

CHESTER PLANNING COMMISSION
2008 TOWN PLANNING SURVEY

This survey was developed by the Chester Planning Commission to get input for updating the Town Plan. It is intended to be completed by one person, but all property owners and residents are strongly encouraged to complete a survey. Please feel free to write notes in the margins and/or on additional paper to clarify your responses to questions in this survey. Thank you for your help.

Housing

1. Do you believe that there is adequate housing for residents of all income levels in the Town of Chester?
 Yes No No Opinion

2. If Chester were to allow more housing developments, what types of housing would you like to see? (Check all that apply)
 Apartments Single Family, Clustered Mobile Homes
 Multi family Assisted Living Luxury homes
 Condominiums Working class homes Independent Senior Housing
 Single Family on single lots

Employment/Commuting

3. Do you commute outside of Chester for work?
 Yes No

4. If yes, where is the primary location of your job?
 Springfield Brattleboro
 Ludlow Hartford
 Rockingham Other: _____

5. Would you use a park and ride lot if one were available in Chester?
 Yes No

6. Is your primary source of income generated from a business run from your home?
 Yes No

7. If yes, what type of business is it? _____

Community Services

8. Please rate the following community services:

	Excellent	Good	Fair	Poor	No Opinion
Roads and bridges	5	4	3	2	1
Police	5	4	3	2	1
Fire/Emergency Services	5	4	3	2	1
Recreational Facilities	5	4	3	2	1
Public Water/Sewer	5	4	3	2	1
Library	5	4	3	2	1
Town Offices/General Town Services	5	4	3	2	1

Education/Childcare

9. Please rate the following educational services available for Chester residents:

	Excellent	Good	Fair	Poor	No Opinion
Childcare/Preschool	5	4	3	2	1
Primary/Grade School	5	4	3	2	1
Secondary/High School	5	4	3	2	1
Vocational/Workforce Training	5	4	3	2	1

Historic, Cultural and Community Resources

10. Please rate the following cultural and community resources available for Chester residents:

	Excellent	Good	Fair	Poor	No Opinion
Social & cultural events	5	4	3	2	1
After-school programs	5	4	3	2	1
Adult continuing education	5	4	3	2	1
Community groups & civic programs	5	4	3	2	1
Programs for seniors	5	4	3	2	1

11. Please list important historic or other resources that you feel Chester should make efforts to highlight or preserve:

Growth and Conservation

12. The rate of growth in the Town of Chester over the past ten years has been:

Too slow About right Too fast No opinion

13. How has the character of Chester been affected by recent development?

Positively No Significant Change Negatively No Opinion

14. If Chester were to allow for further commercial development, which section of town do you believe would be the most suitable for this new development?

15. Should Chester encourage the following commercial or industrial activities?

	Agree	Disagree	No Opinion
Home businesses	3	2	1
Small retail shops	3	2	1
Professional offices	3	2	1
Farmers market / Local foods	3	2	1
Restaurants (Sit-down)	3	2	1
Motels/hotels	3	2	1
Inns, Bed & Breakfasts	3	2	1
Tourism	3	2	1
Gas stations / Convenience stores	3	2	1
Manufacturing businesses	3	2	1
Agriculture	3	2	1
Forestry	3	2	1
Other: _____	3	2	1

16. Do you think that the town should inventory important natural and cultural resources?

Yes No No Opinion

17. As the town continues to develop, how important will it be to preserve the following?

	Important	Somewhat Important	Not Important
Rural character	3	2	1
Wildlife habitat	3	2	1
Wildlife travel corridors	3	2	1
Ridgelines	3	2	1
Forested areas	3	2	1
Scenic vistas	3	2	1
Water resources	3	2	1
Important farmlands	3	2	1
Trails for non-motorized recreation	3	2	1
Roads & trails for motorized recreation	3	2	1
Other: _____	3	2	1

18. Which of the following would you like to see encouraged or promoted by the Town of Chester for small-scale alternative energy production and/or energy conservation?

	Agree	Disagree	No Opinion
Compact fluorescent light bulbs	3	2	1
Improved home insulation	3	2	1
Energy Star buildings & products	3	2	1
Outdoor wood boilers	3	2	1
Small residential windmills	3	2	1
Solar or photovoltaic panels	3	2	1
Other: _____	3	2	1

Recreation

19. Please indicate which recreation activities you enjoy in Chester: (Choose as many as apply)

- Walking or running Bicycling Horseback riding
- Fishing Hunting Cross country skiing/snowshoeing
- Canoeing/kayaking ATV-riding Snowmobiling
- Hiking Other: _____

20. What future recreational activities or facilities would you like to see in Chester? Please explain:

Important Issues

21. As part of the Town Plan update process, the Planning Commission will be holding public workshops this spring. What issues would you like to see discussed at these workshops?

- Affordable housing
- Commercial development
- Parking in the village
- Development along VT Route 103 between Chester Village and Rockingham
- Forest fragmentation / Posted lands
- Subdivisions in rural parts of town
- Other: _____

Additional Suggestions

22. We encourage you to add additional comments:

Please mail or drop off your completed survey at the Chester Town Offices no later than March 21, 2008. Additional copies of the survey for household members are available at the Town Offices. THANK YOU!

**Chester Survey
Final Results**

900 +/- Surveys Mailed
357 Respondents

Apr-08

Housing

1. Do you believe that there is adequate housing for residents of all income levels in the Town of Chester?

Yes	No	No Opinion
114	157	65

2. If Chester were to allow more housing developments, what types of housing would you like to see? (Check all that apply)

Apartments	Single Family, Clustered	Mobile Homes	Multi-Family	Assisted Living
77	115	10	39	130
Luxury Homes	Condominiums	Working Class Homes	Independent Senior Housing	
38	65	144	148	
Single Family on single lots				
181				

Employment/Commuting

3. Do you commute outside of Chester for work?

Yes	No
148	179

4. If yes, where is the primary location of your job?

Springfield	Brattleboro	Ludlow	Hartford	Rockingham
46	2	13	3	8
Other				
22				

5. Would you use a park and ride lot if one were available in Chester?

Yes	No
58	233

6. Is your primary source of income generated from a business run from your home?

Yes	No
37	288

7. If yes, what type of business is it?

33 Answers

Community Services

8. Please rate the following community services:

	Excellent	Good	Fair	Poor	No Opinion
a. Roads and bridges	40	174	96	34	3
b. Police	69	177	57	27	17
c. Fire/Emergency Services	112	168	27	3	35
d. Recreational Facilities	43	167	76	14	44
e. Public Water/Sewer	43	113	32	7	135
f. Library	78	175	48	7	40
g. Town Offices/General Town Services	92	201	40	7	9

Education/Childcare

9. Please rate the following educational services available for Chester residents:

	Excellent	Good	Fair	Poor	No Opinion
a. Childcare/Preschool	20	71	31	18	195
b. Primary/Grade School	51	124	23	6	135
c. Secondary/High School	20	112	55	18	135
d. Vocational/Workforce Training	19	84	38	16	179

Historic, Cultural and Community Resources

10. Please rate the following cultural and community resources available for Chester residents:

	Excellent	Good	Fair	Poor	No Opinion
a. Social & cultural events	28	128	86	14	54
b. After-school programs	8	55	40	14	185
c. Adult continuing education	9	69	70	31	128
d. Community groups & civic programs	12	97	76	17	102
e. Programs for seniors	6	51	51	27	172

Growth and Conservation

12. The rate of growth in the Town of Chester over the past ten years has been:

Too Slow	About Right	Too Fast	No Opinion
41	175	52	48

13. How has the character of Chester been affected by recent development?

Positively	No Significant Change	Negatively	No Opinion
47	137	68	52

15. Should Chester encourage the following commercial or industrial activities?

	Agree	Disagree	No Opinion	Total	Average Score
Home businesses	256	14	35	305	2.725
Small retail shops	273	35	17	309	2.828
Professional offices	263	46	27	310	2.761
Farmers market / Local foods	301	9	13	323	2.892
Restaurants (Sit-down)	223	65	22	310	2.648
Motels/hotels	110	152	37	299	2.444
Inns, Bed & Breakfasts	212	67	26	305	2.61
Tourism	245	44	17	312	2.75
Gas stations / Convenience stores	74	198	33	305	2.134
Manufacturing businesses	176	108	26	310	2.484
Agriculture	277	13	22	312	2.817
Forestry	244	33	31	308	2.692
Other:	32				

16. Do you think that the town should inventory important natural and cultural resources?

Yes	No	No Opinion
206	26	71

17. As the town continues to develop, how important will it be to preserve the following?

	Important	Somewhat Important	Not Important	Total	Average Score
Rural character	285	40	3	322	2.876
Wildlife habitat	278	40	7	325	2.834
Wildlife travel corridors	261	53	7	322	2.789
Ridgelines	191	89	35	315	2.495
Forested areas	255	58	8	321	2.769
Scenic vistas	250	58	11	319	2.749
Water resources	301	19	2	322	2.929
Important farmlands	277	40	4	321	2.85
Trails for non-motorized recreation	230	69	22	321	2.648
Roads & trails for motorized recreation	99	105	112	316	1.959
Other:	20				

18. Which of the following would you like to see encouraged or promoted by the Town of Chester for small-scale alternative energy production and/or energy conservation?

