jackson Water Precinct.

Town Owned Buildings and Lands

	<u>Location</u>	<u>Lot size</u> <u>(acres)</u>	<u>Use</u>	<u>Valuation</u>
Town Offices, Library, Highway Garage R-14, lot 8	Main Street	34	Selectmen, Town Clerk/Tax Collector, Police offices, Library, Garage	\$1,628,100
Fire Department V-9, lot 31	Main Street	.26	Fire Station	266,700
Town Hall V-2, lot 39	Route 16-A	.21	Historical Society	368,000
Old Library V-1, lot 38B	Main Street	-0-	Public use/events	122,400

Grammar School V-2, lot 46 Whitney Center V-2, lot 47A	Route 16-A	.26 4.5	School Whitney Community Center	787,200 754,600
Town Park V-2, lot 40	Route 16-A	1.3	Gazebo/Skating Rink	98,200
Memorial Park V-1, lot 42	Main Street	3.5	Recreation	131,200 L 11,000 B
Profile Rock V-10, lot 105	Tin Mine Rd.	.51	Monument	97,800 L
Gray's Inn Garage V-1, lot 46	Main Street	1.0	Storage	82,500 L 79,700 B
Transfer Site R-13, lot 27 (Joint ownership with Bartlett)	NH Route 16	27	Solid waste	154,900 L 9,100 B
Town Dump R-18, lot 15	Meloon Road	3.5	Closed	9,700 L

Land Only Parcels Owned by the Town

R-7, lot 1 (Prospect Farm)	Carter Notch Rd.	450.00	Recreation	\$583,800 L
R-12, lot 16	Eagle Mtn. Road	0.21		5,100
R-14, lot 1A	Covered Bridge	0.27	Bridge	12,800
R-14, lot 9	Thorn Hill	-		3,000
R-12, lot 38	Route 16B	0.70	Town Hall parking	58,700
R-18, lot 11B	Meloon Road			400
R-30, lot 8 & 9	Dundee Rd.	1.80	Cemetery	44,400
V-2, lot 9	Mill St.	1.60	Cemetery	69,300
R-9, lot 32	NH Route 16	1.00		15,000
R-11, lot 16	Iron Mountain Rd.	0.25		3,500
R-12, lot 111	Old Jackson Rd.	0.52		32,700
R-4, lots 7-11 through 7-27 PUD Sites	Wildcat Townhouse Rd.	27.00	Deeded	637,500 L
R-8, lots 9B1A through 9B6A	Dana Place Rd.	-	Deeded	180,000
V-2, lot 10Q	Carter Notch Rd.	1.15	Park	41,700
V-2, lot 38	Black Mountain Rd.		Parking lot	58,700
V-7, lot 53	Jackson Highlands Rd.	0.39		12,800
V-7, lot 54	Jackson Highlands Rd.	0.51		14,300

TOWN FINANCES

Property taxes serve as the major source of revenue for funding municipal expenses in addition to county, state school, and local school tax obligations. The tax rate is calculated by taking the Net Appropriation (for each entity: town, school, county) and dividing that by the Town Assessed Value. The Town has a revaluation every five years adjusting the Town value to reflect current market values.

The proposed annual budget is prepared by the selectmen. The proposed budget is reviewed line by line and edited to reflect the comments and concerns of the board. The statutory budget hearing must be held at least 25 days prior to town meeting.

Capital reserve funds are established to set money aside incrementally for the purchase of highway, police, and transfer site vehicles and equipment in addition to road and bridge maintenance. This strategy should help equalize the tax rate from year to year.

Town expenditures, comparative tax rates, and assessed valuations follow.

Town Expenditures

	2011	2012	2013	2014	2015
General government	350,784.98	428,138.61	429,184.23	471,581.68	433,023
Public safety	407,982.20	434,102.49	459,848.04	479,763.20	398,707
Highways, bridges, street lights	680,506.94	625,038.73	640,268.19	617,111.65	592,446
Solid waste disposal	140,204.30	116,896.99	108,804.94	103,426.74	104,932
Health and welfare	864.64	1,217.89	996.19	1,792.73	1,131
Library appropriations	43,902.95	52,230.76	49,772.75	51,284.79	57,236
Recreation and parks	15,674.97	17,640.39	20,310.24	20,940.98	17,501
Debt service	17,624.22	65,078.75	68,700.00	67,500.00	66,100
Capital outlay **	-	1,011.60	369,820.39	332,222.57	139,579
Social services (Articles)	10,342.00	10,209.00	12,037.00	14,331.00	13,179
Capital reserves (Articles)	145,006.45	130,607.00	448,981.00	355,350.00	245,500
Expendable trust funds (Articles)	28,480.00	30,909.00	10,535.00	43,000.00	4,300
Unclassified and payments to other government entities***	2,781,658.59	2,829,709.32	13,842.46	1,904.00	20,275
TOTAL	4,623,032.24	4,742,790.53	2,633,100.43	2,560,209.34	2,093,909
<i>2013 Capital Outlay - Highway Grader</i>					
<i>2014 Capital Outlay - New Highway Truck and New Police Cruiser</i>					
***2013 - Accounting was changed to modified accrual accounting instead of cash accounting. School District Payments, Water Precinct Payments, and Carroll County Tax Payments, are no longer shown as an expense to other government divisions. They are posted as a current liability. 2013 - Included a payment to the Conservation Commission - 50% from LUCT					

Comparative Tax Rates

<u>Year</u>	<u>Municipal</u>	<u>Local School</u>	<u>State School</u>	<u>County</u>	<u>Total town</u>	<u>Water Precinct</u>	<u>Total Precinct</u>
2003	\$ 4.82	\$ 3.99	\$ 6.95	\$ 1.56	\$ 17.32	\$ 3.99	\$ 21.31
2004	\$ 2.89	\$ 3.14	\$ 3.09	\$ 0.88	\$ 10.00	\$ 2.49	\$ 12.49
2005	\$ 3.65	\$ 1.77	\$ 2.81	\$ 0.77	\$ 9.00	\$ 2.59	\$ 11.59
2006	\$ 3.58	\$ 1.79	\$ 2.45	\$ 0.88	\$ 8.70	\$ 2.42	\$ 11.12
2007	\$ 2.87	\$ 2.13	\$ 2.56	\$ 1.00	\$ 8.56	\$ 2.45	\$ 11.01
2008	\$ 4.41	\$ 2.79	\$ 2.72	\$ 1.04	\$ 10.96	\$ 2.45	\$ 13.41
2009	\$ 3.91	\$ 3.06	\$ 2.17	\$ 0.97	\$ 10.11	\$ 2.40	\$ 12.51
2010	\$ 4.12	\$ 2.72	\$ 2.17	\$ 0.99	\$ 10.00	\$ 2.65	\$ 12.65
2011	\$ 3.45	\$ 3.48	\$ 2.32	\$ 1.00	\$ 10.25	\$ 2.50	\$ 12.75
2012	\$ 3.95	\$ 2.92	\$ 2.37	\$ 0.89	\$ 10.13	\$ 2.43	\$ 12.56
2013	\$ 3.83	\$ 2.96	\$ 2.07	\$ 1.00	\$ 9.86	\$ 2.57	\$ 12.43
2014	\$ 4.09	\$ 3.47	\$ 2.28	\$ 1.13	\$ 10.97	\$ 2.75	\$ 13.72
2015	\$ 4.32	\$ 3.04	\$ 2.34	\$ 1.40	\$ 11.10	\$ 2.55	\$ 13.65

*In 2014 a town wide revaluation was completed.

