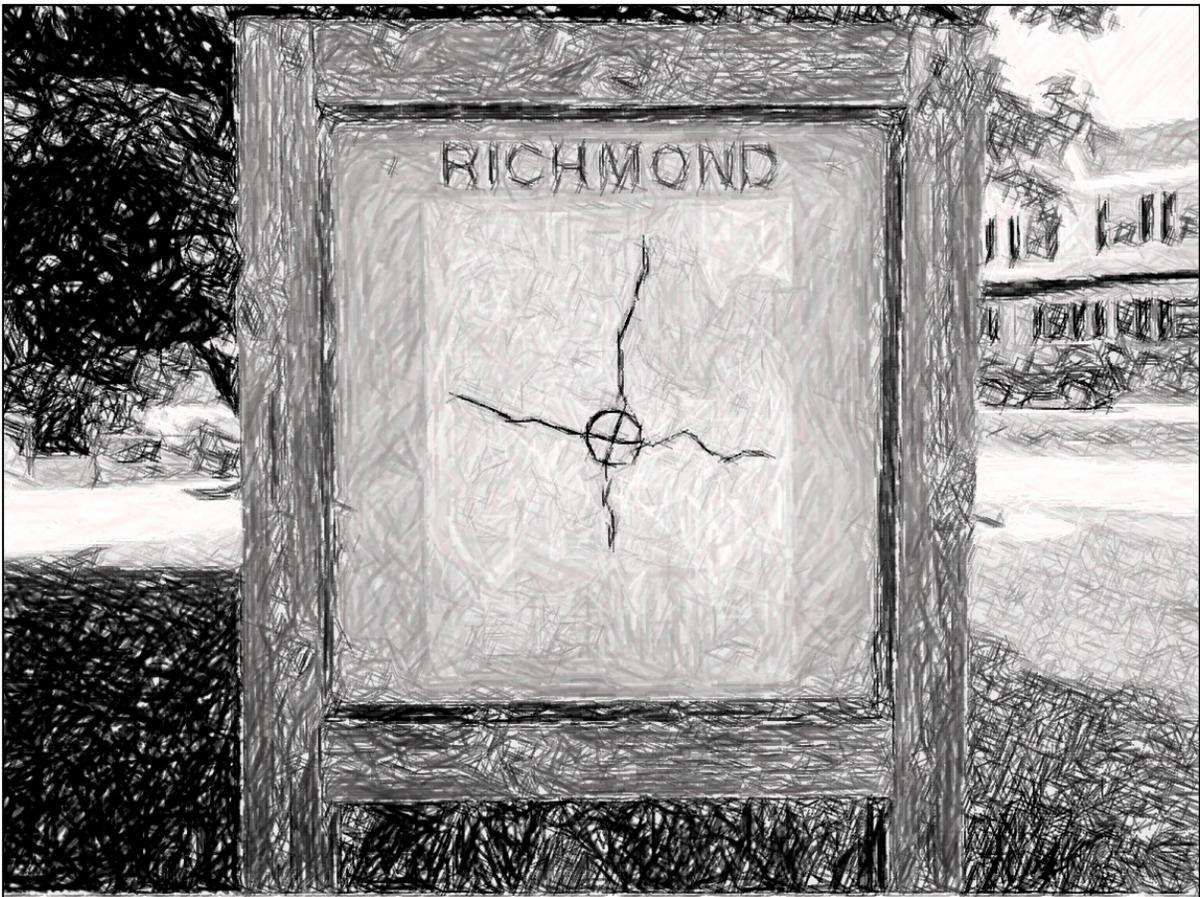


DRAFT VERSION 1.1  
NOVEMBER 17, 2014



# RICHMOND FOUR CORNERS AREA PLAN

PRESENTED TO:

THE TOWN OF RICHMOND, NEW HAMPSHIRE  
& THE RICHMOND COMMUNITY DEVELOPMENT ASSOCIATION

# RICHMOND FOUR CORNERS AREA PLAN

## INTRODUCTION

The Richmond Four Corners Area--the center of Richmond--is what many Richmond residents and visitors think of when they think of Richmond as a place. It is the area where Richmond residents and visitors are likely to bump into each other on matters of local governance, commerce, recreation or worship.

