

Town of Burke Survey Results 2008



**Compiled for
The Burke Planning Commission**

**By
Smart Growth Vermont
in cooperation with NVDA**

October 2008

Town of Burke • 212 School Street • West Burke, VT • 05871 • 802-467-3717

Executive Summary

Four major themes emerged from an analysis of responses to the survey. Taken together, these themes provide an overall understanding of community opinion on the major issues covered in the survey. However, it is important to note that each theme draws on several different survey questions, and not all survey questions are represented in these themes. This summary is intended to provide a broad overview of some of the most important results of the survey. It should not be taken as a comprehensive assessment of all survey results. For a detailed look at the response to a particular question, please refer to that question in this report.

THEME 1: Strong Support for Village-Centered Planning

When asked what aspects of planning for Burke's villages was most important to them, overwhelming numbers of respondents indicated that nearly all planning options offered were either very important or somewhat important. Similarly, fewer than one-quarter of respondents were opposed to establishing design review guidelines for the villages, and only a little more than 10% of respondents were opposed to encouraging clustering of commercial uses so as to prevent strip development.

Survey respondents want the Town to plan effectively for the future of the Villages so they remain at the heart of the community.

THEME 2: A Willingness to Balance New Housing and Conservation in Rural Areas

When presented with a description of residential clustering, fewer than 20% of respondents indicated that they were opposed or strongly opposed to the concept. In keeping with this trend, 60% of respondents indicated their support for placing additional conditions (such as lot placement guidelines and restrictions on tree removal) on new developments. Finally, between 65% and 85% of respondents supported using planning and regulatory tools to protect natural resources in Burke.

Survey respondents want the Town to enact sensible, balanced policies for new rural residential development that protect the town's scenic, recreational, and ecological values.

THEME 3: A Desire to See More Land in Burke Conserved for Future Generations

In a question that focused on possible uses of land use planning tools, support for encouraging land conservation was dramatically higher than for any other option offered, with nearly 75% of respondents indicating they felt this use was appropriate. Along similar lines, the top three ranked elements of rural character were scenic vistas, forested land/open space, and wildlife habitat, and the top two ranked "sacred spaces" were Darling Ridge and Burke Mountain. Finally, fewer than 15% of respondents were opposed to setting aside funds for land preservation in Burke.

Survey respondents want the Town to take meaningful action to preserve the places and values that define Burke's rural character.

THEME 4: An Openness to Working with the Ginn Corporation

In a question that asked respondents to indicate their degree of agreement with a series of hypothetical statements about the potential impacts — both positive and negative — of the

Ginn development on the community, agreement was strongest with several statements that focused on the potential positives of Ginn's plans: increased business opportunities, jobs, and village revitalization. While a majority of respondents agreed with a series of statements that focused on potential negatives — speculative development, housing costs, and impacts on wildlife — the margin was narrower than for the positive statements mentioned above. Interestingly, support was weakest for a statement that said, "Mountain views are important to me, and I'm concerned that large-scale development on Burke Mountain will harm the character of our town." Even so, a very strong majority — well over 80% — felt that Ginn should cover the indirect costs of its development, such as needed upgrades to town roads. Finally, when asked whether they preferred development on the mountain and potential negative impacts in the community or no development on the mountain and the possibility of no ski area, nearly three-quarters of respondents chose development.

Survey respondents believe that Ginn's plans can be a positive force for the community's future, but want the Town to take a proactive role in ensuring that this is the case.

Independent of the themes, it is worth noting that survey respondents represented a broad cross-section of the community in many respects. Included among the 228 respondents were 95 people who have lived in Burke for 20 years or more, 37 people who own more than 25 acres, and 153 full-time residents. In addition, residents from all areas of Burke responded to the survey.

*This project was made possible in part by a
Municipal Planning Grant from the Vermont
Department of Housing and Community Affairs.*

Overview and Methodology

In August of 2008, the Town of Burke, VT mailed a survey to all the residents and land owners in the town. A total of approximately 1620 surveys were distributed. A total of 228 respondents delivered completed surveys to the Town Hall. This yields a response rate of approximately 14 percent.

The purpose of the survey was to provide the Town with guidance regarding what aspects of Burke's physical and cultural landscape are most important to its rural character. In addition, the survey was intended to help the Burke Planning Commission better understand how the community would like to see Burke grow and change over time. The Planning Commission will use both this information and the insights generated by the focus groups conducted in August 2008 as a basis for developing and evaluating strategies to protect what makes Burke unique while accommodating new growth and development.

To facilitate this effort, the Town is working with Smart Growth Vermont, a state-wide non-profit organization founded in 1998 to forge growth and conservation solutions for Vermont's communities and rural countryside; and the Northeastern Vermont Development Association (NVDA), the area's regional planning commission and economic development agency. Information specifically about this project can be found at <http://tinyurl.com/burkeplanning>. Smart Growth Vermont and NVDA's role with regard to this survey is to assist the Planning Commission with the design, administration, and analysis of the survey.

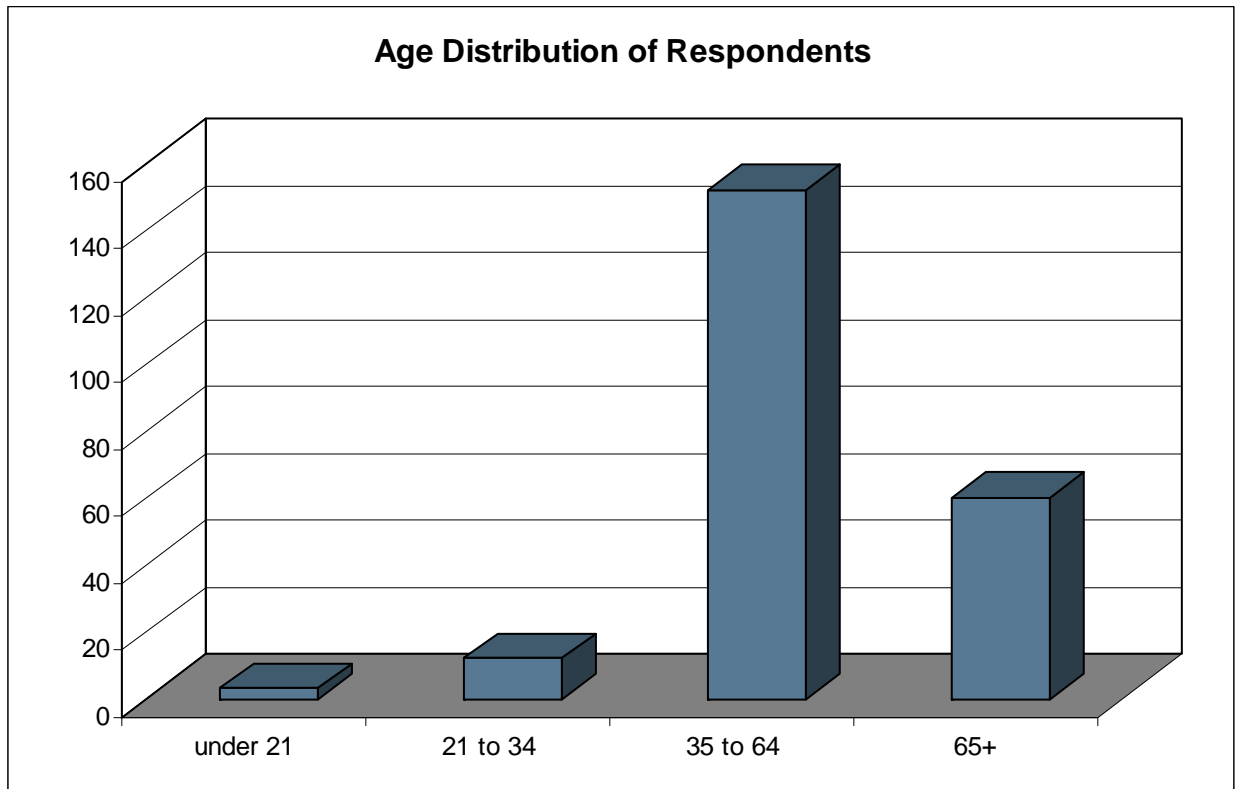
This document summarizes responses to the survey. The methodology for compiling and analyzing the survey data was as follows:

