

## Visualizing Density in Putney Village



*ORW Landscape Architects and Planners, April 2005*

### **Report prepared by the:**

Windham Regional Commission  
for the  
Putney Planning Commission

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## EXECUTIVE SUMMARY

The Visualizing Density in Putney Village project was established to identify issues, concerns, and opportunities that the Town of Putney has for growth in the Village. One important result was to show what various types of development would look like on key parcels in the Village so that the citizens can more accurately visualize the density of a project.

As a first step, a Steering Committee of Putney residents was appointed to help guide the project. To introduce the concept of density to town residents, Julie Campoli of Terra Firma Design, a landscape architect, gave the presentation “Visualizing Density: Village-Style Development as an Alternative to Sprawl” on September 29, 2004. Approximately 35 people attended.

A “Community Workshop on Development Options in Putney Village” was held on October 20, 2004, and included a presentation on Village Inventory Study, and workshop to get attendee’s reactions to the presentation and solicit what they felt were important issues pertaining to the Village. Approximately 25 people attended. Many issues were raised, including heavy truck traffic in village, pedestrian access, preservation of Putney’s historic character and preservation of green space in village.

To gain a further understanding of the issues, an informal community survey was conducted on Election Day 2004, which garnered one hundred seventy-five responses. The results showed strong support for open space in the Village, and general support for development in the Village.

A more detailed analysis of development potential of parcels in the village core was conducted. Though 93 of the 161 parcels were identified as “built-out” in the previous Village Inventory analysis (i.e. they can not be subdivided), 19 of these parcels allow for additional dwelling units. Twenty-one parcels could be subdivided by creating a new lot in the back yard of an existing dwelling. Ten parcels could be subdivided to create an additional lot with street frontage; 14 parcels could be subdivided into one or more lots larger than 15,000 square feet.

From this analysis, three sites in town which represented different types of development potential, were chosen by the Steering Committee for which design alternatives would be developed through an interactive design workshop setting (a charette). The three sites included a small scale infill of an existing house lot along Main Street, new housing on undeveloped parcels near the center of the village, and commercial uses and housing on undeveloped land around the Putney Coop.

ORW Landscape Architects and Planners of Norwich, Vermont, was hired to assist with the charette, held on March 31, 2005. Participants were divided up into three groups and asked to examine one of the three sites and consider ways to accommodate additional residential and commercial development in the village in a manner that would be

consistent with the existing small-scale rural village character of Putney. All three groups, working with a design professional, developed a proposed plan for their site. The design for the infill site would provide 6 housing units on this site, while currently there is only one. A design for the site near the center of the Village resulted in a mix of single-family and duplex units that could yield from 15 to 26 new housing units, and walking paths that would link neighborhood, town and wooded open space. The design for third site offered many uses, including additional retail around a small green, a combination of new single family and duplex units, and a 4-unit cottage cluster (overall, the potential for 16 to 24 new units of housing in addition to commercial and public activities).

## **PROJECT BACKGROUND**

In 2002, a Village District Inventory was completed for Putney Village. This Inventory was initiated because of a Town Plan action step that directed the town to “evaluate the current Village District Zoning requirements to ensure that they permit future commercial and residential growth while maintaining a healthy and vital traditional village center.” A buildout analysis, completed as part of the Inventory, determined that potentially developable land in the village core is scarce. For the Village to accommodate some of the growth pressures on the town, development projects will have to be well thought out and occur at higher densities.

The Village Inventory was followed in 2003 by the Putney Rural Districts Analysis which evaluated the existing conditions and past growth trends in the Rural Residential, Resource and Conservation zoning districts. The project also evaluated the growth potential for the Town by performing a town-wide buildout analysis. The Rural Districts Analysis found that over the past 40 years, significant growth has occurred outside the village center, with very little residential growth occurring in the village. These findings were contrary to the objective of the Town Plan which seeks to “maintain the Town’s existing settlement pattern of a Central Village core surrounded by undeveloped woodland, pastureland, farm and orchard lands, and scattered rural/residential settlements.” Because of this contradiction, the Town of Putney decided to build on these previous studies and further investigate options for smart growth in the village by undertaking this Visualizing Density project.