	Agree	Disagree	No Opinion	Total	Average Score
Compact fluorescent light bulbs	53	37	238	328	2.564
Improved home insulation	32	9	291	332	2.78
Energy Star buildings & products	65	13	248	326	2.561
Outdoor wood boilers	92	127	97	316	2.016
Small residential windmills	49	59	226	334	2.52
Solar or photovoltaic panels	38	23	270	331	2.7
Other:	48				

Recreation

19. Please indicate which recreation activities you enjoy in Chester: (Choose as many as apply)

Walking/Running	Bicycling	Horseback Riding	Fishing	Hunting
290	154	68	127	94
Cross Country Skiing/Snowshoeing	Canoeing/Kayaking	ATV-Riding	Snowmobiling	Hiking
176	73	43	73	193
Other				
52				

Important Issues

21. As part of the Town Plan update process, the Planning Commission will be holding public workshops this spring. What issues would you like to see discussed at these workshops?

Affordable Housing	Commercial Development	Parking in the Village	Development along VT Route 103 between Chester Village and Rockingham	Forest Fragmentation/Posted Lands
170	184	56	216	110
Subdivisions in rural parts of town	Other			
147	37			

If Chester were to allow for further commercial development, which section of town do you believe would be the most suitable for this new development?

Route 103 South

South Main St.

Route 103

Town Green/Look at Depot Area

South on 103, East on Route 11, West on Route 11

103 South, 11 West, 103 North

12 Continue out of town south on Route 103

13 Use existing water and sewer lines

14 Zachary's lot

15 Route 103 opposite Mexican restaurant and Putney Pasta

16 103 South

17 Along Route 103

18 South 103 or Depot

19 103 North and 103 South

20 Chester Depot needs more development

I believe we should be working with Springfield as an area for commercial development. Springfield has so many unused commercial buildings why would you consider more commercial buildings.

26 Route 103 east toward Rockingham

27 We need more commercial development - other than gift or antique stores. Have no opinion of section.

29 East side of Chester town

30 Outside Town limits, there is plenty of land area suitable for commercial development

31 Elm Street, South Main toward Rockingham

32 Rural areas and downtown. For example, gravel pits and stone quarries. Other use or raw materials should be welcome. State wide anti-business climate is drainin Vermont

33 Past the new legion headed towards Bellows Falls

34 The talc mill location, 103 South

35 Downtown (on the Green) and south on 103

36 East

37 West on Route 11, Nothing close to schools, South on Route 103

38 Sunoco

40 On the highways

41 Center of town and along Route 103 east of Town

47 Route 103 North = most traveled

49 South of Green Mountain High School

50 Route 103 South/Route 103 North/Elm St./Route 11 West/Route 11 East/Green Mountain Turnpike

55 Elm St. area and 103 South of Village - Too many out of state residents buying second homes or primary homes driving the prices too high for Chester residents.

56 South of the high school on 103 but in an orderly planned fashion - with sidewalks, planned building sites and parking consierations

57 West on Route 11

58 Closer to Springfield border

- 59 What have you allowed in the past!!!
- 60 Outlying areas
- 61 Not sure
- 62 Route 103 towards Rockingham
- 63 On road headed to Springfield
- 65 Elm St. and properties adjoining the railroad
- 66 Along Route 11
- 70 Gassetts area on West Route 11
- 71 Either towards Rockingham or Andover
- 72 I wouldn't want to see very much more development - we will lose our identity as a wholesome area in VT
- 73 Outside village limits
- 74 103 South
- 75 East
- 76 Rte 1035 & Main St.
- 77 Main Street
- 82 South East along Rt. 103; North East along Rt. 11
- 84 VT Route 103S
- 85 Outside of village for major commercial and anywhere for small commercial
- 86 East End
- 87 Down off 103 past the high school
- 88 The tract surrounded by Rt 103, Pleasant St. & Elm Sts. including M&M
- 89 Hide factories and warehouses
- 93 Maybe Elm St. or 103 South past the high school and the VFW
- 94 Periferal areas
- 95 Outlying areas North and South
- 96 downtown
- 97 103 toward Bellows Falls & side roads
- 98 South of Chester - Route 103 area
- 99 No more
- 100 Outer parts of town
- 102 Route 103 East
- 103 Southeast of Town on Route 103
- 104 Near Rockingham down Route 103 or within the Village green
- 107 Southern
- 108 Not in a "strip" area; fit it into existing area
- 109 Along Route 11 and Route 103
- 110 North end
- 111 103 South, Elm St. area, Old Green Mountain Salsa buildings, Route 11 east
- 112 South on 103

- 113 The Village. It is important to preserve arable fields and meadows, pastures, hayfields, and orchards
- 114 Certainly not ridgeline or rural areas
- 116 Route 103 south
- 123 Town center
- 124 I don't know. What I don't understand is why the sand and gravel pit has much ?
- 125 East side
- 127 Route 103 south

- 129 Route 11 west toward the National Guard Armory. Stay out of the floodplains around the rivers where current development is located. Route 103 south to Rockingham is also suitable.
- 130 South of Town or north towards Andover
- 131 Near the high school
- 132 Route 103 South of Town
- 133 No commercial development outside of already established district
No strip development! Especially 11W or 103S - it will soon look like everywhere else in America. Why not consider economic development downtown. We don't need more gas station
- 136 convenience stores.
- 137 103 east
- 138 Along Route 11
- 139 South of the high school towards Rockingham
- 140 Village and depot square
- 143 Route 11 east and west, Route 103 North and South
- 144 Up near the legion
- 145 Route 11 both east and west, Route 11 both north and south
- 146 We have several vacant areas that should be developed for real businesses - not more b&b's or gift/antique shops
- 147 Open fields, too much building on these e.g. antique center, legion building etc., historic buildings such as academy and library
- 148 Anywhere
- 151 On the road in from 103
- 152 103 towards Rockingham
- 153 No commercial development
- 154 103 South but in keeping with a historic Chester look
- 155 Route 11 between Chester and Springfield and between Chester and Londonderry. 103 after Green Mtn High School towards 91
- 159 Route 103 south of Town
- 160 Town Center
- 161 Downtown atmosphere should be preserved. Town should not have strips of commercial development leading in and out of town.
- 162 South on Route 103 below Green Mtn. High School
- 163 Limited Route 103 south of Town
- 164 North/West
- 165 Depends on what type of development you're considering. Avoid at all costs the town green, stone village, Route 35 and Popple Dungeon Rd.
- 166 South of town
- 167 Route 103 south of Village/ All areas presented should be considered/Route 11 west of Village