- Names of respondents were blacked out on the surveys as they were received at the Town Office before each survey was opened. Therefore, the anonymity of respondents is assured and comments cannot be traced to specific individuals. Surveys were then manually entered by students from Lyndon Institute into a spreadsheet and the data was organized for analysis.
- While 228 surveys were returned, not every respondent answered every question. Therefore, some questions total fewer than 228 responses. If a percentage is stated as a response to a given question, that percentage is out of the actual number of respondents to that particular question. Therefore, the data should be understood as, "out of the number of people who responded to this question, X percent believe that..."
- Data within summary tables and graphs were in some cases reorganized to show the relative level of support for each item. Specifically, for questions where participants were asked to rank options or indicate preferences, options are ordered with the options that received the most support first and those that received the least support last.
- Hand-written comments from surveys (even when written in the margin) were transcribed verbatim and included with each question. Each bulleted item in the comments section (question 26) corresponds to one respondent. However, since not all respondents wrote comments, the comments should not be taken as representative of the survey as a whole.

QUESTION 1

In what age group are you?

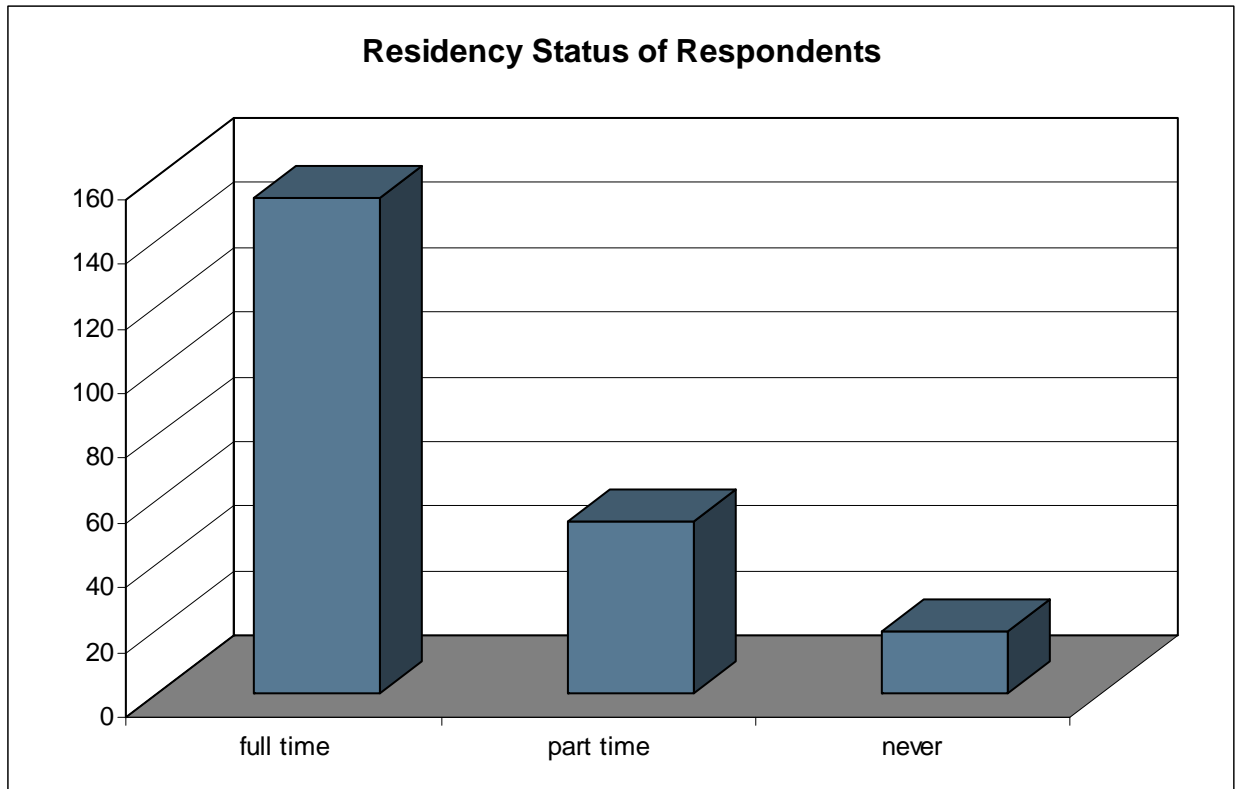
Age	Number of respondents
under 21	3
21 to 34	12
35 to 64	152
65+	60
no response	1



QUESTION 2a

Do you live in Burke full time, part time, or never?