(Note: Copies of maps and reports from the previous planning studies for Putney Village and Town can be found at: <http://www.rpc.windham.vt.us/gis/maps/putney.htm>).

## **OVERVIEW AND PROJECT GOALS**

This project, Visualizing Density in Putney Village, set out to identify issues, concerns, and opportunities that the Town has for growth in the Village. One important result is to show what various types of development will look like on key parcels in the Village so that the citizens can more accurately visualize the density of a project.

Dense development is often rejected because of the perception that it is overburdening the infrastructure or that it is too crowded. Some residents might not want to see growth if they think that it will dramatically change the character of the village. However, without growth in the Village, the rural countryside will continue to be built upon one parcel at a time. The result of such incremental growth is in conflict with town plan policies.

A key component of this project was holding public workshops to create a dialog among residents about growth options in the Village. It is important that the community makes informed decisions on how they wish to grow. The public workshops linked information

from the Putney Village District Inventory and the Rural Districts Analysis to set the foundation for exploring growth opportunities in the Village.

The Visualizing Density project dovetails nicely with two other efforts undertaken to promote development in the Village. In 2003, Putney Village received Village Center designation. A municipal water system was constructed in 2004 that serves the Village. This system will help improve the quality and quantity of water and, in conjunction with the existing municipal sewer system, will allow for growth and expansion in the Village.

Project oversight was provided by a project steering committee whose members were appointed by the Putney Selectboard. Beside WRC staff, committee members included the planning commission chair, a planning commission member, a selectboard member, and a conservation commission member.

The goals of this project are as follows:

1. Educate residents about growth issues facing Putney, and
2. Explore growth and development options for the Village and educate residents and landowners about these options.

These goals were met by undertaking the following broad tasks:

1. Public Education: review and presentation of previous studies done for Putney; presentation on Visualizing Density.
2. Evaluation of development potential in Village: GIS analysis of parcels; parcel selection.
3. Charette (workshop): work with community to develop preferred development alternatives.

The products of this project are as follows:

1. A public meeting to present details of Village Inventory Study.
2. A public presentation on Visualizing Density concepts.
3. A report (this report) that summarizes resident's issues and concerns about the Village, contains information on the development potential for parcels in the Village, and outlines development alternatives for selected parcels in the Village.

## **PUBLIC EDUCATION COMPONENT**

### **A. INTRODUCTION**

This section of the report serves to document the activities that took place as part of the Public Education component of the Visualizing Density in Putney Village project. The project workplan stated that Public Education would occur via:

- 1) the Putney Town Forums;
- 2) a meeting to discuss the village study and village issues; and
- 3) a presentation on Visualizing Density.

The products from this Public Education task as stated in the workplan would be:

- 1) a summary of residents' issues and concerns on village issues (from Forums);
- 2) awareness of the Village Inventory Study (and Rural Districts Analysis Study) brought to a broad audience;
- 3) public meeting to present details of Village Inventory Study;
- 4) document outlining public comments (issues/concerns) from forums and public meeting; and
- 5) public presentation on Visualizing Density concepts.

Due to interest expressed about open space in the Village at the village issues meeting, the desire for more clarification on other issues raised, and the desire to hear from more Putney residents, an informal community survey was conducted on Election Day 2004. Information on this survey is also included in this report.

This section represents products one and five above.

## B. PUTNEY TOWN FORUMS

These Forums included both a Village session (February 9, 2004) and a Town session (February 12, 2004), and were held by the Town of Putney and were not formally part of this project. At both sessions, attendees were asked to discuss a number of questions posed to them concerning Village and Town issues.

At the Village session, the Planning Commission Chair presented a 15 minute summary of the previous Village Inventory study, including five maps showing the results of a buildout analysis and the physical constraints to growth in the Village. Attendees were made aware of this project, and invited to attend later sessions focused on growth issues in the village.

Written summaries of the issues were obtained and reviewed by WRC staff. Many of the comments at the Forums did not necessarily deal with the physical aspects of the Village or growth, and were more focused on general community development, taxation, marketing, and overall business promotion, but a number of common issues did appear.

Parking, pedestrian, and traffic issues were raised. Many discussed how to keep businesses in town. They wanted a vibrant town, but were concerned that unplanned growth would have negative results. Significant assets included the historic buildings and Sacketts Brook.

