

Public Opinion Survey Results

WAITSFIELD 09

town plan update

As part of an update to the Waitsfield Town Plan, a public opinion survey was sent to approximately 1,200 voting households and non-resident property owners in October of 2009. The town received 238 responses (113 online and 125 paper returns). The results of the survey are summarized below. Complete results are provided beginning on page 5 of this report.

Question 1 was a multi-part question to collect demographic data. A number of demographic questions were asked since the town plan will be need to be revised before there will be updated information from the 2010 Census. The Planning Commission was particularly interested in determining whether there have been significant changes to household size and composition, and where townspeople work and what type of work they are doing since 2000 (the last Census). Different questions were posed to town residents and non-resident property owners.

Question 2 asked about the rate of economic development in town. 42% of respondents thought that it was too slow and 35% thought that it was just right. Written comments indicate that many people were surprised by the increase in jobs reported by the Vermont Department of Labor since the town has lost several of its larger employers in recent years. Available data indicates that the town's economy is healthier and more diverse than general perception would suggest.

Question 3 was a two-part question that asked about commercial development in Irasville. The results show that there is strong support from respondents for continued commercial development in Irasville. However, responses to the second part of the question and the written comments show that there is less consensus about the type, scale and pattern of commercial development that would be most appropriate in Irasville. While a majority of respondents supported the idea of Irasville becoming more like a downtown as it continues to be developed, the written

comments reflect the diversity of opinions about changes in Irasville. A small number of respondents wrote strongly against current requirements for multi-story or mixed use construction. Others noted the environmental constraints that exist in Irasville, and expressed a desire to maintain the public open spaces and recreation facilities in this part of town. A number of respondents also expressed the sentiment that there is little need for further commercial development in this or any other part of Waitsfield.

Question 4 asked respondents to indicate their level of agreement with a series of statements about where and how new businesses should be accommodated in town. The statements that had the highest level of agreement were related to allowing existing businesses on Route 100 to expand. Many respondents also submitted comments expressing their concerns that the town's regulations were an impediment on the ability of existing businesses to grow and thrive in Waitsfield. Responses to most of the other statements show a fairly even division between those who agreed and those who disagreed. This, and the associated written comments, show a lack of consensus about the desirability/necessity for Waitsfield to accommodate new businesses in town. When asked to select a single option for where most commercial development should occur, the majority of respondents selected Irasville and Waitsfield Village despite the division between those who agreed or disagreed with whether new businesses should be located there. No other option received any significant support, further confirming the results of Question 3.

Question 5 focused on home businesses and a majority of respondents expressed support for the town's current regulations. A substantial number supported allowing larger or more intensive home businesses, but very few called for greater restrictions on them. Given the large number of respondents reporting that one or more people in

their household work from home, this is clearly an important issue for town residents.

Question 6 provided respondents with an opportunity to comment on specific actions the town should take to promote the economy. The comments represented a range of views from those who did not want the town to take any action, to those who thought there should be tax incentives or incubators for new businesses. A number of comments were made related to the need for greater flexibility and certainty with the town's regulations. Regulations related to business signage were mentioned several times as being too limiting for businesses and not very clear.

Question 7 asked about the rate of residential development in town. Half of respondents thought that it was just right, and the numbers of those that thought it should be either faster or slower were evenly split.

Question 8 again asked respondents for their level of agreement with a series of statements related to future residential development. The results show that there is little consensus about where and how new homes should be built in town. The two statements with the least support were related to new homes being located along Route 100 and to keeping new homes further away from each other. There was no strong preference for any of the remaining statements including residential development in Irasville/Waitsfield Village, cluster subdivisions, rural hamlets, or dispersed rural housing. The comments also reflected this range of views.

Question 9 presented a series of actions the town could take to address the issue of affordable housing and asked respondents which they supported. Nearly half supported providing municipal wastewater to Irasville/Waitsfield Village or offering density bonuses for affordable housing. There was less support for providing municipal water to a larger area than currently planned, acquiring municipal land for affordable housing, or reducing lot sizes below one acre. There was little support for using local taxes or fees to subsidize housing.

Question 10 provided respondents an opportunity to comment on what actions the town should take related to housing. Many of the ideas were related to higher-density housing, particularly in Irasville

or locations with access to transportation/services. A number of respondents expressed interest in the town discouraging especially large houses, while others cited high taxes as a disincentive for housing, particularly affordable housing.

Question 11 was a two-part question related to the town's conservation fund. Nearly two-thirds of respondents support the town contributing to such a fund for the purpose of land conservation. However, only 10% support using money raised through property taxes. The majority of respondents agreed that funds should be raised through donations and/or through an impact fee on new development. A significant number supported a transfer tax, but there was little support for other tax sources like sales or rooms and meals. Written comments to this question, and throughout the survey, indicate that most respondents feel that property taxes are already too high and nothing should be done that would increase them.

Question 12 asked whether respondents would support a series of actions to address the issue of water quality in the Mad River. There was majority support for all the ideas presented. There were several written comments related to use of salt on town roads and the plowing of snow into the river during the winter months.

Question 13 asked respondents whether the town needs to do more to prevent impacts from development to a list of natural and cultural resources. There was general agreement that all the resources listed needed more protection and little distinction between the 13 listed items. Written comments suggested that many respondents were not certain what the town is currently doing with regard to resource protection and simply thought it was a generally important issue.

Question 14 provided respondents an opportunity to comment on any specific actions Waitsfield should be taking to protect natural and historic resources. A number responded that the town's regulations were already too restrictive in regards to resource protection. Another theme that emerged from the comments to this and other questions was concern over the maintenance and up-keep of historic buildings, particularly in Waitsfield Village. Most of the ideas expressed were general

in nature, many related to land conservation or maintaining large areas of undeveloped land.

Question 15 was seeking information about how many people in town are engaged in agricultural activities. The percentage of respondents “farming” was for the most part very low. The most popular agricultural activities were keeping poultry and gardening.

Question 16 asked about expanding opportunities for agriculturally-related businesses in the rural parts of town. The majority of respondents supported this.

Question 17 focused on support for large-scale wind power. A majority of respondents thought they would probably support a wind farm project and only a very few rejected the idea entirely.

Question 18 presented a list of actions the town could take to address energy issues. Most of the ideas were supported by around half of respondents. The idea that garnered the least support was providing density bonuses for more energy efficient construction. Generating renewable power on town buildings or properties had the greatest support. There were several written comments expressing concern about timber harvesting in the town forest, most would support selective cutting but not clear cutting.

Question 19 focused on the idea of a “Clean Energy Assessment District.” As this is an idea that is difficult to fully describe in a single sentence, there was some confusion about the concept. Still, a majority of respondents supported the town establishing such a district.

Question 20 was an opportunity for respondents to comment on actions the town should take to address energy and sustainability issues. Quite a few respondents offered their ideas, indicating the widespread interest in the topic. There were comments on transportation alternatives, renewable power, higher efficiency standards and many other topics.

Question 21 was related to the Mad River Path. Respondents indicated strong support for the path as not only a recreation resource, but as a bike-pedestrian transportation route. Respondents also supported the town becoming more

directly involved in maintaining, designing and constructing the path.

Question 22 was a two-part question that also asked about the Mad River Path. 85% of respondents supported efforts to extend and connect the path - the strongest level of consensus expressed on any issue in the survey. Respondents generally agreed with offering owners tax reductions or rebates if they allowed the path to use their land. About half of respondents supported using town employees and equipment to maintain the path, and using funds from non-property taxes or fees for the path. Fewer residents supported using property tax dollars on the path and only a small number supported using eminent domain to acquire land or rights-of-way for the path. Many of the written comments were related to one of those issues. There were also comments both for and against paving the path.

Question 23 was another two-part question and was focused on the idea of a valley-wide trail network that would attract users year-round. Most respondents supported the general idea. However, there was not significant support for a trail network designed for motorized (snowmobile or ATV) riders.

Question 24 asked whether new development should be required to provide sidewalks, paths, trails, etc. There was moderate support for most of the ideas presented with the exception of requiring sidewalks in rural subdivisions.

Question 25 focused on alternative modes of transportation. Again, there was moderate support for most of the ideas. The most popular were providing bike lanes, building sidewalks and creating park-and-ride lots. The least popular were paying for GMTA bus service and building off-road multi-use paths. The written comments show a general consensus that there should be bike lanes or paved shoulders on Route 100 through the entire town. The Joslin Hill/East Warren Road area was also mentioned by a number of respondents as a route that needs a bike lane. There were a lot of comments related to the sidewalk project, both in response to this and other questions. Many respondents do not understand why the proposed sidewalk project from the school to Irasville has not be completed, even though it has been

planned for so long. There was a general consensus that sidewalks are needed in this corridor. Many respondents also suggested park-and-ride locations - the Pines rest area being one of the most frequently cited.

Question 26 provided respondents with an opportunity to comment on transportation issues. In addition to the comments described above, there were a number related to bus service - both the need for it and the uncertainty with whether there would be enough ridership. Several respondents pointed out how few children are riding school buses and are instead being dropped-off by parents.

Question 27 asked about the best way for the town to communicate with residents. The Valley Reporter was the most popular and MRVTV was the least popular. Nearly half supported use of the town website or email.

Question 28 focused on the issue of a municipal wastewater treatment system. The results and written comments show the lack of consensus and confusion that exists on this topic. More respondents disagreed than agreed with the idea that municipal wastewater is needed to support economic development. Yet in response to Question 9, a larger number supported providing municipal water and wastewater to support affordable housing. Somewhat more people agreed than disagreed that wastewater should serve a larger area than currently proposed, that wastewater in Irasville/Waitsfield Village would benefit the town as a whole, and that wastewater would result in too much development. The statement that the fewest respondents disagreed with was that the system should be paid for by those who would use it. Many of the written comments on the wastewater issue expanded on that theme. A number of respondents feel that the town taxpayers are being asked to pay for infrastructure that will greatly increase the value and development potential of land owned by a relatively small number of individuals/entities, and therefore those benefiting the most should pay the most. Other comments expressed an exasperation with the issue not being decided in a timely and efficient manner. Those expressing support for the wastewater system generally cited the desirability of compact, higher-density development.

Question 29 asked respondents how the town is doing with a list of services. Respondents were most satisfied with road maintenance and emergency services. They were least satisfied with planning, economic development, and budgeting and taxes.

Question 30 provided an opportunity for respondents to comment on actions the town should take to improve public infrastructure or municipal services. Most comments related to the wastewater/water projects. Other topics mentioned by multiple respondents included dissatisfaction with the sheriff department's speed enforcement effort and a need for more law enforcement patrols to reduce petty and property crime. A number of respondents commented on the need for a larger and more inviting town library.

Question 31 offered respondents a final opportunity to comment on any topic. There was a diversity of comments on many topics.

1. Is your primary residence in Waitsfield?

197 83% Yes

41 17% No

A. How many years have you lived in Waitsfield?

31 16% Less than 5

44 22% 5 to 9

44 22% 10 to 19

73 37% 20 or more

5 3% No response

B. Where did you move to Waitsfield from?

53 27% Another Vermont town

28 14% Massachusetts

22 11% New York

13 7% Connecticut

61 31% Other

20 10% No response

C. How many people live in your household?

21 16% 1 person

83 42% 2 people

80 41% 3 or more people

1 1% No response

D. How many are age 18 or younger?

16 8% 1 person

64 33% 2 or more people

116 59% None / No response

E. How many are age 65 or older?

25 13% 1 person

24 13% 2 or more people

146 74% None / No response

F. How many are currently employed full-time?

84 43% 1 person

59 30% 2 or more people

53 27% None / No response

G. How many are currently employed part-time?

62 32% 1 person

8 4% 2 or more people

126 64% None / No response

H. How many households include at least 1 person who is ...?

47 24% a. Self-employed, working from home

36 18% b. Self-employed, working outside home

63 32% c. Working for someone else from home

65 33% d. Working for someone else outside home

37 19% e. Stay at home parent/caregiver/homemaker

110 56% f. Retired

27 14% g. In school

49 25% h. Unemployed

I. How many households include at least 1 person working in ...?

95 48% a. Waitsfield

38 19% b. Warren

33 17% c. Montpelier/Berlin

36 18% d. Waterbury

39 20% e. Chittenden County

95 48% f. Other community

Non-Resident Property Owners

L. Do you own...?

16 39% a. A second home in Waitsfield

1 2% b. Residential rental property in Waitsfield

7 17% c. Commercial property in Waitsfield

6 15% d. Undeveloped land in Waitsfield

7 17% e. Other

M. How many years have you owned property in Waitsfield?

4 10% Less than 5

5 12% 5 to 9

8 20% 10 to 19

16 39% 20 or more

8 20% No response

2. Do you think the rate of economic development in Waitsfield is...?

| | | |
|-----|-----|---------------|
| 101 | 42% | a. Too slow |
| 82 | 35% | b. Just right |
| 5 | 2% | c. Too fast |
| 41 | 17% | d. No opinion |
| 9 | 4% | No response |

3. Do you support continued commercial development in Irasville?

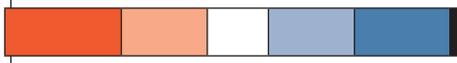
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|-----|-----|--|
| 191 | 80% | a. Yes |
| 23 | 9% | b. No, town doesn't need more commercial |
| 9 | 4% | c. No, commercial should go somewhere else |
| 6 | 3% | d. No opinion |
| 9 | 4% | No response |

3.A. Would you rather see Irasville ...?

| | | |
|-----|-----|---|
| 40 | 17% | a. Continue to develop as it has in previous decades - a primarily commercial and light industrial area where most people drive from place-to-place, most buildings are single-story and few people live. |
| 154 | 65% | b. Develop more like a downtown, where people are likely to walk between destinations, there are multi-story buildings, and there is a mix of business and residential uses |
| 12 | 5% | c. Other |
| 4 | 2% | d. No opinion |
| 27 | 11% | No response |

4. What is your level of agreement with the following?

4.A. Of options a-h, which most closely expresses your preference for where/how the majority of Waitsfield's commercial dev. should occur? (1=strongly agree, 2=agree, 3=neutral, 4=disagree, 5=strongly disagree, NR=no response, PREF=selected as top preference)

| | 1 | 2 | 3 | 4 | 5 | NR | PREF | |
|--|----|-----|----|----|----|----|------|--|
| a. New businesses should be located in Waitsfield Village and Irasville. | 61 | 45 | 32 | 45 | 50 | 5 | 61% |  |
| b. New businesses should be located on Route 100 south of Irasville. | 18 | 67 | 70 | 43 | 28 | 12 | 3% |  |
| c. New businesses should be located on Route 100 north of the village. | 21 | 64 | 63 | 46 | 33 | 11 | 2% |  |
| d. Existing businesses on Route 100 south should be allowed to expand. | 54 | 98 | 50 | 18 | 11 | 7 | 0% |  |
| e. Existing businesses on Route 100 north should be allowed to expand. | 50 | 105 | 42 | 17 | 17 | 7 | 1% |  |
| f. New businesses should locate near existing businesses on Rt. 100 north. | 24 | 56 | 56 | 56 | 35 | 11 | 2% |  |
| g. New businesses should locate near existing businesses on Rt. 100 south. | 26 | 61 | 62 | 49 | 30 | 10 | 3% |  |
| h. Businesses should be allowed to locate anywhere in town. | 53 | 65 | 31 | 16 | 61 | 12 | 8% |  |

5. Regarding home businesses, do you think the town should...?

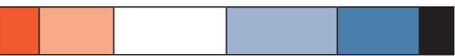
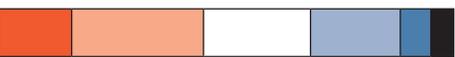
| | | |
|-----|-----|--|
| 132 | 56% | a. Continue with its current regulations |
| 12 | 5% | b. Further limit the size or impacts of home businesses (employees, traffic, parking, storage, etc.) |
| 65 | 27% | c. Allow for larger or more intensive home businesses (more space, more employees, etc.) |
| 16 | 7% | d. No opinion |
| 13 | 5% | No response |

