

Input sought from townspeople on Mount Washington Resort

By Edith Tucker

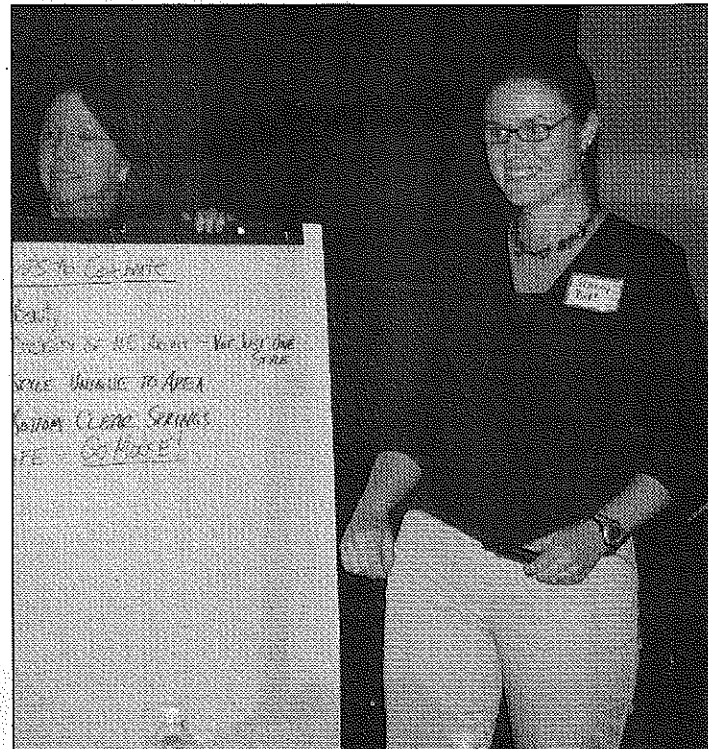
TWIN MOUNTAIN - The first of four Tuesday night presentations on the developers' concept of the future of the Mount Washington Resort - "Vision, Architecture, and Design" - made by Resort consultants and employees, followed by time for small group dialog, drew about 50 townspeople to the Town Hall on Oct. 23.

Director of Development Mike Brunetti of Celebration Associates and Resort planner Stacey Doll, formerly of the North Country Council, welcomed the crowd and presented an overview of the PowerPoint/talk series and then gave the audience a chance to learn how regional architectural research had allowed Rob Robinson of Urban Design Associates, co-author of "The Architectural Pattern Book: A Tool for Building Great Neighborhoods," to come up with a variety of precedents that the Resort plans to draw upon when coming up with its own "pattern book" of styles, designed to emphasize the Resort's "sense of place" in northern New England, North of the Notches.

"Address-making," which allows for both individuality and a sense of coherence within a now-forested landscape on the fabled foothills of the Presidentials, must be an important aspect of the Resort's master plan as it seeks to market nearly 1,000 new units in the next 10 to 12 years.

The Resort anticipates that only roughly 10 percent of these units - that is, nearly 100 - will be occupied by property owners who will declare Bretton Woods as their primary residence.

Photographs of buildings in such towns as Orford and Walpole on the Granite State side of the Connecticut River, including mill architecture, were interspersed with those from Woodstock, Vt., on the other side.



Two Mount Washington Resort employees - Ellen Savage, left, manager the Alpine Club, and Resort planner Stacey Doll, who is a member of the American Institute of Certified Planners (AICP), work to capture townspeople's input to three key questions at the end of the developers' Oct. 23 informational session designed for members of the community. (Photo by Edith Tucker)

The architectural "vocabulary" of northern New England - both its style and scale - can be adapted to today's buildings to create a new architecture, rather than slavish reproductions designed to only appeal to "pure history majors," Mr. Robinson said.