## C. VISUALIZING DENSITY PRESENTATION

Julie Campoli of Terra Firma Design, a landscape architect, urban designer, and land use planner, gave the presentation “Visualizing Density: Village-Style Development as an Alternative to Sprawl” at the Putney Central School on Wednesday, September 29, 2004.

The presentation was based upon previous presentations she and others involved with Visualizing Density have done, but was customized both to focus on smaller villages and to include some images and comments directly related to Putney. The presentation included many images showing various development patterns and dwelling unit densities. The evening presentation lasted over one and one-half hours, due to numerous questions from the approximately 35 people in attendance. Publicity included flyers sent out in WRC mailings, postings on iPutney.com, posters and flyers distributed around town, and a photo on the front page of the Towns section of the Brattleboro Reformer.

A poster for this presentation and newspaper article are attached at the end of this document in Appendix A.

## D. MEETING ON DETAILS OF VILLAGE INVENTORY STUDY

The Putney Village Inventory was completed in 2003 and served as the impetus for this (Visualizing Density) project. No formal public recognition of the Study had been conducted, and since the results tended to imply the need for wise and compact development in the Village, it was felt that presenting the results of the Inventory would be valuable and would provide the foundation for *why* higher density development should be considered.

Excellent discussions at Steering Committee meetings revealed that it was not only important to educate residents about the Village Inventory Study, but also to get their feedback on village issues in a slightly more structured way than just through random public comment at the meeting. To facilitate this need for feedback, the public meeting was re-structured to be a community workshop on Village Issues.

The evening was dubbed a “Community Workshop on Development Options in Putney Village: part of the Visualizing Density in Putney Village Project” and was held on Wednesday, October 20, 2004, from 7:00-9:00 p.m. at the Putney Central School Reading Room.

The evening started with a brief introduction by Planning Commission Chair Pip Bannister. The first part of the evening involved WRC staff Jeff Nugent giving a 30 minute power point presentation. The main portion of the presentation dealt with the Village Inventory Study, which included an overview of the planning goals for the Village, the Inventory project goals, and then details on the inventory, buildout analysis, and conclusions. As part of the presentation, there was a brief review of the Visualizing Density concepts introduced in Julie Campoli’s presentation applied to Putney Village.



Ground and aerial photographs of neighborhoods in the Village, along with their overall densities, were presented.

The second part of the evening consisted of the actual workshop portion. WRC staff Susan McMahon led participants in a workshop to get their reactions to the presentation and solicit what they felt were important issues pertaining to the Village. Approximately 25 people attended.

A poster and press release for this presentation, as well as a summary of the issues brought forth by attendees, are attached at the end of this document in Appendix B.

The most common issues brought up at the meeting include the following:

- Heavy truck traffic in the village should be limited and addressed by the Town at Town Meeting;
- Better and more functional pedestrian access, such as crosswalks on Route 5, are required;
- Are public services adequate for build out?
- Senior housing with pedestrian access to village core with privacy;
- Preservation of Putney's historic character;
- Preservation of green space in village;
- Needed services such as dentist, pharmacy, laundry mat should be encouraged.

#### E. INFORMAL COMMUNITY SURVEY

As previously stated, due to interest expressed at the village issues meeting on open space in the Village, the desire for more clarification on other issues raised, and the desire to hear from more Putney residents, an informal community survey was conducted on Election Day 2004. One hundred seventy-five responses were collected, and respondents were broken out into where they lived: in the Village core, in the Village outskirts, or outside the Village. A copy of the survey and results is attached in Appendix C.

The results showed strong support for open space in the Village. Presented with six types of open space, 94 percent of respondents chose a village green as their first of two choices. Over three-quarters of respondents felt development in the Village should not be discouraged, though over half felt it should be limited. Over half of the respondents felt commercial growth in Putney should be limited to just the Village (including over half of those respondents who lived in the Village core). There was support for high density housing near the Village center (45% agreement, 22% neutral), though nearly half of the Village core respondents disagreed.