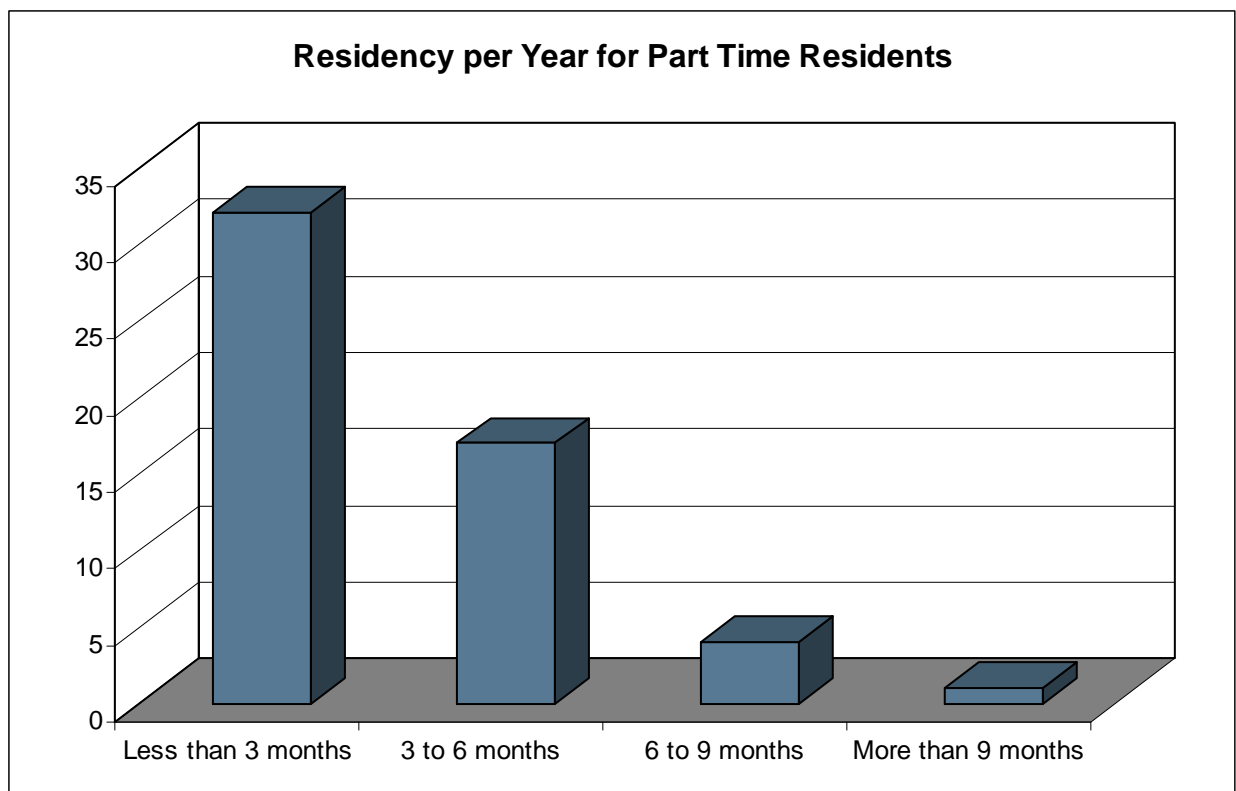
Residency	Number of respondents
full time	153
part time	53
never	19
no response	3



QUESTION 2b

If you are a part-time resident, how many months of the year do you reside in Burke?

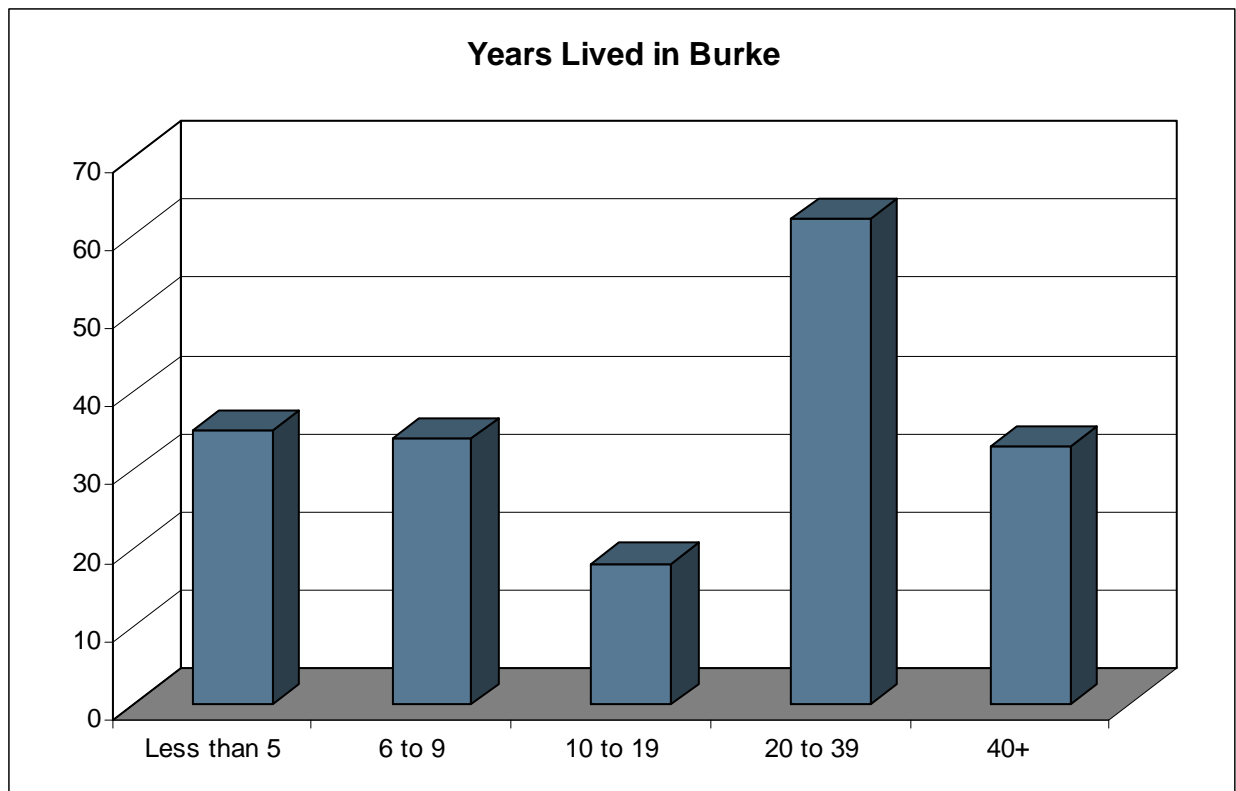
Part time status	Number of respondents
Less than 3 months	32
3 to 6 months	17
6 to 9 months	4
More than 9 months	1
no response	174



QUESTION 3

How many years have you lived in Burke?