Town Assessed Values

2010	2011	2012	2013	2014	2015
383,832,968	385,542,568	389,529,512	390,963,292	386,767,901	389,035,514

HIGHWAY DEPARTMENT

The Highway Department consists of the road agent and three employees. The department is responsible for plowing, sanding and maintaining town roads. In addition the department is responsible for the maintenance of town property and equipment, mowing parks and the library grounds, cleaning the Town Hall, and flooding and clearing the skating rink.

Transportation

Transportation in Jackson is primarily by private or commercial motor vehicle. Public transportation is limited to a bus to and from Boston per day. The quantity of bus trips, and passengers carried, has remained steady for several years. Several private companies provide taxi services, but the use of these services is minimal.

Air transportation, while having less effect on a commercial basis, may create more impact from private operations. The nearest airport is the Eastern Slopes Regional Airport in Fryeburg, which has no commercial airline service and is only used by private planes.

Scenic Roads

Roads can be designated as “scenic roads” through RSA 231:157. This designation creates some restrictions on cutting trees or removing stonewalls in connection with highway work. Routes 16, 16A, and 16B do not qualify under the Act, as they are Class I or II roads. The following roads have been voted for scenic designation:

- Dundee Road – from Black Mt. Road to Jackson/Bartlett line
- Black Mt. Road – from Dundee Road to terminus
- Thorn Hill Road – from town line to Route 16A
- Thorn Mountain Road (now named Switchback Road) – 16A to terminus
- Iron Mt. Road / Green Hill Road – from Route 16 to terminus
- Tin Mine Road – from 16B to terminus
- Wilson Road – the entire length

To date, no other roads have been proposed for scenic road designation.

State Route 16 that passes through Jackson is designated as a state scenic byway and is called the Presidential Range Trail.

Highway Classification

New Hampshire’s classification system can be divided into two broad categories – state highway definitions and municipal highway definitions. Class I, II, and III highways are those highways controlled and maintained by the New Hampshire Department of Transportation. Class IV, V, and VI highways are those highways for which municipalities must bear the responsibilities.

Class I (Trunk Line Highways) consist of all existing or proposed highways on the primary state highway system, excepting all portions of such highways within the compact section of towns and cities of 5,000 or more inhabitants.

Class II (State Aid Highways) consist of all existing or proposed highways on the secondary state highway system, except portions of such highways within the compact sections of towns and cities of 5,000 or more inhabitants which are classified as Class IV highways.

Class III (Recreational Roads) consist of all such roads leading to, and within state reservations designated by the legislature.

Class IV (Town & City Streets or Compact Section Highways) consist of all highways within the compact sections of towns and cities of 5,000 or more inhabitants. Extensions of Class I and Class II highways through these areas are included in this classification.

Class V (Town Roads or Rural Highways) consist of all other traveled highways which the town or city has the duty to maintain regularly.

Class VI (Unmaintained or Discontinued Highways) consist of all other existing public ways including, 1) highways discontinued as open highways by formal vote of the town, 2) highways closed subject to gates and bars, 3) highways not maintained for five years or more. No state aid is available for such roads and a municipality is not required to maintain a Class VI highway. The Town maintains Class VI roads for emergency use only and feels that guidelines should be developed to handle development on these less than adequate roads.

Route 16 is the only state (Class I) road in Jackson. Route 16A (formerly Jackson Village Road, now known as Main Street) and Route 16B (formerly the Five-Mile Circuit Road, now consisting of a portion of Black Mountain Road, a portion of Carter Notch Road, and the road connecting them, now called Moody Farm Road) are maintained in winter by the town and in summer by the state. Forest roads exist off Iron Mtn. Road and beyond the ends of Carter Notch Road, Black Mtn. Road and Town Hall Road. All other roads are either Class V town roads, Class VI roads or private roads.

Detailed maps of the road system in Jackson were prepared by the N.H. Bureau of Emergency Communications in September 2002 for the Enhanced 9-1-1 addressing system. All roads were named, including short access roadways to buildings that might be considered by some to be driveways. Because of the close similarity of some road names, a few roads in town were given new names. Former names are shown ~~crossed-out~~. All of the roads named by the 9-1-1 system are included in the chart below. Lengths were measured on the maps to the nearest .05 mile.

<i>Name of Road</i>	<i>Type</i>	<i>Length (miles)</i>
Abbott Way	Private	.05
Adams Road	Private	.2
Alpine Drive	Town	.2
Balsam Drive (Spruce Dr.)	Town	.3
Bear Lane	Private	.15
Beech Hill Road	Private	.2
Billy Goat Road	Private	.15
Black Mountain Road	State (to Moody Farm Rd.) Town	1.7 .8
Blake House Drive	Private	.05
Blitzen Way	Private	.1
Bowie Lane	Private	.1

Brookside Farm Road	Private	.35
Cameron Drive	Town	.4
Candy Cane Lane	Private	.05
Carter Notch Road	State (to Meloon Rd.)	2.1
	Town	3.15
Checkerberry Lane	Private	.05
Chesley Farm Road	Town	.5
Chipper Point Road	Private	.05
Christmas Farm Lane	Town	.2
Christmas Way (see Dancer Way)		
Cooper Way	Private	.1
Cottage Drive	Private	.05
Cross Rd.	Town	.35
Cyrus Lane	Private	.05
Dana Place Road (Fern Cliff Farm Rd.)	Private	.35
Dancer Way (Christmas Way)	Private	.15
Davis Lane	Private	.05
Deer Run	Town	.1
Dinsmore Road	Town	.35
Ditson Drive	Private	.05
Doublehead Drive	Private	.25
Dundee Road	Town	3.35
Eagle Mountain Road	Town	.75
East Field Road (High Pastures East)	Private	.35
Eaglewood Drive (see Partridge Road)		
Ellis River Road	Private	.1
Evergreen Lane	Private	.05
Fairview Drive	Private	.05
Falls Lane	Private	.1
Fern Cliff Farm Rd. (see Dana Place Rd.)		
Fernald Drive	Private	.1
Flint Road	Private	.1
Fox View Lane	Private	.05
Frances Ave.	Private	.15
Gale Lane	Private	.05
Georgia Lane	Private	.05
Glen Drive	Private	.05
Glenthorne Lane (see Hurlin Lane)		
Goff Road	Private	.3
Graustein Lane	Private	.4
Great Brook Drive	Private	.05
Green Hill Road	Town	1.2
Gridley Road (Valley View Drive)	Private	.05