This plan is an advisory document that is meant to provide guidance on how Richmond residents would like to focus town and volunteer activities over the next 5 years in the Four Corners Area. It calls attention to the aspects of the community that residents would like to preserve as well as what it would like to improve. The focus of the plan describes how many Richmond residents would like to enhance the Four Corners Area's sense of place, as well as strengthen community ties.

The plan is meant to be simple, pragmatic and achievable—there are only four goals. The plan is not meant to be a plan for the entire town—only the part of town where most residents and visitors cross paths—the center of town.

The Four Corner's Area as defined by this plan extends from the intersection of NH Route 32 and NH Route 119 up to a mile in each direction to

- the Veteran's Hall to the north,
- Pond Woods Road to the east,
- Shir Roy Camping Area to the south, and
- Sprague Road to the west.

This plan was developed with the help of Southwest Region Planning Commission, but all of the content of the Plan are ideas and feedback that came directly from Richmond residents. The majority of this feedback came through two public "community conversation" events and the input of a Richmond volunteer steering committee in 2014.



*SIGNS AT 4 CORNERS INDICATING LOCAL DESTINATIONS*

## RICHMOND FOUR CORNERS AREA PLAN

### HOW TO USE THIS PLAN

Richmond is a small rural town that relies on volunteers that care about the town and have a special drive, passion, skills, or talent that they bring to the community to benefit the community. Volunteer groups are critical to moving community goals and objectives forward, but they are also susceptible to losing focus, “spinning wheels,” member turnover, forgetting to publicly communicate their value or accomplishments, or moving initiatives forward only to find out that there is weak community support.

The strong volunteer base that Richmond has already started and will hopefully grow is envisioned to be the driving force for the implementation of this Plan. The value of the Plan is that if it is supported by the community, it can

- help volunteer groups concentrate on what are perceived as the priority needs of the community;
- provide a framework for advancing objectives designed to achieve goals;
- give volunteer members a clearer picture of what they are being asked to volunteer for;
- providing a platform to monitor success; and
- be used as a reference of historical support for engaging the public in the future regarding proposed solutions or improvements that address the Plan.

There are several active volunteer groups in the community. A critical next step will be for these groups to communicate early with each other about objectives in which they have an interest, and then divide responsibility or make plans to collaborate. Ongoing communication between the groups, whether sharing meeting notes, sending liaisons to meetings, or getting on each other’s agendas will be important for efficient plan implementation.

It is recommended that each volunteer group choose to align their annual work plans by focusing on a subset of objectives each year, and then following that up by communicating their accomplishments or findings at the end of each year. One way to communicate progress, is to update the plan on an annual basis by providing a bulletized list of the year’s findings or accomplishments. By doing this, the town can recognize volunteer groups’ hard work, as well as communicate progress to other groups and the greater public.