Years in Burke	Number of respondents
Less than 5	35
6 to 9	34
10 to 19	18
20 to 39	62
40+	33
no response	27

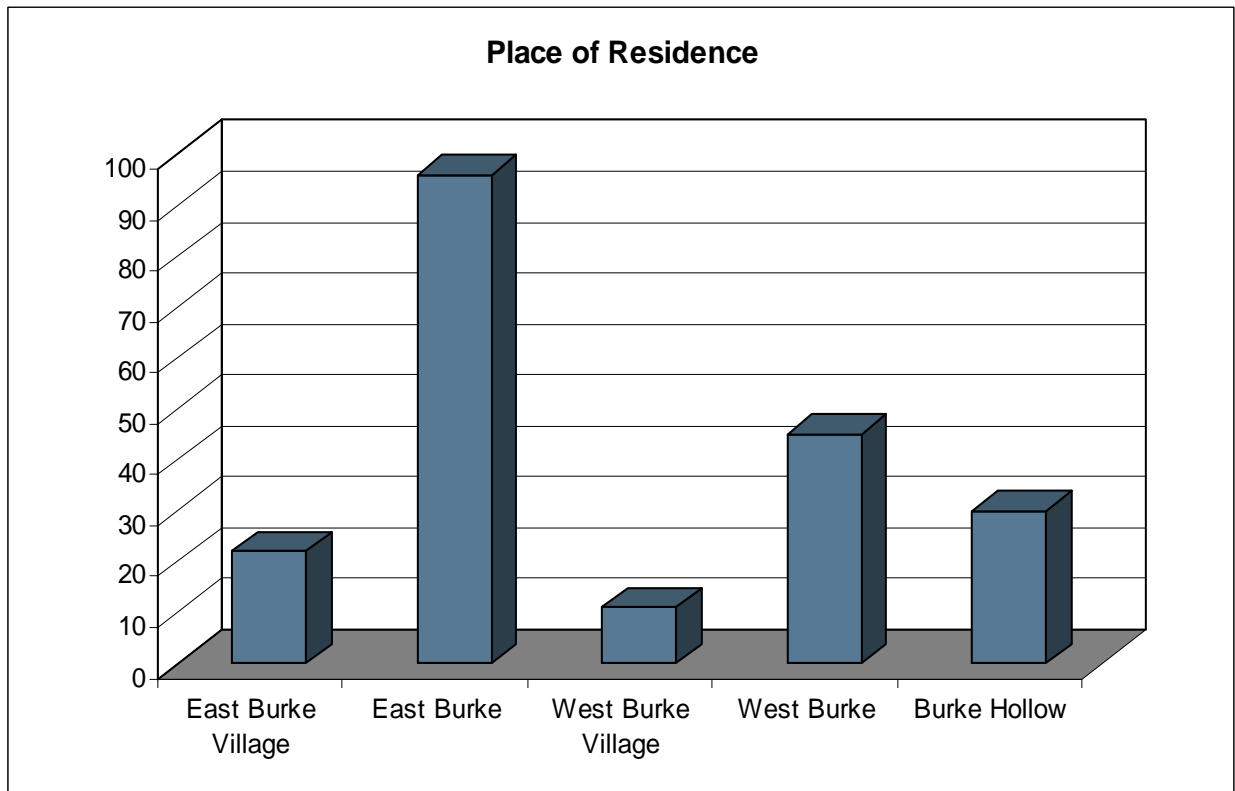
**Comments:**

- I grew up in east burke, moving from east haven in 1978, leaving for college in 1984.

QUESTION 4

Where do you live in Burke?

Where live in Burke	Number of respondents
East Burke Village	22
East Burke	96
West Burke Village	11
West Burke	45
Burke Hollow	30
no response	24



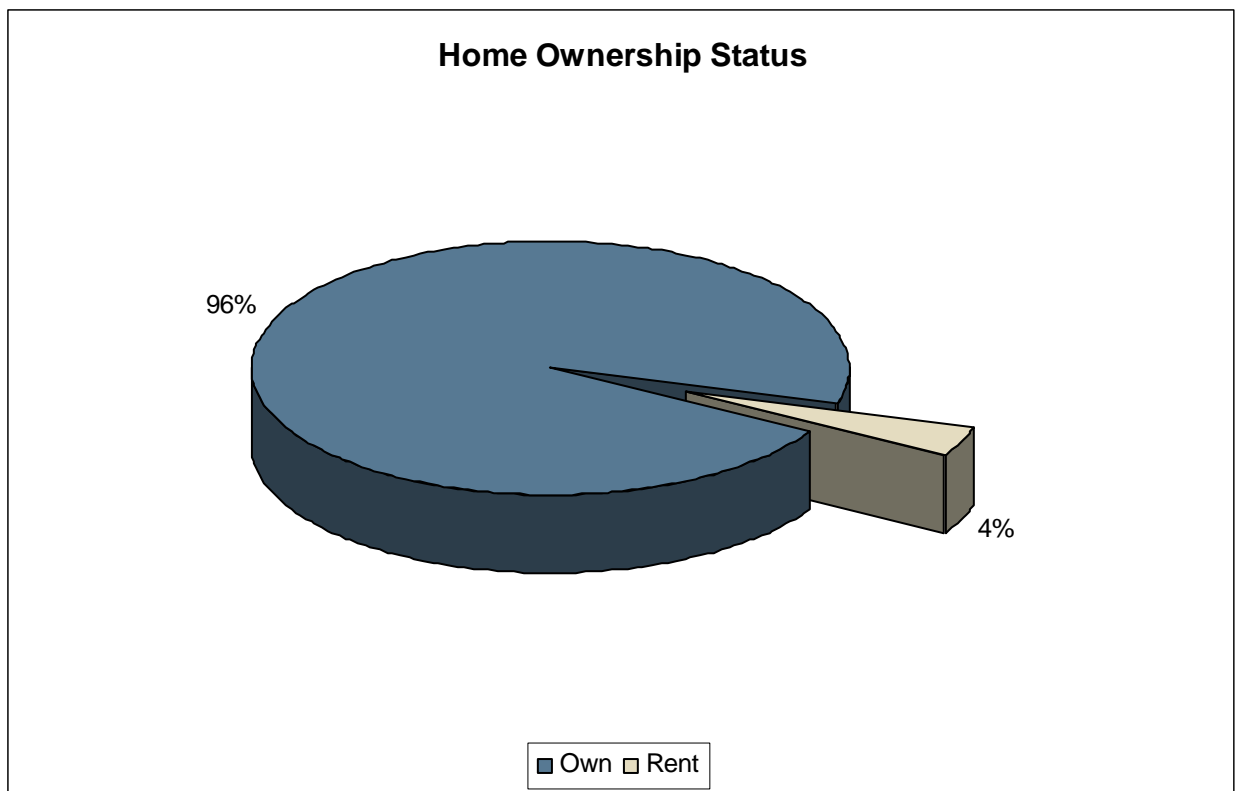
Comments:

- Near Burke Green.

QUESTION 5

Do you own or rent your home?