## EVALUATION OF DEVELOPMENT POTENTIAL

For the Putney Village Inventory Project, a parcel-based buildout analysis was conducted in order to help determine the potential for growth in the village core and what effect Putney's current zoning regulations would have on growth. This parcel-based buildout estimated the theoretical number of units that can be placed on a parcel by determining the maximum number of lots into which any parcel could be subdivided. This analysis was done by taking into account only the minimum lot size as dictated by zoning, and the result provides the potential number of *new* lots that could be created, thereby giving an indication of growth potential.

A closer investigation into the development potential of parcels in the village core was conducted as part of this Visualizing Density project. One goal of this evaluation was to characterize the development potential of each parcel into one of several categories. This was an important first step in ensuring that design scenarios were created for parcels that reflected the various categories of development potential. These design scenarios could then be looked at as possible solutions for similar parcels in the village with similar development potential, instead of the design scenarios being just a possible solution for only that specific parcel.

A second goal of this evaluation was to identify on which parcels additional dwelling units could be placed. Though a parcel may not be able to be subdivided into additional lots, additional dwelling units (a new living unit or units in an existing building or new living units in an accessory building) still could be added to that parcel, and as such the residential density of an area could be increased. The original parcel-based buildout did not look at individual dwelling units, only parcels as a whole.

A third goal of this evaluation was to look further into both the permissibility and the feasibility of additional development and subdivision of a parcel. There are a number of zoning-based restrictions not considered in the original parcel-based buildout, such as frontage, width, and setback requirements, and parking requirements. Additionally, constraints such as slope, wetlands, use, and configuration of existing buildings were not taken into account.

It should be emphasized that a buildout is not a prediction of the development that will take place, but is instead a tool to determine what growth is possible based upon current zoning. As such, the buildout is simply a tool that provides some insight as to growth potential.

To conduct the evaluation of development potential, a number of information sources were used, primarily the results of the previous parcel-based buildout, and existing GIS data on parcel boundaries, building locations, streets, driveways, parking areas, and slope.

Through a basic qualitative examination of this information, each parcel in the village core was characterized into one of the following categories:

- too small (parcel less than 15,000 square feet; ignored further)
- would not subdivide (because of use; e.g. town hall, cemetery)
- can not subdivide (the parcel is built-out; less than 30,000 square feet)
- could not subdivide (due to parcel configuration or constraint)
- could add an accessory apartment or do a back-lot subdivision
- could do a small lot subdivision
- could do a large (multi-lot) subdivision
- vacant parcel (greater than 15,000 square feet; can add new structures and subdivide)

Since the goal of the evaluation of development potential was to place parcels into general categories of development potential, the analysis was not necessarily rigorous, nor were the results thoroughly reviewed. One hundred seventy-six parcels were analyzed.

Some general findings are that 93 of the 161 parcels can not be subdivided (i.e. they were identified as “built-out” in the Village Inventory build-out), but on 19 of these parcels, additional dwelling units (a total of 57) could be created.

Twenty-one parcels could be subdivided to create an additional parcel or parcels, but these would be in the back portion of the existing parcel, with the potential new development in the back yard of the existing dwelling. There would be no street frontage and access would be via a right-of-way. Ten parcels could be subdivided to create an additional lot with street frontage; 14 parcels could be subdivided into one or more lots larger than 15,000 square feet.

A map showing each parcel’s development potential characterization is included in Appendix D.

## **DESIGN CHARETTE**

After reviewing the results of the Evaluation of Development Potential, the Steering Committee chose three sites for which design alternatives would be developed. These sites were representative of many of the parcels in Putney Village. The design alternatives were to be developed in an interactive design workshop setting (a charette).

Windham Regional Commission produced an RFP to hire a consultant to lead participants through the charette and, using input from participants, develop graphics to illustrate development possibilities for each site. ORW Landscape Architects and Planners of Norwich, Vermont, was ultimately hired.

The charette, dubbed a “Community Design Workshop,” was held on March 31, 2005 from 5:00 - 9:00 pm at Putney Central School. Putney Planning Commission sponsored

the workshop to solicit input on planning issues and growth options for Putney Village. Approximately 25 people attend the interactive and informative event and a light dinner was provided.

The evening began with a brief presentation on how new development could influence the character of the Village. It was followed by an interactive community design workshop (charette) where attendees were asked to try out possible design scenarios for three parcels in the Village.