- 168 Route 11
- 169 Future commercial development should not be allowed
- 170 Route 103
- 174 South off 103
- 175 South on Route 103
- 176 Village but away from Green, Route 11 West
- 178 Route 103 south and north of Town would be most suitable - at edges of Town. Strict zoning would prevent unsightly sprawl.
- 179 No more, we live here for the small community
 - We should work hard to use what we have - reserve building. Gold River Ind. Park (M&M). Further expansion should be tasteful like the Legion building, Junker Studio, and the Antique
- 181 Center.
- 184 VT Route 103 between Chester and Rockingham
- 185 West
- 188 East, along 103
- 189 Anywhere outside of Town would be ideal, but realistically do something with the National Guard Building to a "private" entity.
- 191 Route 11 east or Route 103 south
- 193 South of Town
- 195 103 south
- 197 West Chester
- 198 Along Route 103 set back perhaps - south of Village - Route 11 east towards Springfield
- 201 The old charterhouse and between the old firehouse and the gristmill gallery and in the depot
- 202 It seems to be strip development along 103 south of Town - don't really know where would be more appropriate - rather not continuous strip development
- 204 103 between Jiffy Mart and Rockingham
- 206 Route 103 south
 - I'd like to say on Route 103 but the development there is already out of character, use density with the rest of town. More development there would lose the intangible character of
- 209 Town. Commercial development is best interspersed throughout Town as correct master planning suggests.
- 210 South on 103
- 212 Gassett area
- 215 It would depend on the nature of the use
- 218 Area between Chester and Springfield
- 219 Eastern between Chester and Rockingham
- 220 south on 103
- 222 No more commercial development! The one end of town is so unattractive and poorly represents Town
- 223 Route 103 south
- 226 Area down by Stone house antiques. Charming, potential until the god awful storage units went in. Who approved those anyway?
- 227 103 south of Green Mountain H.S.
- 228 Outside of the old Route 40 - back roads, or upgrade some of the homes inside the old R40 - Flamstead acres area, or along Main St., East side of Town
- 229 Chester Depot
- 230 South of Rt. 103
- 231 Away from center of town

- 233 Elm St., Route 10, not along 103N. 11W, and enough already on 103S.
- 234 Route 103 South heading towards BF
- 235 Route 103 towards Rockingham; Route 11 towards Springfield
- 239 Chester does not need further commercial development
- 240 Eastern approaches to town
- 242 Route 103 East; Route 11 West
- 243 North and South ends of Main Street (rte 11 West and 103 East)
- 244 Past the High School toward 91
- 246 Along Route 103 out of town
- 247 Route 103 - most profitable route
- 249 Way down a dirt road, but really would rather not see it. The traffic caused by Okemo is absolutely ridiculous and we don't need to add to it.
- 251 Main Street
- 252 Route 103 South of town
- 254 Rte 103 to Rockingham
- 256 103 South of Town
- 257 utilize central business areas to fullest extent possible. Discourage sprawl along highways.
- 258 Depends on the business. Most need accessibility for trucks/deliveries. Route 103, or 11, or 10.
- 260 South on Rt 103 - South of Mtn View
- 262 Chester Village
- 263 Central area near RR
- 265 South on Route 103
- 266 I do not want to see further commercial development
- 267 South of town along Route 103
- 268 East/South of the line formed by Route 103/11 intersection and 103/1st St.
- 269 West, near green
- 271 Depot, by High School - it's already overdeveloped there, should not spread commercial development everywhere
- 274 Route 103 south of Town
- 277 Between 95 and 11
- 278 Route 103 near high school
- 280 No more development
- 282 Along railroad, Elm St.
- 283 East of Town on Route 11
- 285 Disbursed sections
- 286 103 to Rockingham
- 288 Fill up empty office buildings, need more retrofit businesses
- 291 Chester Depot
- 292 West and north
- 293 103 South to Rockingham. Restore the corner of Route 11 and Andover Rd.
- 294 Route 103 south or any available commercial space in Town which may be appropriate

- 296 Route 103 south of the high school
- 298 The downtown would be acceptable to me if the architecture preserves the historic integrity of the Town
- 301 Route 103 and 11
- 302 Out beyond the new Legion Hall
- 303 Routes 11 east or west and 103 south
- 304 Route 11 east or west, Route 103 south
- 306 Downtown well planned out
- 307 Elm St. Pleasant St. and 103 south
- 308 Elm, Pleasant, South 103
- 309 South of town or Sprnigfield Road
- 310 Way out of village - 103 looks horrible!!
- 311 Rt 103 - Chester-Rockingham as it has already begun
- 312 Non, sufficient supply
- 315 Depot St. on either side of railroad station
- 317 Going out of town towards Ludlow/Gassetts area
- 322 Areas closest to town center
- 324 South end
- 325 Depends on what kind of commercial development - but please don't mingle commercial and residential or commercial and downtown
- 326 Route 103 south, but strict building codes should apply to maintain historical architectural style
- 327 Route 103 south but with strict guidelines (sprawl and include pro-environment regulations)
- 328 I don't think we should designate an area but evaluate each business on individual merits
- 330 I'd like to see it stay around the green, or if industrial, in the industrial park
- 331 Southern part/outside of Town
- 333 None - keep it old New England with architectural controls (unlike Ludlow)
- 334 Route 103 toward Rockingham
- 335 South on Route 103
- 336 Elm Street
- 337 We do not need any commercial development in quaint Chester, VT
- 338 Route 103 near high school
- 342 Whevever land is available
- 343 103 south
- 344 That depends on the type of development - a drug store should go in town, a rock quarry should go to the outskirts etc..
- 345 Elm St. in commercial area and area around green for retail
- 349 South Main St.
- 350 Route 11 between Chester/Springfield
- 353 Out 103 east
- 354 Anywhere along Route 103 and 11
- 355 Route 11 west and Route 103 south
- 356 Gassetts area

Enough is enough. Route 103 south is already a hodge-podge of uses and building designs with incompatible uses side by side. We need to protect 103 south and 11 west or they'll look like the approach to Ludlow on 103 now does

Please list important historic or other cultural resources that you feel Chester should make efforts to highlight or preserve:

Historic sections of town - the green, stone village, cemeteries, etc.

More hiking trails, how about a rope town? Perhaps a water park, has Chester ever held a real country fair?

All historic buildings

- 11 Historical sites, stone village, village green, Main St., Train Station and Town Hall (which is a G.D. mess) in and especially out
- 14 Old fire station, train station
- 16 Forest land, old farms, old barns
- 18 Chester historical buildings, Main St.
- 21 Maintain the town green as is. Encourage upkeep of historic homes...ie. Program in Bellows Falls is history of historic homes
- 22 Chester should preserve the Town Green and other historic buildings and ensure that any new development within the Village is architectually compatible.
- 25 Historical society, natural resources
- 28 Character of Main St. and Stone Village.

I think we have to be careful of the term "preservation." This is a dynamic world. For example, The Stone Village/Stone Houses are worthy of consideration, but if someone owns it, I don't think "we" should tell them what they can/cannot do with it. Same for old cellar holes, quarries.

- 41 The Town Green, Chester Depot, Railroad Station
- 43 Clean up the railroad mess behind Erskines that is a disgrace and health hazard
- 49 Only if they are not supported by taxes
- 56 Our downtown green is picture perfect! I hope it is preserved but also used more often such as the "Sale on the Green event."
- 58 Nature trails and walking paths
- 62 Village green, open space in village
 - First settlers schools, first churches, library, FORESTRY PRESERVATION, protect all from garbage disposal and pollution, wildlife protection. Our quaint town
- 63 needs to protect against gangs and hardcore drug dealers
- 65 The quiet around the high school
- 67 First house of Chester and other historical homes
- 70 Fall craft fair, Alumni pay, Labor Day, perhaps old homes celebration. Events at town hall
- 71 Art museum, old fire station
- 72 As much forest/undeveloped lands as possible
- 75 None
- 76 More attention to preservation of Academy Building on Main St.
- 77 Academy Building
- 84 All historic structures
- 85 Town Hall, Village Green
- 87 Stone church/village, locally owned farms
- 89 Farms, trails, historic character

More information to the public from the Historical Society -not just announcements and topics of meetings, but also an article in the message about local items.