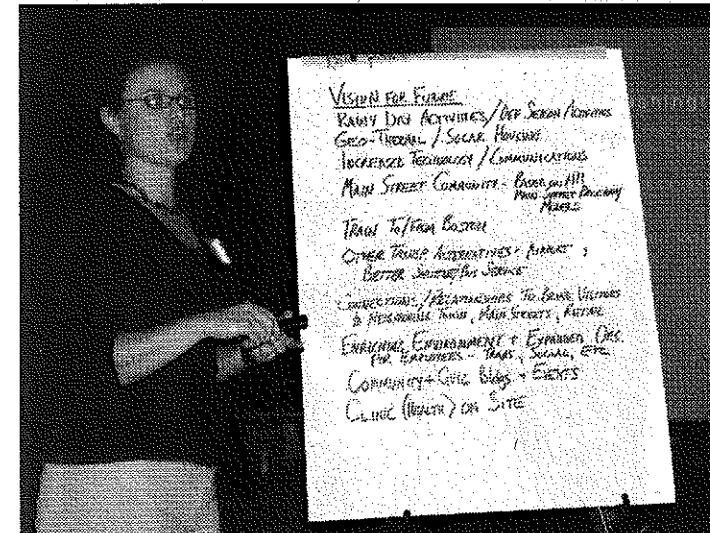
Presenters said that indigenous plants would be used in areas beyond the immediate footprint of dwellings, and that wildlife biologists and Horizons Engineering of Littleton are assisting the Resort's developers to be environmentally sensitive, especially as ways for rain- and melt-water to percolate through newly developed areas and roadways are developed.

The architectural research, Mr.

Robinson said, reached back primarily to the pre-World-War-II era, before housing became "commoditized," and include such diverse styles as White Mountain shingle, White Mountain camp, classic colonial, and country inn.

Despite most having a slightly glazed look as the architect concluded his introduction to Architecture 101, townspeople enthusiastically sought to answer the three questions posed by Ms. Doll: (1) What are the important elements to celebrate? (2) What are the key issues to address? and (3) What is your vision for the future?

Having just been exposed to a lot of photographs of buildings constructed before 1940, most of the flip-charts, staffed by Resort



Resort planner Stacey Doll, who honed her skills at the North Country Council, had no trouble engaging the attention and enthusiasm of the Carroll community on Oct. 23 at the first of four Tuesday night sessions sponsored by the Mount Washington Resort to garner input from townspeople. (Photo by Edith Tucker)

employees, listed diversity of architectural styles. Other feedback on what locals believe should be celebrated included: natural beauty, clear and clean water, wildlife, seasonal changes, stone walls, and the Mount Washington Hotel and its worldwide reputation as the historic site of the 1944 Monetary Conference.

A number of charts listed the relationship between Bretton Woods and Twin Mountain - what some called the "haves" and the "have-nots" - as an important issue of concern. An increase in traffic on Route 302 East and to a lesser

degree on Route 3 South and having nothing for visitors to do on rainy days were also concerns.

No one listed the Appalachian Mountain Club's Highland Center as either a presence to be celebrated or as a concern.

Concerns were also raised about having adequate municipal, social, and medical services.

Resort spokesmen noted that Celebration Associates has already offered to donate a 2.3-acre site for a Fire Department substation, if the offer is accepted within a decade of its being made.

Bill Campbell said he is con-

cerned about avoiding what has typically been a boom-and-bust cycle, since the area has sometimes been excessively dependent on "dirt work" and housing construction jobs. He hopes that high-speed Internet access will help diversify the kinds of jobs that are available, reducing the cyclical swings in the availability of good-paying jobs.

The demarcation between concerns and "vision for the future" turned out to be somewhat fuzzy, but developing a regional energy plan as well as local and regional modes of transportation, including long-distance passenger rail and bus service to Manchester airport and Boston, appeared on most lists. Cultural and educational enrichment opportunities and a more regional and reciprocal approach to developing appealing Main Streets and neighborhoods are also part of many people's vision. Protection of the natural landscape and continuous care of the White Mountain National Forest and state parks, especially linked walking, jogging, hiking, biking, and snowmobile trails, are also important components in citizens' vision of the future.

Future meetings are scheduled at 7 p.m. on Nov. 6 ("Master Planning"); at 7 p.m. on Nov. 27 ("Development and the Relationship to the Community"), and at 7 p.m. on Dec. 11 ("Village Planning").