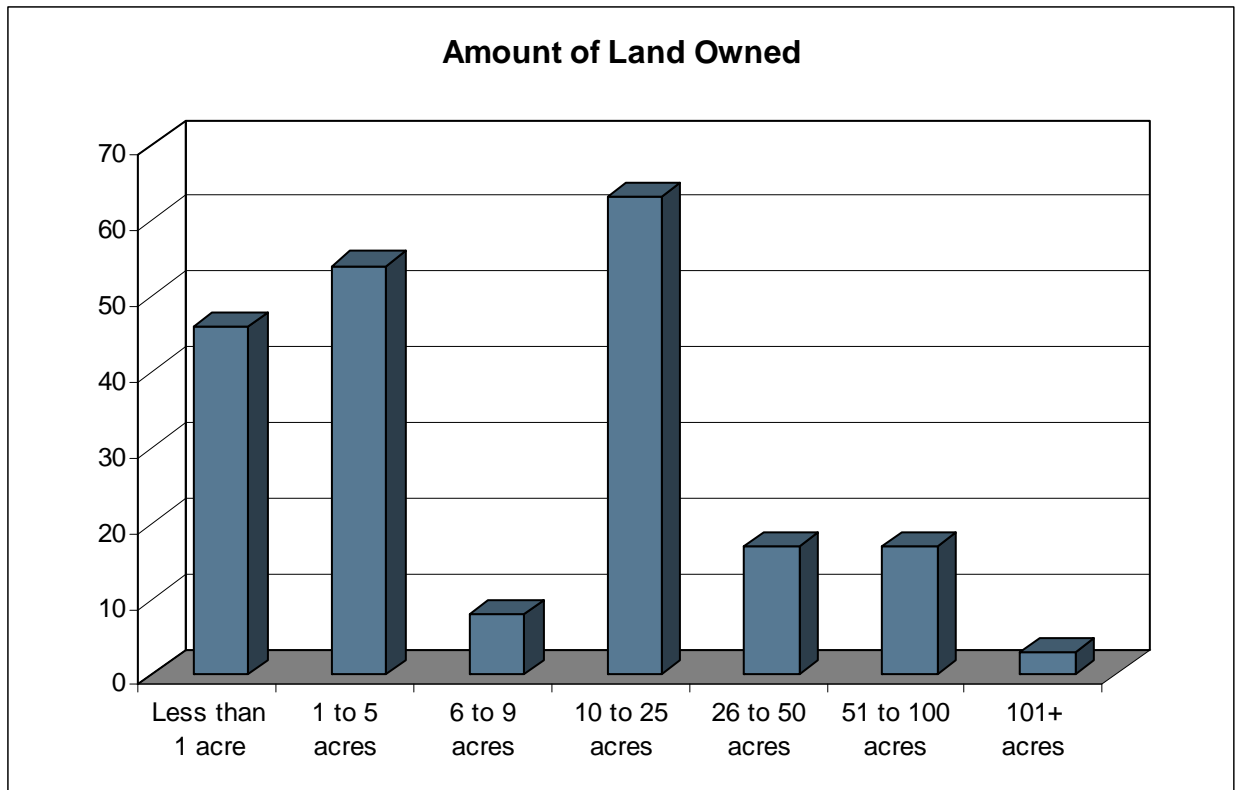
Own or rent home	Number of respondents
Own	197
Rent	8
no response	23



QUESTION 6

If you own land, how many acres of land do you own?

Amount of land owned	Number of respondents
Less than 1 acre	46
1 to 5 acres	54
6 to 9 acres	8
10 to 25 acres	63
26 to 50 acres	17
51 to 100 acres	17
101+ acres	3
no response	20



QUESTION 7a (East Burke Village)

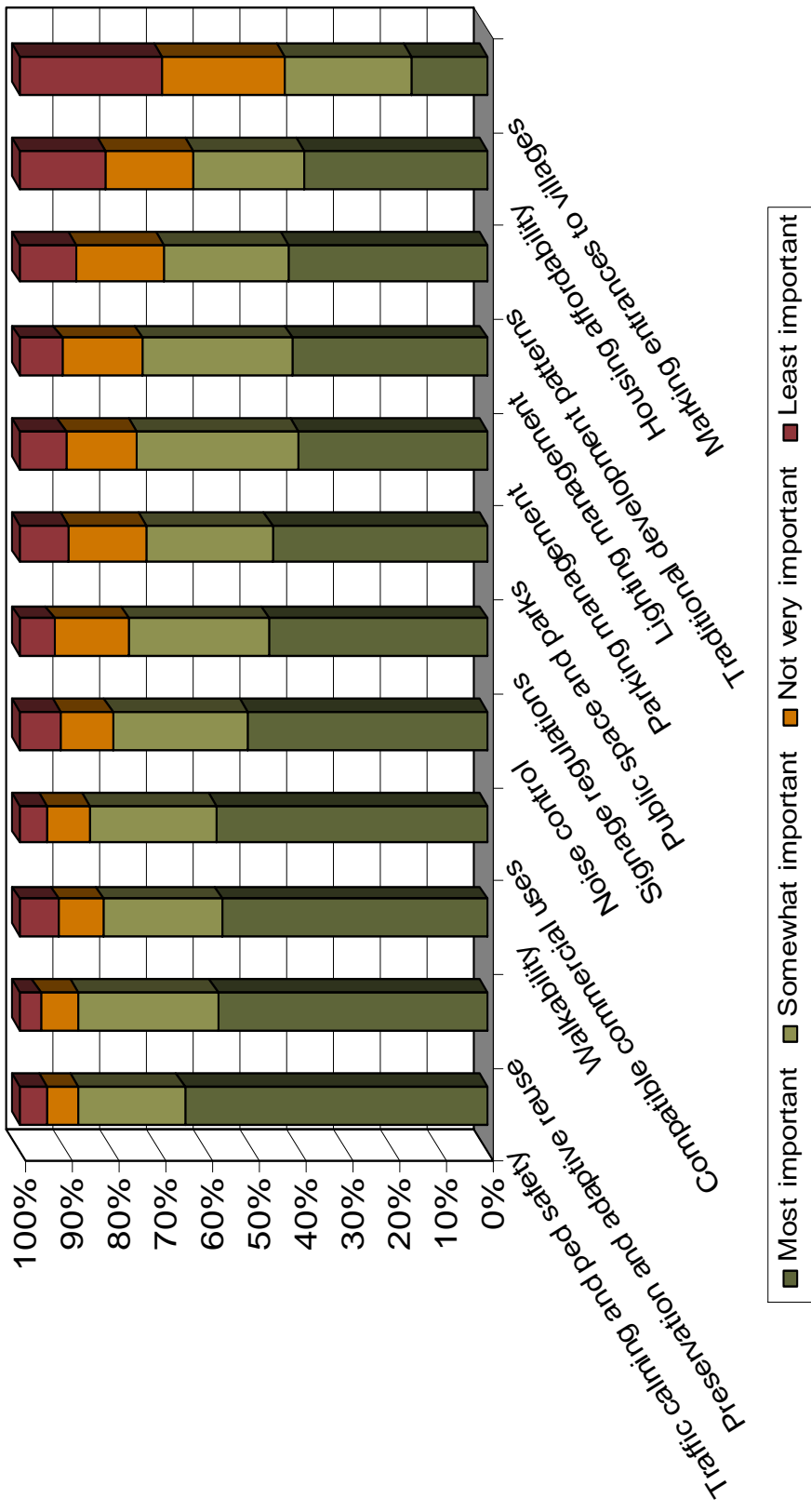
In a past survey, respondents indicated that special planning attention should be given to the villages. What aspects of planning for Burke's villages are most important to you?