- 93 Also, I would like information about early settlers, et.c.
- 94 Memorial Day program with appropriate sound system.
- 97 Haven't a clue
- 104 Stone Village and forested areas
- 108 Quiet and peaceful rural community
 - 111 Every effort should be made to preserve the historical character, buildings, individual stories, etc. of Chester's past
 - 113 Stone Village, old barns and farmsteads, old mills and shops, etc.
 - 116 Town hall
 - 123 The common
 - 131 We have limited knowledge about Chester's history and would really enjoy the opportunity to learn more.
 - 133 Cleaning, restoration of cemeteries. Stricter rules on alterations in historic districts
 - 136 Stone village, old buildings downtown
 - 143 Historical restoration and preservation
 - 147 Town hall, academy, library - also the look and feel of a traditional small town - both Main St. and North St./Depot
 - 151 More special programs like the art show.
 - 153 Keep Chester a bed and breakfast town, no traffic lights, no McDonalds's. Cozy, quaint VT Town
 - 154 The Town of Chester is historic and should not be disturbed indiscriminantly. No zone change along Route 103
 - 155 Historical society and conservation, restaurants
 - 161 Chester historical society museum, Yosemite firehouse
 - 162 I would like old barns restored and saved
 - 163 Open land, Chester green
 - 165 Architecture, charm of Town Green, rivers and water spots, open lands and forests
 - 169 Preserve Yosemite Fire house/Chester green/Chester Depot and RR Station/Whiting library/19th century Union cemetery/Chester Depot Town Hall
 - 178 Preservation of historic edifices
 - 189 The buildings (Town Hall, Old High School, etc.), the Chester Historical Society
 - 195 Farms
 - 197 Academy buildings, North St. Stone Church, Yosemite Building, Town Hall
 - 198 Character of Victorian New England Village should be preserved, preserve rural countryside, clean up eyesore - junkyards
 - 201 B&B's, quality of life, stone quarries
 - 202 Town Green
 - 204 That the 1st Declaration of Independence was signed here
 - The cemetery on the Green (inspiring), the Chester Academy, the Civil War Enactment, the wonderful Christmas activities, the multiple uses and events on the
 - 209 Green
 - 222 The Town Green, Whiting Library

- 228 Music concerts geared towards teens/young adults. Summer music festivals - jazz, blues, blue grass, reggae, etc. Dances - square dancing, contra, swing, etc.
- 229 Encourage preservation of older homes along main roads.
- 230 Older homes on Main St.
- 233 Historic village setting and buildings. Schoolhouse on Andover Rd. Open fields and views from village center.
- 243 Yosemite First House/GristMill/Stone Village/the Green/Victorian Homes downtown
- 244 Historic buildings,graveyard
- 246 More free social/cultural events on the Green and historical society grounds - to bring the town together more
- 251 Open land
- 253 Yosemite Fire House
- 258 All historic buildings/bridges are to be preserved.
- 263 The Green and monuments, Town Hall, Historical Society Building
- 266 Civil War and colonial history. Events such as the Civil War expo were a great addition
- 271 Historical society, Town Hall, Village Green
- 274 Existing character of Village and rural areas
- 278 All farm buildings
- 282 Williams River, Historic Village center - green, Stone Village
- 283 Low profile commercialization
- 286 Charming historic housing
- 296 Downtown and the forests
- 297 Community land and walk-ability of trails to shops and for exercise
- 298 I think the quaintness of the downtown should be preserved
- 301 Historic homes
- 307 Main St. and green, firehouse (yosemite), stone village, historical society
- 308 Main St. green, Stone village, firehouse (yosemite), historical society
- 310 Use top of Town Hall for movie night or something like that. Use open spaces for walkers and nature observers by adding benches/or more trash receptacles.
- 315 Historical Society at old Grade School
- 316 The trail in the town forest is a step in the right direction
- 322 Open space
- 323 Buildings, firehouse, stone village, main street, suspension bridge, academy building
- 325 The Green, the beauty of Town, the cleanliness of the Town, the friendliness of many of the people
- 326 Our heart of town communities (Route 11/Chester Green) and Depot St/Chester Depot from intra-state tractor trailers
The library is a valuable community resource that needs upgrading. It is an important educational resource and community support that needs additional
- 327 resources in the future.
- 330 Stone Village, train station, the green

331 Rural atmosphere

332 To keep the town of Chester the way it is

333 It's architecture and green - keep it beautiful and Vermonty

336 Wild places like the new Lost Mine Hiking Trail, streams, rivers, woodlands, forests, open space. Buildings that are on the National Register of Historic Places

344 Jobs/economic vitality

345 Open space, natural environments, historic buildings

348 Downtown is our major attraction. Keep it vibrant, alive - buildings rented

350 Rural image

Thoroughly investigate old buildings and houses before tearing down. It's a shame what is happening to the house next to the Congo Church. One of the oldest
355 houses in Chester.

356 Historical society, recreational activities for adults

357 Jaffrey Barn, all ancient roads, trees in town need better care, open spaces, historic homes and other structures, historic architecture

What future recreational activities or facilities would you like to see in Chester? Please explain.

More opportunities for Senior Citizens - a more active Senior group age 55+

Non-motorized trails that may include natural areas or historic spots

Perhaps a rope tow, Alpine slide, water park

11 Curling, miniature golf, skil hill/slope, rope tow, volleyball teams

12 Adult tennis teams. We had competitive teams at one time.

14 Better skate park

19 Recreational facility

20 Indoor pool, adult exercise programs

22 Pavillion at recreation area, upgraded ice rink (level and holds water)

A sidewalk built from Pleasant Street up to Green Mtn. Turnpike. A lot of people and kids walk/run and ride bike here and they are putting themselves in danger due to the traffic.

28 Sidewalk on Church St. for walkers making the loop from town and Stone Village and Church St.

42 Ice skating

43 Running and walking paths

I think the rec department has done a great job, especially is serving our children. I'd like to see marked hiking trails at the Pinnacle and the hut there updated for a warming hut for snow activities.

58 Expand the railway corridor to increase visitors. Develop zip line for parks for nature lovers and adventurers

62 More use of the Town forest land for horseback riding

63 Seasonal use for all ages and abilities

65 Cross country ski and hiking trails from town to town and inn to inn

67 Community center for children, families, and adults

70 Ice skating rink with outdoor lights

72 I think we are doing well

73 Sidewalk over Church St. to No. St.

77 Ice skating - hockey, movie theatre, thea. center; computer center

81 I think offering evening classes at the High School is wonderful. Would be nice to have a place for adults to meet, play cards & gab.

85 None - leave it as it is

91 I think you have enough at this time.

Community/recreational building open designated hours and available for dances, meetings, family game nights - old fashioned fun - even

93 wedding receptions and parties! Any room at the Pinnacle?

95 A teen/youth center with a qualified staff.

108 Walk/bike paths linking sections of town together - better and more sidewalks - make walking around town easier

110 An ice skating rink, roller skating rink, non - alcoholic dance facility

- 111 Recreational activities that don't include motorized equipment such as ATV's, snowmobiles, etc.
A paved path along Church St. for walkers and runnes. Not elaborate. Just a path, not expensive, just doesn't need to cost \$100,000+.
- 114 Safe for walking/running
- 125 Keep as is
- 129 Bike path and or walking path system
- 131 I'd like the opportunity to bike around town and have room for me and the cars
- 132 Upgrade sidewalks
Movie theater, performing arts building, ethnic restaurants, enclosed tennis courts/fitness center, xc ski and skating center with rentals,
- 136 walking trail through town, town square dances
- 137 Maintain good trails
- 138 Miniature golf
- 139 Walking or bike trail
- 140 Skateboard park rebuilt
- 141 Better development of ice rink, get rid of 15 minute adult swim at pool
- 146 We have an adequate amount at this time
- 147 Horseback or trail riding (could bring income or tourists to town), fitness classes in school buildings, no new facility needs to be built
- 150 You provide a nice selection as is.
- 151 Cross country ski and snowshoe, improved hiking trail network and facilities
- 155 Restaruants
- 157 Get a whole house
- 158 Ice skating rink, skiing at the pinnacle. There isn't any of above close by for residents
- 165 Music venue
- 170 Snowmobile trails on Springfield side of town.
- 172 Back in the 1940's, Chester had a ski area on Lover's Lane, skating rink on Cobleigh rd.
- 176 Snowshoe trails
- 178 Cross-country ski trails, or backcountry ski trails would be beneficial
- 179 More playground for small children
- 185 Better walking sidewalks, paths
- 189 Simple, fun activities
- 191 Bike/walking trail
- 198 Year round enclosed heated pool - exercise classes - pool and gym
- 201 Mountain biking trails
- 202 Maintain rural character t continue what I enjoy now.
- 204 Dancing. We have no indoor recreational opportunities