7. Do you think the rate of residential development in Waitsfield is...?

| | | |
|-----|-----|---------------|
| 31 | 13% | a. Too slow |
| 118 | 50% | b. Just right |
| 29 | 12% | c. Too fast |
| 39 | 16% | d. No opinion |
| 21 | 9% | No response |

8. What is your level of agreement with the following?

8.A. Of options a-g, which most closely expresses your preference for where/how the majority of Waitsfield's residential dev. should occur? (1=strongly agree, 2=agree, 3=neutral, 4=disagree, 5=strongly disagree, NR=no response, PREF=selected as top preference)

| | 1 | 2 | 3 | 4 | 5 | NR | PREF | |
|--|----|----|----|----|----|----|------|--|
| a. New homes should be built in the Waitsfield Village / Irasville area. | 30 | 50 | 58 | 50 | 34 | 16 | 13% |  |
| b. New homes should be built along Route 100. | 21 | 39 | 59 | 58 | 43 | 18 | 1% |  |
| c. New homes should be built in small clusters of homes scattered throughout Waitsfield's rural areas. | 32 | 56 | 61 | 47 | 26 | 16 | 16% |  |
| d. New homes should be built in a limited number of new, higher-density settlements in Waitsfield's rural areas. | 24 | 48 | 64 | 53 | 33 | 16 | 13% |  |
| e. New homes should not be concentrated in any one area, but should be spread around town. | 38 | 69 | 56 | 47 | 16 | 12 | 13% |  |
| f. New homes should not be built close together. | 26 | 37 | 69 | 62 | 30 | 14 | 2% |  |
| g. New homes should be built wherever the land is suitable. | 43 | 72 | 52 | 38 | 21 | 12 | 18% |  |

9. Would you support Waitsfield doing the following to address the issue of affordable housing?

| | | |
|-----|-----|---|
| 65 | 27% | a. Reducing the minimum lot size below 1 acre |
| 112 | 47% | b. Allowing higher-density development in exchange for creation of affordable units |
| 80 | 34% | c. Providing municipal water to a larger area of town than currently planned |
| 114 | 48% | d. Providing municipal wastewater to the Waitsfield Village/Irasville area |
| 80 | 34% | e. Acquiring town land for affordable housing |
| 34 | 14% | f. Using local taxes or fees to subsidize affordable housing |

11. Should the town contribute to its conservation fund for the purpose of purchasing or conserving open space and agricultural land?

| | | |
|-----|-----|---------------|
| 174 | 73% | a. Yes |
| 30 | 13% | b. No |
| 18 | 8% | c. No opinion |
| 16 | 7% | No response |

11. A. How should money be raised for the conservation fund?

| | | |
|-----|-----|---|
| 157 | 90% | a. Donations. |
| 125 | 72% | b. An impact fee on new development. |
| 76 | 44% | c. A transfer tax levied on property sales. |
| 17 | 10% | d. A local sales tax. |
| 27 | 16% | e. A local rooms & meals tax. |
| 18 | 10% | f. An increase in the property tax. |

12. Would you support Waitsfield doing the following to address the issue of water quality in the Mad River?

| | | |
|-----|-----|--|
| 124 | 52% | a. Offering education on pollution prevention |
| 158 | 66% | b. Changing road maintenance practices in order to reduce stormwater run-off and erosion |
| 147 | 62% | c. Requiring new development to manage stormwater on-site through retention and infiltration |
| 145 | 61% | d. Planning for a coordinated stormwater management system for the Irasville/Waitsfield Village area |
| 120 | 50% | e. Increasing the width of the buffers required along Waitsfield's streams |

13. Do you agree that Waitsfield needs to do more to prevent impacts to the following resources from development?

13.A. Of options a through m, which resource do you think is most at risk due to development?

(1=strongly agree, 2=agree, 3=neutral, 4=disagree, 5=strongly disagree, NR=no response, RISK=selected as most at risk)

| | 1 | 2 | 3 | 4 | 5 | NR | RISK | |
|-------------------------------------|-----|----|----|----|----|----|------|--|
| a. Large areas of contiguous forest | 105 | 73 | 36 | 8 | 4 | 12 | 11% | |
| b. Wildlife habitat | 74 | 93 | 47 | 10 | 4 | 10 | 9% | |
| c. Wildlife travel corridors | 99 | 76 | 40 | 8 | 4 | 10 | 3% | |
| d. Land being actively farmed | 116 | 70 | 30 | 9 | 4 | 8 | 12% | |
| e. Open land not actively farmed | 80 | 83 | 42 | 13 | 10 | 9 | 17% | |
| f. Mad River | 115 | 74 | 31 | 5 | 3 | 9 | 10% | |
| g. Small tributaries and streams | 82 | 98 | 37 | 6 | 5 | 9 | 0% | |
| h. Wetlands | 74 | 84 | 55 | 9 | 4 | 11 | 1% | |
| i. Flood and erosion hazard areas | 83 | 96 | 34 | 8 | 3 | 13 | 2% | |
| j. Visible ridgelines and hillsides | 86 | 85 | 44 | 8 | 6 | 9 | 7% | |
| k. Scenic vistas | 68 | 87 | 58 | 10 | 5 | 10 | 4% | |
| l. Scenic roads | 66 | 89 | 50 | 18 | 7 | 8 | 2% | |
| m. Historic buildings | 79 | 84 | 51 | 9 | 6 | 9 | 2% | |

15. Are you engaged in the following?

| | | |
|----|-----|---|
| 1 | 0% | a. Farming as a primary income source |
| 9 | 4% | b. Farming as a supplemental income source |
| 1 | 0% | c. Raising dairy cows |
| 5 | 2% | d. Raising cattle, pigs, sheep, other livestock |
| 5 | 2% | e. Growing field crops |
| 13 | 5% | f. Growing hay |
| 7 | 3% | g. Keeping horses |
| 21 | 9% | h. Keeping poultry |
| 7 | 3% | i. Producing maple syrup |
| 6 | 3% | j. Growing produce for sale |
| 92 | 39% | k. Growing produce for home consumption |

18. Would you support Waitsfield doing the following to address energy issues?

| | | |
|-----|-----|---|
| 109 | 46% | a. Requiring a higher standard of energy efficiency for newly constructed single-family homes than currently required by state law |
| 118 | 50% | b. Requiring a higher standard of energy efficiency for newly constructed buildings other than single-family homes than currently required by state law |
| 76 | 32% | c. Allowing higher-density development in exchange for more energy efficient buildings |
| 102 | 43% | d. Allowing higher-density development in exchange for on-site generation of renewable energy |
| 113 | 47% | e. Providing alternative transportation options |
| 92 | 39% | f. Harvesting wood for biomass energy use from the town forest |
| 120 | 50% | g. Promoting higher-density, mixed-use development in the Waitsfield Village/Irasville area |
| 121 | 51% | h. Increasing the maximum allowed height for off-grid wind turbines from 50 to 100 feet. |
| 163 | 68% | i. Generating renewable energy on town buildings or properties. |

16. Would you support expanding opportunities for agriculturally-related businesses in the rural parts of town?

| | | |
|-----|-----|---------------|
| 178 | 75% | a. Yes |
| 15 | 6% | b. No |
| 20 | 8% | c. No opinion |
| 25 | 11% | No response |

17. What statement comes closest to your position regarding construction of a wind farm in Waitsfield?

| | | |
|-----|-----|--|
| 56 | 24% | a. I would support any wind farm project. |
| 123 | 52% | b. I probably would support such a project, but I would need to know the details. |
| 27 | 11% | c. I doubt that I would support such a project, but I would not want to reject the idea without knowing the details. |
| 9 | 4% | d. I would not support any such project. |
| 0 | 0% | e. No opinion |
| 23 | 9% | No response |

19. Would you support efforts to establish a Clean Energy Assessment district in Waitsfield?

| | | |
|-----|-----|---------------|
| 130 | 55% | a. Yes |
| 36 | 15% | b. No |
| 44 | 18% | c. No opinion |
| 28 | 12% | No response |

21. What is your level of agreement with the following?

(1=strongly agree, 2=agree, 3=neutral, 4=disagree, 5=strongly disagree, NR=no response)

| | 1 | 2 | 3 | 4 | 5 | NR | |
|---|----|----|----|----|----|----|--|
| a. The Mad River Path should be designed primarily for recreation | 86 | 81 | 44 | 14 | 2 | 11 |  |
| b. The Mad River Path should be designed to allow people to commute from home to work/school or to travel to destinations like shopping or services | 94 | 75 | 40 | 5 | 13 | 11 |  |
| c. The town should be more actively involved in maintaining, designing and constructing the Mad River Path | 59 | 82 | 45 | 24 | 16 | 12 |  |

22. Do you support efforts to extend and connect the existing segments of the Mad River Path?

| | | |
|-----|-----|---------------|
| 203 | 85% | a. Yes |
| 5 | 2% | b. No |
| 8 | 3% | c. No opinion |
| 22 | 10% | No response |

22.A. Would you support Waitsfield taking any of the following actions in support of the path?

| | | |
|-----|-----|--|
| 130 | 55% | a. Using town employees and equipment to maintain the Mad River Path |
| 96 | 40% | b. Using funds raised from property taxes to acquire land or rights-of-way for the path |
| 118 | 50% | c. Using funds raised from fees or non-property taxes to acquire land or rights-of-way for the path |
| 173 | 73% | d. Offering landowners who donate land and/or rights-of-way for the Mad River Path a reduction or rebate on their property taxes |
| 33 | 14% | e. Using eminent domain to acquire land and/or rights-of-way for the Mad River Path if owners are unwilling to donate or sell |

23. Should the town work with partners to develop an interconnected system of off-road paths and trails to attract visitors to the valley year-round?

| | | |
|-----|-----|---------------|
| 169 | 71% | a. Yes |
| 26 | 11% | b. No |
| 21 | 9% | c. No opinion |
| 22 | 9% | No response |

23.A. What type of trail users should the valley attract?

| | | |
|-----|-----|---|
| 190 | 80% | a. Non-motorized (hikers, bicyclists, skiers) |
| 51 | 21% | b. Snowmobilers |
| 13 | 5% | c. ATV riders |
| 98 | 41% | d. Horseback riders |

24. Should the town require new development to...?

| | | |
|-----|-----|---|
| 137 | 58% | a. Provide sidewalks in Waitsfield Vil. / Irasville |
| 118 | 50% | b. Provide paths/trails in Waitsfield Vil./Irasville |
| 19 | 8% | c. Provide sidewalks in rural subdivisions |
| 97 | 41% | d. Provide paths/trails in rural subdivisions |
| 135 | 57% | e. Maintain access to existing trails on the property |
| 98 | 41% | f. Connect to trails on neighboring properties |

25. Would you support the town doing the following to support alternative modes of transportation?

| | | |
|-----|-----|---|
| 102 | 43% | a. Creating one or more park-and-ride lots. |
| 57 | 24% | b. Paying around \$20,000 per year for GMTA bus service between Waitsfield & Montpelier. |
| 89 | 37% | c. Expanding service provided by the Mad Bus. |
| 114 | 48% | d. Building sidewalks. |
| 127 | 53% | e. Widening roads to provide bike lanes. |
| 69 | 29% | f. Building off-road multi-use paths. |
| 87 | 37% | g. Promoting higher-density, mixed-use development in the Waitsfield Village/Irasville area |

27. What ways would you like the town to share information with you?

| | | |
|-----|-----|-------------------------------|
| 75 | 32% | a. U.S. Postal Service |
| 111 | 47% | b. Email |
| 67 | 28% | c. Town newsletter |
| 115 | 48% | d. Town website |
| 160 | 67% | e. Valley Reporter |
| 65 | 27% | f. MRVTV cable access channel |
| 93 | 39% | g. Public meetings |

28. What is your level of agreement with the following? (1=strongly agree, 2=agree, 3=neutral, 4=disagree, 5=strongly disagree, NR=no response)

| | 1 | 2 | 3 | 4 | 5 | NR | |
|--|----|----|----|----|----|----|--|
| a. Municipal wastewater is needed to support economic development in the Waitsfield Village / Irasville area. | 55 | 35 | 46 | 58 | 33 | 11 | |
| b. Municipal wastewater for the Waitsfield Village / Irasville area should be paid for by only those who will use it. | 63 | 61 | 69 | 25 | 6 | 14 | |
| c. Municipal wastewater, if installed, should serve more than the Waitsfield Village / Irasville area. | 53 | 59 | 59 | 25 | 23 | 19 | |
| d. Municipal wastewater serving the Waitsfield Village / Irasville area would benefit the whole town. | 53 | 54 | 64 | 34 | 22 | 11 | |
| e. A less expensive option to provide municipal wastewater in the Waitsfield Village / Irasville area should be found. | 46 | 68 | 56 | 40 | 11 | 17 | |
| f. Providing municipal wastewater anywhere in Waitsfield will result in too much development. | 65 | 47 | 34 | 34 | 46 | 12 | |

29. How is the town doing with the following? (1=very good, 2=good, 3=okay, 4=poor, 5=very poor, NR=no response)

| | 1 | 2 | 3 | 4 | 5 | NR | |
|--|----|-----|----|----|----|----|--|
| a. Running the town on a daily basis | 22 | 93 | 86 | 19 | 2 | 16 | |
| b. Budgeting and taxes | 25 | 70 | 61 | 49 | 16 | 17 | |
| c. Promoting economic development | 23 | 66 | 57 | 51 | 23 | 18 | |
| d. Planning for the future | 10 | 36 | 93 | 70 | 14 | 15 | |
| e. Regulating new development | 55 | 75 | 53 | 26 | 13 | 16 | |
| f. Enforcing speed limits | 32 | 64 | 71 | 37 | 23 | 11 | |
| g. Enforcing zoning regulations | 86 | 64 | 47 | 15 | 5 | 21 | |
| h. Maintaining roads | 66 | 106 | 45 | 9 | 5 | 7 | |
| i. Providing fire protection | 80 | 96 | 38 | 10 | 8 | 6 | |
| j. Providing emergency medical response | 80 | 81 | 52 | 10 | 4 | 11 | |
| k. Reducing crime | 27 | 81 | 66 | 34 | 15 | 15 | |
| l. Providing public education (K-12) | 46 | 93 | 62 | 25 | 5 | 7 | |
| m. Providing adult education opportunities | 20 | 56 | 80 | 39 | 17 | 26 | |
| n. Offering public library services | 33 | 74 | 65 | 46 | 10 | 10 | |
| o. Providing for public recreation | 19 | 85 | 73 | 34 | 13 | 14 | |
| p. Providing senior citizen services | 37 | 91 | 69 | 11 | 2 | 28 | |

WRITTEN COMMENTS

Question 1B

- 6. CT to VT to CO to WA to VT
- 16. VT, NC & GA
- 25. VT & WA
- 39. Abroad
- 68. Born here, but lived in NY & VT
- 71. MD & PA
- 81. NY & UK

Question 1I

- 8. Duxbury
- 15. Moretown
- 17. Moretown
- 20. Duxbury
- 26. Middlebury
- 29. Moretown
- 31. Fayston
- 36. Burlington, Boston, NYC
- 44. Stowe
- 49. Fayston
- 74. Fayston, VT
- 80. All over VT
- 205. Northfield
- 207. Valley
- 213. Goes to job sites everywhere.
- 220. Stowe
- 227. Self-employed working from home and out.
- 231. Varies depending on the job site.
- 233. Stowe