<i>EAST BURKE</i>					
	Most important	Somewhat important	Not very important	Least important	No response
i. Slowing traffic and increasing pedestrian and bicycle safety	134	47	14	12	21
j. Encouraging preservation and adaptive reuse of historic structures	116	60	16	9	27
d. Ensuring walkability	116	52	20	17	23
c. Ensuring new commercial uses are compatible with existing uses	116	54	18	12	28
g. Managing noise levels	106	60	23	18	21
h. Regulating signage	96	62	33	15	22
k. Establishing public space/parks	93	54	34	21	26
e. Managing parking	82	70	31	20	25
f. Minimizing lighting impacts	84	64	35	18	27
b. Maintaining traditional development patterns	84	53	37	24	30
a. Ensuring affordability of housing	79	48	38	37	26
l. Marking entrances to the villages	33	55	53	62	25

Comments for planning priorities in all three villages:

- Except East Burke dam— remove it!
- Large trucks noisy
- If traditional development is defined as 'random,' then I am absolutely opposed
- 7a N.E villages; 7d not really possible; 7e town should create it; 7g truck traffic will be the worst; 7 Avoid strip development

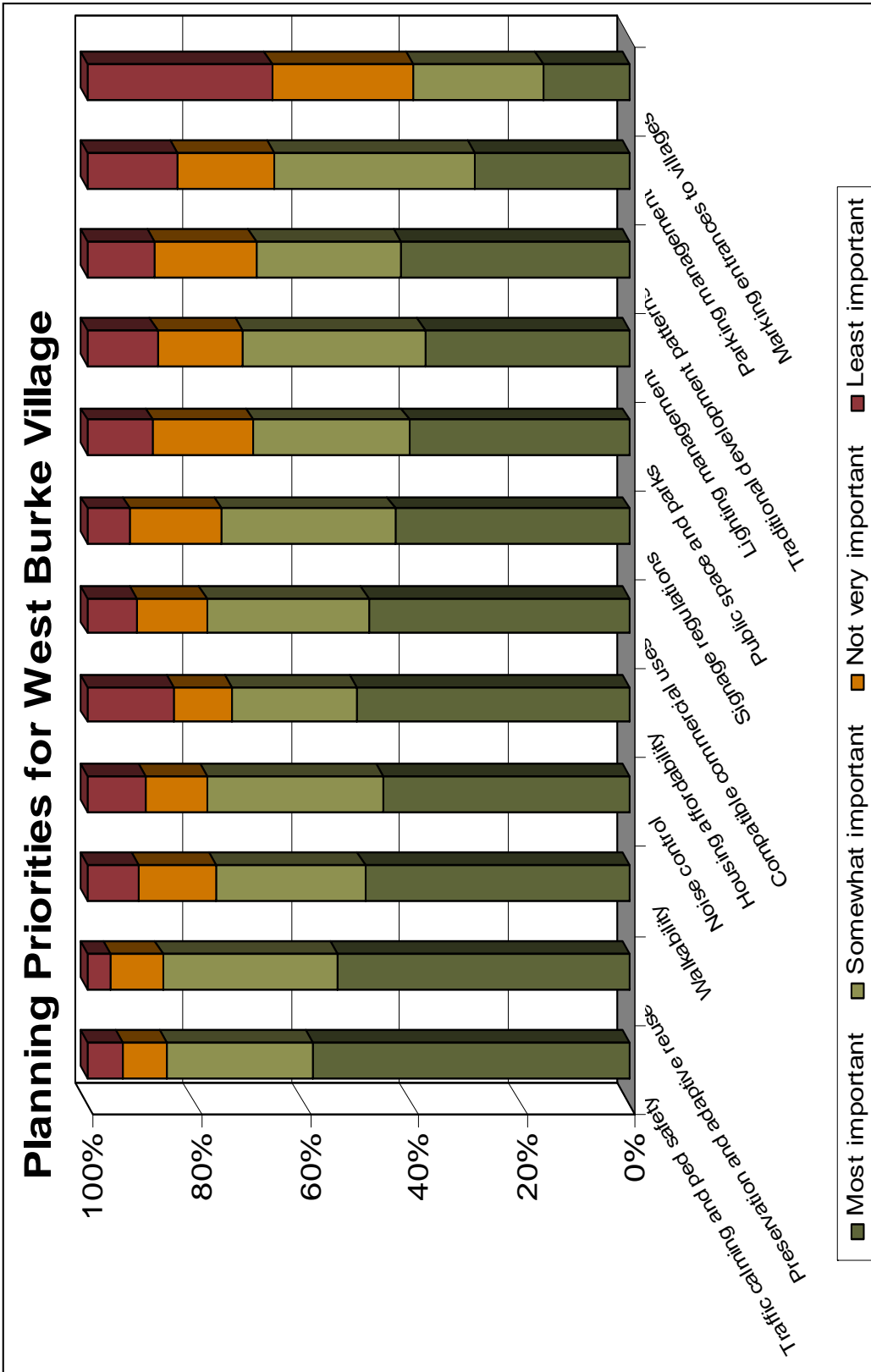
Planning Priorities for East Burke Village



QUESTION 7b (West Burke Village)

In a past survey, respondents indicated that special planning attention should be given to the villages. What aspects of planning for Burke's villages are most important to you?