- 209 Consider a "river walk" along selected stretches of Williams River - all branches
- 210 Something for seniors
- 215 It would be nice to have a picnic pavilion at the Rec Park. It would be fun to have an adult league or two (volleyball, softball, broomball)
- 218 Ski lift for kids at Pinnacle
- 219 Continued support for the Recreation Department and improving the rec programs
- 225 Indoor pool, indoor track, pool room
- 226 More activities involving groups of people from the community. Kickball league
Nice, family oriented indoor recreation facility with heated pool, splash pool, jacuzzi, sauna (dry steam), exercise equipment, work out classes,
- 228 childcare, swim lessons year round - very clean and well run. Similar to Jacksons Gore Spring House only in Chester
Outdoor theatre/music at the Rec Area on summer evenings. Outdoor music festival - country, bluegrass, soft rock, "heritage" - Irish, Italian,
- 229 German, French.
More events that would put Chester in limelight for tourists. Better signage for public skating, etc. Bright flag andf lowers showing some life
- 230 in town.
- 231 Rec building - exercise, sports
- 233 More hiking/snowshoeing trails.
- 234 Walking club for senior citizens - perhaps using the school gym or Town Hall 2nd floor in bad weather.
- 240 Return of rope tow or similar at Pinnacle rides could be charged at low rate, with ticketed dis
- 242 More trails for hiking
- 243 The town is about ready for a good Senior Center
- 244 I would like to see the Skate Park improved and the pool area enlarged to include the grass.
- 246 Can't think of any except maybe making an arrangement with Newsbank for the public to use their fitness facility - for a fee, of course.
- 247 skating rink/movie theatre
I wish the Newsbank "workout" place was available to the public or that Chester had something (on a smaller scale) like the Springfield fitness
- 249 place.
- 253 More hiking trails
- 254 A movie theatre
- 256 Paved bike path
- 263 Town sports programs, pool, skateboard park
- 268 Indoor tennis, paddle tennis
- 269 Indoor rec. area for kids, meeting rooms for groups, courts for indoor sports
- 271 Seems like for a town our size we offer a lot and spend a good deal of money
- 272 Indoor/outdoor swimming pool, ecotourism, health/fitness center
- 274 Off leash dog park
- 277 Small ski-tow or recreation park

- 278 Senior volleyball
- 279 Bike paths off the road
- 280 Bike path
- 282 Outdoor arena/pavilion
- 284 Family center in Town for cross country ski, hay rides, and Town get togethers
- 285 Church street needs a place to walk near it.
- 286 More swimming/ summer camp. Expand hiking trails - beach near a pond or river
 - 291 More tennis courts and an enclosed olympic pool
- 293 Continue the winter festival
- 295 Hiking trails, cross country ski trails
- 296 Large park with restrooms and picnic facilities
- 297 Community garden - better use of the green and activites surrounding it.
- 298 Tennis
- 299 ATV riding - open some trails for others - not just snowmobiles
- 307 More town trails for walking, community garden
- 310 More hiking trails
- 316 A better pool and workout equipment would be great - the town mustn't ? young families
 - More public trails -maybe something in back of the high school tha the students could create and maintain - or trails on other town land that
 - 317 are safe and easy to access
- 319 Ski tow at the Pinnacle
- 321 Miniature golf, nightclub
- 322 Cross country ski trails and hiking trails
- 323 Indoor swimming pool (at high school?)
- 324 Better policing of facilities, we do have to cut down vandalism. Ex. Tennis court vandalism
- 325 I'd like a year round rec center with indoor swimming for winter
 - Disc golf courses (also known as frisbee golf) - inexpensive, fun, low maintenance all ages, would bring people to town, courses all over the US
- 326 (none in VT or NH). See wikipedia website for more information
 - Mountain biking on vast trails in the summer/fall would attract visitors to Chester who like to bike on trails in wooded areas. We already have
 - 327 the trails that are unused in three seasons, little economic output to establish a new community recreational resource.
- 328 Better walking/running path
- 330 More hiking trails mapped would be great. The pool and basketball/tennis courts are also great assests
- 332 Maybe something for young people, club house
- 333 Better tennis, ski train from Chester depot to Jackson Gore - tracks are laid!

- More hiking trails. This would require getting easements from property owners. Some could probably be persuaded to donate hiking/snowshoe
- 336 trail easements
 - 338 Further development of hiking trails in Town forest and other properties
 - 339 Bike trail or walking path parallel to Church St.
 - 342 We need safe bicycling paths and bike sidewalks
 - 343 Ski tow for kids
 - 345 Walking trails at Pinnacle
 - 348 Horseback riding/stable open to public for lessons
 - 353 Yoga, Tai Chi
 - 356 Sports leagues for adults

ID **We encourage you to add additional comments:**

- 1 Chester has become too tourist oriented and has lost it's small New England town appeal. Chester needs jobs, housing, and businesses the local people can afford. It is hard for most local people to suport a town which has become a mecca for the wealthy.
- 2 We need more business in Chester. Route 103 needs to be all commercial zoned for more sand - gravel pits and allow blasting. More housing. Need more local people on boards.
- 3 How do you define what a village is and what does it take to lose it! Truck traffic, mostly speeding on North Street and what can be done about it! I would like to see a camera installed and would be more than willing to help pay for it.
- 4 Wind generated electricity
- 11 Enforce truck and modular home trucking and truck brake noise and signs (missing). Please slow down state police cruisers!! 50, 60, 70 MPH is too much thru center of Chester Route 11 and Route 103 downtown. It's just an accident or death waiting to happen. Some poor person in a car or some kid with head phones on is going to pull out or walk out into street and get nailed!
- 12 We need more parking areas and good sidewalks from parking to village
- 15 The bridge on Route 103 heading into Mountain View/Jack's is small. Restaruant area needs to be completely rebuilt and widened immediately. This should be a top priority for the Town of Chester.
- 17 Need to have the ability to build nursing homes, assisted living and senior housing in any zone in town.
- 20 An adequate fire and police headquarters, evening events, clothing retail for all ages, good pizza, dunkin' donuts/ice cream parlor
- 21 While I think we need more affordable housing for low income and moderate income, I think it should be planned better. Pleasant View apartments seem to be on land on one else wanted. There are many children with no playgrounds or green areas and on a heavily travelled road. Take a look at the Cobb Hill development in Hartland. It is a planned community for mostly upper middle class. There seems to be no reason this model could not be used in Chester for mod. to low income housing. Route 103 South looks like strip development (VT style). We
- 22 Chester is a beautiful Vermont community with a very distinctive character. It's rural setting is scenic and peaceful. Any new development should conform to Chester's architectural design and not disturb the peaceful environment.
- 26 If Chester wants to encourage (and retain) young working class families it needs to promote business. It will mean effectively planning to accomplish this. There has been some development near the high school done well (not sure if we need anymore self storage units) but development out along Route 103 makes sense traffice wise and also to take advantage of the consumers coming thru. We are a family with two working adults and children in the school system. It has been discouraging to see the continual negativity of school budgets not passing. Locals and town government (and the state too) need to understand not all business development is bad and more development will help with the tax base. Assisted living can bring in more professionals to the area. Thank you for this survey. Chester is a great town and the next few years will be important. Would also like to see more local zoning regs for homes/residential i.e. people picking up their trash, junk cars, etc.
- 27 I think the survey is a wonderful idea. Perhaps we could take a few areas and address them, rather than deal with so many in the planning stage.
- 30 Traffic on Route 10, speeding, number of accidents due to speeding, lack of Police Dept. to do anything about it, they seem more interested in Stone Village and Main St. patrolling.
- 31 No subdivisions in rural parts of town!
- 32 I encourage maintenance of a full range of property rights, and lowering of expenses related to property taxes (schools especially), not a replacement by state of income taxes
- 34 We need to encourage manufacturing that would provide sustainable wages to young families. Tourism does not cut it. We depended on the shops in Springfield for too long. How about toy manufacturing (wood) or small machine shop. What is happening with the National Survey property? Ideal location for manufacturing - three phase power
- 36 Property taxes much too high - cost of education per student is out of line with the country - schools must consolidate all resources, especially administration and faculty, use of virtual classrooms to lower total cost
- 38 More police at rec. center. Teen drug use is getting out of control in Chester.
- 41 We have a vacation home and property in Chester. We bought the land in 1969. We enjoy the town and it's beauty. Our dirt road, Farar Road, is well maintained as much as possible. We love the rural character of the Town and appreciate it's character and beauty!