Question 1J

- 1. Consultant
- 3. Dental hygienist in Waitsfield. Chef at Sugar-bush.
- 5. Administrative [illegible]
- 7. Nonprofit director and college professor
- 10. Teachers
- 12. Real estate

- 15. Librarian. Custodian.
- 17. Self-employed tin smith. Teacher.
- 19. Speech pathologist. Insurance agent.
- 22. Financial services.
- 24. Attorney. Housewife.
- 26. Minister. Teacher.
- 28. Seasonal ski.
- 30. Massage therapist. Baker.
- 32. Contractor. Banker.
- 36. Interior designer.
- 38. Business manager. Retail.
- 40. Librarian.
- 42. Ski tickets.
- 44. Senior manager.
- 46. IT manager. Physical therapist.
- 49. Teacher. Seasonal lift op.
- 52. Cosmetologist. Heavy equipment operator. Mental health care.
- 54. Piano teacher. Electrical engineer for MD company.
- 58. Self-employed construction.
- 60. Graphic designer. Academic advisor.
- 66. Cleaning.
- 70. Server. Bartender.
- 74. Teacher. Ski coach.
- 77. Inventor. Marine biologist.
- 79. Electrical engineer.
- 81. CFO. Massage therapist.
- 84. Real Estate Consultant and appraiser
- 87. Entrepreneur/Sales Retired Architect/part-time consultant
- 90. My husband is a self-employed cabinetmaker who works from our home but his jobs take him to all the areas in I. I am an educational administrator for the State of Vermont.
- 93. Educator and Hospital Finance
- 95. Real estate sales.
- 97. Non profit CEO consultant
- 99. Local Media Teacher/Consultant
- 101. Jim works part-time at tempest Book shop, Waitsfield and is a freelance graphic designer and

- writer. Judy is retired and Curator of the Waitsfield Historical Society
104. Interior designer
106. Marketing. Public Relations.
108. Energy-Information Technology Project Manager Homestead Manager
110. Project Manager, Energy Efficiency
112. Electrical Engineer, Mechanical Engineering Manager
114. Planner Caregiver for pre-school child.
116. Publisher, trade newsletter
118. Engineer, and freelance marketing/copy writer.
120. Corporate strategy
122. State Employee; Company president.
124. My wife and I co-own a small business.
126. Accounting, office management
128. Accountant, Office Manager
130. Town zoning administrator book editor (part time)
133. Local government, planning
135. Physical Therapist Hospital EMR Designer
138. Educator Ski Racing coach Camp Director
140. Contractor, Banker
142. Web Developer, part-time substitute school bus driver
144. Part time real estate management
147. Education field
150. Both are energy analysts
152. Investment Operations Manager Forester
156. Planner
158. Senior Project Manager Consultant
161. Builders
163. Business owners
165. Lawyer; medical technologist
168. Teacher Dept. of Education
172. Publisher of local Guidebook, coordinator for local arts festival
177. Emergency management/hazard mitigation specialist
179. Forester
181. Owner of company with 15 employees
183. Self-employed grant writer; bookkeeper. Self-employed carpenter
185. Teacher and lawyer
188. School administrator
190. Medical Practice Management Implementation
193. Biologist at Fish and Wildlife and an engineer for a small consulting firm.
195. Real Estate Consultant and appraiser
197. Graphic designer - owner small business. Physical therapist.
199. Partner. Sales.
203. Carpenter. Painter.
205. Plumber. Architect.
208. Graphic designer. Retail sales.
210. Consultants.
212. Farming.
215. Carpentry. Health care.
218. Program director. Realtor.
220. Special educator. Builder.
222. Real estate manager.
225. Business owner. Teacher.
227. Chef, owner-operator.
229. Construction.
231. Administrative assistant. Electrical contractor.
233. Landlord. Fitness instructor.
238. Bookkeeper/receptionist. Artist.
- Question 1K**
4. Mattapoisett, MA
37. Warren, VT
48. Shelburne, VT
57. Stamford, CT
61. Haddam, CT
63. Fayston, VT
85. Fayston, VT
89. Moretown, VT
92. Wyckoff, NJ

- 102. Weston, MA
- 127. Warren, VT
- 132. St. Johns, FL
- 134. Glastonbury, CT
- 149. Fayston, VT
- 157. Fayston, VT
- 159. Old Greenwich, CT
- 162. Warren, VT
- 167. Fayston, VT (on the line)
- 170. Granville, VT
- 174. Moretown, VT
- 182. Fayston, VT
- 187. Fayston, VT
- 191. Warren, VT
- 201. York, PA
- 206. Moretown, VT
- 216. Springfield, MA
- 224. Boston, MA
- 235. Weston, MA
- 237. Norwich, VT

Question 2

- 16. In between too slow and just right.
- 37. We have lost several great businesses - MR Canoe, CEC, Northern Power.
- 77. I don't believe it! As Waitsfield lost 84 employees when Mad River Canoe pulled out!
- 227. Statistics??
- 234. Natural progression given the nature of the valley economy.

Question 3

- 1. People are making purchases via internet and there is still room in business park up the road.
- 4. Irasville more like a downtown but not with multi-story buildings.
- 6. More walking, less car dependent!
- 16. Yes, but only to a certain degree. Irasville should develop as a variation on a downtown where agriculture and eco-zones are embraced.

- 23. Commercial should go north or south on Route 100.
- 25. Irasville more like a downtown but with a heavy emphasis on being business development friendly.
- 32. Commercial should go north of town.
- 49. But where?
- 51. Commercial should go on Route 100 from Kenyon's to Haps.
- 55. Mix of A & B.
- 58. We have to grow. We can't afford what we pay now.
- 67. No multi-story or box stores.
- 77. More industry.
- 89. On Rt 100 north of town.
- 91. It should not be in Irasville because the previous plan was created so long ago. Irasville is a wetland and cannot support any denser development. Why not use the spaces available such as around the Valley Professional Center or at the old North Wind space. Waitsfield is incapable of supporting large commercial development due to its geographical location and poor services.
- 172. I said no, because I think the entire plan needs to be revamped. The shopping centers are still extremely automobile-centered, and new developments only exacerbate the problem. Take a look at the last 3 renovations in Mad River Green!!! And the Village Square design is beyond hopeless. We need: 1) A town green. Mad River Green--where the Farmers Market is--could work if it wasn't backed up to the trashy back doors of the shopping center's existing businesses. 2) A town hall. The Waitsfield School doesn't cut it. The Valley Players could work? 3) A better visitors center, next to/in the town hall, set on the town green. The Wait House is too removed from Irasville to be effective (or is it visa versa). 4) A walkable streetscape. 5) Sidewalks. Sidewalks. Did I say sidewalks. 6) A better sense of 'here you are in THE MAD RIVER VALLEY (issue of the 4 towns' identities with MRV and Sugarbush--needs to get fixed!!!
- 191. Some in the Bridge Street area and some in the RT 17 area and just south of there as an extension of Irasville

- 206. Downtown-type development should be allowed, but not necessarily required.
- 211. Develop within village framework.
- 213. Downtown-type development but no multi-story.
- 219. Location depends on what kind of commercial. Have trouble sustaining small businesses that are here.
- 223. 1-story shops.
- 227. Need to fill existing commercial space first.
- 229. More like “a” than “b” but with 1 1/2 and 2 story buildings, many clustered around shared (off-street) parking.
- 233. Commercial should go to a place which can handle construction/building associated with commercialization.
- 237. Leave it alone.

Question 4

- 6. b. That would sprawl development. c. More sprawl! d/e. If you can’t mindfully expand in your current location why wouldn’t you move to Waterbury or Montpelier, etc.! f/g. This is ideal but not all small businesses can afford rent of “downtown” properties. h. We should encourage small businesses of all kinds and even from private homes too!
- 25. Existing and new business ventures should not be thwarted and should all be considered.
- 31. b/c - No land available! Prefer f, but there is limited space!
- 37. a. Strongly agree with new businesses in Irasville but not really in Waitsfield Village.
- 45. This is just a push poll. It’s wasting my time. It’s already fully developed.
- 49. But where?
- 208. This is a hard question. Business should be located in business zone except home businesses.
- 211. Prefer a, b & c.
- 219. This is too vague. It totally depends on kind of business. Tricky and unfair question.
- 233. New = small, not big.
- 237. There is enough development.

Question 6

- 2. Help support existing businesses by marketing collectively the valley.
- 5. Incentives for livable wage and above new jobs - tax breaks. Infrastructure in Irasville for new jobs - [illegible] current use.
- 7. Coordinate Chamber activity to market the Valley more thoughtfully.
- 12. Change the difficult process of doing business here. Study successful models and adapt.
- 14. Create public rest rooms.
- 16. Fill in existing business spaces. Provide incentives for folks with creative, progressive, community-enhancing ideas.
- 18. Waitsfield economy fits the Valley very well.
- 20. Town Boards must be business friendly. They have the appearance of not being friendly.
- 22. Sidewalks. Bikeway. Expand connection of towns and ski resorts. Business Council.
- 25. Support and work w/ businesses at the ski area especially.
- 27. Encourage green/non-polluting businesses that provide needed products/services. Protect the environment and beautiful landscape.
- 29. Reduce the taxes on new businesses. Be more friendly to new businesses.
- 31. Waitsfield looks the same as when I first lived here 36 years ago. It may be quaint for tourist for a day or two, but it has many faults - septic, water, unsightly sidewalks, curbs, roads with no space for bikers, etc.
- 34. Don’t hassle every permit application. Work with (not versus) applicants!!
- 36. Septic/sewers.
- 38. Lighten up on existing businesses. We are lucky they are here. Apply this great planning to new businesses.
- 43. Advertising that there are jobs in Waitsfield.
- 45. Zero - businesses can take care of themselves. No more promotion, no more tax breaks, no more bailouts.
- 49. Better infrastructure! Sidewalks, curbs, water, sewage. Bury utilities on Route 100 (very unsightly for beautiful town).

51. Encourage the Chamber or other agency or individual to market our town.

53. Increase number of progressive members of the Selectboard.

55. Develop sewer and water. Paved sidewalks throughout town center. Require businesses to improve their appearance.

58. Change zoning to encourage new growth.

61. Adjust zoning to allow flexibility on specific situations without establishing a precedent.

64. People friendly. Business friendly. Positive public advertisement. Maintain attractive and clean environment.

66. Advertise events and not just in the paper. A banner at either end of town, just a thought.

68. Allow expansion north on Route 100.

71. Create a marketing group.

73. Encourage more in tourism.

75. Tax incentives.

77. Be more friendly!! Let us work.

79. Lower taxes.

81. Septic and water system. Rezone Irasville.

83. Tax incentives and tax breaks

85. Make the permitting easier.

87. We feel strongly that all discussions about what should be done to promote Waitsfield's economy should be Valley wide. It is Irasville that is the hub of our community business, not to mention that almost every business in the Valley is for the community of the Valley. There should be regular open discussions that are open to all in the four towns. The requirement that all new construction in the commercial zones be two-story is an excellent ordinance, however, it should take into consideration what kind of business will be in the first floor. There are businesses where placing an apartment over it is not appropriate (i.e. an auto repair garage, a manufacturing industry that makes noise with its machines, etc.) There should be a tax advantage to the person who wishes to build a two-story building to house their business on the first floor and provide affordable housing on the second floor. There should be programs to encourage both the new and existing businesses to communicate to each other what works and what doesn't work

based on their experiences. The signage ordinance needs to encourage design and creativity, not mundane signs where all the fonts are the same for all the businesses. Each font should express the type of business it is. The listing of businesses all in the same font is eyewash - very few people read them as they are whizzing by in a car. Sandwich signs should be permitted, period.

90. Make the physical infrastructure of the town better -- roads, sidewalks, water and septic.

92. Repave Rt 100, add sidewalks

94. Allowing SLIGHTLY larger home businesses, and encouraging home businesses altogether would lessen the impact of new construction. We don't need anymore enormous buildings such as the medical center that seems so out of place where it is. That is simply not consistent with the town. Too many more huge businesses and creating a 'huge' Irasville center is the start of another Tafts Corner. Or Stowe. We don't have the road structure for this!

97. Water project sidewalks bike lanes proactive vision for Irasville development

99. Clean and paint buildings along RT 100

101. Promote home businesses within the above specifications and invite new businesses who can conform to very carefully thought out green specifications

103. Tax incentives for businesses that invest in renewables, low impact transportation , etc

105. Go green! Promote renewable energy, cottage industries; local agriculture hub

107. Local agriculture Farmer's market year round Renewable energy

111. Allowing successful businesses to expand within the town, and not have to move jobs elsewhere. This may mean relocating from a private residence, as mentioned in question 5, but would still enable/support the business to stay in the valley.

113. I'm not familiar enough with the issue to know what jobs people in Waitsfield are needing, but I would look to match our employable people with jobs they can do. I'd love to see Waitsfield have businesses which are green- either designing or manufacturing green technology- or businesses which work for a better

world- non-profits, schools, arts communities, etc. I'd also love to see us focus on agriculture-keeping the working landscape and increasing the local food supply. Artisanal food producers? Small scale alternative energy companies?

115. Encourage people to “spend-locally” as the first option in any commercial transaction

117. Save the Village! Encourage and assist businesses in Waitsfield Village. Promote pedestrian and bicycle access to all areas.

119. I feel that it would be important to develop business outside the tourism sector by supporting businesses that exists in that niche such as Small Dog, Baked Beads, Vt. Canoe, Verilux etc. By supporting these businesses it would communicate a more business friendly environment. I think tax incentives for keeping businesses in the Valley and attracting others would be beneficial.

121. Over the past several years, Waitsfield has developed a reputation for being intransigent towards existing business, new business, and conservation. We have seen numerous established business depart, and few new business arise, and a town plan that seems more driven by a desire to promote ‘development’ (e.g., construction) rather than sustainable local commerce. Headlines and public debate have been focused on the water project, the Turner cow underpass, the fiasco involving the town pond, and meanwhile we see Mad River Canoe and Northern Power (businesses we should have been proud of) leave, Small Dog thwarted in their efforts to develop, and very few new enterprises emerge (the Yaks and 1% are notable exceptions). If we want successful and sustainable economic development, we need sidewalks and at least one crosswalk, slower speed limits, a bike/walking path which is actually contiguous safe and attractive... in short, a village that feels like a Village rather than a strip mall along the highway. That will create a place where people with portable business will want to move, live and work; where merchants can attract visitors to a vibrant village/shopping district; and where local residents can safely get around our very small town without having to drive all the time. What we don't need is local contractors to make shed loads of money building more fancy vacation homes for out of staters at the expense of our natural resources.

125. I do not believe it is the government's job to promote the economy anymore than it is its job to suppress the economy. Tax incentives ARE NOT the answer - we have already been burned by that once... The entire Town votes on local tax stabilization for farmers. I suppose one could argue that it is still the gov't that initiates the vote at Town Meeting.

127. Better downtown area for walking

129. Upgrade the infrastructure including the roads, sidewalks, and septic in the Village area.

131. Increased effort to make Irasville more of a downtown and increase residential & commercial businesses located there.

133. Develop water and wastewater infrastructure. Improve pedestrian facilities (sidewalks, crosswalks, benches, wayfinding signs) Improve cell phone coverage. Develop a local gift certificate program ‘Mad Money’ that can be spent at any participating business.

135. Use common sense. An example of NO common sense is ... the barriers the town of Waitsfield has made for Troy Kingsbury @ the VG to build a roof over his gas pumps .. WHAT a joke, the expense he has gone thru with designs has be enormous. His presentation to the DRB was very impressive and he still can't start construction. The DRB has to interrupt the law, using the ‘intent’ of the law, if they only follow the exact word of the law/ordinance, why not use a computer, at least one would get their decision within seconds.