Participants were asked to examine three sites and consider ways to accommodate additional residential and commercial development in the village in a manner that would be consistent with the existing small-scale rural village character of Putney. The three sites represent very different opportunities and situations within the village: a small scale infill of an existing house lot along Main Street (Torrey Parcel); new housing on undeveloped parcels near the center of the village (Olson/Stromberg Parcels); and commercial uses and housing on undeveloped land around the Putney Coop (Gateway Parcels). Participants were also reminded that the owners of the sites had volunteered their sites for the design exercise and the results were just examples of what could be developed on these sites. All but one of the owners of the sites were represented at the meeting.

One issue common to all parcels revolves around the character of Main Street/Route 5. Like many Vermont villages, Putney's Main Street is also a state highway. Highway improvements and use of the roadway has eroded, and in some areas precluded, pedestrian and bicycle movement in the village. Traffic calming and streetscape improvements to Main Street/Route 5 could be pursued in order to make the village center a calmer, safer place for pedestrians, bicyclists and vehicles.

### 1. Increasing Density on Main Street (Torrey Parcel)

This 1.14 acre site currently accommodates a house and barn oriented to Main Street, similar to several other residential parcels in the village.

The design approach to this site is to use the traditional vocabulary of Vermont village house and barn buildings to accommodate new housing in a duplex configuration. In the design the large existing main house is converted from one to two units, and the barn is converted to two housing units. Also proposed is a new two-family house next to the main house. In the plan, all three buildings are arranged in a cluster around a small open space/garden area.



Proposed parking is placed behind the new house with access from Old Depot Road. Lastly, as part of the plan, the intersection of Old Depot Road and Main Street is realigned to make the intersection more perpendicular. Overall, this plan would provide 6 housing units on a site for which currently there is only one.

## 2. A New Village Street (Olson/Stromberg Parcels)

This site consists of 20.6 acres of undeveloped woodland on a hillside behind the center of Putney village. The primary issues on this site revolve around creating a walkable neighborhood at a rural village scale and creating public access trails.



The design includes a new road connecting Main Street to Kimball Hill Road by linking the end of West Street (which leads to Main Street) and Phinneaus White Way (which leads to Kimball Hill Road). The road was designed intentionally to be narrow and curvy to slow traffic and discourage cut-through traffic. Also included in the proposal was a mixture of single-family and duplex buildings along the road, oriented in such a way as to preserve views of surrounding open

space. The mix of single-family and duplex units could vary and yield from 15 to 26 new housing units. Also proposed for this area is a system of walking paths that would link neighborhood, town and wooded open space.

## 3. South Village Entrance Infill Plan (Gateway Parcels)

This 6.23 acre site consists of four distinct areas (comprised of ten individual parcels) surrounding the Putney Coop at the south end of Putney. Design of this site was complex because it involved questions of land use as well as fitting in new housing and commercial units, creating a gateway to the village, and working with an existing road system. Currently, a senior housing development is near the Putney Coop and existing housing is within walking distance of the site. Within the immediate vicinity of the Coop no additional retail is found. An opportunity exists to put both housing and additional retail within walking distance of this grocery store.

Accordingly, the overall design for this area is to add additional retail around a small green. This will create a more walkable focus of commercial and housing units at the south end of the village. A portion of the parcel across from the Coop, which is used currently for community events (tag sales, performances, etc.), is proposed to be retained as a community open space. New retail and offices were proposed to be placed around the green to allow patrons to park and walk between the Coop and adjoining shops. Parking was provided on-site as well as along Alice Holway and Carol Brown Way (which are currently very wide streets). Parking along the street could facilitate retail and community uses, as well as help to narrow the alienating width of these streets. A combination of new single family and duplex units are also planned along Alice Holway Drive and Carol



Brown Way. A new public use, such as a senior center or recreation building, could also be placed here as a nice addition to the village between the Putney Coop and the housing along Carol Brown Way.

The design for the parcel that fronts on Main Street (between the Putney Coop and the Yellow Barn) is configured with retail and/or office building oriented to Main Street and a 4-unit cottage cluster behind. The commercial building, as suggested, could keep the continuity of the Main Street commercial frontage while the cottage cluster behind could potentially provide housing for the Yellow Barn Music Festival. In this design, the commercial buildings provide a buffer between Route 5 and the cottage cluster.