WEST BURKE					
	Most important	Somewhat important	Not very important	Least important	No response
i. Slowing traffic and increasing pedestrian and bicycle safety	100	46	14	11	57
j. Encouraging preservation and adaptive reuse of historic structures	90	54	16	7	61
d. Ensuring walkability	82	46	24	16	60
g. Managing noise levels	76	54	19	18	61
a. Ensuring affordability of housing	85	39	18	27	59
c. Ensuring new commercial uses are compatible with existing uses	79	49	21	15	64
h. Regulating signage	72	53	28	13	62
k. Establishing public space/parks	68	48	31	20	61
f. Minimizing lighting impacts	62	55	26	21	64
b. Maintaining traditional development patterns	68	43	30	20	67
e. Managing parking	48	62	30	28	60
l. Marking entrances to the villages	27	40	44	57	60

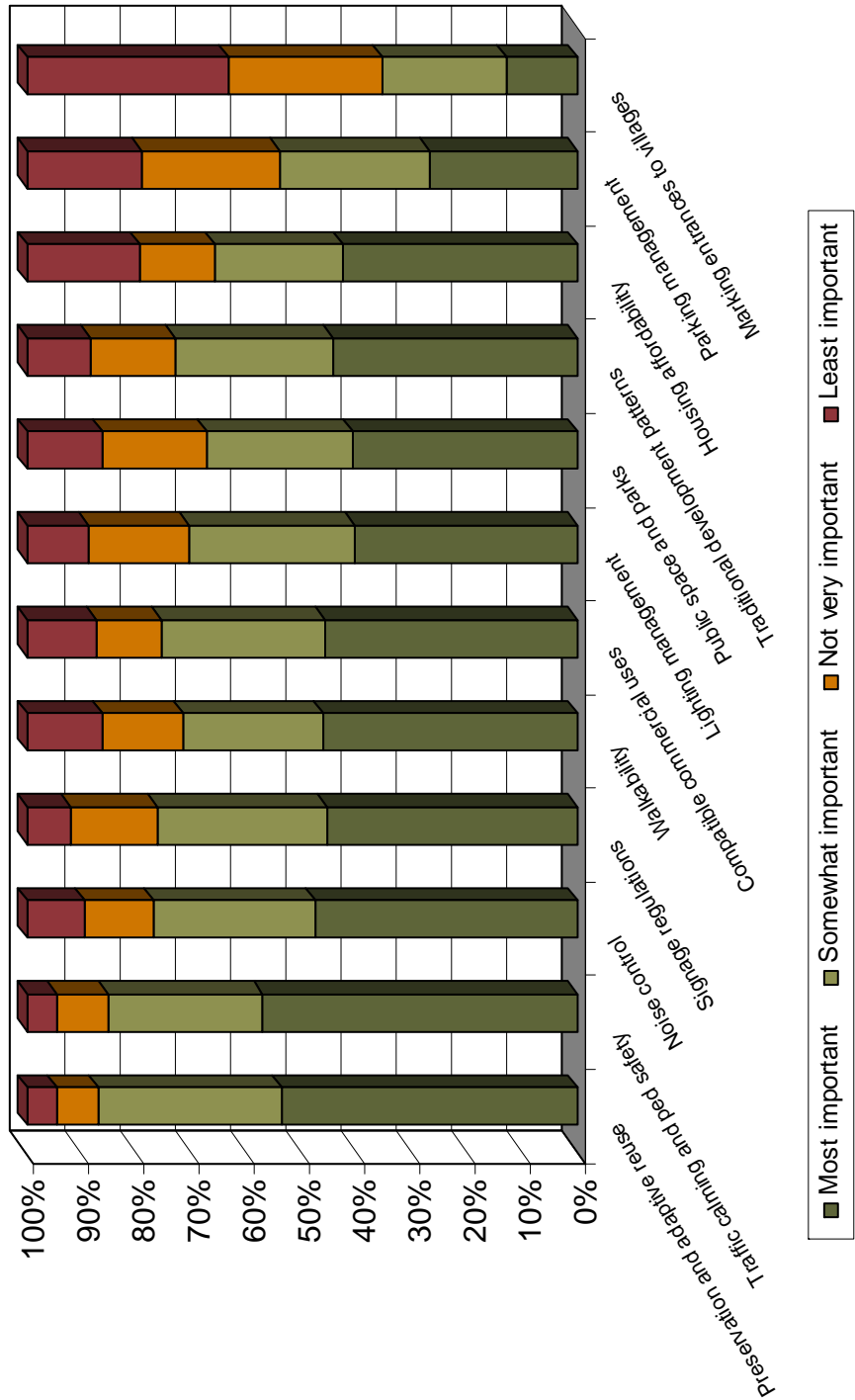


QUESTION 7c (Burke Hollow)

In a past survey, respondents indicated that special planning attention should be given to the villages. What aspects of planning for Burke's villages are most important to you?

BURKE HOLLOW					
	Most important	Somewhat important	Not very important	Least important	No response
j. Encouraging preservation and adaptive reuse of historic structures	87	54	12	9	66
i. Slowing traffic and increasing pedestrian and bicycle safety	92	45	15	9	67
g. Managing noise levels	77	48	20	17	66
h. Regulating signage	73	49	25	13	68
d. Ensuring walkability	75	41	24	22	66
c. Ensuring new commercial uses are compatible with existing uses	73	47	19	20	69
f. Minimizing lighting impacts	65	48	29	18	68
k. Establishing public space/parks	66	43	31	22	66
b. Maintaining traditional development patterns	69	44	24	18	73
a. Ensuring affordability of housing	69	38	22	33	66
e. Managing parking	44	44	41	34	65
l. Marking entrances to the villages	21	36	45	59	67