138. Better sidewalks and bike lanes and generally better road maintenance, allowing people easy access between shops. Encourages bike tours and bike races and other seasonal income making projects. Also municipal water/septic to allow existing business to continue to grow and keep the town center active.

140. There seem to be so many loop-holes and regulations to navigate in order to run a business. Taxes are a deterrent. Chamber fees are incredibly high for the small/average business.

142. Business Incubators, bring in businesses that support agriculture - i.e. milk processing - but limit size, encourage high-tech low environmental/foot print businesses, support entrepreneurs by encourage buy local and/or highlighting local

business-to-business, encourage entrepreneurship in local schools with community support.

144. There is a perception that the Town is anti business. e.g. the problems that Small Dog among others has encountered.

147. Allow small businesses to develop with fewer restrictions, offer small business loans. Encourage small business development. Have functioning sidewalks for walking and road lanes for bicycling and roller blading so people can get around car-free. Have bus service to Montpelier and Barre, Waterbury, Stowe, then to Burlington, so people can get to work and appointments car-free. Also so people can visit the valley from these places easily. Promote the localvore/car free aspect of the area. Have fresh, safe water and sewer under those sidewalks.

149. 1. Concentrate on the town's traditional strengths, recreation, lodging, fine dining and tourism. 2. Encourage more mixed use and home-based small businesses with strict limits to discourage sprawl. 3. Find some way to make Irasville look and feel more like small town Vermont. 4. Make Irasville more accessible to foot traffic (a tall order I know). 5. Encourage (and help if possible) residents and businesses maintain the character of the historic district. 6. Don't spoil the valley. The beauty of either route 100 approach to is unparalleled and irretrievable if lost. We don't need another Stowe. I firmly believe that preservation of the scenic beauty and historic feel of the Mad River Valley are the key to economic development. The people who saw that years ago weren't wrong, they were just a little ahead of the curve.

151. Build the municipal water and wastewater systems as proposed. Promote affordable housing so that Waitsfield workers can afford to live in Waitsfield.

160. Lower property taxes

163. Make the most of the business landscape that already exists which offers more shops and retail and other businesses than so many other towns of similar population. Waitsfield operates rather ideally and needs not more business but rather better systems for cooperation and self promotion among its businesses to maximize their effectiveness. New businesses that promote community services (e.g. a doctors office,

butcher, fish market) make the place work better for locals, decreasing their carbon footprint and simultaneously make Waitsfield more attractive to visitors, and should thus be encouraged and incentivized.

165. Support and advance more public events with Sugarbush and other entities, such as summer concerts, festivals, and theater. Foster creation of a state-renowned mountain biking center by creating more trails and advertising their availability.

167. Stop causing major businesses to leave the area. Allow them to expand, billed up a tax base, that is not solely reliant on the ski industry.

169. Reduce restrictions on permitting and conditional use approvals.

174. Revisit the limitations in the Commercial Park with an eye to expand the potential uses allowed. Develop additional central parking and sidewalks within Waitsfield to encourage parking once and walking for errands.

177. The select board should make a concerted effort to become more 'business friendly' & more accommodating, encouraging both existing businesses and those considering moving to the area. Also, the town should make incentives available for new small businesses to relocate to Waitsfield village/Irasville.

179. Provide water & septic

181. Be more business friendly for all business in the area

183. While I think that growth should occur in the village and Irasville, I'm not really interested in that much more development. I like Bristol -- small, contained, walkable, compact. Montpelier is also great. I don't mind the village of Stowe, but the streets leading everywhere in and out of it are no longer attractive as they are too commercial. If Waitsfield feels that it needs to promote job development in the town, I'm more supportive of non-retail small businesses that employ 5 to 25 people than retail trade. I'm fine with the existing businesses in and out of Waitsfield on Route 100. It seems like a good mix of farm, house and business. I'd hate to see it tip towards business so that more folks don't want to live along Route 100.

185. Marketing through the Chamber, etc. Get water and sewer hooked up. Create incentives for growth in the Village and Irasville.

189. More moderate rental units

191. Make infrastructure to attract Tourism and also light industry, focusing on alt energy technology. For tourism we need more walking and X country ski paths and minivan bus service to trail heads. More things for tourists to do beyond skiing in the winter (more ecology walks, more interesting shops and activities like concerts during main tourist seasons.

193. Develop water and sewer within the village and Irasville areas.

195. The town should retain a professional marketing firm to market the towns objectives, that of course is after the town decides what it wants to be.

196. Tax incentives and tax breaks.

197. Develop a community center (open to public) with indoor pool and a space for club sports, etc. - non Sugarbush related space! Give folks something to do and stay!

199. A business needs good signage placement to survive. I feel the sign regulations are not clear nor currently supportive of local businesses.

201. Think and consider the time we are currently living. It is 2000 not 1900.

204. Water/sewer. Sidewalks. Protect working landscape and rural character. Coordinate with other valley towns.

208. Wish I knew!

211. Promote affordable housing. Discourage McMansions.

213. Cut down on traffic tickets. Taxi cabs. Public transportation. Cut property tax. Create incentives for 2nd home buyers.

217. Have viable cell phone service in the valley. I could leave MA and work in VT if there was cell phone service.

219. Depends - Do you want to be Stowe? If so, then they need to heavily market new growth and capitalize on tourist market/destination spot. If not, then help and continue to encourage and promote small, local, existing business.

222. Attempt to change perception of town being anti-business. Treatment of Small Dog is an example of anti-business bias.

225. Be more flexible with existing businesses desires to expand.

227. To create a goal with the Town of Waitsfield. In unity with all that [illegible] effort towards. Communication. Open minded, charge, "This is difficult and take many years."

232. Tax incentives. Less stringent zoning rules. Encourage small businesses.

234. Allow people to earn a livelihood any way that they can within reason. Waitsfield town officials are way too involved in decision making for private businesses.

236. Lower taxes on non-residents. I'd be more likely to spend money in the valley. Now I feel really pinched.

238. A job is a job in this economy. How do you expect to know what a home business needs. You could be more flexible about events, promotions. Why do you ([illegible] town) seem to be against business doing business. Where is the village grocery canopy!! I think it is four years now, really!

Question 7

5. [illegible] new homes should be clustered.

25. Should correspond to demand.

44. Need for affordable housing.

229. Between b & c.

Question 8

3. Not too close together.

6. Preference A & B.

16. b. Who wants to live on a busy road? Maybe someone does, but I sure don't. Prefer a or d.

22. Prefer F & G.

25. Irasville OK. Village not unless it is replacing.

37. b. Strongly disagree with new homes along Route 100 unless infill. Mix residential and business use.

45. Again, a push pull question. There's plenty of space to be rehabbed.

- 211. Prefer e & f.
- 219. Another tricky, vague question. Very hard to answer within reason.
- 237. No more large scale or medium scale development. Development should be individual homes.

Question 9

- 1. Habitat for Humanity homes
- 9. f. Fees - yes, taxes - no
- 12. First study how much we need.
- 16. Eco-housing.
- 20. Build in the Irasville district.
- 22. None of the above.
- 25. E - with the exception of affordable housing projects.
- 36. Transfer tax on property sales.
- 45. Nothing - leave it alone.
- 61. No easy solution.
- 63. Allow higher density only for affordable housing.
- 66. Fill existing dwellings (empty).
- 68. Explore fed/state funding.
- 78. Develop "in town" housing.
- 84. In statute transferable development rights like Warren. Swap meadowland for development rights
- 92. None of the above
- 94. Limited a & b
- 123. Define affordable
- 135. Use the private sector to build housing, caretaker house.... but not be taxed on its real value, tax reduction, incentive
- 144. I can't answer this question without a definition of affordable housing.
- 151. Tax abatement for developing affordable housing
- 208. Possibly town acquiring land for affordable housing.
- 213. Nothing.
- 217. Job growth and creation. Housing is affordable.

219. This is a bullshit question. What is your definition of affordable housing? Businesses should pay higher taxes and subsidize affordable housing.

- 223. We have enough.
- 233. Nothing.
- 235. Let the market dictate.
- 237. Mandate inclusionary zoning.

Question 10

- 3. Do not cramp people too close together in "affordable housing" style. Too much frustration, crime and negativity.
- 5. Transfer of development rights to save ag land and develop denser housing clusters. Density bonuses for mixed housing development that includes affordable.
- 7. "Incentivize" renewable energy options for both residential and commercial properties [illegible].
- 11. Duplex housing.
- 14. Opinion already stated in questions 8 and 9.
- 16. I support affordable housing, but I also believe that if the government subsidizes housing that a certain amount of accountability should be required of recipients.
- 18. See f above.
- 22. No action. Let the market take care of itself. The town is not a real estate company/regulator.
- 27. More affordable housing. Encourage housing that is energy efficient, fits landscape.
- 30. Should encourage high density housing downtown to reduce new roads that meed maintaining and preserve rural feel; it's a balance between development and agriculture, even downtown.
- 32. Nothing. Let it happen with no town interference.
- 36. Implement all the items in #9 above.
- 40. Consider use of manufactured housing in one area.
- 45. Nothing.
- 48. Build affordable housing near town center and transportation routes.

54. Look at housing above commercial - 2-story buildings.
56. Encourage new business and offer ability to generate lower cost housing.
58. State needs to lower education tax so people can come to the valley.
61. Provide transportation system to more affordable areas outside valley.
64. Form a committee from existing home owners to explore this important issue. Many questions need to be asked. The pros and cons are important.
67. Slow development!
71. Have plans for housing areas.
73. Encourage more middle class rentals like the one's over Bisbee's carpet store. Some people would stay here if there were nicer apartments.
76. The town should be a partner in the acquisition of suitable land for affordable housing.
79. Lower taxes.
81. Rezoning Irasville - reduce lot size. Residential mix commercial. Septic and water.
84. What is the meaning of the question?
87. A town-housing complex with row houses should be built in Irasville once the municipal wastewater is provided to provide more walking residents to our commercial district. This should be upscale housing, not necessarily 'affordable'. Additional 'affordable' housing should be provided with additional businesses that have apartments or co-ops on the second floor.
90. Mostly I don't have a problem with building of new housing throughout the Valley. However, I strongly object to building of McMansions in meadows which destroy the wide vistas and open spaces. Zoning regulations to control the citing of a huge house further from the road and in more secluded areas would be good.
94. Here's what one town did for its citizens: Haarlem, in The Netherlands, was being bought up by Amsterdam residents looking at 'cheap' property 10 minutes away. As the housing prices shot up, the locals couldn't afford to live in their town. In response, the town passed a law requiring anyone wanting to purchase a home in Haarlem to be or do one of three things: 1. Have been a previous resident, or grown up there; 2. had family still there; or 3. rent for 3 years before purchasing property. As a result, prices dropped down to normal, resulting in continuing affordable housing for the locals. It stopped the land-grab by out-of-towners.
97. Promote mixed development of Irasville help citizens picture future landscape given different development trajectories
101. Flexibility in allowing current homeowners to renovate. Not allowing high density cookie cutter developments. Requiring high cost developments to contribute to and support affordable housing.
103. I would like to see the creation of clustered small energy efficient single & multi-units that are placed along traffic routes to minimize travel and maximize community -- Incentives to do so or land reserved/reduced so feasible-
109. Allow for and promote granny flats as rental apartments. Mixed use in Irasville is good.
111. I support building housing in a walkable town center and making sure that affordable housing is integrated and not off in a trailer park-type location.
114. Follow the recommendations in the 2006 Mad River Valley Housing Study. Some of these strategies have been/are being implemented, but others need support and leadership from the town. Examples are establishment of a land bank, employer assisted housing initiatives, allow/encourage creation of new units through adaptive use of existing structures and rehab of larger in-town homes for shared housing or smaller apartments, promote economic development activities that increase local wages, transfer of development rights for properties that are below the 25 acre minimum for Current Use, create development regs and process that creates predictability and straightforwardness, minimum densities in the villages, sewer and water!, secure legislative authority to create a local property transfer tax to finance affordable housing, adopt inclusionary zoning, increase the sq. ft. and % limits on accessory apartments, make it easier for existing accessory apartments to come into compliance (waive fees, designate town staff to assist owner through the process, etc), and waive permit fees for affordable housing.
116. No McMansions

119. In terms of building...I have an issue of telling landowners where they can or how they should build a home. Of course as in any case, there should be some general guidelines in terms new development not negatively impacting existing neighbors and homes....but this can all be incredibly subjective in terms of who should build what, when and where. As long as public infrastructure or natural resources are not significantly impacted in negative ways (the river, traffic flow, wildlife habitat, etc) landowners who pay taxes should be able to build homes and not be forced into specific community clusters, etc. We have to keep a guarded balance between individual land rights and the community good, the latter being difficult to define and incredibly subjective.

125. Continue to look for areas that the land is able to support PUD's, without the added tax burden of a wastewater system. I there are none, then I guess we are at capacity.

128. Revise setback requirements on smaller lots(less than 2 acres).

132. Continue to preserve the charm of the Waitsfield area by not allowing high density development.

135. See above

139. If someone who has money wants to build a house in town let them! Rather than frustrate the hell out of them so they never come back.

144. The town should concentrate on safety and healthy concerns.

147. Make it more affordable to own and to rent here. It's over my ability to afford on my wages here, working full time. I lose money every month and that can't be sustained - I'll have to leave if I can't find a solution.

149. I'm inclined to think we will be best served by integrating low income housing into the town as a whole. Accessory apartments and multi-family buildings that match the Vermont aesthetic strike me as entirely reasonable ways to attract lower income families without significantly encouraging sprawl. I also favor higher density settlements in limited areas.

151. Create tax or zoning disincentives directed at McMansions. Enhance and promote PRD zoning and tax regs that encourage affordable

development and creates a critical mass for public transit.

160. Provide contextually designed infill housing within the village of Waitsfield. Housing units could be provided over ground floor businesses and PUDs that infill the gaps in the streetscape. Create a pedestrian density in the Village with hardscape walkways. Conveniences should be within walkable distances decreasing transportation costs.

163. Make affordable options within a reasonable understanding of what population town can support.

166. I'm not sure, but it would be nice to see less HUGE houses being built and more reasonably sized houses.

170. Do not do low end condos. It will create the "company house" effect.

175. Continue the two story height requirement in the commercial area to encourage affordable housing units with minimal environmental impact, proximity to transportation, and walkability.

177. The town should encourage developers/builders to build new affordable housing by providing tax incentives and other pro-active measures.

179. No opinion

183. This is a tricky one. What is odd about our town is that there are so many second homes. We have lots of housing here -- we just don't have people living in all of it. I am in favor of the town limiting or "dis-incentivizing" second homes. Especially large second homes. Tax them at a higher rate. Make the fees to build or sell them higher. Tax houses for anyone that are over 2500 sq. ft or some such number. Use this income to subsidize affordable rental housing. I like the town's current plan to have mixed housing and commercial development down town. I would be in favor of tearing down some of what is already there and rebuilding w/ commercial on the first floor and residential above.

185. Create incentives for clustering, especially in rural areas. Regulate to prohibit unnecessary fragmentation of rural resource lands, farmland, forestland, etc. Promote affordable housing in designated growth areas.