Harriman Road	Private	.1
Hemlock Hill Road	Private	.15
High Pastures East (see East Field Rd.)		
High Pastures West Road	Private	.1
Hiller Road	Private	.4
Hurlin Lane (Glenthorne Lane)	Private	.05
Hutsman's Heights Lane	Private	.1
Iron Mountain Road	Town (Class VI)	1.6
Jackson Highlands Road	Town	.7
Joshua Loop Road	Private	.1
Juniper Way	Town	.3
Lakeview Lane	Private	.1
Little Brook Road	Private	.1
Lower Alpine Drive	Private	.3
Lower Highlands Road	Town	.25
Lucas Lane	Private	.1
Main Street (Route 16A)	Town	1.0
Maple Bush Road (Sugar Bush Road)	Private	.1
Mather Way	Private	.05
Meadow Lane	Private	.15
Melloon Road	Town	.3
Meserve Hill Road	Private	.2
Middle Mountain Trail	Town	.35
Mill Street	Town	.15
Mirror Lake Road	Private	.25
Moody Farm Road	State	1.6
Mountain View Road	Town	.25
New Madbury Lane	Private	.1
NH Route 16	State	8
North Hampshire Ridge Road	Town	.7
Norton Drive	Private	.05
Old Jackson Road	Town	.2
Overlook Drive	Private	.1
Parkers Drive	Private	.05
Partridge Road (Eaglewood Road)	Private	.4
Pine Brook Road (Spruce Brook Road)	Town	.3
Pinkham Court	Private	.05
Pitman Hill Road	Private	.15
Presidential Road	Town	.45
Prospect Farm Road	Town (Class VI)	2.1
Red Barn Road	Town	.15
Retreat Way	Private	.1
Ridge Road	Town	.7

Riverview Road	Private	.15
Rockwell Drive	Private	.3
Rogers Location Drive	Town	.1
Sarah Hill Road	Private	.2
Seavey Road	Town	.15
Snowplow Turn Road	Private	.1
Spencil Hill Road	Private	.05
Spring Street	Private	.05
Spruce Drive (see Balsam Drive)		
Spruce Brook Road (see Pine Brook Rd.)		
Spruce Mountain Lodge Road	Private	.25
Spur Road	Town	.05
St. Martins Drive	Private	.1
Stem Turn Hill Road	Private	.2
Sugar Bush Road (see Maple Bush Road)		
Sugar Hill Lane	Town	.5
Sutton Place	Private	.2
Switchback Way (Thorne Mtn. Road)	Town	1.3
Tafton Hill Road	Private	.1
Temple Drive	Private	.3
Thorn Hill Road	Town	.9
Thorn Mtn. Road (see Switchback Way)		
Tin Mine Road	Town	1.25
Towle Road	Town	.3
Town Hall Road	Town	.9
Transfer Station Road	Town	.15
Trickey Road	Private	.1
Turner Way	Private	.05
Tyrolean Drive	Private	.1
Valley Cross Road	Town	.3
Valley View Drive (see Gridley Road)		
Washburn Way	Private	.1
Wentworth Hall Avenue	Private	.4
Whipple Drive	Private	.05
Whitney Hill Loop	Town	.7
Wildcat Townhouse Road	Private	.3
William Bates Drive	Private	.1
Wilson Road	Town	.6
Windy Hill Drive	Private	.15
Winterberry Lane	Private	.05
Woodpecker Ridge Road	Town	.15

POLICE DEPARTMENT

The Jackson Police Department consists of two full time officers, one full time Chief, and two part time officers. The department owns and maintains two fully equipped police cruisers which are updated and traded alternately every five years. The department is housed in the basement of the town office building and has one secure holding cell.

Jackson’s police force has made a commitment to open lines of communication and to implement some beneficial new programs for the town. For example, the Police Department has started to attend the Grammar School assemblies and occasionally visit the classrooms in an effort to become more approachable to the students. The police have also established a Friday afternoon kickball game, open to all ages, as another way to connect with the young people in town.

Police Department Activity

	2007	2008	2009	2010	2011	2012	2013	2014
Criminal cases	73	64	62	61	70	62	51	40
Criminal cases cleared by Judiciary	73	64	62	61	70	62	49	40
Motor vehicle violation warnings	198	231	145	229	372	289	300	335
Motor vehicle violations cited	34	40	131	72	86	145	78	66
Motor vehicle accidents	47	40	40	41	37	28	36	34
Alarm activations	102	72	113	70	38	54	73	77
Accidental / Untimely deaths	2	1	0	0	0	2	0	3
<i>Total calls for service</i>	<i>1112</i>	<i>1006</i>	<i>1441</i>	<i>1689</i>	<i>1762</i>	<i>1740</i>	<i>1849</i>	<i>1627</i>

Source: Town of Jackson Annual Reports

FIRE DEPARTMENT

The Jackson Fire Department is an all-volunteer department consisting of a paid part-time on-call chief, an assistant chief, a captain and three lieutenants, and 20 plus members. Approximately half of the members have Firefighter one state certification. The department holds regular meetings twice a month, and has occasional special meetings. The members are paid \$10 per hour for calls and for one hour per meeting.

The department has a part-time code enforcement officer, who is paid on an hourly basis to inspect commercial buildings and multifamily dwellings to ensure that they meet the current Life Safety Code requirements.

The fire department operates five vehicles – four owned by the town and one forestry vehicle owned by the state:

- A 2004 Mack pumper with a 1000 gallon tank and a 1500 gpm pump, fully equipped.
- A 1989 Mac tanker truck with a 2000 gallon tank and a 1250 gpm pump, fully equipped.
- A 1996 Mack pumper with a 1000 gallon tank and a 2000 gpm pump. This vehicle also serves as a rescue vehicle with full vehicle extrication and stabilization capabilities.
- A 2009 utility vehicle/Cascade TK.
- A 1985 2½ ton military surplus vehicle used and equipped for forest fire purposes.