- 48 Please note: we are in the process of building a home in Chester. Do not have an in depth knowledge of Chester and it's needs. Commend the planning board for doing this. Hope a comprehensive study will become a reality.
- 50 To make Chester an economically viable Town, community growth should be encouraged. We should actively look for companies to relocate here.
- 51 Chester needs better zoning enforcement to guard against sprawl, commercial blight, strip development. Consider becoming a designated Village center to take advantage of tax benefits. Consider a truck route from Route 103 onto Route 11 then Elm St. to Route 103 North to Ludlow to divert trucks from the right turn on Route 103.
- 56 I'd like to see better, safer sidewalks to the high school
- 58 Setting up summer camps/workshops that involve projects to enhance the community or practice vocational skills. "Shaker handicrafts," leather working, silk screening, weaving, Audobon projects, Habitat for Humanity projects, clearing of trails, walking paths, fitness statues. Good Luck!
- 59 Lower the property taxes - especially for the elderly!!!
- 61 Because I am new to Chester I'm sorry I could not be of much help
- 62 Chester is a wonderful place to live
- 63 Please keep our town simply and people friendly. Our forests and waterways need to be protected for future generations. Our wildlife is a joy and special sight to many of us. Keep the buildings on the outskirts if they really want to develop they do it there if that is their choice
- 67 A transportation system that extends beyond Springfield. It would be helpful if there were daily buses to places such as Bellows Falls, Ludlow, and Londonderry especially with the increasing cost of fuel.
- 68 All roads north from Brattleboro unplowed - during storm I've seen it, perfect. State of VT makes sure roads maintained so flatlanders can get back home after have fun in VT. Try driving thru Ludlow Sunday afternoon (bumper to bumper). Vermont should make I91 a toll road, would help maintain our roads. They collect going south. Also let prisoners out during
- 70 We need events that like us gather together. Like the winter carnival over Christmas
- 72 I would very much discourage any thinking of any chain or national named businesses. We need knowledgeable persons in discussion making positions. Let's not grow too big.
- 74 I would like to see more jobs, such as a shop. Not more low pay jobs. I'm tired of working to pay high taxes and see Vermont only promoted as a playground for the rich to come to play, and buy up homes only to subdivide them and, sell and move on, driving up our property values.
- 75 Consolidate schools; remove vice-principal from GMH; change student/faculty ratio to improve FTE (eg 30 in class); improve H.S. counselors; lower taxes for "everyone", not just those on limited income; school budget more "creatively" managed.
- 77 Construct a circumferential sidewalk around Chester - Stone Village-Chester Depot! Covered ice rink.
- 79 I disagree with the 25 mph speed limit in town. Too slow!
- 81 I'd like to see a little bus run through Chester. Like to shop in Springfield - maybe call for a ride - say: 3 days a week. Or use to transport people to Dr's appts in Springfield area and Chester.
- 85 We need to keep the town attractive to tourists while keeping taxes lower so we do not drive out current residents. Need to develop commercial industry to increase the tax base.
- 86 The Board of Selectmen should do a better job of keeping taxes low. A 3 million dollar budget is unacceptable. The police budget is way too high for such a small town - do away with K-9. We are also being railroaded on the public safety bld - we do not need this - the Army Resource bldg would be adequate.
- 89 Would not like to see sprawl along 103. How about cable TV? high speed internet? Local tv reception. Would like to see eyesores addressed. i.e. the "W. Chester Condominiums". Image is very important to attract residents to the town. New commercial bldgs (gas stations, etc.) should be regulated to be in keeping with the character of the town.
- 91 I would like to have a rule that after retirement or age 65, people would be entitled to a tax free homestead of up to \$100,000 limited to an income of \$25,000.00, adjustable as income and property values change, most of the life-long citizens have paid the taxes for many years and retirement income does not keep up with increases. It is time for a fair break for our seniors who have to go without to try and keep their homesteads.

- 93 Would like bridge widened on 103 S not far from Marshall Road. More police presence on Main St. and Church St. I see very few people traveling anywhere near the speed limit! and I nearly always have to wait at pedestrian crosswalks for the cars to go by. Encourage bike riders not to ride on sidewalks. Some come right up behind me and swerve around at the last second. Startles my old dog, also! Would it cost too much in overhead (heat, etc.) to open the High School Gym for people to walk around before and/or after school in winter? and designated times to walk around the track with footwear appropriate.
- 94 Make mailboxes accessible to postal carriers in winter. I shovel passage ways that get clogged by highway plows. Design mailboxes with dual openings for deliverers and recipients (this could be an industry for the town). Open town drains or provide crowbars for property owners. Replace reflectors and poles that plows demolish. Encourage grocers to provide delivery or arrange for transportation for persons who wish to select their own items. Grocers might consider a day once a week of price reductions. Place accessible benches near sidewalks for those who walk.
- 95 Snow removal from private properties used as dumping grounds during large snowfall. If snow is piled on my property, I want it taken away before the spring thaw, and before it melts down and leaves 3' of dirt on my lawn. It's one thing to "do what you have to" during heavy snowfall and another to destroy private property. Support the court diversion program! A large number of youth are sent through diversion every year by C.P.D.
- 97 Individual windmills would not pay and every house with a windmill would look ridiculous. I would not mind a group of windmills up there with the cell phone antenna and that is the view from my bay windows.
- 100 Chester needs to expand its grand list by attracting and retaining businesses such as Readex, Vermont T's, etc.
- 104 Development takes away from the quaint charm our town provides. It only brings traffic and leads to loss of peaceful and relaxed atmosphere.
- 112 If we don't cut school costs our town will not stay healthy. There is no room for spending on other important items to make Chester a quaint town.
- 113 Much of today's woods were formerly cleared fields. Given that I favor small and medium scale agriculture, clearing these forested areas should be encouraged. It would be good to expand cell phone coverage and wireless broadband as well.
- 114 The town is doing a great job for a small town. Hope we can get taxes under control. Most of all, we need to get the costs of sewer and water under control so families can afford. Not sure there is an answer. Town crew do a fine job. Police department is doing a fine job. Town personnel appear to work hard. Thanks.
- 115 We live out of state and our house in Chester is a second home. We chose Chester for it's quiet rural charm.
- 124 Recreation doesn't mean much to me. I need a place I can afford to live in. You know affordable homes are great, but then taxes will kick you down. I can only afford to live in a mobile home. I'm lucky to have a good paying full time job. So I can just about make it. The more money you use on this project, one hand it'll be hard on everyone's taxes.
- 129 Chester is a lovely town and many citizens contribute a lot of hours to keep it that way. I'm very satisfied with Town road crew, work on bridges and roads. I'm not happy with the cost of schools especially where Springfield is a few miles down the road. Many efficiencies could be gained without decreasing education quality. Improvements in Town government I would like to see are increased financial accountability/transparency and increased/more response from police. There are drugs and gang problems moving in from urban areas that are being ignored. I'd like to see the economic base in Town diversified and incentives given to small business owners. I believe the state of VT penalizes all business owners and the Town has a role
- 130 Just keep rural America scenic, quiet New England small town. Just don't over do it.
- 131 We love Chester and enjoy it's character. We would be happy to see Chester develop in a sustainable nature (maintaining affordability for locals). But please don't let us turn into Ludlow. Thank you for your efforts!
- 133 Don't issue as many permits by tightening restrictions on conditional use
- 136 We feel strongly that the town plan needs to address the problem of sprawl before it happens and to ensure that Chester remains (basically) a beautiful small town where the quality of life is still village oriented. Once sprawl happens, it does not go away and we become like the rest of America - with the same stores the same anonymity, etc, etc. Please consider including this in the town plan. The economic development committee should take a larger role in town planning instead of just disbursing loans to businesses.
- 138 Need to upgrade of Class IV roads. Widening and run-off ditches for class IV roads. Accessible road entrances off of main road onto Class IV roads
- 139 Need policies regarding upkeep of homes and lands visible from main highway in and out of town - all four directions
- 141 There are multiple eyesores surrounding Chester. These properties distract from the value of homes in Chester.
- 143 Roads need more maintenance on 103 and 11 until the bypass goes in.