189. Encourage development of apartments in Irasville and Waitsfield
191. We need affordable seasonal housing for winter workforce and year round residents. Sugarbush should take the lead on building such housing around the valley.
193. Develop sewer and water in town and possibly to areas in rural areas where high-density housing is being proposed within town plan.
195. What is the meaning of the question?
197. Maintain a level of up-keep for dwellings and businesses visible from Route 100 and Bridge Street. Keep historic Waitsfield simple, but promote business to improve signage and appearance.
199. Build small clusters of affordable modular homes and provide municipal wastewater.
201. Not sure.
204. Place cap on the size of new homes to discourage McMansions. Work with CVCLT. Focus on under developed land for redevelopment.
206. Get rid of requirements regarding second stories and percentage of use for residential, and instead add incentives for voluntarily creating more housing.
209. Little.
211. Discourage McMansions.
213. None.
216. Let the market prevail.
219. High density resort building, new business should offset the cost of affordable housing if affordable housing is really affordable and needed. Have they filled Wheeler Brook yet?
222. Any health or traffic concerns should be addressed.
224. Be sure to maintain the small town farming community feel for the valley. Require tasteful and sensible development.
227. Possibly and town program supply - housing for town [illegible]. Work in exchange for % of housing.
229. Require all new commercial first floor construction to have residential apartments above.
232. Encourage more [illegible] housing developments as well as less stringent housing rules.
234. Address the NIMBY attitude on town boards. Decide what needs to be done vis-à-vis housing - then do it. Stop trying to shoulder development costs for Irasville on those who will not benefit from the development.
236. Non-resident taxes are ridiculously high. I pay [illegible] in MA on a value work 3x. We have a great school system and very little commercial [illegible]. Makes sense.
- Question 11**
3. No rooms & meals tax. Don't bite the hand that feeds you.
6. c. Transfer tax, especially w/ ownership under 5+ years.
12. No. We have a high %.
16. Small transfer tax.
28. Raise money through zoning permit fees.
32. No new taxes!
56. None of the above.
58. We are taxed enough.
68. Donations only!
71. Purchase no property.
82. Line item in budget.
90. Could a transfer tax be levied based on square footage so that larger houses or houses on bigger lots had to pay more?
93. Not sure...
97. Voluntary 1% for Mad River Valley initiative
134. Provide accelerated tax credits and/or property tax relief for land donations granted now but assigned to the town in future years.
151. Local income tax
197. Grants/federal/state.
213. Cigarette and alcohol tax.
217. No increase in property tax.
219. Rooms & meals tax is already high! Grants. Fund raising. Tax new business.
225. Do not know.
233. Grants.
236. Increase in property tax - no!
238. Again, no more property tax please.

Question 12

- 6. Possibly increase width of required buffers.
- 11. [illegible]
- 31. b. Be more consistent with the culverts along roads. Maintenance is also needed. They dig huge trenches and then leave them alone - poor for roads - too deep drops and causes erosion.
- 70. Limited dredging.
- 85. Use state guidelines
- 183. Don't really know enough.
- 204. Support Friends of Mad River.
- 211. Allow buffers to go back to trees.
- 219. Perhaps require on-site stormwater retention and increase buffer widths. Average citizen does not have information to really answer this.
- 223. Did not know there is a problem.
- 233. Reduce road salt use.
- 238. All of the Bridge Street snow. Every winter the town plows all the snow and junk over the embankment next to the bridge into the river. Pushes [illegible] the bridge [illegible] every winter!!

Question 13

- 6. j. Unless for wind or renewable
- 12. Doing enough already.
- 30. I should say I think these are all important. I don't know what the town is doing now to protect these things, so I don't know if they should be doing more. I do think they are important.
- 37. Protect Route 100 from the AOT.
- 45. H, A, I are most at risk.
- 197. E & J most at risk.
- 200. Done already is present plan.
- 206. None. You're already over-regulating.
- 219. This has to do with quality of life, which is why we all choose to live here!!!
- 227. All of them in large doses.
- 234. Scenic vistas - screw this.
- 238. We voted years and years ago to not develop over 1500'. Why is this still an issue?

Question 14

- 5. Change zoning to allow denser development in nodes or receiving areas to take development rights off ag land and transfer to nodes.
- 7. A more aggressive/coordinated plan among various town agencies.
- 15. Take better care of them.
- 18. Very tight zoning.
- 20. Encourage land trusts.
- 22. Bylaws protecting our natural resources. That's why we're here.
- 27. Keep the above in mind when zoning applications come in.
- 32. Not much. Regulations are already draconian. Leave private property alone.
- 37. Town roads - especially Route 100 - are the face of Waitsfield's community. Keep the road narrow, slow, trees, sidewalks, on-street parking! Keep the AOT away. Imagine Woodstock upgraded to 50 MPH.
- 45. Disallow development.
- 49. Teach respect of natural areas.
- 51. Enforce rules and regs already in place!!
- 54. We need to balance cost and reality in historic buildings.
- 56. Preserve historic structures.
- 59. Follow state law.
- 62. Historic landmarking to preserve old houses. Save old barns!
- 64. Clearer identifications of these areas. Posted fines for violators. Strict enforcement of rules and regs.
- 66. Slow down growth.
- 75. Encourage preservation and support efforts with town conservation funds.
- 77. Common sense.
- 79. Limit development of these areas.
- 82. Education. Incentives (property tax breaks for land conservation). Municipal investment (buy land, contribute \$ for land conservation). 25-50 acre minimum in significant wildlife habitat areas.
- 85. Tax breaks for any landowners willing to protect either without being regulated.

90. Pass zoning laws prohibiting the citing of a huge house right in the middle of a large meadow.

94. Limit the impact of new housing -- ENFORCE THE ZONING! Our zoning regs are a sham and every contractor knows it. The wrong people have gotten away with violating every regulation they can -- it won't stop them, or any other contractor from trying -- and succeeding in the future.

97. Help citizens understand likely future impacts given different scenarios for development

101. Impact fees to help fund conservation are a good idea. Total prevention of wind farms on ridgelines are a good idea. The few extra percent of efficiency are not worth the impact.

103. Maybe print money?? Waitsfield Wampum? Documented conservation could be traded for tax credits.....Not one to one, but some motivating fraction.....I know it's tough

105. Consider floodplain protection

107. Enact similar zoning to Warren that prevents housing development in the middle of open meadows and fields.

111. I'd like to see our community welcome more farmers and make it feasible for them to live and work here. If we are to be sustainable in a future/transition economy, we will need more farms.

114. Seek a multi-town wildlife habitat overlay zone based on the Arrowwood studies and community input. The Forest Wildlife Communities Project is working on this initiative. Seek a Transfer of Development Rights project, or seek legislative approval to create a tax to pay for development rights for properties that don't fit under the 25 acre minimum required for the current use program. Many smaller landholdings along rural routes are being further fragmented, impacting vistas, habitat, farming, etc.

120. - Stop development in areas with large contiguous forest acreage - encourage minimum lot size of 5 or more acres - implement a knotweed control program. knotweed contributes to soil erosion and degradation - create a larger buffer zone around wetlands

125. Move the covered bridge north of Bridge Street to make it a non-travelled structure

128. Allow commercial development of historic buildings in residential areas, providing the external character/style of the building is preserved.

131. Make it easier to develop residential and commercial suitable areas so that development takes place where it is best suited. This extends to allowing more dense development and making it easier, faster, and less expensive to get permitting in the acceptable areas

135. Tax incentives to individuals "not" to subdivide or develop. Everyone enjoys looking at it but the individual land owner pays for it and more and more of these land owners are getting tired of it and are thinking of selling or at least subdividing.

139. BURY THE POWER LINES

143. Can't answer 13-A. Most annoying to me are the homes built above ridgeline, but I believe focus should be more about protecting farm land, wildlife habitat, and wetlands before protecting scenic/vistas. Need to know more before I can offer suggestions for specific actions that should be taken.

145. Create a land bank of open land not currently being farmed, classify it by ownership (conserved, privately owned, etc.), availability for use (i.e. the land owner would be willing to offer to lease it for farming purposes, recreation purposes, etc.), the quality of the soils and the most appropriate farming use for the land (i.e. vegetable production, hill/sheep farming, etc.).

147. Plan for large areas of non-built space and generate ideas on how to acquire --NOT NEW TAXES. Prevent developers from making profit without giving back via funds or swapped conservation land, etc. Provide places for dogs to run without leashes or complaining dog-haters - we support their kids in school without being asked if it is okay. Dogs were here first.

150. Engage the community at all levels. Don't talk at residents.

158. Purchase and conserve forested areas, open space, and high elevation land. Promote use of historic buildings.

160. Insist on legitimate and effective screening of buildings from scenic roads. Much of the recent screening is insufficient along route 100.

Increase and maintain setbacks along scenic routes. Enforce no build redlines along the ridgelines. Protection of the Mad River and the Friends of the Mad River should be funded by the Village in some manner (if not already).

163. Mindfulness.

165. Revise zoning to prevent development on farm and open lands to the extent possible.

171. Update the town plan to include priorities and develop and implement policies to protect those priorities.

175. Continue to encourage cooperation among groups already active in these areas.

177. The town should collaborate and cooperate with the many local, state and national organizations dedicated to natural resource and wildlife preservation, e.g. VT Land Trust, Audobon society, Sierra Club, inter alia.

179. No opinion

182. Limit # of subdivisions. Preference to continue "current use".

185. Have strong regulatory policies to review impacts to natural resources. Require subdivision developments and new homes to minimize or mitigate impacts in sensitive areas. Utilize ecological inventory in planning and development review process.

187. Support local farmers on Rt 100 to keep the open vista and working landscape, especially north of town

191. Very important as our future is largely tourism. Look at Switzerland, they have been a tourist destination for 400 years. We need to figure out how to make all ages of tourists love the beauty of the environment so we must protect all of the above. We should better protect streams, views, everything with comprehensive planning. They ran out of land in Switzerland long ago, so it must be maintained and recycled for new users and uses without allowing it to get run down.

193. We should have a more aggressive conservation fund which is accrued through a tax rather than a line item and better zoning (like overlay districts) to address specific conservation priorities.

197. Tax the folks who build or own new property/buildings above 1500 feet - they can afford it!

199. Preserve them. Sale of such properties should come with specific contingencies to keep up historic qualities.

202. Contribute financially to these causes. Encourage TDRs. Enhance markets for farmed products. Educate.

204. Acquire land and conservation easements. Wildlife habitat overlay district. Zoning.

208. I think we are doing the best we can with our resources. Maybe get more grants?

211. Encourage conservation easements. Assist farmers. Protect wetlands.

213. Designate the area.

217. Enforce no dumping! The area near Tremblay Rd and North St is a dumping ground. Gross!

219. All actions necessary including moratoriums on development and building. These natural resources make us a huge draw for tourism.

223. It is too restrictive now.

226. Allow development but enforce strict waste regulations (e.g. recycling, proper disposal, minimal waste, etc.)

232. Encourage with incentives to landowners (i.e., less tax).

234. Tailor development to both provide housing and businesses and reasonably conform to a realistic town development plan.

238. Let those of us who choose to live and work in the village do so. This is not colonial Williamsburg. This is a living village in the 21st century. So [illegible] solar panels yes.

Question 15

3. Buy from local farmers.

19. Honey production.

28. None of the above.

35. No, but I wish I were.

54. Buying from local farmers - we are [illegible]!

61. None.

63. Service company.

77. Hunting for meat.

131. None

147. Buying and canning local produce

- 159. None of the above
- 183. Keep bees
- 204. Beekeeping.
- 221. Wildlife sanctuary.
- 225. None.
- 231. Woodlot management.

Question 16

- 19. Badly written question.
- 51. They need some regulation! Have you seen Maple [illegible] Farm!!?
- 54. Yes, if local.
- 204. Yes, but no exemption.
- 217. Yes, as long as it is not a pseudo agri-business.
- 219. Depends on business.

Question 17

- 31. Has many benefits to a town.
- 46. If I have to see it, Waitsfield should benefit \$\$\$.
- 219. Probably would support, as long as we directly benefitted from such a project through tax breaks and deals on energy.

Question 18

- 6. f. Selective harvesting
- 16. Maybe small-scale wood harvesting. Maybe increase height for wind turbines. Solar-powered school.
- 23. e. Transportation options. To where?
- 30. a/b - I don't know what the state law is.
- 55. None of the above.
- 62. No increase in height of wind turbines!
- 70. Private solar and wind power.
- 129. Maybe a and b too. I'm not sure yet.
- 147. Give tax incentives for conversion to greener/more efficient practices
- 202. Examine significant energy generation project(s).
- 204. Sustainable harvesting of wood.
- 211. Encourage alternative energy.

- 219. Another hard and confusing question.
- 234. Selective cutting in town forest. Look ahead to the future - renewable energy is not a trend but necessary.

Question 19

- 16. Need more info.
- 46. Deferred cost? What's in it for me? Don't understand?
- 201. Don't have enough info.
- 203. Don't understand.
- 210. Not big enough to do it!
- 219. I would need to know the details before supporting.
- 223. Maybe.
- 225. Wind turbines. Continuous bike path.

Question 20

1. Don't overbuild which will cause congestion on Route 100 and the need to circle about looking for parking spots. Personally I think the town is at a good size now and creating a bit of Williston in Irasville will have a negative impact.
5. Energy audits of existing building [illegible]. Install photovoltaic on school roof.
7. Aggressively incentivize residential and commercial renewable energy activity/options.
15. ?
18. We should all get used to wind turbines on the Northfield Ridgeline and come to see them as a positive asset.
24. Require good insulation and timing devices for heating. Tax credits for solar.
27. Encourage education and retrofitting older houses to reduce energy consumption.
31. Wind turbines could be constructed on ridgelines - carefully. No difference than chair lift towers.
38. Sidewalks & paths - we all drive because we have to.
40. Promote ridesharing and public transportation.
42. Bike lanes on every new or repaved road.
45. Not the town's business.
49. Wind power!
51. Educate!!
53. Incentives to property owners to install alternative energy sources.
55. None.
61. Not a town issue.
64. Research other communities and in other states as to what has worked successfully.
67. Common sense = conserve
71. None.
73. Year-round bus service.
76. Find a way to an MRV energy coordinator in partnership with Warren, Fayston and Moretown to come up with a sustainable energy plan and apply for grants to support this effort.
78. Provide some incentive (tax write off for energy efficient updating, i.e., windows and insulation)
80. Allow wind power.
85. I think the town needs to figure out the water and sewer issues first. Homeowners will make their properties as energy efficient as they can afford, but with the tax basis being what it is, regulations could cause problems.
90. I would need to know more before making a decision on 19. Outfit all public buildings with energy efficient equipment as much as possible. Offer tax incentives to "clean" businesses to locate here.
94. Work with Efficiency Vermont and the local groups working on sustainability within the Valley. Encourage the use of renewable energy.
97. Help citizens make more informed decisions
101. No wind turbines on ridgelines, ever. Solar hot water boosters wherever possible.
105. Improve efficiency of all lighting and appliances, insulation of all town buildings, concentrate development in village/Irasville
109. I think I support the above, the survey cuts off the sentences, and I have to guess or project what you might be asking. Very frustrating. I like the idea of rolling energy efficiency requirements into permits. Generally if no one informs the applicant, they will build. The last stop is for a permit, it should be informational.
111. We/I need to understand what our footprint is like, how efficiently we are using the energy we draw, and what our resources are - biomass, solar, wind etc. I would like to address low hanging fruit immediately and have our long term focus be on a post-oil model.
114. Create a fund specific for energy projects. There are a multitude of grant projects, but they require match. For instance, the Solar4RSchools program (<http://www.b-e-f.org/solar4rschools/>), is helping schools put up \$250,000 solar arrays with \$40,000 matches. This is in addition to numerous state and federal programs. The Achilles heel is always matching money. This needs to be budgeted for. Develop a biomass heating system for Waitsfield Village.
119. Create the educational opportunities to learn about federal and state incentives so that

individual businesses, organizations, and home owners can make the best and most educated decisions to reach toward great renewable energy goals.

121. Please note that question 16 is so fraught with peril that I almost didn't answer it. We can promote responsible, locally owned organic agriculture and significantly improve everyone's quality of life. However, great care is needed in defining 'agri-business' to be sure that we do not decimate our beautiful and irreplaceable natural resources

133. Policies that promote more compact development patterns and inhibit sprawl.

135. Lets start with a water turbine placed on the pipe just before the planned holding tank designed in our Water Project. Every time I suggest this I get shot down.