A vehicle replacement reserve fund has been established for the replacement of the 1989 engine in the near future. Vehicle replacement funds need to be continued, as the expected life span of the current equipment is 20 to 25 years.

Because the fire department has a 35-foot ladder is suitable only for a one-and-a-half to two-story building the Zoning Ordinance mandates a 35-foot height limit for buildings in town. The department is also concerned about the lack of adequate water supply outside of the village. A third concern is to maintain enough trained members to be able to respond adequately to calls, especially in the daytime.

Fire Department Calls for Service

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Fire Alarm Activation - In Town	64	54	69	68	54	43	56	53	48
Fire Alarm Activation -Out of Town						1	2	0	2
Carbon Monoxide Alarm- In Town	5	5	9	2	4	4	6	9	9
Carbon Monoxide Alarm-Out of Town	3		1				1	0	
Standby - Out of Town							0	0	1
Gas Alarm		6	2		2		3	2	8
Structure Fire - In Town	1	5	5	4	3	6	4	2	2
Structure Fire - Out of Town	6	9	5	6	2	3	4	2	3
Motor Vehicle Accident - In Town	25	23	21	17	17	19	16	14	11
Motor Vehicle Accident - Out of Town	10	4		2	2	1	7	6	4
Propane Leak - In Town	2	4	6	2	1	2	1	4	1
Propane Alarm	2		1				1	1	
Rescue Carry Out	1	4		6	3	2	1	1	1
Chimney Fire - In Town	1		4	2	3	4	5	1	1
Chimney Fire - Out of Town	3	3			1	1	1	0	1
Emergency communication breakdown					6				
Burn Investigation	3	2		2	1	1	1	2	
Transformer Fire		1	2		1	1	2	1	
Oil spill								1	
Chief's Calls	2	3					1		
Wires/Trees Down	10		6	4	1		4	2	
Smoke Investigation	4	3	3	2	1		7	4	3
Sprinkler Activation	1		2		1		1	1	2
Forest Fire - In Town			1	1		2	2	0	1
Forest Fire - Out of Town		1	1		1	4	1	0	3
Vehicle Fire		2	1			1	1	4	3
Furnace Fire					1	1	1		
Assist Ambulance		1	2	1	3	3	2		5
Transfer Station Fire						2			
Service calls		4			1				
Standby Station	8		1	3	2	1	1		

Data from Town of Jackson Annual Reports

EMERGENCY MEDICAL SERVICES

The Bartlett/Jackson Ambulance Service was started in 1982 to provide Emergency Medical services to Jackson, Bartlett and the surrounding areas. It is a 501 (c)(3) non-profit entity that is primarily funded through billing with some funds coming from the two municipalities.

The service continues to operate out of the Glen Fire Station. The service is managed by three Directors. It is staffed by approximately 35 people of whom 2/3 are actively involved with covering shifts. EMTs are paid a stipend and a per call fee. There are several different levels of training and the truck is staffed appropriately given the call (EMT to EMT-P).

The service had approximately 500 calls in 2014, but has seen a 33% increase for the first half of 2015. The ambulance was due to be replaced in 2015 (maintaining a five year replacement strategy). Discussions are being held as to whether to add an ambulance or simply replace the existing truck.

Bartlett/Jackson Ambulance continues to mentor students from SOLO school in Conway as well as other new EMTs.

In conjunction with NHHESM Department of Safety the service has a MCI trailer prepositioned in Jackson for use by the entire Mount Washington Valley, in case of a major event.

CEMETERIES

Jackson has two cemeteries, one in the Village area on Mill Street, adjacent to the Wentworth golf course, and the other on Dundee Road. The cemeteries are maintained by the town. The interest on the cemetery trust funds is available for repairs, though anticipated repairs are usually included in the annual Town Budget.

The Village cemetery measures 1.8 acres and has space for approximately 35 more grave sites and 25 sites for interment of cremains. The Dundee cemetery, at just under an acre, has many more graves sites available. Grave sites can be obtained for current Jackson residents, non-resident immediate family members of current Jackson residents, and non-resident members of families with currently assigned grave sites. With the current average of five burials per year, the cemeteries will serve the community for many years into the future.

JACKSON WATER PRECINCT

Abridged History

Jackson Water Precinct was formed in 1972, after being purchased from the privately owned Jackson Water Company. The Selectmen at the time, Raymond H. Abbott, Jr., Rodney C. Charles, and John W. Keeney, and citizens within the newly established boundaries had the forethought to realize the importance of establishing a drinking water source that is under the immediate direction of those who use it. Article #1 of the first Jackson Water Precinct Warrant, "To see if the voters will vote to establish the area as a Village District under RSA:52, Revised Statutes of New Hampshire for the purpose of the supply of water for domestic and fire purposes" was approved on August 29, 1972.

The necessary steps were taken, and the precinct has been run by a dedicated staff of elected officials to this day. The first elected officers in Jackson Water Precinct were Moderator Robert MacMannus, Clerk Flossie Gile, Treasurer Elizabeth Breen, and Commissioners Robert Freeman, John Butler, and Orman Meserve. Before a major system upgrade in 1982, Jackson Water Precinct had gone through very trying times, with shortcomings in the distribution's mechanical integrity. Though there are many people who have served selflessly to the precinct, special thanks should be extended to Reggie Illsley for his many dedicated years of service to Jackson Water Precinct.

In 1999 there was a bond affirmed at Jackson Water Precinct's 1999 Annual Meeting for major system improvements needed to satisfy the continuing increase in the demand on the system. A two-year feasibility study was undertaken to determine the most effective way to implement the precinct's needed improvements. An upgraded infiltration bed, a new treatment facility, and business office were put into service in February 2003.

Other system improvements include increased water storage, increased fire flow capacity, and mechanical power generation by use of the old Meserve Brook pipeline, utilizing a turbine system to pump the domestic water to the end user distribution system. These improvements will enable the Jackson Water Precinct to serve its existing members and to have the capacity for the foreseeable future growth of the Jackson community.

