

November/December 2020

# Rumney Planning Board Survey

Presentation to Rumney Planning Board

January 12, 2021

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# The Numbers:

Postcards mailed to all voter and landowner households

- 1,133 Rumney addresses
- 477 nonRumney addresses

426 responses received through December 15

- 14 paper
- 412 SurveyMonkey
  - 340 IP addresses
    - 57 with multiple responses

- 48 IP addresses were associated with 2 survey responses each
- 5 IP addresses were associated with 3 survey responses each
- 2 IP addresses were associated with 4 survey responses each
- 2 IP addresses were associated with 5 responses each

# Q1 What is your relationship with the town of Rumney?

A. I own a home in Rumney	86%
B. I vote in Rumney	55%
C. I live in Rumney year-round	58%
D. I own or manage a business in Rumney	14%
E. I would like to open a business in Rumney	4%
F. I live in Rumney part of the year	17%
G. I vacation in Rumney	13%
H. I retired to Rumney	8%
I. I own an undeveloped lot in Rumney	15%
J. Other	8%

**Q2 During the process of writing the Rumney Master Plan, the two issues the community identified as the most important for the town to address were #1 the tax burden and #2 protection of water resources. Are there other goals that should also guide Rumney's consideration of a zoning ordinance?**

- Protect private property rights
- Preserve rural/recreational/village character, sense of community
- Protect natural resources including Stinson Lake, open space, scenic, forest, water, environmental quality
- Town appearance including buildings and trash/junk
- Type and size, residential vs. commercial, compatible uses together
- Protect property values, reduce tax burden

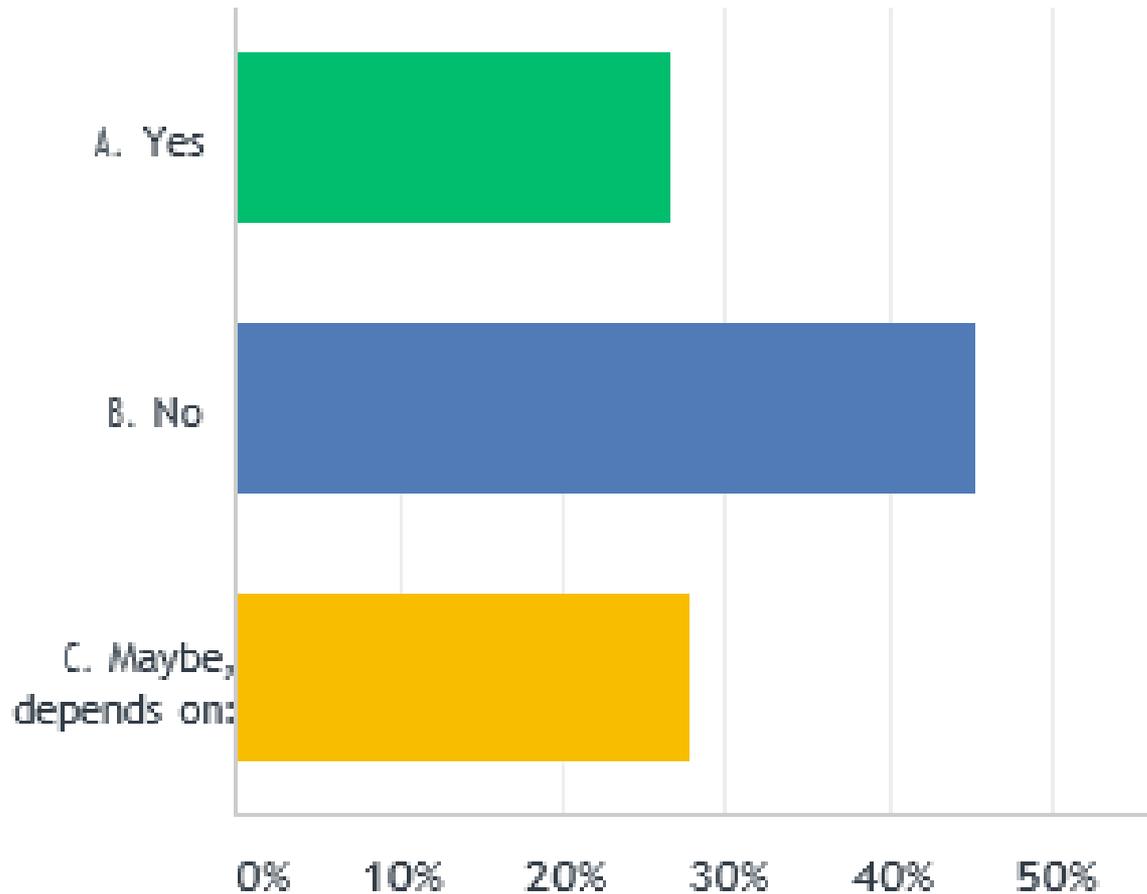
# Q3 When you think about what types of development are appropriate for various locations in Rumney, or next door to you, what factors are important?