140. Enable a process whereby solar and wind energy can be rewarded.

145. Take advantage of the expertise right here in the Valley to develop a Valley-wide energy plan.

147. Reduce waste, look for grants and other non-tax ways to support residents in becoming more efficient.

149. Many of the suggestions in the "would you support" section sound reasonable but this is a complicated area and it is too simplistic to say I support any of them without understanding the benefits and consequences. I am so far unconvinced that placing large wind turbines atop our ridge lines is a good idea.

151. Open regulatory pathways to wind power. Advance the town plan for growth districts and higher-density development areas to preserve woodlands and open land.

158. If requirements for a higher standard of energy efficiency were imposed on new construction, provide education on potential funding sources to help new home owners and businesses offset the costs.

160. Create a walkable Village Center. Reward LEED certified construction with local tax incentives.

163. None

165. Revise zoning to require higher energy efficiency standards in new construction, and

require energy audit for any property transfer. Use Berkeley property tax assessment approach to allow residents to finance renewable energy systems.

171. The clean energy assessment district might be interesting, depends on the details. Encourage pedestrian friendly downtown, including residential facilities.

175. Let the market work. Educate. Many current 'green' technologies are ridiculously expensive and have long pay backs with no guarantee of long life or reasonable maintenance costs. I can see local government supporting proven efficient technology, but not funding experimentation. A healthy economy promotes a healthy and efficient market. With our economy so dependent on natural beauty and recreation therein, our ridgelines and vistas should be protected from buildings and turbines. I am not opposed to wind turbines, but there are better places for them than where people are paying to see some of the world's most natural beauty in a lightly developed rural economy.

177. Encourage the use of alternative and renewable energies in Waitsfield: e.g. wind, solar, etc. This can be done by tax rebates/incentives, change in zoning if needed, pilot projects, etc.

179. No opinion

183. Establish a park and ride to encourage ride sharing. I do this now -- if many more of us do it, where will we be able to park? I like the idea of incentivizing greater energy efficiency standards.

185. Explore wind on locations other than Northfield range at appropriate scale. Promote biomass, but only if done according to model sustainability guidelines and utilizing combined power and heat. Promote community scale renewable energy projects over commercial scale.

191. The town should help residents and businesses become more efficient by providing 20 year loans (perhaps paid for by a bond as initial capital) for efficiency and alternative energy. This strategy makes it possible to do these things now and reap the benefit for 20 years while the town gets its money back with a little interest and the owner gets the savings starting now and the environment gets the lowered impacts and the business community gets to sell and install the

alt energy and efficiency equipment and labor.
Win Win Win Win

197. Utilize local businesses that develop energy plans. Invite or give tax breaks to new businesses that relocate to MRV that give back to the community. Be selective!

199. You're headed down the right path with beta testing of residence. The more information given, the more likely the support.

201. This issue far exceeds the reach and influence of the town.

203. Town hall meetings with "experts."

206. Education only.

211. Alternative energy. Encourage local buying. Assist residents in using alternative energy.

213. No new taxes. Windmills. Solar Power. Water wheels.

217. Wind turbines.

220. Wind energy!

222. The town does not have the expertise to this. State or federal government should be in charge of these projects.

226. Enforce stricter guidelines for energy efficiency on new buildings, push sustainable energy, modify existing buildings for better energy efficiency.

231. Conservation.

233. Support community education - in-depth knowledge of pros & cons regarding issues.

235. I am all for alternative energy as long as the price of fossil fuel justify it. Using the tax code to incentivize behavior is stupid.

238. I have no idea.

Question 21

45. Nice push.

210. b. Depends.

219. Perhaps the town should be more actively involved. People are already doing this who want to live this lifestyle. You are never going to get tourists to do this overall. This is a kind of lifestyle.

229. Walk or bike only.

Question 22

6. We are in favor of using some tax \$ toward the Path. It is something we can all use and gain from.

16. Acquire rights-of-way rather than land. The town should explore alternatives to eminent domain first.

32. No eminent domain or taxes.

45. None.

54. Limited use of town employees/equipment. Limited use of funds from fees or non-property taxes to acquire ROW.

62. No use of eminent domain!

81. Leave it to path association.

198. Absolutely no eminent domain. Buy the land from the homeowner.

202. Private donations program.

204. MRV Recreation District.

210. d. They should have gotten federal tax deduction.

213. Fund raisers.

217. Eminent domain - no way!!

219. May support efforts to extend and connect the path - depends on where and why. Use of eminent domain - absolutely not.

223. All donated.

225. Eminent domain - absolutely no.

234. Acquire rights-of-way only.

238. This is a property issue. I am thinking of the Warren resident Sue [illegible]. I hope Waitsfield never uses such tactics!!

Question 23

9. Safe walking

16. VAST trails are sufficient.

32. Not town's business.

45. My god no - none!

58. Great if we could register bicycles.

65. Limited snowmobiles.

77. Motorized wheelchairs for handicapped.

90. I like the paths natural. If commuting in 21. Required that the path be paved, then I would

strongly object. Also, I believe snowmobiles should only be allowed on VAST trails. The MR Path and others like it should be for non-motorized travel and recreation.

129. Snowmobilers should only be allowed on VAST trails. And the path should not be paved!

213. Walkers.

217. Put in a sidewalk! No snowmobilers/ATV riders.

219. Maybe.

223. All of the above.

225. Horseback riders - No, they don't clean up their horse shit.

234. Snowmobiles on snowmobile trails only, not Mad River Path.

238. It will be [illegible]. Ask Moretown residents.

Question 24

3. No sidewalks in rural subdivisions. Maintenance too high.

16. Maybe require trail connections.

37. Town should provide sidewalks in Waitsfield Village / Irasville.

45. None - no development.

62. No sidewalks!

238. Sidewalks in village - Waitsfield not even do this after 18 years.

Question 25

2. Sidewalks from Waitsfield School to Irasville. Bike lanes from Waitsfield School to Irasville.

5. Park-n-ride on Bridge Street and in Irasville. Build sidewalks [illegible] Waitsfield Irasville. Bike lanes on Route 100.

7. Park-n-ride at Small Dog and WWSU office. Sidewalks and bike lanes from WES to Local Folks.

9. Park-n-ride north of village. Sidewalks from Bridge to Joslin Hill. Bike lanes and safe walking on Joslin Hill.

12. Build sidewalks in the villages.

16. Park-n-ride not like Warren's. Build sidewalks and off-road multi-use paths from Harts-horn's to town.

18. Bike lanes on all paved roads in the Valley.

21. Bike lanes on Route 100.

25. Sidewalks starting w/in town/village. Bike lanes anywhere along Route 100.

27. Park-n-ride lot north of town.

30. Build sidewalks downtown. Bike lanes along Route 100.

34. Bike lanes on Route 100.

36. Bike lanes on East Warren Road and Route 100.

38. Park-n-ride lot off Route 100 near intersection with 100B. Bike lanes and off-road paths on Joslin Hill, North Road.

40. Park-n-ride lot somewhere near a bus stop!

42. Bike lanes along Route 100.

44. Park-n-ride north around Airport Road. Sidewalks on Bridge Street from bridge to junction.

46. Park-n-ride on Tremblay Road. Sidewalks in Waitsfield Village and Irasville. Bike lanes on Route 100 and East Warren.

49. Sidewalks from Waitsfield school to Route 17. Bike lanes on Route 100.

53. Sidewalks along Route 100 from school to the Den. Bike lanes on Route 100 and Route 17.

55. Sidewalks downtown. Bike lanes throughout.

58. Bike lanes if bicyclists had to pay something.

60. Park-n-ride near Route 100/100B junction. Sidewalks downtown. Bike lanes on Route 100.

62. Gad! No sidewalks.

65. What would be the demand for the Mad Bus? Bike lanes on Route 100.

68. Park-n-rides in Irasville and Bridge St. Sidewalks in Irasville and on Bridge St.

72. Bike lanes on Route 100 N & S.

74. Sidewalks along Route 100.

76. Park-n-ride at Pines/Tremblay Bridge area. Bike lanes from Waitsfield to Warren.

78. Bike lanes on Route 100.

- 80. Park-n-ride north on Route 100. Sidewalks on Loop Road, Tremblay, Route 100 Kenyans to Easy St. Bike lanes on Route 100 to 17.
- 82. Sidewalks Irasville to Lareau swim hole. Off-road paths perhaps where sidewalks won't be possible.
- 183. Encourage cycling; but not by widening roads
- 197. Park-n-ride near 100 & 100B intersection. Sidewalks from historic downtown to Irasville. Bike lanes Route 100 south to Warren. Paths wherever appropriate.
- 199. Bike lanes all along Route 100 and Route 17.
- 201. Not sure!!
- 203. Park-n-ride in Irasville.
- 205. Sidewalks along Route 100 at least from Route 17 to elementary school. Bike lanes along Route 100.
- 207. Park-n-ride at town shed.
- 209. Sidewalks and bike lanes along Route 100.
- 211. Sidewalks village and Irasville.
- 213. Sidewalks Waitsfield to Irasville village. Bike lanes everywhere.
- 215. Park-n-ride at the Pines.
- 217. Sidewalks from Route 100/17 to Valley Medical Center. Bike lanes on Route 100 from Warren to Moretown.
- 219. Park-n-ride at Tremblay and Route 100. No sidewalks - paths only.
- 221. Park-n-ride along Route 100.
- 223. Bike lanes on Route 100.
- 225. Park-n-ride at Pines rest area.
- 228. Bike lanes on East Warren Road.
- 231. Park-n-ride lots and sidewalks as needed. Bike lanes everywhere.
- 233. Sidewalks from medical center to Irasville. Bike lanes on Route 100 and East Warren Road.
- 238. Bike lanes - no.

Question 26

- 1. Widen Route 100 and add bike lanes. Put in a crosswalk by the elementary school. Put a crosswalk in on 100 across from Meuherens.

- 5. Get involved in management of bus system. Provide bus stop parking lots for park and ride.
- 7. Aggressive creation of park-and-ride lots. Subsidizing Montpelier/Waterbury shuttle!
- 15. Make sure laws are respected.
- 18. Make valley bicycle friendly - paths, free bikes, racks. We should promote biking of all sorts up and down Route 100.
- 23. I don't see where the general population is large enough to support (or need) public transportation. Not too many people take advantage of the school buses for their children. Look at all the cars dropping children off every day!
- 25. Put sidewalks in village. You have to crawl before you can walk and we need high quality walking access in the village/Irasville before all else.
- 28. Better bike lanes - wider and paving in good condition.
- 31. (1) Widen roads for bikers. Makes no sense to promote bike races and recreation with no place for them to ride! (2) Sidewalks are long overdue! (3) Mad River Path could be a great place for tourists and locals to pride from one end to the other. Lengthen and attach to town. Pave!
- 37. Route 100 in the village should have on-street parking, sidewalk and trees. Narrow the street. Use school buses for commuting.
- 40. I would live to ride the bus to work. Now that I've moved to VerdMont it will be very difficult to do so - drag.
- 45. Nothing. Outlaw motorcycles.
- 49. (1) Widen Route 100 for better bike route. (2) Pave MR Path like Stowe Bike Path. It's pretty pathetic now and sometimes too wet to be usable.
- 54. 4-way stop at Bridge Street and Route 100 - I know light is a dirty word.
- 56. Expand Mad Bus.
- 59. Waiting 15 years for sidewalks in Irasville area. Lost a lot of state and federal funds and grants.
- 61. Understand what the people who would use it need - i.e., service to Waterbury and Burlington in addition to Montpelier.

64. Form a residence committee to explore the issue (feasibility, cost and effectiveness).

67. Enforce speed limit.

73. Make safe bike lanes wherever possible.

75. Park and rides. Extend walking and biking paths. Improve sidewalks.

77. A and E - I don't see people riding the bus. Better walking and bicycling.

79. Do further research on its needs.

82. More crosswalks. Improve pedestrian safety/access in Irasville.

87. Place a park and ride lot near Mad River Park - or the Tremblay Road park. Sidewalks should be provided along Tremblay Road for the kids at Verd-Mont to walk/ride to school.

90. I don't think we need an official commuter lot. If necessary, local businesses could be contracted with to allow parking for commuters. I support paying for expansion of GMTA bus service to Waitsfield IF the service is conveniently scheduled for commuters and reliable. I think bike paths should be created or widened on 100 (this is more of a problem in Moretown actually). The most important thing that I would like to see the town do is to create a safe walking and biking path from the Common to the Village. Joslin Hill is narrow, has blind curves, and cars travel too fast for walkers/bikers to be safe. Perhaps the road could be widened to add a walking/bike lane where widening is possible. And where it is not possible to widen the road, such as around the big bend, a path could be cleared through the woods along the road and maintained by the town. The path could connect to the road so walkers/bikers could avoid the most dangerous parts of the road when walking/biking into town.

92. Rt 100

95. Bike lanes throughout Waitsfield. Sidewalks through Irasville and Waitsfield Village.

97. Get the path done

101. Sidewalk and bike lanes north and south of Rt. 17/Rt. 100 intersection

104. Finish the planned sidewalks

109. When the sidewalks... when the sidewalks,, when the sidewalks are pedestrian friendly other than in sunny warm weather, (maintained - properly constructed so they don't become pools

or ice skating rinks) making connections from the school through to route 17 at a minimum.

111. Safe routes to school is important and dovetails with other values shared by the mad path etc. Slowing traffic on Rt 100 through the Village, making it a walkable/bikable community is key.

114. Park & Ride: Purchase property currently for sale along Meadow Rd near the Path parking lot. At the bottom of Center Fayston and North Fayston Rds. Sidewalks: Provide up a bit of the Loop Road near the health center Bike Lanes: All along Rt. 100

116. A walkable (in winter) sidewalk from the Chamber to town. Paths where bikes/walkers can get off the road especially at night.

119. A lot of residents who are located outside the Irasville/downtown Waitsfield epicenter are still close enough to walk or bike into town but don't due to traffic and safety issues. If there was a paved bike/walking path along the route 100 corridor from Moretown to Warren it would significantly promote that type of activity and increase tourism and commerce. I realize that this would be a costly major infrastructure upgrade but it would pay out in dividends...I would make the same argument or an expanded shoulder for the Joslin, north, rd communities.

121. As stated in an earlier comment, we desperately need decent sidewalks and crosswalks in Waitsfield and Irasville from Bridge street to the village green at a minimum (and to Rt 17 even better), combined with a contiguous path (such as Mad river Path) for walk, bike, blade, commute, etc from at least Kenyons to Lareau, and ideally even farther. I don't feel the Mad River Path's current layout, with non-connected segments on varying sides of Rt 100 will do anything to improve local residents lives or attract visitors. We have a beautiful and world famous riverfront that is almost completely unused - how about a walk/bike path along the east bank with strategically placed pedestrian bridges to key commercial districts? Stowe has done an outstanding job of linking wilderness and commercial zones with a beautiful path - every Waitsfield resident I know who wants to go for a peaceful family bike ride, do a little shopping and grab a bite to eat goes to Stowe. We shouldn't have to drive 45 minutes and give our \$\$ to another

community. I also respect the snowmobile and ATV rider's interests to have corridors for their use, but they are largely covered by existing VAST terrain, and they are simply incompatible with any non-motorized for of transport (safety, noise, smell).

125. Park and Ride lots on each of the Planning Commissioners lawns

128. Expanded bike lanes and sidewalks on both sides of route 100, from the Waitsfield school to the junction of 17/100. Extend walk way to the small business park that includes the laundromat/auto parts store. Bike lane or paved bike path from route 17 junction south on 100 to town line(or further with Warren partnership).

