

Bethel Planning Survey January 2006. Response Results and All Comments. [Each individual's comment(s) are followed by a semi colon (;). Comments are clustered in groups of ten only to increase the ease of reading through them.]

1. "Should commercial development be located: a) in the Village center, b) along Route 12 toward Randolph, c) along Route 107 toward Rutland, d) other locations _____."

(a) Yes: 329 – 65.6%	No: 77 – 15.3%	No Response: 96 – 19.1%
(b) Yes: 231 – 46.0%	No: 138 – 27.5%	No Response: 133 – 26.5%
(c) Yes: 208 – 41.4%	No: 140 – 27.9%	No Response: 154 – 30.6%

Not in village – towards Randolph seems better; *No*; Along Rt. 12 towards Randolph Ctr.; *Cannot be done toward Randolph or Rutland. Both have fields on one side with river on edge of field*; All above; *107 towards Royalton – whether by luck or design, I've thought the development along 107 towards Royalton has been tastefully done*; The whole damn state everyone shops in N.H., all the taxes Vermont is losing; *Towards interstate 89 on 107. Jobs are key plus tax base*; Unless only to the Fire Dept. Bldg. - Rt. 12 towards I-89 – Too many are not very pretty. Steps could be taken to include more commercial with heavy emphasis on landscaping of all future site plans; *Along Rt. 107 between interstate and town*;

Along some areas of Rt. 14 (E. Bethel); *Keep it in the town!*; The main st. is so narrow + short - development will need to be out of main st.; *It all depends on the size + and what the commercial dev. Is – NO BOX STORES*; There really isn't areas to develop within the village; *Anywhere! I want a coffee shop and stores !! Please !!!* I believe Bethel needs a strong downtown, encouraging small businesses with tax credits; *Up to Rt. 12 to Woodstock*; Towards Royalton; *We need to encourage commercial development, including tax breaks to bring businesses to town*;

107 towards Royalton; *a) where? B) only to Camp Brook Rd*; Rt. 14 in E. Bethel – Camp Brook Road; *Toward Royalton and North Rd.*; Mainly in Town – make use of old Richardson's store, etc...; *Anywhere*; All of the above areas could be used for such development; *Village center should be priority, but corridor development is inevitable*; *Along Route 107 toward I-89*; 107 east; *No*;

Important to redevelop center. Rts. 12 & 107 as needed for larger businesses, w/ an aim towards preserving open farm land; *Develop the center of town first, then move along the two main routes 12 and 107*; The village is unique – potential small shopping village for tourists, needs to be preserved + businesses encouraged – Vt. Products, café, food; *Exit 3 (working with Royalton)*; Toward I-89 towards and into Royalton; *Toward I-89 along Route 12 toward Royalton line – village center development should not compromise our "historic town look" i.e. old depot to Church St. bridge – wider vehicle lanes from Mascoma Bank to the intersection would be ideal while buildings are remodeled. Rt. 107 Development concentrated @ intersection of 107 & 12*; Commercial development should be focused naturally wherever it is most economically viable; *It shouldn't be focused in a particular*

area; 107 towards So. Royalton; *Along Rt. 107 toward Rt. 14*; Short cut between 12 and Camp Brook Rd.; *Toward Royalton Rt. 107 anywhere – we need businesses*;

WE can't even fill vacant store fronts now on Main St.; *No – in the village center only and to a minimum. Let's keep our small town small*; Rt. 107 towards I-89. Keep development focused in areas where economic traffic is focused – commerce benefits; *Dining restaurant downtown needed*; We need development wherever we can for jobs and to keep our people here and new ones coming; *Toward I-89*; Rt. 107 toward I-89 – interesting that this was not included in your options... I believe generally speaking development on this route has been done well .. the downtown village of Bethel is or should be the vital center of our community... and it is in dire need as evidence by the numerous vacant buildings - our focus should be on this village and if successful, to consider other areas as needs arise; *Rt. 12 – as far as the Case property*; Depending on what sort of business we wish to attract --- obviously most shops would be in town center; *No more development*;

Toward S. Royalton. It may not be in our town but it would be convenient with all that has gone up down there already; *Development along Rt. 12 and Rt. 107 should be regulated/monitored/planned appropriately as areas are sensitive in terms of location*; I think Bethel does a fine job currently and each project has to be looked at individually. If controversial should be placed in paper for resident's inputs/vote; *Village center first, then maybe toward I-89*; So many other communities have allowed for urban sprawl shopping centers that have essentially choked small business and destroyed town identity; *Vacant or abandon buildings in the Village Center should be utilized*; Bethel cannot rely on commercial development. Our geography does not support it; *This is something I feel the residents should decide. I wouldn't want to hinder growth*; Along route from center of Town to I-89 – must have adequate room for parking without interfering with flow of traffic; *I do not think we should have noisy manufacturing downtown*;