Water Precinct Boundary

The Jackson Water Precinct consists of the village area. Starting at the Bartlett Town line the precinct includes properties on both sides of Route 16 going north to #234 Route 16. An extension of the precinct goes west up Green Hill Road to #76 Green Hill Road. Going around the village loop all of the golf course and all of the properties on Mill Street are included. The precinct extends up Carter Notch Road to #36 Carter Notch Road. Going up Black Mountain Road, it stops after the Old Town Hall. The U.S. Post Office, plaza and Whitney Center are in the precinct. Going up Switchback Way it extends to the Jackson Water Precinct storage tanks. Going up Thorn Hill Road it extends to The Inn at Jackson. Finally, all of Dinsmore Road including the Nestlenook Property are included. Precinct boundaries have been extended since 2003 to accommodate the reconstruction and fire protection of The Inn at Thorn Hill. Currently, the Water Precinct is at about 38% capacity. The Water Precinct is open to expansion, however, the cost of pump houses (to boost water through the water mains up the mountain sides) is cost prohibitive and lack of public demand makes it not likely to expand too much further. In addition, there is a lot of ledge in Jackson that drives up the cost.

Residents outside of the Water District distribution area rely on individual or community wells for their water supply. There are some individual wells in use in the village area.

Sources and Treatment of Water

Surface water is obtained from the Ellis River through an infiltration bed. Water treatment consists of coagulant addition, ceramic media filtration, disinfection, and lastly pH and alkalinity adjustment for corrosion control. Access to the filtration facility and the water intake is located at #40 Green Hill Road.

In an effort to protect Jackson's drinking water resource, the Jackson Water Precinct intends to undertake an educational awareness campaign of the importance of watershed protection at a local level. Additionally, because source water protection has been identified as paramount to Jackson Water Precinct's ability to continue to provide safe high quality water, the precinct will try to create a zoning overlay watershed district. This overlay district will encompass that property up-gradient of Jackson Water Precinct's intake. The intent of the ordinance will be to prevent any further deterioration of source water quality, while preserving, as much as possible, current activities within the watershed. Further, Jackson Water Precinct intends to enter into a memorandum of understanding (MOU) with the United States Forest Service. These initiatives are a proactive approach to the preservation of a continued water source for the Jackson community.

There are four old wells located at the filtration facility that have been capped and are no longer used. The wells remain in good condition and the Water Precinct has already obtained permission from the Dept. of Environmental Services to be able to tap at least one well in an emergency situation.

The Jackson Water Precinct is currently working with the U.S. Forest Service in rehabbing the upper dam on Meserve Brook. This also includes digging up, replacing, and in some areas relocating decades-old piping. With the upgrades to the upper dam, the lower dam will no longer be needed and will be removed. The importance of the upper dam is an additional water source if absolutely needed, and as free energy to pump water since the water is gravity-fed from the dam into the filtration plant. The Precinct and Jackson Ski Touring Foundation are working on rerouting the ski-touring trail that currently runs right by the water intake. The Precinct feels this is of vital importance as numerous people use this trail.

Though it is often taken for granted, potable, aesthetically pleasing drinking water and adequate fire protection within the village district are very essential to the people and businesses of Jackson. It has been said that the aesthetic water quality leaves one of the most lasting impressions one might have of a community.

Loss of Electricity

In 2012, the Water Precinct purchased a new emergency generator. The generator is connected to a 500 gallon propane tank that is exclusively dedicated to the generator. This should permit uninterrupted water service in the precinct for about five days in the event of an extended electrical outage.

Future Plan

The Water Precinct would like to run a water main from Green Hill Road south along Route 16 to the Red Fox Restaurant where it would hook up to an existing water main creating a full circuit.

Currently, there is only one water main from the filtration facility. If that breaks or is shut off for repair, the water storage tanks on Switchback Way will only last for a while. If there was a second water main creating a loop, water service could continue uninterrupted.

Water Commissioners: Karl Meyers, Patricia Donnelly & Kevin Pratt

Licensed Plant Operator: Scott Hayes

Precinct Statistics

Population served	2000 transient/non-transient
Number of services	212
Ownership	Village District
Fire protection	hydrants
Source	Ellis River
Watershed area	14 square miles
Fishing	yes
Swimming	no
Distribution storage	500,000 gallons
Size of water main	8 inches
Treatment/filtration	ceramic media filtration
Disinfection	sodium hypochlorite
Corrosion control	limestone contact unit

SOLID WASTE DISPOSAL

The first official landfill for the town of Jackson was located on the upper end of Melloon Road off Carter Notch Road. This was operated as a landfill until 1987, then as a transfer station until 1989. The landfill site was closed by the NH Department of Environmental Services and monitoring wells were established to protect the Wildcat River. As a transfer station the town's refuse was hauled by American Waste Systems to the Sanco landfill in Bethlehem NH. The contract changed to North Conway Incinerator Service as the hauler.

On January 14 1984, the towns of Jackson, Bartlett and Hart's Location entered into an agreement to form a solid waste disposal district. When land between the towns of Bartlett and Jackson became available, the two towns purchased the present site off NH Route 16, at the town line. The current facility was built and all operations were moved to the site which opened in November 1989. During construction the town of Hart's Location withdrew from the solid waste district, on the basis of the cost to their community.

The current facility was primarily a refuse transfer station, and initially recycling was very limited. Paper and old corrugated cardboard (OCC) and scrap metal were collected and given away. Bulky waste, i.e., furniture, mattresses, and tires were collected and then sporadically disposed of. Glass was collected and dumped on site. Historically each town has owned and maintained its own compactors and separated construction debris. Each town has paid for the disposal of their municipal solid waste (MSW) and construction debris. Operating costs and the cost of the disposal of the bulky waste were paid from the operating budget, which was made up of fees and town contributions based on the equalized valuation of the towns.

In 2004, recycling was changed at the facility. Paper was now collected in a roll off container and revenue generated. In 2006, a used vertical baler was purchased, OCC and USC aluminum (used beverage cans) are now baled and sold for a revenue. The scrap metal vendor was changed and revenue is now being generated. A new Case 430 Skid Steer was purchased, which has removable bucket, forks and a grapple bucket. In September 2006 a shed roof was added to the left side of the main building to house the OCC bales. The "good stuff store" was started in the main building for items that had been set off the roof behind the Bartlett compactor for years. By 2006 the total operating budget was covered by fees and recycling revenue. Neither town had to contribute any funds.

In 2007, the facility bought its own 40-yard open top roll off to haul mattresses and furniture. These items are now hauled on a regular basis. Also in 2007 the facility began hauling refuse to Mt Carberry in Berlin NH rather than the Casella land fill in Bethlehem NH.

In 2008, two 30-foot used over sea storage containers were purchased to store the e-waste as it was packaged for recycling. Cathode-ray tubes were banned from the land fill in 2008. A rock bucket was added to the skid steer. Two new 40 yard open top roll offs were purchased to haul construction debris. A block loading dock was built.