130. Sidewalks connecting Irasville and Waitsfield Village

133. This survey did not ask anyone about whether they currently carpool or would if they knew of others who did. The survey missed an opportunity to ask if people would take advantage of a commuter van or bus service if it was available and under what circumstances/cost range.

142. Within and between the two villages.

145. Park-and-ride on north side of town on Route 100. Sidewalks and bike paths along Route 100.

147. We need service to Montpelier and back. Mad Bus is too limit in time of year and where it goes, perhaps too frequent WHEN it goes, as it is often empty. We need bike lanes throughout the town and well paved roads to support roller blading as well, as this is a mode of transportation we can't use now. Park and ride is only needed if there is a central ride organization or transportation out, so not needed now. Side paths are okay to me, not sidewalks, so I was wrong in the other sections. Bikes on sidewalks are not a good idea.

149. I'm on the fence about park-and-ride. Great idea but I think most people who carpool are finding ways to do it today without the added expense of a new town-maintained lot. The existing sidewalks are crumbling and unsightly. I lean toward replacing them with a new sidewalks and curbing that fit the rural nature of the town.

Bike lanes would be wonderful but I wonder about the cost of engineering and maintenance.

151. a. Park & Ride: Rt. 17 around Bonjiorno's/ Mill Brook Inn; Mad River Park. b. Coordinate bus service with existing Montpelier and Waterbury routes, and Burlington link at Middlesex Park & Ride. e. Bike & ped lanes: E. Warren Rd., North Rd., Joslin Hill Rd., Tremblay Rd., Rt. 17.

153. Park and ride - somewhere in Waitsfield Village; The Pines?; Mad River Industrial Park? Sidewalk - from the covered bridge to Joslin Hill Rd. (or at least to the cemetery) Bike lanes - Rt. 100 (push the state to do it in the pending up-grade through the village and south to Warren)

157. Park & Ride....near Shaw's. Sidewalks from Irasville to Fiddler's Green, Irasville to Health Center - biggest issue with sidewalks now is winter maintenance...it's terrible. Bike lanes throughout the town, especially between Irasville and the Village Grocery...biking the hill near Back to Action and the garage is hazardous.

160. See above

163. Many

165. Establish paved sidewalks throughout the Waitsfield/Irasville District.

167. Get the ones planned completed and start working on area along Bridge Street, up to the Joslin Hill turn; along Route 100 North to Tremblay Road and along Loop Road and South along Route 17 and Route 100 South to the Munn Property.

170. Sidewalks in Irasville

174. Sidewalks are need from Fiddler's Green to Waitsfield Elementary. Widened bike lanes are needed from Waterbury to /Waitsfield

177. Sidewalks could be developed to link Waitsfield village to the Irasville shopping areas along route 100.

180. Sidewalks through the high density areas. Bike lanes on all roads where possible. Park and ride behind Small Dog?

182. Park & Ride: 1 @ Northend (Chamber, Elementary School); 1 @ Southend (church/) Thought repaving w/ bicycle lanes was mandatory...(thanks to Lixi) Widen to safe width wherever inadequate and possible to do.

185. Have safe bike routes along Route 100 in the valley

187. All valley paved roads should have bike shoulder. I don't bike, but I do drive.

190. Full bike lanes from Waitsfield Elementary school to Warren village. Build sidewalks from elementary school to Fiddlers Green

192. a) Tremblay Road & Route 100 d) Irasville to Route 17 e) along Route 100 increase number of pedestrian crossings across Route 100, offer bus service to Waterbury.

196. Bus service between Valley towns and Waterbury.

197. Love the bike program (Take a Bike/Leave a Bike). Fix rough roads and crosswalks. Evening town taxi service for hire. More public transportation.

199. Encourage bike riding and green bike use.

202. Build pedestrian friendly means. Paths rather than roads. Non-motorized is key. Accept challenge of mass transit for a small town.

205. Crosswalks and sidewalks.

213. Support taxi business start up. Evening transportation routes all over the valley.

217. A local bus service would be nice. Stop parents from driving their kids to school.

219. Don't develop - logically development will cause more traffic and transportation issues, streets and traffic lights, and finally a 20-minute commute through Waitsfield similar to Stowe's issues.

226. Encourage bicycling by expanding bike lanes, encourage walking by expanding the Mad River Path.

232. Expand bus routes. More sidewalks, crosswalks. Town path system.

234. Encourage pedestrian and non-motorized transportation. Encourage low fuel vehicles - motorcycles, hybrids, small cars, etc.

238. I would need to know how many people would use the bus. I see very empty Mad Buses when they were running.

Question 27

28. Town website - at specified times.

31. Keep costs down.

57. Providing address violated privacy of this questionnaire response.

61. Valley Reporter - visible to other valley towns.

91. Not everyone has expensive Waitsfield cable MRVTV

145. Facebook

Question 28

6. Those who use it directly should pay more but we would all benefit from it. Serve larger area if cost effective. Find a less expensive option if possible!

35. Less expensive wastewater option. How?

44. A less expensive wastewater option should be researched.

197. Municipal wastewater would benefit the river too.

219. Municipal wastewater would only benefit some in town.

Question 29

1. What is with the green trailer in historic downtown?

44. Good effort with enforcing speed limits. Could use more.

46. Ease up on the speed patrols. Incessant!! Pay the police to fight crime.

75. Enforcing speed limits has negative impact on tourists.

210. m. Adult education - not applicable - why is this here?

Question 30

1. In my opinion Waitsfield has reached its comfortable carrying capacity and bringing in water and sewer will result in over development and a huge tax burden.

7. Finish/support the Mad River Path!

12. More negotiations around regulations, much less litigation.

16. We must do something about all of the businesses that are closing. How depressing it is to see all of the “For Sale / For Rent” signs.
18. Forget municipal wastewater system. Let’s keep Valley small. Wastewater can be solved in basic, less expensive ways.
22. Support/improve Skatium. Require property owners to clean property/paint in historic districts. Irasville bike paths/sidewalks. Connect Mad Path.
24. Encourage public transportation and bicycle trails.
27. Would like to see more adult/senior courses offered at Evergreen/Harwood.
31. We seem way behind many (even rural) towns with our clean water supply (instead of spending \$ to fight where water could have been utilized) and septic/wastewater in Irasville. With our high taxes climbing each year, we have received minimal in exchange - other than for our schools. I can’t see where “development” downtown could occur.
45. Not a thing.
49. It’s OK to think that Irasville should be where development should occur, but I am not aware of much land for sale. Without water and sewer, no more development should occur.
51. Wastewater system - shouldn’t that have been done before the water!?!?
54. The library lacks handicap access and is lacking the enthusiastic [illegible] of Warren’s. It is dull!!
56. Promote “Why Waitsfield or Why the Mad River Valley” to spark interest in expansion of tourism and light industry.
64. Keep doing what you are doing. It is working well. Thank you.
67. Calm down, slow down, conserve, reduce taxes.
71. Make a decision to do it and stay after it.
76. Build a public water system. Build the sidewalk/bike path as planned. Build a new town hall in the historic village or commercial center. Repair/restore the covered bridge. Assist the MR Path to extend it - especially through Waitsfield.
78. Town management should be more open when working with businesses and therefore more flexible for new ideas keeping the total community’s needs in mind.
83. Devote less property taxes to education and more to needs of town infrastructure
85. Get the wastewater and water system figured out and installed. Have a health ordinance in town to help promote cleanup of existing properties.
87. They should create a recreational area with a skateboard park, basketball court and tennis courts all in an area close to walking distance from Town. The town offices should have their own building and the library should be expanded with an elevator and made accessible to individuals in wheelchairs. A community center should be built with a new town hall.
90. I think a teen/family rec center would be a good addition to the town, particularly if it included an indoor pool. The area between the theater and Allen Lumber would be a good site. The current project to install/fix the sidewalks between the Village and Irasville is sorely needed. However, it will need to be maintained. Finally, protecting the riverbanks and ensuring the health of the river is vital for the economic and social life of the town. The riverbanks are eroding badly in many places.
94. There are much less expensive options for wastewater. We don’t need to provide an outlandishly expensive municipal system to “promote more business” -- something most people don’t want. If a property is having a wastewater problem -- help THEM solve the problem. One at a time... we can’t afford a wastewater system no one can afford. Other towns that have installed systems can’t pay for them now... then what?
104. Water / wastewater for village and Irasville
111. The mad path would be an invaluable resource if it connected the proposed route and more. It would support and tie together many key aspects of the community - education, retail, recreation etc.
119. By investing in a paved path between Moretown and Warren the Mad River Valley would benefit incredibly. Maybe Waitsfield can work to create the Route 100 paved path within

the Waitsfield town line to spur on interest from Moretown and Warren....it would increase tourism, increase walking, biking to and from town, leave the mad river unpaved path for recreation, and increase clustered development organically due to the attractiveness of living close to the 'paved path'

121. The water/wastewater debate is hugely sensitive, but ultimately we need to cover at least town and Irasville is we area to embrace any form of sustainable commerce while protecting our beautiful river. As mentioned in each of my earlier comments, this is just one aspect of our infrastructure which needs to be addressed. It is just as important to have a longer term vision for to slow cars down, encourage non-car traffic, and develop and town/village that is not just a collection of parking lots off of Rt 100

126. The library has very limited hours.

129. The river is a very important town asset but the banks are eroding badly. The town needs to do more to shore up the river banks and protect them from erosion. Also, fixing the sidewalks in the Village is a great idea but they will need to be maintained. And a path between the Village and Common is essential, as I said.

131. Sidewalks

139. Not be so wishy washy when it comes to regulations.... either say yes or no. not, well I don't know... maybe.... and drag it on for months on end....

141. Library should be expanded in a larger facility. The library is too crowded to be used well. More people would benefit from a larger space to spread the shelves out so you can see the books and have more room for people to read or study in the library.

147. Offer evening opportunities for adults to learn, get exercise, use the library.

150. Create community center for town

160. Communicate in a clear and timely fashion with its residents and out of state property owners. The municipal water issue and this survey arrived hard against the deadlines to respond. Insist that the Haps vehicle graveyard on 'Scenic Route 100' be cleaned up.(This comment probably doesn't go in this section, but should be noted.)

163. None

170. Sidewalks

177. The town should place less emphasis on enforcing speeding laws and more emphasis on night patrols to safeguard the local businesses and homes from break-ins and burglaries. There appears to be a single-minded emphasis by the Washington county sheriff's department to enforce one law only in Waitsfield: the speed limit.

182. Too bad wastewater system didn't pass. The problem is not, and would not be, obtaining potable water on-site if wastewater were properly eliminated off-site. THAT is the problem and issue.

187. I don't live in Waitsfield, so cannot honestly answer all items in 29. Support public transit-not just senior buses, but for daily commuters.

196. Devote less property taxes to education and more to needs of town infrastructure.

197. The town needs a municipal facility that we can have to host events such as job fairs, music, indoor pool, etc. We're without recreation options other than the ski resorts to have these activities and most can't afford to pay the resorts to theirs regularly.

199. Studies have been done and decisions made. Unfortunately not to the benefit of local town water/septic systems. Another vote may not be the answer, rather taking the bull by the horns and making a decisions is.

202. Mass transit for the small town and non-motorized paths. Scale everything down rather than up. Clustered on-site wastewater only. See above.

205. Larger library.

217. Stop talking about sidewalks and put some in already.

219. This is a loaded question. I don't now the extent of what is offered in regards to municipal services.

222. No opinion.

227. Continue to work harder to find solutions and growing in a way we can benefit with change and new ideas and goals for Waitsfield.

232. Road maintenance more of a priority.

234. Density bonuses for affordable (market rate not necessarily low income) housing. Loose the NIMBYs on town boards. Balance the needs of the townspeople with conservation and aesthetics.

237. None! Improving infrastructure will accelerate development and change the beautiful rural nature of Waitsfield. The notion that concentrating growth within the downtown will slow growth in the rural areas fails to appreciate that those with money to buy several acres and who don't want to live in the village are going to buy property where they want to live.

Question 31

1. I think the density of the development you are proposing in Irasville is way too high. I've looked at the drawings and it feels like a bit of Williston is being stuffed into our community. It is not appealing. The plans also call for parking on 100 which I do not support. What will become of the current farmers market parking? I value the green space that currently exists in Irasville and the unblocked views of the hillside. I'm happy with Waitsfield Village being my town center. Also I do bike and walk around Irasville as it currently exists. If I drive to Irasville I do park and walk to numerous locations unlike your description in 3A of this survey. Its a shame your plan eliminates the Skatium or the creation of soccer fields. If we have lots of development in Irasville how does that stop development from happening elsewhere in Waitsfield?

3. More bike paths everywhere - better for work, play, safe for all ages, traffic.

7. Deep thanks for compiling this data! I suggest we think/plan real hard for a post-carbon/oil community = (1) walking/biking/shuttles; (2) Renewable energy projects; (3) Community/Central Biomass District - Wait House, Fire Station, Health Clinic, W.E.S.

12. We need to get back to common sense and working together. Economic growth is thwarted by the adversarial process of start up here.

16. Thanks!

18. We have a beautiful valley. Address health/obesity issues in low income Vermonters. Get program going that attracts new parents with

obesity problems. ID thru obstetricians and pediatricians. Find agency to run it for the entire valley. Will save \$ in years to come.

20. Please clean up Haps - it is an eyesore as you enter Waitsfield - the cars are stacked. Organize a group of volunteers who can help homeowners who cannot afford to paint their homes in our historic district and beyond. Antique homes and buildings well maintained in quaint villages attract visitors to our shops and restaurants.

23. To the Selectboard/Planning Commission/et al: Most of the questions in this survey pertain to the "hidden" agenda of the municipal water/wastewater projects for Waitsfield Village and Irasville. Why do we need additional businesses/buildings/high density/cluster housing in this area? Are you trying to force a situation upon the residents that we don't really need? If someone wishes to build in areas north or south on Route 100, there are enough state permits, etc., to control what can be done. They would drill their own wells, build septic systems, etc. Thus not affecting the overburdened "downtown area." I had attended all the earlier meetings of the Water/Wastewater Taskforce. There are areas near downtown where community/shared septic systems could be built, thus alleviating the contamination of wells. I would rather see the town use eminent domain to acquire this land for this purpose than for the Mad River Path! These are economic bad times, let's fix what we have now and forget about all this additional spending. There are enough empty properties for sale now and we don't need any more. How about consolidating classrooms so that teachers will have 20 children in a class again, and save on our huge school budget.

26. We appreciate being asked all these questions. Unfortunately, we don't feel we know/understand enough about Waitsfield's zoning and related issues to respond to this level of detail. Important to us: (1) that Waitsfield not become much more developed than it is; (2) that the town works to provide/ensure affordable housing; (3) that the town actively pursues its responsibility to protect our natural resources and environment; (4) that the town encourage energy efficiency for established as well as new developments.

31. This is a beautiful town that many come to visit over their vacation. I worry that we have

done little to let our town grow appropriately. The “downtown” has many issues that don’t change and need to. When someone comes to visit, they see wonderfully maintained homes, but also homes that show no desire for upkeep. I don’t understand why they can let their homes fall apart with trashed front yards along Route 100. Then the local sheriff hides everywhere and stops them as they enter town. Our restaurants are changing [illegible] when they need support to stay afloat. I worry that there is too much inconsistency with the Planning Commission/DRB with too much power. We need more help to build up this town before the taxes push more and more locals to move out. No young couples/singles can hardly afford to live here. It is true that without change (and there is a lot of change from 20 years ago) to maintain this town, it will continue to slowly fail. I certainly hope not because I love living here.

35. I can’t give you any ideas as how to and what to do. I need a lot more information on every subject. I just gave you my druthers.