## RICHMOND FOUR CORNERS AREA PLAN

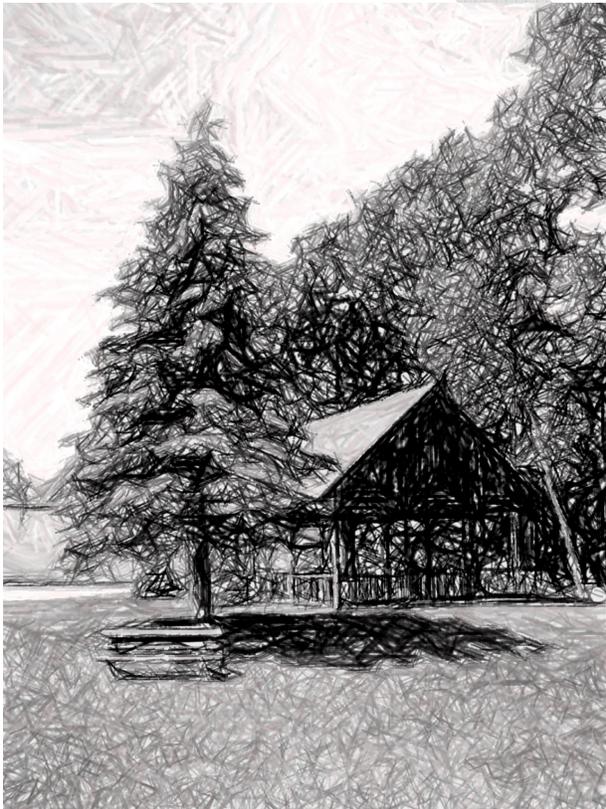
### PLANNING INFORMATION ABOUT RICHMOND

- Richmond had a population of 1,155 in 2010. It has experienced slow growth for the last twenty years and is currently projected to grow slowly to a population of 1,237 by 2040 if current growth trends remain the same.
- Close to 50% of Richmond's population are currently 35 to 64. Like most of New Hampshire, Richmond's senior population is expected to make up an increasing proportion of the population over the coming decades. Cheshire County's 70+ population is expected to triple between 2010 and 2040.
- Recent economic data shows Richmond having a median household income of \$62,000 and an unemployment rate of over 5%.
- Most Richmond households commute outside of the community for work, commute over 30 minutes to work, and own 3 or more cars to meet their household transportation needs.
- About 70% of the Richmond's total acres of parcels are completely undeveloped and majority of them are in conservation or current use tax status.
- The most recent census data estimates that of the 84 one-person households in the community, there are only 11 one-bedroom housing units in town. Conversely, out of the 152 three- or more person households there are 303 three- or more bedroom housing units.
- In a 2014 survey, out of 109 respondents from Richmond, the percentage of respondents that indicated the following items as being important to maintain in order for the Four Corners to remain a special place: having a rural feel (92%), historic properties (84%), small businesses (83%), community gathering places such as the pavilion and Veteran's Hall (82%), local government (76%), places for recreation such as playgrounds or ball fields (73%), open spaces (72%), and a mix of housing for seniors, young families and others (47%).
- In the same survey, the percentage of respondents that indicated the following new items would be important to introduce in order to make the Four Corner's Area a special place in the future: a general store (92%), a gas station (80%), improve safety for walking and biking (75%), a place for youth activities (63%), a sit-down restaurant (60%), a place for senior activities (59%), more jobs (57%), a place for entertainment (50%), more local shopping opportunities (44%), more housing (25%), and a place for indoor lodging (25%).

## RICHMOND FOUR CORNERS AREA PLAN

### VISION STATEMENT

The Four Corner's area is the center of the Richmond--literally and figuratively. It is a welcoming, accessible and safe place for residents and visitors of all ages. It is a place that is designed to foster a sense of community by providing opportunities to support community interaction, communication, and civic pride. Richmond is a place known for its strong volunteerism, social bonds and support networks, and the Four Corners Area is more often than not where community relationships and leadership are formed and nurtured. Though the Four Corners hosts a core of Richmond's businesses, government, and community oriented recreation and leisure activities, it is a rural place that has preserved its beautiful forests, open spaces, and historic buildings. These natural and cultural assets are made accessible to the community as much as possible in order to foster community-wide appreciation and pride.



*THE PAVILION – A FORMER PROJECT DESIGNED TO HELP RICHMOND MAKE THE 4 CORNERS AREA A SPECIAL PLACE*

# RICHMOND FOUR CORNERS AREA PLAN

## THE PLAN

**GOAL 1:** Promote institutions and places that provide opportunities for community interaction, communication, and civic pride in the Four Corner’s Area.

**Objective 1.1:** Encourage the formation of a new independently-owned Four Corners store, preferably with a community-minded owner.



*THE NOW CLOSED 4 CORNERS STORE – A  
FORMER COMMUNITY INSTITUTION*

**Objective 1.2:** Encourage the formation of a new recreational area that hosts sports activities, as well as other community outdoor activities.

**Objective 1.3:** Develop a solution to make an in-town facility available to house Richmond historical resources and artifacts accessible to the public for research, interpretation, and educational programming.

**Objective 1.4:** Develop a plan for reusing Amidon Field and improving access and parking for visitors to the town library, pavilion, playgrounds, police and fire stations, and Quaker Cemetery.

**Objective 1.5:** Continue to promote Veteran’s Hall as a location for hosting indoor community gatherings including civic events and entertainment.

**Objective 1.6:** Examine the benefits and costs of developing and maintaining an information kiosk at Four Corners. Consider other physical space alternatives for advertising community events and activities occurring in Richmond to residents and visitors.