In 2009, the facility began recycling comingled recyclables, which includes plastic containers 1-7, tin cans, aluminum foil and aseptic packaging. Glass was no longer dumped on site but is now hauled to the AVARD recycling center in Berlin.

In 2014, a second vertical baler was bought new. Both balers were set up on the right of the main building, the wall dividing the building was moved to make a tool room. This baler is being used to bale UBC aluminum as it comes in. The “Good stuff Only Store” moved into one of the storage containers. In 2015, a used trailer to store bales was bought and as well as a dock ramp for access into the trailers.

Facilities and equipment Jackson:

Year unknown, MSW compactor
2013 MSW container

Facilities and equipment Bartlett:

2011 MSW compactor
2008 MSW container

Facilities and equipment, both towns:

36’x 48’ main building
4’ x 8’ Bartlett’s shed
14’ x16’ Jackson shed
2 over sea storage containers
4 40-yard open top roll offs purchased in 2007, 2008, 2010
2002 580 Case back hoe bought from the town of Jackson 2010
2000 Mack roll off truck purchased 2011(used)

Marathon Vertical baler purchased in 2006 (used)
Wastequip Vertical baler purchased in 2014 (new)
43-foot trailer purchased in 2015 (used)
2006 430 Case skid steer bought 2006 (new)

Solid Waste tonnage and fees

Year	Municipal solid waste (tons)	Construction debris (tons)	Hauling fees	Tipping fees
2003	766.03	143.18	\$17,046.00	\$58,457.00
2004	627.06	166.35	\$19,559.00	\$48,496.00
2005	538.66	160.45	\$15,630.00	\$45,515.00
2006	521.42	236.34	n/a	n/a
2007	476.21	18733	\$14,950.00	\$34,640.00
2008	507.73	185.35	\$16,252.00	\$41,583.00
2009	408.93	183.48	\$14,149.00	\$30,724.00
2010	384.03	206.76	\$17,210.00	\$35,505.00
2011	361.63	147.43	\$15,045.00	\$27,808.00
2012	368.56	214.94	\$17,180.00	\$33,111.00
2013	468.37	186.78	\$16,905.00	\$36,275.00
2014	376.69	218.75	\$19,875.00	\$33,345.00

LIBRARY

The town of Jackson has a long history of supporting their Library as a source for knowledge, entertainment, and community. The Jackson Public Library was originally built in 1901 on the Wentworth Hall property, before moving in 1931 to land belonging to the Protestant Chapel Association to make way for the stone bridge. By the end of the 20th century the library building was clearly too small and planning was begun for a new building. In 2010 the Trickey Barn, which was adjacent to the Grammar School and originally part of the Jackson Falls House, was carefully dismantled. The frame was moved to the Gray’s Inn property next to the Town Office Building and the building was reconstructed to house the Library.

The fully renovated building provides Jackson citizens with 3700 square feet of comfortable space for browsing, reading and computing, as well as a children’s room, several study, reading and meeting areas, and a dedicated New Hampshire section. There are bathrooms on two floors (a relief after no facilities in the previous building). The new building has made the Library an attraction for visitors as well as residents who come for the comfortable space for reading, games, or computing. It can now easily accommodate several events per week for adults and children alike, including one lecture or event per month organized by the Friends of the Jackson Library. These regularly attract 30 to 65 attendees. Financial support for the Library, in addition to the annual town appropriation, comes from several trusts, book sales, the Friends of the Library, and gifts and donations.

The Library circulates books in audio, print, and downloadable formats, movies, games and puzzles, and a telescope. Several computers providing Internet access for research, reference and e-mail use are available. Services include assistance with technology, interlibrary loans of books from other libraries in the state, research help, and most importantly, a welcoming atmosphere for anyone to perform whatever task is necessary.

Circulation Statistics

Year	2000	2004	2007	2011	2014
Adult fiction	1499	NA	2640	3338	3651
Adult non-fiction	653	NA	2230	2960	2363
Total adult	2152	4499	4870	6028	6014
Juvenile fiction	1320	NA	4393	3354	2971
Juvenile non-fiction	846	NA	1403	801	680
Total juvenile	2166	7755	5796	4155	3651
Audiobooks	263		479	871	577
Movies	325		1462	3844	3926
Downloadable books	NA		122	549	1360
Computer Usage	254		664	1019	1785
Library Visitors	4488	8091	7854	9591	11,957
Interlibrary Loans	580	1156	2053		2932

Looking to the future, the library has the following goals.

- Continue to pursue changes in technologies
- Investigate demand for additional hours, especially during busy summer months
- Further develop community participation and cooperation
- Promote library services outside the building, i.e. wireless internet, downloadable books, storywalk, online databases for research
- Utilize the meeting room for small community meetings
- Retain our fantastic staff
- Develop the area behind the library as set forth in the original building plan

EDUCATION

The Jackson Grammar School is the heart and soul of the community. It is “the little school with a big heart.”

The Jackson Grammar School Mission Statement

The Jackson Grammar School is committed to learning by fostering the intellectual, social, and physical growth of children, promoting responsibility and respect, while encouraging pride in community. We seek to:

- Foster creativity, risk-taking, discovery, humor and energy in learning
- Support sustained, independent, interest-based inquiry
- Provide meaningful and experiential multi-age learning opportunities
- Inspire students to become creative problem solvers, articulate communicators and thoughtful collaborators
- Promote a “Jackson School Campus”
- Provide quality instruction grounded in a focused and integrated curriculum
- Insure the responsible and meaningful use of current technology
- Value a concerned, global outlook in our everyday lives

Prestigious Award

In 2014 the Jackson Grammar School was recognized as New Hampshire’s top elementary School and was the recipient of the prestigious 2014 New Hampshire Excellence in Education Award. This process selects one school in New Hampshire that exemplifies excellence across a broad spectrum of indicators while serving as a model for other New Hampshire schools. The award recognized the school’s focus on the whole child, multi-age classroom environment and high level of collaboration and communication within the school community.

School Enrollment

The school’s population has varied over the years, from the high 60s to as low as 17 in 1984. More recently it has remained fairly consistent, ranging from 50-60 over the past 15 years. The enrollment

in 2013-2014 was 50 students on campus. It is also noteworthy that many students attend Jackson Grammar School for their entire elementary experience K-6, as did some of their parents and grandparents. Jackson offers a full day kindergarten program, and at the conclusion of the 6th grade, students are tuitioned to the Josiah Bartlett School for grades 7 and 8. Jackson is a sending district to Kennett High School in Conway for grades 9-12.