38. We need more service from the sheriff’s department: more hours for patrolling for speeding and hours for crime prevention in business district at night. We need a safe link between Waitsfield Common and historic Waitsfield - either a much wider road or a path near Joslin Hill that could be walked or biked. Waitsfield is a great place to live, with a wonderful elementary school and dedicated public servants. However, the inability to safely walk/ride from the common to town or even within town is crazy. We need many crosswalks, not just [illegible] and sidewalks, sidewalks, sidewalks. Thank you!

42. Build the wastewater and water system at the same time. Now!! Make sure the state builds bike lanes from Moretown to Warren along Route 100 (not paved shoulders). As our town is sort of a strip mall, we need all the space possible. Remove all the power poles from Waitsfield school to Route 17 before 100 is rebuilt. Do not settle for any partial solution. If we do, Route 100 will never improve.

48. We are VT residents. What Waitsfield does in the future will impact on us as VT taxpayers. Therefore we have completed the form.

56. Historic Waitsfield needs a “make over.” We need to encourage building owners to repair aging facades. Painting would help. Somehow, make it beneficial for a building owner to fix-up or repair their building without impacting their taxes.

61. (1) Money spent for the sheriff is wasted. Funding for a state trooper in the valley would provide better service. Connecticut has a resident state trooper program. (2) Wastewater can be handled by engineered septic systems on an individual basis. (3) The handling of the municipal water system has been a disaster. Understanding how to promote and accomplish programs like this is critical to being successful. (4) Act 250 has created a housing system that drives locals away and results in large lot sizes rather than controlled developments. (5) Act 60 has reduced development and improvements because tax dollars go out of town. Listed to Win Smith.

64. We are very pleased to have become permanent residents in Waitsfield even though we did own our home in Waitsfield as a vacation place for the last 22 years (my family of 5 married children with 10 grandchildren plus ourselves using the home for a combined time of about one year). We have found a completely new way of life and love it. We (my wife and I) were very active for all 48 years in our village of Lynbrook, L.I. where 20,000 people lived in an area of 2 1/2 square miles with a full government with all kinds of services including 50 police personnel, a full village hall staffed by 20 people, a full court system, a recreation department with baseball, hockey, swimming pool, basketball, and numerous adult and senior programs - all on a \$32 million budget. Our homes were mainly on 50 x 120 foot plots. Streets were well paved with sidewalks both sides of all streets. Taxes were double for my small plot compared to the 8 1/2 acres I have here and the population and traffic are like another world - 1900 people in about 10 sq. miles. So you see, we miss Lynbrook and all our friends, but we love this new way of life in Waitsfield, VT. Keep up the good work.

67. More is not better! Bigger is not better! Higher is not better! Growth (i.e., town all aspects) is not necessarily a good thing! Stop making stupid expensive decisions such as “a \$100,000 duck

pond”!! When did the word “natural” become a bad thing around here?

72. Municipal government in the Mad River Valley is the best I’ve experienced in the past 87 years. I’ve spent quality time in at least 25 municipalities including New York, Washington, Chicago, Hollywood, [illegible] and Duluth, Minn., Spring Lake, New Jersey, Eaglesmere, PA, Oconomowak, WI, Taos, NM and others. Thanks very much!

75. We have a beautiful valley and it is important to maintain its charming character!

87. The four towns of the Valley should be merged to consolidate resources. A community center for the Valley may be a necessary emergency gathering if there was an environmental/war emergency. The Town should be serious about establishing renewable resources and raise taxes to achieve it.

90. I have indicated in Recreation Dept. surveys for years about my desire to have a safe path from the Common to the Village but I never hear that discussed in any town meetings. I hope that this issue will be taken seriously this time. Our children need opportunities to walk and bike into town for their health, we all need more exercise, and having a path would reduce road traffic.

93. I really appreciate the opportunity to take this survey online! At first I was surprised the survey we received in the mail was only addressed to my husband, but felt better when I discovered I could take it on-line. I also really appreciate the questions about the Mad River Path! I will be interested to learn what feedback you get on this subject. I’m impressed with our Town Select-board and other Town Committees and staff at the Town Offices... You are all really doing a fantastic job. Sincerely, Laura Brines

95. These survey questions appear to be more leading in nature and made me feel like there was a desire to use the answers to create more regulations. That would seem to me contradictory to the ideals of a Town Plan. I always thought Town Plans should not be created as a means to create more regulation but rather to articulate a community vision. As such a Town Plan should be a celebration of both a community involved process as well as about the end result (the written Plan). Thinking back on past Waitsfield

Town Plan updates, and the last one in particular I feel immediately discouraged. In June of 1994 I participated in a statutorily required public hearing in an number of capacities and as a member of a number of local organizations, as well as a citizen. And I tried to offer many comments at the public hearing. I remember few citizens showed up and there was little dialogue but rather a presentation was made. It was clear the Town Plan had already been re-written by the planning commission. As a result the hearing appeared to really be about the planning commission defending their work. I don’t begrudge they did a lot of work on the Plan. But I remember stopping half way through sharing my prepared remarks and suggesting they were not being very open to my ideas. I remember a tirade back at me that went something like this : ‘We’ve had over 50 public meetings over the past two years and have put countless hours of time an energy into this document and you could have come to any one of those meetings but you instead wait until the very last minute to criticize our work...’ Needless to say I stopped sharing my prepared remarks and tried to make a graceful exit. I don’t wonder why I was one of only a few citizens who even showed up at the public hearing. In my opinion the past and present Waitsfield Town Plan’s are not a reflection of a community vision. They are the reflection of the author, with input from a few others, primarily the planning commission. Is that what a Town Plan is supposed to be? Is Waitsfield doomed to repeat itself? How many want very much to have a say but won’t because of how citizens have been treated in the past? Will citizen opinions be given respect, even if they might not be popular opinions? Or will citizens who try to participate be publicly humiliated as in past years? There is a culture of arrogance that has plagued Waitsfield government for the past 25 years. Perhaps this Town Plan re-write is an opportunity to show a concerted effort is being made to change that culture. Perhaps this survey and the accompanying process is a great step in showing a culture can change.

101. I’ve lived in Waitsfield since 1972. I think it’s a great town, with a Goldilocks sort of charm. Let’s keep it that way! Thanks for the survey.

103. Wow, I realize how much I don't know about what the town does, and supposedly I pay attention-

109. Wish I had got a paper version, this was more like a test, not fun to do online. I didn't put much thought into it, which I would have if it were on my breakfast counter and I could return to it a few times over a few days instead of during my valued coffee breaks at work.

111. Thanks for asking!

114. This was GREAT!

120. This town is a great place to live. There seems to be a struggle between those who want to build it up (builders, those with large tracts of land and a plan for it, and those in the construction business perhaps?) and those who want to keep it from getting wrecked. I appreciate the time you are taking to gather feedback.

125. No. I have to go to work

140. As you've probably heard time and time again, our taxes are way too high for what we receive in return. There has to be a better way to fund education, other than taxing the property owners out of their homes.

147. I love this place and it is really hard to afford to be here. It is hard to live here without a car. It is much more expensive than Montpelier or Barre to shop and that doesn't seem necessary. There is no healthy and inexpensive produce in the Valley despite our being food conscious. There seems to be no coordinated planning of putting sewer and water before sidewalks, for example, but this may be a wrong impression. It is hard to know how the town is doing on the areas just addressed where we had to rate very good to very bad - an 'I don't know' answer might have given you different survey results. We read what is released to the paper but don't get the inside scoop. Personally, I don't see enough of what meetings are being held, whether or not they are open, what specifically will be addressed, how folks can get involved. No new taxes, please, despite all the groovy things I want, like paths for bikes.

149. I very much appreciate all the thought you are all putting into town planning. It's an incredible effort. Multiple choice survey questions are reductive making it easy for participants to

support/oppose a position without considering all the costs and benefits. Many times while answering yours I've felt that I simply don't know enough to answer a question knowledgeably. In the end I've made a best guess ... on that could easily differ given a real-life scenario. I'm sure you will take the results with a grain of salt.

151. This will give Paul Hartshorn apoplexy: long term plan to set aside rights-of-way for development of alternative routes parallel to Rt. 100. No more development of dead-end roads emptying onto Rt. 100. Over time, the existing pattern offers no alternative to sprawl.

157. Didn't have much time....sorry I couldn't be more thoughtful and thorough.

160. This survey in itself shows that the Village cares about its future and will not, should not, leave the future of the Village to self interest, haphazard development and fluctuating market forces. Glad to participate.

164. The quality of the last property tax revaluation was execrable, worse even than Montpelier's, where citizens forced a re-evaluation. For any future such activity, the town should 1)not use an assessor who is a town resident and 2)have higher level of quality control. There's a reason why Waitsfield is the most litigious town in Vermont (though that may change now that E. Neill is gone), and questionable performance on tax processes is a primary reason. Finally, the town should publicly apologize to Charlie Hosford for the shameful way he was treated, simply for trying to do right by the town in a real emergency.

168. I am proud to be a Waitsfield resident. Keep up the good work.

171. Thanks. Nice work.

182. Yes. Four times within the past week I discussed my frustration with others about trying to obtain a permit to add an addition to my office building. Each said, without exception, 'That's why I left Waitsfield. It's very business unfriendly.' Other comments: 'Waterbury welcomed me with open arms.' 'I'm so glad I left.....never could've made it in that town.' Their successes are Waitsfield's losses because 29 opportunities have vanished with them. Consider, too, that this is only one person's informal survey over one week. I realize town officials bristle at the accusation, but as a businessman who's been here

for 36 years, witnessed others' exasperation, and experienced my own, I must agree. In these difficult economic times, their behavior is especially out of line and in my opinion does not consider our best interests.

187. thanks for seeking out the information.

190. At town meeting in March 2009 I proposed and it was passed (non binding) a resolution to allow up to 8 "nodes" or "enterprise zones" or something like that including existing businesses to be built or expanded along the Rt 100 corridor. You did not ask a single question specifically related to this concept yet many people signed a petition supporting exploring the concept in addition to the vote at town meeting. What good is doing this survey when you don't even listen to what the town has already said?

197. All and all Waitsfield is a fantastic place to live in [illegible] with surrounding towns (Moretown, Fayston, Warren, etc.). I enjoy all of the festivals & recreational resources. However, we're without a place to go if the weather turns bad or can't afford to rent space at the resorts...you get the point? The town is a recreational hot spot that shuts down at 9:00 p.m. and there's nothing to do! Please consider a municipal facility that will make our already awesome town more dynamic. We'll be able to draw more visitors (and give them something to do) with such a facility. More public transportation will also move folks around town safer and will probably promote valley floor business too. We can do it and not lose the rural beauty of our town. Expand public transit routes for mid-December - January and watch what happens! Thanks for the survey!

199. Business signage: When a multi-business property is looking to add/change signage, all businesses within that building plus the building owner should be notified. This allows for better communication and may encourage other businesses that previously could not afford a sign to re-look at their budgets. The rules are too vague and do not consider others.

202. Thanks for this effort. Some questions were a little awkward and consequently difficult to answer. But overall, a good effort.

206. I found this survey extremely difficult to answer because I suspect a whole new level of permitting and unnecessary oversight will follow.

Regarding new development in Irasville, for example, I think the zoning regs should encourage development of multi-story structures (in the village too) and mixed uses, but not require this. I am a fan of incentives rather than directives and believe that in the long term people will do what incentives allow them to do but that directives limit development altogether. There's a long (too long) history of problem permitting in Waitsfield relating to business - this needs to stop. All it's gotten the town is a gas station with a ridiculous access. More change is needed in the make-up of the Planning Commission. There are others who want to serve but they don't want to serve under Russ. I appreciate Russ's long contributions to the town but it's time for a change.

208. How much did this survey cost the town taxpayers? It's much too long and hard to answer.

210. (A) Promoting the economy - Honestly Vermont is too small and underfunded to do economic development. Towns are not equipped at all. Keep it in mind but there really is not much you can do! (B) Higher energy standards are a good idea but you do not have any enforcement mechanism. (C) I won't go into speed limits but there is clearly some resource allocation problem. This past Friday I drove from Boston to Waitsfield and saw one police officer at an accident on 128 in MA. Drove through many towns with 1000s of people going over existing speed limits and of course saw the sheriff on Route 100 running a speed trap in Waitsfield. If I was planning to break into a business in town, I would do it when the sheriff is around running speed traps - then I would know I would not be disturbed. There is a problem of what the goal is with the town's use of the sheriff.

212. Thanks for taking the time to put this all together. I hope a large majority of the town participates.

217. As a second homeowner, I am amused by some of the goings on in town. A feel like I have been reading about a sidewalk put in for ages. Just put one in already, from John Egans/The Den to the community health center would be nice. Contract with someone about getting cell phone coverage along the valley floor from a national provider - why is Unicell able to operate a de facto monopoly? And enough of the petty crime, cars broken into, change purses emptied

- why is this OK? How about a zero tolerance on petty crime? Put in a hot line.

219. Please note that I didn't feel there was enough time to fill this out - even with the deadline extension. This was intense and time consuming to do it correctly. Also many people I know did not receive this survey via mail. Please note my investment in the valley stems from my family owning property here since 1965.

(1) With development comes a lot of unforeseen, irreversible impacts. (2) Development will change the cultural integrity of the town. (3) One of the #1 reasons to bring industry to the town and have people happy about it is by taxing businesses in turn easing the taxes on local townspeople who ultimately feel and pay for the multitude of impacts that development brings! (4) Consider a higher second home tax that also helps locals deal desirably with the influx of "transient people." (5) Why did you move here? Because you couldn't wait to have a traffic light at the corner of Bridge Street and Route 100? Cause that is what it will come to. Ever tried to get through Stowe on a Saturday? (6) We (as in Route 100) were voted the most beautiful scenic drive in New England because it encompassed landscape and the quaintness of the towns. (7) We have most everything we "need" here. If you bring more "stuff" we will ultimately "need" more. Having less accessibility to things will help promote living more simply. (8) People moved here to leave the city and suburbs behind. Please don't create a small city. Quality of life!!

222. (1) People are not actually going to walk in the village unless they have driven there and are walking between stores that are close to each other, or perhaps to a venue such as the Farmers' Market. (2) I could not answer any question regarding affordable housing without a specific definition of what that term means. (3) I believe this survey was constructed in a way to elicit pre-determined responses, rather than to gather information.

225. Waitsfield needs to be more flexible in allowing businesses to expand where they are. Jim Garilli's proposal is a perfect example. Requiring a second floor of apartments is not reasonable in that space with the surroundings. We need a municipal police force before we need municipal wastewater. We need more work on break-ins

and the illegal drug trade in town. Let them build the telephone museum. We do not need municipal septic to primarily develop the west side of Route 100 in Irasville. Too high a price to pay to benefit so few.

227. We can be a special place for many people here. Local and visitors - family. We must be open-minded - be able to make mistakes and then identify ourselves who we can be for the future ahead of us.

231. This survey was sent only to my daughter, who is living in Minnesota. [illegible] and I did not get separate ones. Each resident or registered voter should have received one.

233. Signs like the new "Bourne" sign are totally inappropriate. I am immediately reminded of Stowe's downtown and especially the mountain road.

235. Since my taxes are obscenely high, especially for some who has reduced housing stock in order to have more green space, I cannot recommend the raising of taxes for anything. Thanks for asking.

237. Many people think that "progress" is equitable with development and that "progress" is desirable and development is inevitable. Not true! As a former developer and real estate office owner and valley resident for 15 years and current land owner in the valley, the zoning laws can accelerate or decelerate development if the town would like. The town can totally stop growth if it wants to. The valley still is a remarkably beautiful place that should be treasured. Increased commercial and residential growth flying under the banner of "smart growth," increased density, sewer and water systems, all will degrade the quality of life for both visitors and residents alike and change our beautiful valley to something a lot less than what we were given.



Cover art by Ellen Crafton.