- 144 Chester, particularly "downtown Chester" needs to work harder to maintain it's "old time" Vermont identity. All commercial and new residential structures should be designed and built within the authority of a Vermont Village
- 147 No sprawl, no ugly strip development
- 149 Many residents enjoy walking "the loop" (through town uop church st. and through the depot). It's too bad when Church St. was redone, a sidewalk wasn't figured in. I'm sure it's expensive but I worry about someone getting hit on Church St. (especially kids on bikes and the older people who take walks).
- 154 Please zone out trailers, please zone out quarries on 103 and any other area outside the already established protection zones.
- 155 Further development/improvement of roadways
- 156 Too many residents leaving Chester because of higher taxes. This is a bad trend. Many seniors who have lived and loved Chester for many years suddenly realize they cannot stay.
- 157 Need to let the O'Neils go ahead with their quarrying and the hell the complainers on the Green Mountain Turnpike Roach who are only flatlanders
- 162 I am a senior citizen. I have lived here over 50 years. I have been very happy living here. This is the best town I coul of lived, married, and raised a family in. We all should be proud of our town. Keep up the good work.
- 163 Any planning should consider impact on property taxes. I am living in fear of results of property reassessment. Unsure if many of us will be able to afford to stay in Chester. Thanks for asking.
- 164 Would like to see more services available so that we wouldn't have to go out of town for everything - maybe even a car wash
- 165 The reason we stay in Chester is the beauty of the environment and charm of the town. Increases taxes every year make it more and more difficult. Subdivisions, commercial development, apartment complexes will severely diminish the beauty of our community and hence the serenity and peace we feel while here. Please consider the reason people buy second homes in Chester and avoid the temptations of short term gain through development.
- 168 See I pay a school tax, I also should have a say in how the money is used, just as a person who lives there full time.
- 173 Town should enforce any existing laws/rules against blight.
- 176 DRB must do much more to set conditions on development that make them less visible, more appealing looking. Route 103 south currently looks terrible and that is our main entrance from the south. When you say "yes" to a development you have a lot of leverage and the developer has or soon will have lots of money. So get some courage and set strong conditions (tree planting, etc). There is no landscaping around Legion or Mountain Man or storage along Route 103. It looks terrible.
- 178 In order to keep up the pristine character of the Town, as well as to keep property values up - the Town needs to implement strict zoning to prevent sprawl and/or unsightly development. Further, any manufacturing businesses which cause increased noise, odors, truck traffic, or other qualities that negatively impact the Town's rural character should be discouraged. On the other hand, farms tend to preserve ther historic nature of the area (even though they can produce odors). In short, the Town should proceed cautiously in regards to growth.
- 179 Farmland and meadows are VT. No more commercial or big developments. No more out of staters building houses , raising taxes, and taking away from VT beauty. No more black top roads.
- 183 I would like to see development that does not cost the Town money and they are not maintained by the Town.
- 184 I am very proud of the Town of Chester. I love the small town atmosphere. Being 82 years of age, I am not able to participate in activities as I once did. I think the fishing, canoeing, bicycling, hunting, horseback riding, cross country skiing, and snowmobiling activities are great. Enjoyed them when younger and I'm sure my family do now. Now I just walk! Please try to keep the small town atmosphere. Thanks.
- 189 Put a check on out of state developers, keep the rural New England quality of life, provide proper facilities fro emergency services, expand core program - speeding is a problem in the Town, seriously reconsider support to special (interest) groups

- 198 We do need businesses for community service and commercial manufacturing or other to help with tax base. We do need growth, but not fast growth so that community can keep services and schools at reasonable costs and affordability for our community - costs are too high now. We all need to be energy efficient, we as a community and country need to become self sufficient and not rely on foreign supplies for oil. There is a need for better jobs with a living wage to serve the community and the people who work here. We cannot depend on the tourists. Also, we do not want to become a suburban/urban area. We need a sense of neighborhood - where neighbors are neighborly and not wrapped up in themselves but welcoming to others - checking on elderly and shut ins. The tone of Chester has been changing with unfortunately a cooler attitude toward others, everyone need to be respected.
- 199 Signs to encourage more tourism on the Town Green to target traffic that travels strictly on Route 103. They are missing a historic VT Town that is right in from of them.
- 201 Concentrate growth in the Village, detail sidewalks, encourage density, allow for sensible extraction of natural resources
- 209 Keep a good balance on development as this has been a real asses to the Town so far. A cluster of commercial development on 103 south of Town would be a disaster. Please avoid this!
- 212 Almost all real Chester home owners are being driven out by taxes. Flatlanders are the only ones who can afford it now - that's sad - maybe see how voting can be by ballot instead of working clas and old people sitting on awful benches until 10:00 and feeling intimidated to not vote the way they should - could you get that process of ballot in motion
- 215 Thanks for doing this
- 218 Would like to see more patrolling for speeders on Route 11 going thru town of Chester
- 219 I think it is important to look toward the potential for developing more commercial activity to help enhance the tax base in Chester. This should be accomplished in an intelligent manner.
- 224 I do not live in Chester but own property. Someday I hope to build on my property. My kids like to ski and having a place there would save on ski trips. More businesses would also help if I or any part of my family decided to move there it would be easier to find work. If I did live there and a commuter program to work was available it would be nice especially withe the price
- 225 Who dreamed this survey up?
- 226 I would like to see explanation of why we are still paying a bi-annual sewer "usage" bill and why it is so high? So many people I know are starting to question this. What is the real reason we the towns people are paying for this? Paying for someone else's mistake?
- 227 As a resident for 20 years now in CT I look forward to visiting Chester and the land I own. The changes in global economies will impact economic viability in Chester - planning should look to some of these issues and consider options proactively - not simply react when they happen.
- 228 I hope that in the future our town selectmen will work to protect the business and home owners of Chester from large money enterprises that jeopardize the towns's current security and way of life, so valued here in Chester. The OSG Quarry proposal and subsequent town rezoning was a sad wake up call that money talks, and that even our town is not safe from development that could easily jeopardize the quaintness of our town and the well being of our citizens. I attended meetings at the Town Hall where I saw our town officials have a biases and belittling attitude towards concernced residents, retail, inn owners. Frankly it was shocking.
- 229 Chester is a true gem. It needs to remain affordable to residents, yet attractive for tourist money. residents who do not maintain their homes need to be discouraged; if they have financial problems - can the town organize a volunteer group to help? Please don't allow unscrupulous developers to overbuild on small lots which are clearcut. It will increase population density and create a greater demand on essential services and schools - which will further raise our taxes. More atttention is needed to address safe housing for the elderly. If they have access to senior housing, it might free up homes for young families who can purchase existing housing stock. *Look at the mess people have made on Long Island. Plesse don't follow in their footsteps - overpriced, overtaxed, and unaffordable, overbuilt, overcrowded.
- 230 Chester's Main St. is a pass through for people coming and going from other areas - all of Rt. 11 should be spruced up - and people who own buildings should be encouraged to keep them painted and neat. A yearly award given by the town to the best improved building - same during the holidays - for the best decorated building or home. Especially on Route 11 and Rt. 103 - it's the towns' public face. Start immediately!
- 231 The road washes out and has a deep drop off. After two yeas of phone calls, nothing has been done. This witner, 8 people have gone off the road in this 1/16 of a mile area. All had to be pulled out. For most of the winter, two cars annot pass. the taxes we pay are substantial, but the road service is not substantial. I'm sure if the school bus goes off the road, something will be done then. We expect this dangerous situation will be taken care of soon.