Jackson students continue to perform well into middle and high school, taking advanced placement classes, achieving honors, being members of the Jr. and National Honor Society and attending college upon graduation. Over the years several students from Jackson have been valedictorian or salutatorian of their graduating classes, including salutatorian of the class of 2015. Students from Jackson excel in athletics and are active in the Key Club providing community service as well. In fact in 2015 a Jackson senior was the East Coast Key Club Governor and a Jackson junior class student governed the New England region.

History

The Jackson Grammar School was originally built in 1886. A modern wing was added in 1990. An additional building and renovation project was completed in 2009 to provide more educational space and bring the original 1886 component of the structure up to life safety codes. In 2009, the Whitney Community Center was completed on school property, constructed with funds from the Whitney Foundation. The center provides a venue for the school and the community for events of all types. From the annual Town Meetings and Grammar School presentations to Historical Society and Library Book sales to Zumba and Yoga the center provides a place for Jackson residents of all ages to gather, celebrate or participate in town events.

Technology

The Jackson Grammar School is committed to connecting students, staff and the wider community to technological tools and applications. The staff believes that equal access to technology is imperative, and that it be used to enhance teacher effectiveness, student achievement and instructional management.

The Jackson Grammar School is committed to preparing students to enter the ever changing world of information as proficient, independent and self-directed learners skilled in using technology in its many forms. At its best, technology allows us to better serve diverse learning styles, and supports the development of critical thinking, flexibility, adaptability, problem solving and collaboration, all skills essential to success in our rapidly changing, media saturated age of information.

Jackson Grammar School students regularly and effectively use digital tools to collaborate with other members of the school community. Electronic communication has become an integral part of school life. Email addresses of parents and community members continue to be added to the schools information database. Teachers and administrators use email to send out homework assignments, project guidelines and information about upcoming school/community events.

The school's website is an important link to both the immediate community and a wider audience. In 2010 Jackson Grammar School joined the vast network of Google Apps for Education. The staff continues to expand their use of Google Apps as a collaborative tool, using it for meeting agendas,

calendars and other ongoing projects. They create forms, collect data, and conduct surveys. Their ability to build and update their individual class pages supports an enhanced, dynamic school website. This site provides families and the greater Jackson Community a window into what is happening at the school.

The web is a vital access point for both classes and individual students to learn about international issues. Teachers actively integrate technology to connect students to the world around them with tools like Google Earth and Skype. The Jackson School Community is committed to teaching children to care for others in the world around them. Students undertake annual fund raising and service learning projects to support others in need, whether in the Mount Washington Valley Community, or tsunami and earthquake victims in far distant places. Students use the web to research relief organizations as a means of guiding the use of their donations. Distant learning enables students to experience educational opportunities beyond the boundaries of the traditional classroom and to join and form connections with a global community. Such learning experiences are critical, especially in small, rural communities such as ours. The Jackson Grammar School staff recognizes the infinite opportunities offered through distance learning in its many forms. Using synchronous technology, Jackson Grammar students, along with students nationwide, have participated in virtual field trips to places like Plimoth Plantation to enrich the curriculum, and writers' workshops with renowned authors.

Sports and Enrichment Activities

Fun endeavors that enhance the creative as well as the physical being:

- Alpine skiing sponsored by the ESSC program of Mount Washington Valley at Jackson's Black Mountain with the generous support of community volunteers.
- Nordic skiing after school program at the Jackson Ski Touring Foundation with support of community members and volunteers.
- After school soccer, baseball and basketball
- Dance and movement technique training
- World Language
- Field trips
- Tin Mountain Conservation Center natural world programs
- Hands on Science
- Craft fairs and Art festivals
- Band – Music – School Plays
- Winter and Spring Concerts
- Weekly school meetings held at the Whitney Community Center to share information, student work and camaraderie...All are welcome.
- In and out of the classroom educational and fun activities with our police department.

The Jackson School Community Pledge

As members of the Jackson School Community we respect all people. We respect the world around us indoors and out. We each take responsibility for our own actions but we also reach out helping hands. We try hard, we play fair and we include everyone. When we come to the Jackson Grammar School we come for learning, community and fun.

SOCIAL SERVICES

There are several agencies in Carroll County dedicated to serving the needs of particular groups in the community, for example, pre-school children, seniors, those with physical or mental disabilities, etc. Some of these agencies are private, non-profit, supported by state and federal funds, while others are privately funded. A 24-hour referral service, Helpline, is able to assist and refer people in need of services to the appropriate social service agency. Tri-county Community Action Program (www.tccap.org) provides a variety of programs for the residents of Carroll, Coos and Grafton counties.

For seniors, the Gibson Center for Senior Services provides a variety of programs for seniors including congregate meals, exercise and recreational programs. Other senior services include the Retired Senior Volunteer Program (RSVP), AARP, Meals on Wheels, and Servicelink at www.servicelink.nh.gov

Mental health services are provided by the Mental Health Center of Northern Health Services in Conway, while Starting Point offers aid in cases of domestic and sexual violence. Families Matter of Carroll County provides family assistance, parenting information, playgroups and child care referrals.

In addition to the public schools, the preschools in the area include the Bartlett Community Preschool, the Lilliputian Montessori School, North Conway Day Care Center, Children Unlimited, Mountain View Montessori School, Conway Head Start, Madison Preschool and White Mountain Waldorf School. In addition to their school programs, Tin Mountain Conservation Center offers summer environmental education camps. Mountain Top Music Center provides music education for all ages throughout the year.

Food pantries are run by the Vaughn Community Services and the Glen Baptist Church. Employment assistance can be obtained from New Hampshire Works, and the New Hampshire Welfare Department. Legal assistance is provided by Carroll County Mediation Program and the lawyer referral service of the NH Bar Association.

Dial 211 at www.211nh.org is a connection to many resources that may be helpful for people's everyday needs and during difficult times.

HEALTH SERVICES

Memorial Hospital, a non-profit community hospital, is located in North Conway. The original buildings were constructed in 1910, and are presently used for physician and hospital administration offices. The present hospital building was constructed in 1976 and houses medical-surgical, maternity, and intensive care units. Another expansion in 1992 added new space for the Merriman House nursing home, and additional physician offices. Renovation and construction in 2001 enlarged the emergency facility to 8000 sq. ft. A chemotherapy center and an expanded cardiac rehabilitation and cardiac stress center was completed in 2002. Additional renovations of its primary care practice and oncology and infusion areas are taking place in 2015.

Diagnostic equipment in the hospital includes x-ray, ultra sound, nuclear medicine, respiratory, a CT scanner and a MRI unit. The entire radiology department is now computerized with data electronically stored, which allows diagnostic test results to be sent to teaching centers on-line for evaluation on emergency cases or complex treatment plans. The hospital also provides physical therapy, a laboratory, and an in-patient pharmacy.