Sprawl is something Bethel should avoid, as the entire state and region should. It's more desirable to develop the village; *Village no room*; Rt. 107 towards Interstate; *In an effort to provide consolidated infrastructure in an coordinated manner it would seem advisable to build on what is already in place*; Wherever is logical; *Village center lack space*; Along 107 to Royalton; *Keep development in one location*; Businesses that bring in the tax dollars and employment without overtaking rural appeal are good; *c) no municipal sewer available, already too much traffic – we have a lot of vacant parcels downtown or adjacent to it – lets redevelop village center*;

If commercial development can make it in Bethel any of these places should be allowed; *We have a 19th century section of downtown that very picturesque and well worth promoting – need to encourage block (cement) stores to alter their façade to match*; It depends on what it is; *Home based enterprises – not much room for development in the Village*; Try to keep all development limited to the Village Center – No Sprawl!; *Since I live in East Bethel I can't make an intelligent comment on this*; Miracle Mile towards I-89; *Rt. 12 + 107 towards I-89*; As long as they come to Bethel, I don't care; *From Rt. 14 to center of town*;

a) If this means making use of empty buildings downtown; *Not acquainted with town – offer no comments*; Toward interstate. Controlled development of proximity of White River corridor. Cooperate with Stockbridge; *I feel commercial development most important part should be that it is done with good planning + long term vision. Commercial development is changing now from village center to outskirts right now, is it better or worse. As I drive thru Bradford in the evening and can't find a spot to park to pick up my paper I wonder if villages in Vermont can take significant more development. Just so you know I don't support Big Box stores either and will not shop at Walmart*; Rt. 107 towards I-89. Wherever there is land available to put it on. Our Vermont towns were built fine without social government “planners”; *Spruce up downtown – paint! – white (pleasing colors) flowers*; Village (no) because the road is narrow and most homes are in the area. Rt. 12 + 107; *I would want the trees preserved*; We would like commercial development to be very limited; *Focus on the village*;

Anyplace it fits in the neighborhood; *Along 107 → I-89*; Around the intersection of Rt. (107 toward Rutland); *Towards Shaw's supermarket*; Rt. 107 toward I-89; *Business around the school and fire dept. would be nice + convenient. Across from the high school towards Randolph (in the field areas) would be a great place for a plaza (w/ CVS, gas station? gym) gardening center. Idea: paved walking/Bike path along the White River – “walking club” encouraged*; No! Fight sprawl! Tons of empty space in center. Use existing buildings; a) *However need to address parking*; Other locations? – not sure; *We should avoid sprawl on either 12 or 107*;

Along Rte. 107 towards I-89; a) *Yes – if small business offices but not large factorys or BOX STORES. Put it on stretch near 89 that is in Bethel. Focus on small businesses + tourist industries rather than commercial – i.e. restaurants*; 107 toward 89; *107 to Royalton*; Rt. 14 toward Royalton; *Along 107 to So. Royalton + Route 12 to Barnard*; 107 toward South Royalton; *At 80 yrs of age it doesn't matter*; Limited parking will make town center development difficult; *Let's get the village buildings full of artisans (i.e. painters, ceramics, metal work, etc.,) with vigorous state advertising. Let's get the buildings in town filled with retail space or service offices. Then worry about expansion later*;

Camp Brook; *Without a job – what are you?*; Priority to focus on encouraging commercial use of existing developed sites and already zoned commercial areas – not new development; d) *other locations*; Vt. 107!!!. *Not sure – this needs to be researched – not much room*; Keep the rural landscape intact; *I would not be opposed to wind generators. They are not the eyesore many make them out to be*; Along Rt. 107 toward Royalton; *I think we can look at all proposals*;

I am opposed to zoning and planning. So I believe this should be a private landowner/ abutter decision with governmental involvement minimal if at ALL; *Yes + No. Please incorporate more flexibility into our Town Plan. It appears over the past 20 years that Bethel planners have focused more on creating restrictions and barriers to entry instead of planning and encouraging improvements to our town. Bethel is not exactly thriving. Unfortunately some individuals and groups have used the rules to prevent projects from occurring even though the Town would have benefited. If you remove the rhetoric from the*

right wing whacko's (develop everything) and the rhetoric from the left wing nut jobs (stop everything), then you have a large group in the middle that want common sense and flexibility. I can show you some very unpleasant areas in town that were allowed by our zoning laws and I can show you where some projects would have really helped the esthetics and the tax base of Bethel but it was felt it would have been too difficult to get proper permits. The point is – don't be misled thinking that zoning has helped or improved Bethel; Rt. 107 East; Along Route 107 toward Royalton; Other locations – none; Keep it in the downtown area (Hall to the Wall); Toward Royalton – toward Pea Vine –some of the area on the river below the town; Village Center yes, but is very limited to where you can; Village center- not much room – So. Main St.; I think you can only put so much in the center, so there is a need for spreading some in the other two areas;

Center will provide single location to focus on; Preserve Farmland please – encourage re-use of idle buildings and sites in town first.