Overall, the proposed new single family houses and duplex buildings together with four cottage units could provide 16 to 24 new units of housing, in addition to commercial and public activities.

## **NEXT STEPS**

Putney's existing town plan encourages commercial development in the Village as a tool to protect the surrounding rural countryside. The Visualizing Density project was an important first step to begin implementing this vision, for through the public participation process it was found that the community is interested in encouraging development in the Village. To continue the work of this project, the following next steps could be pursued:

1. Create design guidelines for developers and homeowners.
2. Recruit developers to create the type of development the community would like to see on vacant parcels.
3. Develop a traffic calming and pedestrian circulation plan.
4. Enhance pedestrian circulation.
5. Update the Town Plan and Zoning Bylaw.

The Visualizing Density project resulted in a clearer articulation of how the community would like to see commercial and residential development in the Village. The Town could work with a design professional to further refine the vision and create design guidelines for commercial and residential development in the Village. Other municipalities have used guidelines successfully to encourage the type of development that they would like to see in their community. While development guidelines are not a regulatory technique and do not have the standing of a bylaw, they at least can be used to encourage development that is of the type the community would like to see.

Another technique that municipalities have also used successfully is to actively recruit development. For example, there may be a real need for a specific type of retail activity such as a laundromat or a pharmacy, and the community could work to encourage that kind of development. It may also be helpful to conduct a marketing study to specifically identify the types of services that are lacking. This community economic development tool (recruiting development) does, however, take some volunteer and/or professional hours.

At all of the project meetings, participants felt that the speed, type, and amount of vehicular traffic on Route 5/Main Street was a real impediment to revitalizing the Village. Developing and implementing a traffic calming and pedestrian circulation plan would help make the Village a place where people would want to live, visit, and shop. Funds are available through the Urban and Community Forestry, Vermont Municipal Planning Grant, Vermont Bicycle and Pedestrian and Vermont Enhancement programs to pursue such planning. In addition, technical assistance is also available through the Windham Regional Commission's transportation planning program.

Lastly, the results of the Visualizing Density project should be incorporated into the Town Plan and Bylaw when updated and where appropriate. All of the techniques mentioned above will continue the Town down the path of revitalizing their Village and protecting the rural countryside.

## **APPENDICES**

- A. Visualizing Density presentation poster and newspaper article
- B. Village Inventory Study meeting (Community Workshop on Development Options in Putney Village) poster, press release, and summary of issues
- C. Informal community survey sheet and results summary
- D. Development potential map
- E. Design charette (Community Design Workshop) poster and results (drawings)



# APPENDIX B

**Comments Received (flipchart notes)** at Community Workshop on Development Options in Putney Village forum, October 20, 2005;  
part of the Visualizing Density in Putney Village Project

Participants were given three votes (represented by dots) and asked to place the dots next to their most important issue. Participants could place all three dots on the same issue if so desired. Numbers after each comment are the “votes” each received when participants voted on their most important issues. Those that got at least one dot are on **bold**.

Pedestrian, parking, etc.:

- Crosswalks sometimes lose parking spaces
- Better pedestrian accommodations, sidewalks, ramps
- Parking by General Store
- **Create safe bike paths along major arteries. (1)**
- Address parking needs in village.
- **Traffic pattern, speed, pedestrian, bike path. (1)**
- **Heavy truck traffic in village should be limited and addressed by town at Town Meeting. (4)**
- **Better and more functional pedestrian access, such as crosswalks on Route 5. (6)**

Services:

- **Are public services adequate for build out? (4)**
- Adding value (water) often increases prices.
- Taxation is burden to village dwellers. Should whole town vote on village issues?
- Does encouraging development affect prices?

Housing:

- Keep diversity of housing opportunities.
- Range of housing – elderly.
- **Senior housing with pedestrian access to core with privacy proximity. (6)**

Open space, aesthetics, etc:

- Make conservation area
- More recognition of Putney’s water resources, such as parks, trails along Sacketts Brook.
- Encourage commercial development as long as it is green and clean and aesthetically pleasing.
- Develop green corridor along Sacketts Brook from Connecticut River to Westminster West.
- Positive open space at center.