The hospital has 25 acute care beds and has a staff of 185 providers on staff. Specialties on-site include family medicine, women's health, pediatrics, diabetes, emergency medicine, general surgery, orthopedic surgery, podiatry, ophthalmology, urology, radiology, as well as access to a variety of consulting specialties including ENT, cardiology, dermatology, wound care, sleep disorders, and neurology.

The Visiting Nurse Services and Hospice of Northern Carroll County, located in North Conway, provides care to home-bound patients including nursing, home health care, physical and speech therapy, and hospice care.

There are five nursing homes in the region: the Merriman House located at the hospital, Mineral Springs in Conway, Fryeburg Health Care Center, Mountain View Nursing Home in Ossipee, and Golden View Health Care Center in Meredith.

Other hospitals in the area include Androscoggin Valley Hospital in Berlin, Huggins Hospital in Wolfeboro, Bridgeton Hospital in Bridgeton, Maine, Maine Medical Center in Portland, Maine, Elliott Hospital in Manchester, and Dartmouth-Hitchcock Medical Center in Hanover.

Family dental care is provided by several well-established dental practices. Also available are doctors who specialize in oral and maxillofacial surgery, orthodontics, periodontics, and endodontics.

Ambulance service is provided by the Bartlett-Jackson Rescue Service, North Conway Ambulance, Inc., Conway Rescue Service, and Lord Ambulance Service.

VA medical assistance for veterans can be obtained from the Saco River Medical Group.

RECREATION & CULTURAL ACTIVITIES

Jackson, located in the foothills at the base of Mt. Washington, and with 74 per cent of its land within the White Mountain National Forest is the jewel of Mt. Washington Valley and an attraction to both visitors and residents alike. The hills and mountains, rivers, ponds and streams, open fields and dense woods of the town and the surrounding region make a wide variety of recreational activities possible.

Cultural activities include, in-home professional concerts put on by Mountain Top Music Center, slide shows and presentations at the Jackson Public Library and the Whitney Community Center, art shows at the Museum of the White Mountains and local galleries and an annual art show in the town park. Some of the clubs in Jackson are the Jackson Historical Society, a tennis club, a women's sewing club, book clubs and a very active garden club, which also hosts an Art in Bloom show and many professional landscaping presentations. Jackson has been synonymous with art and artists for nearly 200 years.

Winter

Historically, the typical winter sports season runs from late December through March, and provides downhill and cross country skiing, snowboarding, snowshoeing, ice-skating, and ice climbing.

Jackson Ski Touring Foundation maintains one of the nation's largest and oldest cross country ski networks. With its 150 kilometers of well-maintained trails, they have increased their snow shoeing and dog friendly trails, as well as increasing the number of trails groomed for skate-skiing. They offer both ski and snowshoe lessons, and host the after school and gym programs for the Grammar School. Jackson Ski Touring Foundation is a community nonprofit that has been integral in improving town properties, tourism and the overall economy of the area.

Black Mountain, one of New England's first ski areas, is a well-known family mountain, with trails suitable for all abilities. Though skiers have enjoyed skiing down the slopes of Black Mountain since the 1930s, Black Mountain Ski Resort was formed in 1948. It is presently run by the Fichera family, who have been managing the area since 1995. Novice skiers and riders appreciate open and gentle slopes while advanced skiers and snowboarders seek out the Black Forest Glade or other expert trails. The 45 trails cover most of the south face of the mountain, offering a variety for all abilities. Snowmaking covers the full 1,100 vertical foot drop, with 150 plus skiable acres in all. In recent years they have added horseback riding throughout the summer and autumn months. Again in a close knit community such as Jackson, Black Mountain offers Jackson Grammar School students skiing one afternoon a week throughout the winter as part of the Eastern Slope Ski Association Junior Program.

The town maintains a small ice-skating rink in the center of the village for public skating. Ice-skating is also available on the ponds at Nestlenook Farm, which has adopted architectural styles reminiscent of earlier times.

Neighboring areas offer additional skiing and snowboarding opportunities. Ice climbers find challenging opportunities on some of the ice-covered ledges and waterfalls in the mountains. From

early spring into late May or even June, skiers hike up Mount Washington to ski in Tuckerman Ravine.

Spring, Summer, Fall

Hiking and biking enthusiasts take center stage when the snow leaves. The White Mountain National Forest has an extensive network of hiking trails, ranging from woods walks to strenuous boulder-strewn climbs up the higher peaks in the Presidential Range. The Appalachian Mountain Club guidebook offers comprehensive descriptions of area trails.

In Jackson, frequently used hiking trails include those up Black Mountain, Iron Mountain, North and South Doublehead Mountains, Hall's Ledge, and the tin mine (off Tin Mine Road). Cabins, each with bunk rooms, at the top of both North Doublehead and Black are maintained by the US Forest Service (Saco Ranger Station) and may be reserved in advance. Jackson is also home to the Tin Mountain Conservation Center property with its nature programs and miles of recreational trails.

There are two popular golf courses in Jackson, each with excellent views: an 18-hole PGA course at The Wentworth Golf Club on Route 16A, and a 9-hole course at the Eagle Mountain House on Carter Notch Road.

Fly fishing is permitted in Jackson and yields good catches at many locations. Fishing licenses are required in all instances except for children fishing in the Village fire pond.

Jackson's hilly terrain challenges road bikers: an example is the approximately 10-mile loop beginning at Thorn Hill Road headed south, to Route 16A South in Intervale, to Dundee Road east back to Jackson, to Black Mountain Road to Main Street south back to the starting point.

Beside the numerous miles of hiking and biking trails the town's center is highlighted by the Jackson Falls on the Wildcat River, which flows past the gazebo and the town park, with the ball field for children and the Village fire pond, joins the Ellis River and eventually flows under the covered bridge, the majestic entrance of the town.

The Jackson Chamber of Commerce holds the Wildquack Duck race on Memorial Day weekend, with thousands of rubber ducks racing down Wildcat River through the center of town and children's events throughout the day. Other events include the annual Art in the Park in the summer, and the Jingle Bell chocolate tour in December taking revelers by horse-drawn sleigh from Inn to Inn for delectable homemade chocolate treats.

Fall Foliage Season

The colorful fall foliage season stretches from mid-September through mid-October. "Leaf-peepers" arrive in cars, vans, and buses to enjoy the spectacular display. In October the town is also populated by Pumpkin People. Each year additional and more elaborate displays appear featuring people and creatures with pumpkins as heads, doing all manner of activities.