A. Property values	67%
B. Amount and type of traffic	68%
C. Lighting/glare	49%
D. Hours of operation	47%
E. Number and size of signs	42%
F. Size and appearance of the development	63%
G. Crowding	53%
H. Noise	67%
I. Likelihood of flooding	31%
J. Protection of water quality	70%
K. Other	23%

# Q4 In the table below, for each type of development, please check off EVERY area of town where you feel it would be appropriate.

	VILLAGE AREAS	ROUTE 25 CORRIDOR	RURAL AREAS	STINSON LAKE
A. Single family homes and home businesses	88%	75%	80%	74%
B. Apartments, condominiums, senior housing	55%	82%	44%	30%
C. Mobile home park	26%	82%	53%	24%
D. Community buildings such as schools, churches	86%	70%	45%	30%
E. Tourist businesses such as lodging, recreation	56%	85%	50%	52%
F. Small neighborhood-type businesses such as stores, services, cafes, offices	89%	81%	45%	46%
G. Larger businesses such as "big box" stores, drive-through restaurants, wholesale, automobile sales	16%	95%	20%	15%
H. Gas/convenience stores	31%	96%	23%	20%
I. Industrial uses such as manufacturing, gravel pits, lumber mills	16%	87%	44%	14%

## Q5 Should smaller lots and more concentrated development be allowed in and around village areas?



### **Responses to Q5. “C. Maybe, depends on:”**

- Type/use (23 responses)
- Consistent with character of existing village, walkable, density (16 responses)
- Size of development, number of lots (8 responses)
- Traffic and parking (8 responses)
- Septic and water (8 responses)
- Appearance (7 responses)

Q6 A range of options is available for Rumney to manage the impacts of development on our natural resources, from education of landowners to regulating where development can occur. For each row below, please check off the "strongest" approach you support

	<b>EDUCATION OF LANDOWNERS</b>	<b>ALLOW DEVELOPMENT BUT PUT CONDITIONS ON IT TO PROTECT RUMNEY'S NATURAL RESOURCES</b>	<b>REGULATE WHERE DEVELOPMENT CAN OCCUR</b>
A. Potential public water supplies	26%	29%	44%
B. Wetlands	30%	17%	52%
C. Steep slopes	33%	25%	42%
D. Floodplains	33%	18%	50%
E. Shorelines	29%	22%	48%

# Q7 Do you have reservations about Rumney adopting a zoning ordinance? If so, what are your biggest concerns?

Over 50 responses:

- Restrictions on private property owners
- No concerns

Between 5 and 20 responses:

- Some concern about tendency to become too restrictive
- Fairness, who will make the decisions, will they be knowledgeable
- Cost of enforcement
- Grandfathering
- Conflicts with rural atmosphere, can attract dense development and big box stores
- Impact on small/home businesses and farms
- Backlash from those opposed to zoning, importance of community engagement
- Won't be strong enough, keep small lots and short term rentals out

# Some Observations

## Support for:

- Maintaining village/rural character
- Keeping big box stores and gas/convenience stores out on Rte 25
- Protecting Stinson Lake
- Water quality protection
- Minimal regulations
- Protecting property values

## Concerns about:

- Being told what can do on own property
- Unfair application of the ordinance, i.e., who you know
- Problems that zoning won't address, e.g., buildings in disrepair, noise, trash

## And some misconceptions:

- Zoning is up to Planning Board vs voters at town meeting
- Zoning vs building code
- Enforcement of state regulations

# Next Steps to Consider

- Educate the community about the process
- Engage the community in the process
- Explore a simple zoning ordinance that
  - Focuses on a few high priority issues
  - Impacts vs uses
  - Allows many things without a permit
  - Has very permissive grandfathering