- 233 Development along 103S. has been allowed that is detrimental to the town. It is ugly, does not contribute to the character of the town and is very poorly planned and sited. No requirements for screening and plantings are in place, no design review, no long term plan for the area. It has become a mess of unsightly, often poorly constructed buildings. Far too many conditional uses are being allowed. No focus on in-fill development.
- 238 The town has to be more open to new technology and allow development based on this new technology. In so doing, modify its regulations and accept these technologies while still maintaining environmental sound conditions.
- 240 We have owned our house for 25 years. We are across - residences = we were surveyed at the Willows of the town for news to Cede au Chester for gravel trucking and ? We also cannot un
- 241 Urban sprawl and how it can destroy the character of Chester and its surrounding environment.
- 243 Preserve the character of downtown village and Stone Village. Clean up homes on 103 in Depot. Establish commercial zones and encourage development towards Rockingham, Gassetts, and Londonderry from the fringes of the established town outward.
- 244 I think Chester is an awesome town and we need to preserve the land and character while adding businesses that will attract new residents, and provide more employment. I would like to see the police department make more of an effort to bridge the gap with teenagers rather than pulling them over, hassling them and increasing the animosity of the teenagers to the police dept. I am specifically referring to Matt Wilson and Allison Forney.
- 246 In general, I am "pro" any programs or projects that preserve and upgrade and protect the environment - projects that develop the human and humanizing aspects of life, recreation, culture and character in the Village/Town. I would be willing to be on any committee that promotes these ends.
- 247 Expand the snowmobile VAST trails; need a new modern supermarket for food - Rt 103
- 248 Re-evaluate the use of conditional use permits. The reason the zoning categories were set was probably to meet certain criteria. Maybe there is a need to change the zone category if there are so many needs for conditional use.
- 249 Chester should be more community friendly. Do we have a pamphlet stating what's available in our town for activities? It would be nice to know this stuff. I purchased my home 3 years ago and have no idea who to even go to, to get this information. I just purchased (for 50 cents) a flyer about a hiking trail here in Chester (at the local hardware store). To me it was worth the 50 cents. It would be nice to have something like that for the different organizations, groups, activities, etc. (I just found out we have a town pool!) Anyway, I would even be willing to design it if I got the information.
- 252 The home we own in Chester is not our primary residence. Since we only spend weekends in Chester, I would recommend that you separate this survey into an additional responses and not rely heavily on it for guidances. As a part-time resident, I love the image that Chester has. I hope that you do not lose the basic character and spirit of the town.
- 260 I would like to see Chester welcome some new businesses but not at the expense of the character of our Main Street and historical areas. I think new business should be on the outskirts of town, close but not invasive to Chester's character.
- 263 Take good care of what we have
- 266 Please do all that is possible to retain Chester's rural charm. You must avoid development that changes the basic appeal of the Town. Once this atmosphere is gone, it's lost forever. Take it from someone who grew up in a small town, New Jersey, rural town that has been "developed" - it is not worth it.
- 268 We need to figure out a way to control skier traffic that cuts through Church St. and the Jiffy Mart triangle. They go dangerously fast. They're on a mission to beat their friends or just other cars.
- 277 We favor keeping the rural character in tact as much as possible. Sustainability should be an important part of any commercial development. I would favor the development of wind power as a positive source of green/clean energy
- 285 An indoor public space where people could gather for casual activities like talking, or having a snack, or reading, or just sitting down. Perhaps something like the pretzel shop in Bellows Falls
- 287 Stop putting 4" and 5" stones on our surrounding roads. It ruins your car. It's hard enough driving on 1" and 2" stones as is
- 289 Chester has a very good Town Plan. The Planning Commission and the "good ole boys" need to stop bowing to special interests and just follow the plan as written. Couldn't be easier. It's all there in black and white
- 291 We thank the Town of Chester for their vigilance and discipline for this winter's snow plowing

- 293 Plant more trees to replace trees those that have died or are dying especially along Main St.
- 296 Be business friendly and more handicap accessible facilities
- 298 I think condominium complexes that create a sense of community by combining people of different stages of life (retirement, starter home, growing family) as well as different incomes are important especially as the baby boomers reach retirement age. Upscale condos as well as condos that encourage speculation investment don't add to the community.
- 300 I love our town. I have been here for 13 years. The taxes are making it tough. The High School needs a lot of help. We need more restaurants and tourism to keep the skiers from driving through
- 306 Creative economy - get Chester involved. Pride in properties, pride in the Town's appearance. Entering Chester Village from Rockingham is disappointing. How could we help and or encourage residents to take care of Chester properties. Chester is such a lovely Town that could really shine.
- 307 Develop small businesses. This survey is excellent and hope it is followed. Recent zoning controversy might have been avoided if Town Selectboard was more connected to the needs and lifestyles of community.
- 309 More attention and support to library
- 310 Bigger is not better. Be smarter not faster. Be choosy - we are worth it.
- 312 School taxes average living conditions, average high school learning does not justify amounts expended!
- 313 Hae to see Chester overdeveloped.
- 316 There is too much truck traffic through town - can this be ameliorated in any way?
- 317 We admire all the work and though you do to manage our beautiful town. The town offices should be applauded. Oh ** major interest - we live near an opened junkyard that is legal - is there any way the amount of cars, trucks -j unk on a property could be limited or a junk requirement mandated? Like 50 cars in 2009 - in 2010 drop it to 30, then drop to 20, etc. Plus setbacks increased from along side the road to 50 feet - just some ideas.
- 320 We are part time residents of Chester
- 321 I would like to see Chester offer incentives to bring in businesses and work on ways to lower property taxes.
- 325 Thanks for doing all this
- 326 I think one of the biggest things affecting and altering Chester's character is traffic, in particular large truck traffic. These trucks pass through town all night. They are damaging our roads and houses and cause tremendous amounts of noise and air pollution. They also make walking the streets of Chester very unnerving and unpleasant. I would also like to see more speed traps set up in town to identify and ticket speeding drivers (mostly from out of state)/
- 327 Truck traffic is a mJOR concern along Route 103 through Chester. They break the speed limit, damage roads, increase pollution and are dangerous to pedestrians. Increase police enforcement of speeders and consider how to reduce the semi-truck traffic through town.
- 328 We need to discuss ways to keep the area viable to young people. Give them reasons to stay here and raise their families
- 330 I am concerned that 103 north - the entry into Chester - remain pleasing. I also wish there were more hiking trails like the new one. I applaud those who worked on that. The concerts on the green are nice. This years winter festival was fun too.
- 331 Cost for schools is way too high - according to Chesters tax bill, rate is approximately 10,000 per child. Cost in RI for example is 5-7,000 per child
- 332 To keep Chester the way it is! It is a lovely place to live.
- 333 We hope that Chester strives to maintain it's beauty and attraction as a small VT town - don't love itself to death. Look around to towns like Ludlow to see what not to do. Maintain architectural and subdivision/development controls. Thank you.
- 335 Follow existing zoning regulations. Stop issuing individual waivers that are not in compliance, because it completely destroys the purpose of zoning.
- 336 The quarrying issue has caused a lot of pain in Town. Opinions and feelings are strong on both sides. The Planning Commission needs to deal with this in the planning process.
- 339 Try to keep a firm hand on the types of businesses seeking to move within the Town borders on Route 103 north and south and Route 11 east and west. Some businesses like used car lots take away from the historic character of the Town. Piles of gravel and logs along the major roads are not too pleasant either.

- 343 No McDonalds, no McMansions, more police monitoring of speed on side streets by non-locals, noise decibals taken of train whistle and trucks, a clean-up of home owners yards used s dumping grounds for their trash and junk, a fine for this offense to cover town cleaing it up
- 344 Nothing is more important to the people of Chester than jobs and economic vitality
- 345 I believe that we need to combine all of our efforts and plan our Town for the future. Economic (help businesses), ecological and cultural, educational, tourism
- 348 We currently own property of Jillie Lane, off of Cummings Rd. We often wonder if Cummings Rd will be opened into Chester Depot.
- 350 Enact policy and procedures to clean up private junkyards - at the very least require screening from roadway views, or relocation of debris to unseen portion of property
- 354 We need to encourage commercial development. This brings jobs and builds a better tax base. Property taxes are becoming more and more unaffordable. This is the only realistic solution to solving this issue. We as a Town need more companies like Newsbank to support the Town's needs. We are too reliant on the presence of just a few companies like Newsbank
- 355 Need small manufacturing facilities, need to keep young people in Town. Need drugstore and or ??? No place to buy little incidentals such as thread, needles, yarn - or medicines. Not much at grocery stores.
- 356 As the prospect of having a quarry right up against the high school and residential area of Town has divided this Town, growht in the industrial sector must be evaluated very carefully. We risk losing what makes Chester unique.
- 357 Instead of focusing only on a new Town Plan, Chester nees to focus on a long term vision of where the town is going: culturally, economically, recreationally, historic resources, natural resources, and development plans. It would be very productive to have several large scale meetings focused on issues but run by outside experts, groups such as Smart Growth VT, the RPC, other experts on community building approaches to planning.