**Objective 1.7:** Educate the community about the historic significance of the 100 year old Tramp House and study the costs of rehabilitating it.

**GOAL 2:** Improve options for individuals of all ages to travel safely and conveniently in town and to regional destinations.

**Objective 2.1:** Work with the New Hampshire Department of Transportation (NHDOT) to encourage them to make improvements to shoulders and drainage ditches on NH 32 and NH 119 to provide safe accommodation for pedestrians and bicyclists.

**Objective 2.2:** Create a system of off-road trails (ie. emerald necklace) that connect commercial and civic buildings located near the intersection of NH 32 and NH 119 with the town beach, Veteran’s Hall, Town Hall, Allen Lot and other important locations.

**Objective 2.3:** Create/formalize a vehicle entrance with parking to the Allen Lot.

**Objective 2.4:** Study the feasibility and make engineering, enforcement, maintenance or other recommendations to improve safety at the intersection of NH 32 and NH 119.

**Objective 2.5:** Study the feasibility of connecting trails in the Four Corner’s Area to regional hiking and snowmobiling trails such as the Metacomet-Monadnock Trail.

**Objective 2.6:** Examine opportunities to improve connections between the former Four Corner’s Store property with adjacent properties through the site plan review process.

**Objective 2.7:** Study opportunities for linking existing Richmond volunteer drivers with the American Red Cross volunteer driver program to help those that cannot drive to reach medical appointments, jobs, grocery stores and other important destinations.



*VOLUNTEER DRIVERS – AN IMPORTANT RESOURCE FOR NON-DRIVERS IN RICHMOND*

**GOAL 3:** Develop sustainable programs that build community pride, leadership, and relationships.

**Objective 3.1:** Organize a sign program to reduce NHDOT sign clutter on NH 32 and NH 119, install village gateway signs, and examine opportunities for navigational /directional signs.



*MOCK-UP OF A 4 CORNERS WELCOME SIGN*

**Objective 3.2:** Develop a new interpretive plaque program and map pamphlet that teaches Richmond history about places of historical significance.

**Objective 3.3:** Develop new programming that brings multiple generations of Richmond residents together, particularly programming activities that attract young families and children.

**Objective 3.4:** Continue to support the Richmond Rooster and examine ways to expand readership.

**Objective 3.5:** Develop a beautification and maintenance plan for the Town Hall and Veterans Hall



*VETERAN'S HALL – AN HISTORICAL TREASURE WORTH BEAUTIFYING WITH LANDSCAPING*

**GOAL 4:** Proactively support rural small businesses.

**Objective 4.1:** Study the feasibility and make recommendations of how to expand broadband to businesses where not currently available.

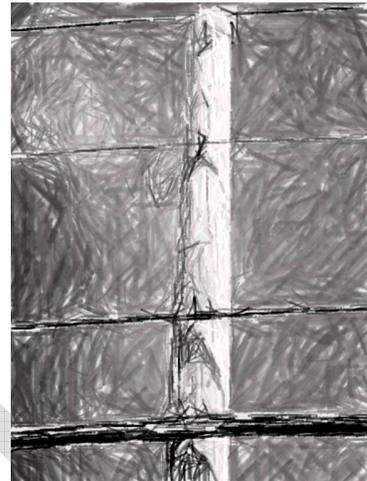
**Objective 4.2:** Study the feasibility of a post office or centrally located mail drop box to pick up and drop off mail packages.

**Objective 4.3:** Examine potential barriers in land use regulations on small rural economy based businesses and plan a course of action to remove any impractical barriers.

**Objective 4.4:** Develop a resource guide and map advertising businesses, natural resource areas and historic features for tourists and visitors.

**Objective 4.5:** Examine development of “buy local” campaign to ensure that local residents and businesses are contributing to the sustainability of the local economy.

**Objective 4.6:** Establish non-profit status for the Richmond Community Development Association, increase membership, and begin economic development support initiatives.



*NEW BROADBAND SERVICE  
ENTERS 4 CORNERS BUY DOESN'T  
SERVE EVERYONE*



*A NUMBER OF RURAL BUSINESSES ARE LOCATED IN THE 4 CORNERS AREA INCLUDING A SAWMILL,  
ARTS & CRAFTS AND ANTIQUES MERCHANTS, A CAMPGROUND AND MORE*