- **Preservation of Putney’s historic character. (4)**
- Aesthetics of high den should reflect N.E. Style.
- Development may change atmosphere of the village due to over development by
- **Preservation of green space in village. (10)**
- **Identify public land (map i.e.) (1)**
- **Noise pollution with some types of development. (1)**

Development:

- **Make some connecting roads (1)**
- **Create a new residential street in village? (Such as connect West Street to Frost Road?) (2)**
- Multi–use building at center is good.
- **Focus density on village center. (1)**
- **Maintain a vital Village Center variety of development. (1)**
- **Needed services such as dentist, pharmacy, laundry mat should be encouraged. (4)**

General comments:

- **Limit development to slow progress. (3)**
- Do landowners really count development on their land at all? Conservation easements.
- **Prevent Sprawl. (2)**
- Not another Grafton.
- Move Putney Paper to better location for them and convert existing mill into commercial/studio space.
- Big box stores should be prevented by zoning.
- How to integrate design of commercial and residential space?
- Don’t like Westminster Development K. Hill to Stable (outer village zone)
- **Paper mill deterrent to growth: water, air, noise, aesthetics (2)**

# APPENDIX C

**Putney Planning Commission Survey**  
**Please Participate**  
**November 2, 2004**

INTRODUCTION

The respondents to the 2000 Putney Community Survey expressed support for higher density housing near the Village center, and for limiting commercial growth to just the Village. *Please respond to the following statements:*

1. In 2004, there should be higher density housing near the Village Center.

Agree       Disagree       Neutral

2. In 2004, commercial growth should be limited to just the Village.

Agree       Disagree       Neutral

Comments:

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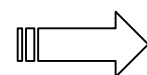
3. At recent public meetings regarding the Village, participants expressed strong support for open space within the Village.

Agree       Disagree       Neutral

4. What type of open space is most important for the Village (rank your top two choices numerically)

- Town Green
- Recreation Area
- Picnic Area
- Undeveloped land, very limited facilities (e.g. walking paths)
- Undeveloped land, no facilities
- Scenic viewsheds (background hills and woodlands)

*Please turn over*



5. Development in the Village should be: *(check only one)*

Discouraged

Limited

Encouraged

Because I feel:

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6. Where do you live?

In the Village core (Route 5 between Dummerston and River Road, its side streets, or Kimball Hill)

In the Village outskirts (Westminster West road between the top of Kimball Hill and West Hill Road; on Fred Houghton or Signal Pine Road within one-quarter mile of Kimball Hill)

Outside the Village

7. Additional Comments:

○

Putney Planning Commission Survey  
Village Issues - Nov. 2, 2004

Question	Response	Total	Percent	Village Core	percent	Village Outskirts	percent	Outside Village	percent
There should be high density housing near village ctr	agree	96	44.9	17	42.5	17	42.5	56	47.1
- 50% of village core residents disagree	neutral	46	21.5	4	10.0	10	25.0	27	22.7
- nearly 50% of all residents agree	disagree	72	33.6	19	47.5	13	32.5	36	30.3
- over half of all residents do not disagree									
Comm. growth should be limited to village	agree	133	61.6	22	55.0	28	68.3	75	62.5
- only 25% of residents disagreed	neutral	31	14.4	6	15.0	6	14.6	16	13.3
- more than half of village core residents agreed	disagree	52	24.1	12	30.0	7	17.1	29	24.2
Support for open space in village	agree	162	78.3	30	76.9	37	90.2	85	74.6
- strong support for open space	neutral	35	16.9	7	17.9	4	9.8	21	18.4
- support highest among village outskirts (where o.s. exists in village)	disagree	10	4.8	2	5.1	0	0.0	8	7.0
Development in village should be:	encouraged	57	27.9	10	24.4	12	29.3	35	29.2
- generally consistent response from all residents	limited	120	58.8	22	53.7	24	58.5	73	60.8
- 2x as many village core res. think discouraged	discouraged	27	13.2	9	22.0	5	12.2	12	10.0
- more than 3/4 of residents don't think discouraged									
Type of open space in village (choose 2)	town green	175	42.8						
- town green was #1 choice for 165/175 people!!!!	rec area	58	14.2						
	picnic area	26	6.4						
	walking path	83	20.3						
	undev. no.	23	5.6						
	viewsheds	44	10.8						

# APPENDIX D



