

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.]

**# 5. "Should we continue to grow without further limits?"**

Yes: 164 – 32.7%	NO: 290 – 57.8%	No Response: 48 – 9.6%
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Where can we grow to? With location of main road, river, railroad. Only way to grow is up; *We need to do something*; (no answer) Constant review; *Don't need limits but guidelines and a board or concerned people*; What limits?; *Growth with no limits is a problem*; Need limitations; *Managed growth only*; Some limits are needed; *There should be some limits. # 1 focus on town should be lower school taxes*;

We need no zoning; *The next ten years will see tremendous demand on this area as a bedroom community for the upper valley and /or Montpelier. Look at Grantham NH! Planning is more important than ever*; Improve, repair, upgrade existing infrastructure/ development before considering expansion; *With reason, perhaps consider ownership of growth. For example a local video store versus a chain*; There should be some stipulation; *There should be careful planning*; Growth with a plan; *We should try to retain the quaint character of the town*; Cellular phone towers would be nice for communication purposes; *Explain limits*;

Current limits are enough; *Yes, people are sick and tired of local politicians limiting everything we do. This is not supposed to be China*; Let's keep Bethel small; *Should know more details here*; Not sure what limits are; *Zoning by definition is a limit... do those who check "yes" favor abolition of zoning laws?*; That's a loaded question! (no); *We like Bethel because it is a small Vt. Town. We feel it doesn't need to grow any bigger than it is right now. Keep it small*; There should be limits; *Should be further limits*; What kind of limits?;

Zoning and planning i.e. limited are good; *Planning is important*; In order to maintain an identity we need to follow an established plan; *No – we need to focus on qualities + community vision + not on quantity at the expense of social cohesion*; Since we do not see any growth, why not; *Com'l development must allow for adequate off street parking and reasonable traffic patterns*; We don't want to look like parts of N.J. or like slum areas; *Clothing and Food stores*; Growth is always good; *Use common sense*;

Should always be trying to keep taxes down for the elderly and get businesses in one location; *Limits help keep town from becoming overburdened by unwanted big development*; Foolish question – Bethel cannot sustain unlimited growth; *Limitless growth = West Lebanon. Do we really want that? NO!*; What are current limits? But probably not; *?Commercial only?*; How can we? The land is either too steep or zoned too high; *Don't know*; Of course we should continue to grow, but there should be some guidelines and limitations, too; *Unless through special permit*;

Growth within aesthetic + economic thought; *There needs to be limits*; Tightening of zoning and building codes may be necessary – seasonal recreation could tax water supplies; *We need limits on growth, but not limits to stop growth*; The soils + environment + topography won't allow it. House on hillsides on unstable soil tend to slide down the hills; *Depending on what, and yes, to increase numbers of residents. I would like to see more re-cycle in order to preserve land, groundwater*; Within reason; *Zoning needs to be looked at*; Vt. rural character is what counts; *Any growth should be carefully planned and limited*;

Concentration should be in village center; *How can you tell people where they can + can't live*; We should grow but within reasonable limits; *Growth encouraged with appropriate limits and planning*; I think there should be limits; *Need limits or else will end up like West Lebanon in 10 years*; Too broad a question. Each situation should be treated individually; *Grow slowly and carefully*; Need more info; *Planned growth*;

Limits + planning are necessary; *Grow slowly*; Growth yes, with some sort of limits; *It would help populate our school*; Planned Growth; *Can't answer this without knowing what limits are proposed*; Town planning + zoning are critical for long term success; *I feel markets will dictate growth to a point*; Growth is good for everybody, however it should have guidelines; *People pay taxes, not trees*;

Growth is fine, but it should be done in a well thought out manner (i.e. no sprawl); *What limits? (both Yes No) there should be some control regarding zoning*; Zoning and planning seem cumbersome until over development occurs, then it is too late; *Need to be selective but need to increase tax base*; Let officials make decisions on their own; *Without some constraints on growth we will end up being a suburb of Leb/WRJ*; Careful attention needed on traffic issues; *Not sure of any limits currently in place*; Should try to preserve and maintain what we have; *We have had good town plans developed through much careful thought by many concerned people. I see no need for major changes*;

I feel strongly growth is necessary for our future and Bethel's future; *Of course not. However, foolish constraints that allow no flexibility can be more detrimental to our community*; Depends on type of growth; *Downtown needs to be developed w/ businesses*; We have zoning. Are you saying that we will scrap all zoning regulations?; *Undecided*; Some regulations are necessary; *I don't see us growing – I see us shrinking – we are a very divided community*; I didn't know we had limits on growth!; *Zoning is an important tool to prevent one land use from negatively impacting another land use and helps define our community. It prevents spot zoning or it should.*