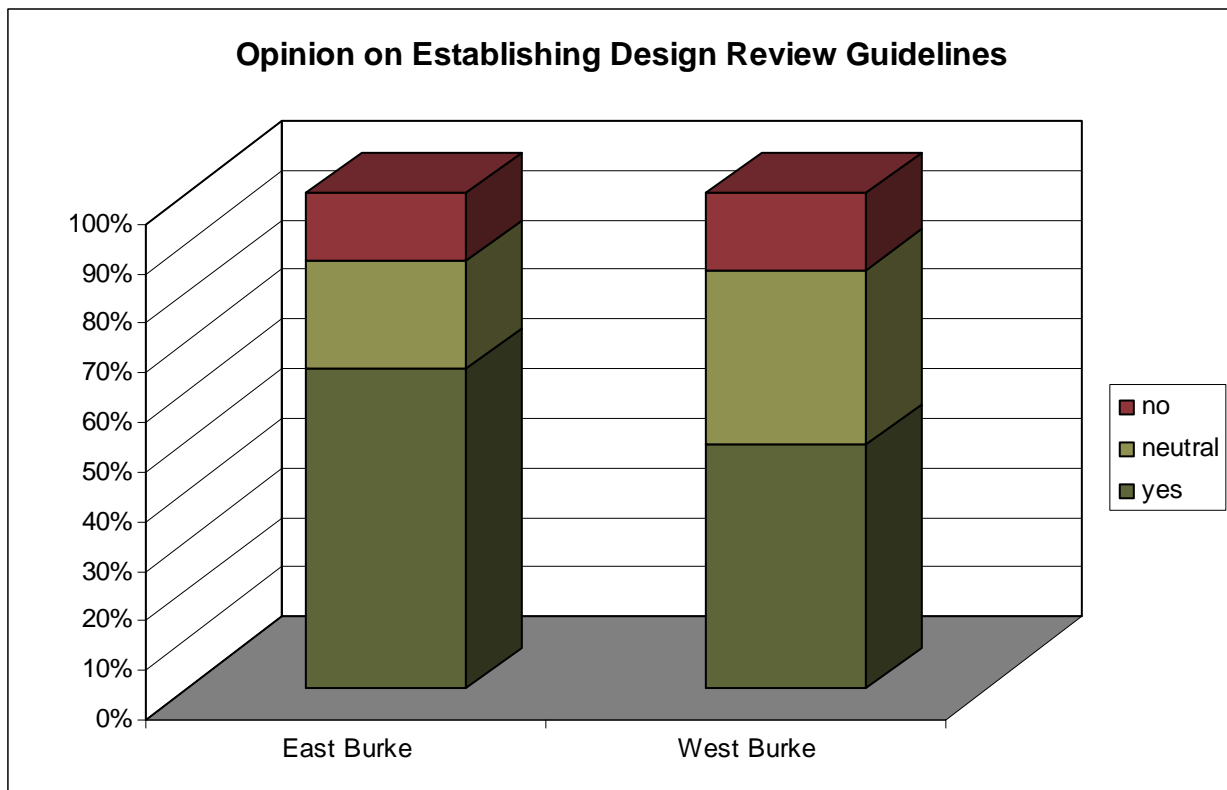
Planning Priorities for Burke Hollow



QUESTION 8

Some towns have design review guidelines to ensure that development and reuse of existing buildings within a village are compatible with the character of the village. Such guidelines can cover broad aspects of development ranging from building height to specific details such as placement of windows or use of signage. Should design review guidelines be established for one or both of Burke’s Villages?

Design review guidelines	Yes	Neutral	No	No response
East Burke	136	46	29	17
West Burke	98	70	31	29



Comments:

- Note—affordable housing only works if it is controlled by the town and units are for rent not sale

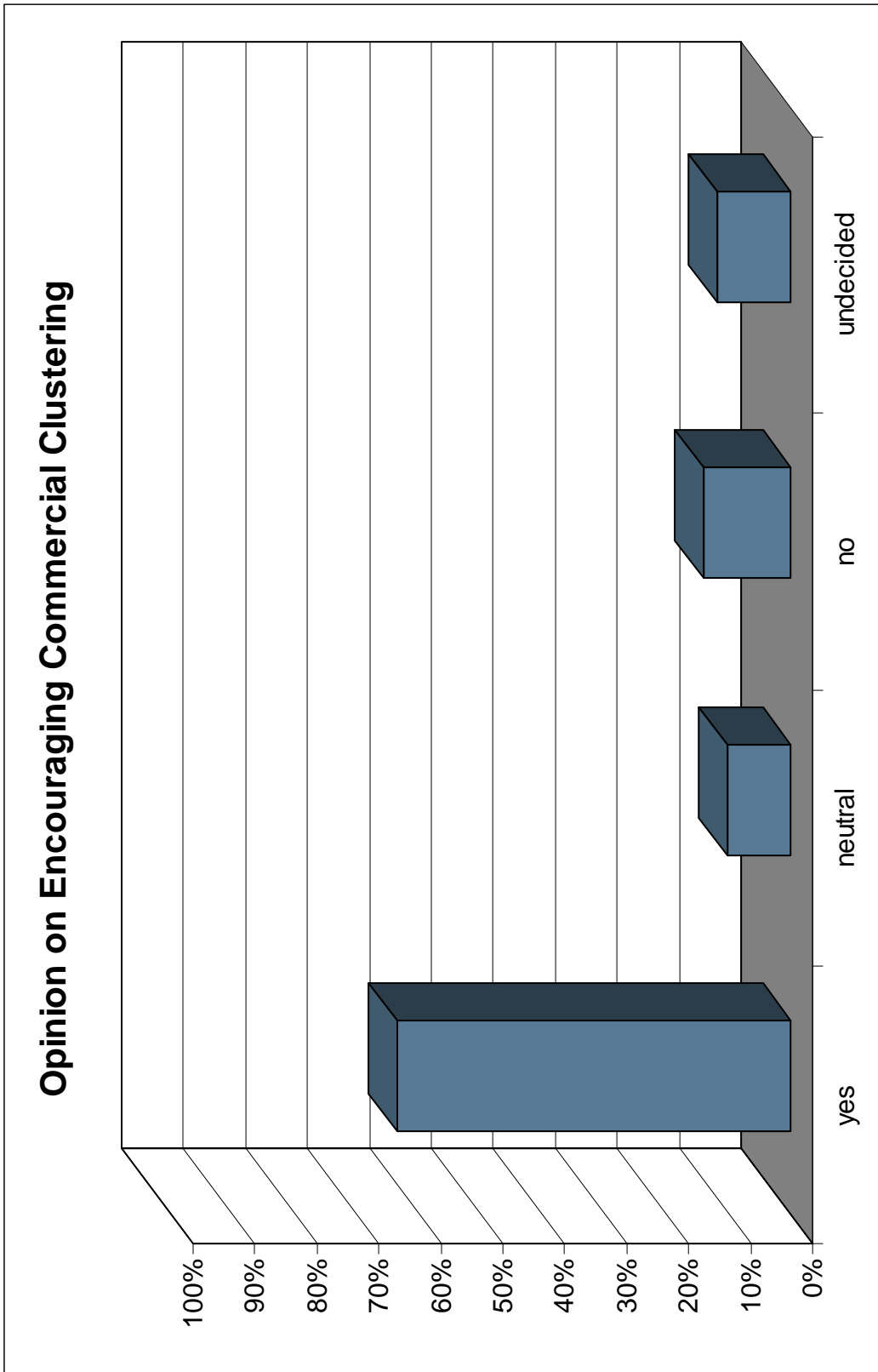
QUESTION 9

Grouping or clustering commercial development could help minimize “strip” development and also make the delivery of municipal services more efficient. However, regulations to promote clustering could also limit commercial development in areas outside of these clusters. Should Burke consider encouraging clustering for commercial development?

Commercial clustering	Number of respondents
yes	143
neutral	23
no	32
undecided	27
no response	3

Comments:

- Strip development will occur on the lyndonville to e.burke rd. because small individuals lots can be developed under current zoning eventually. This can become unsightly.



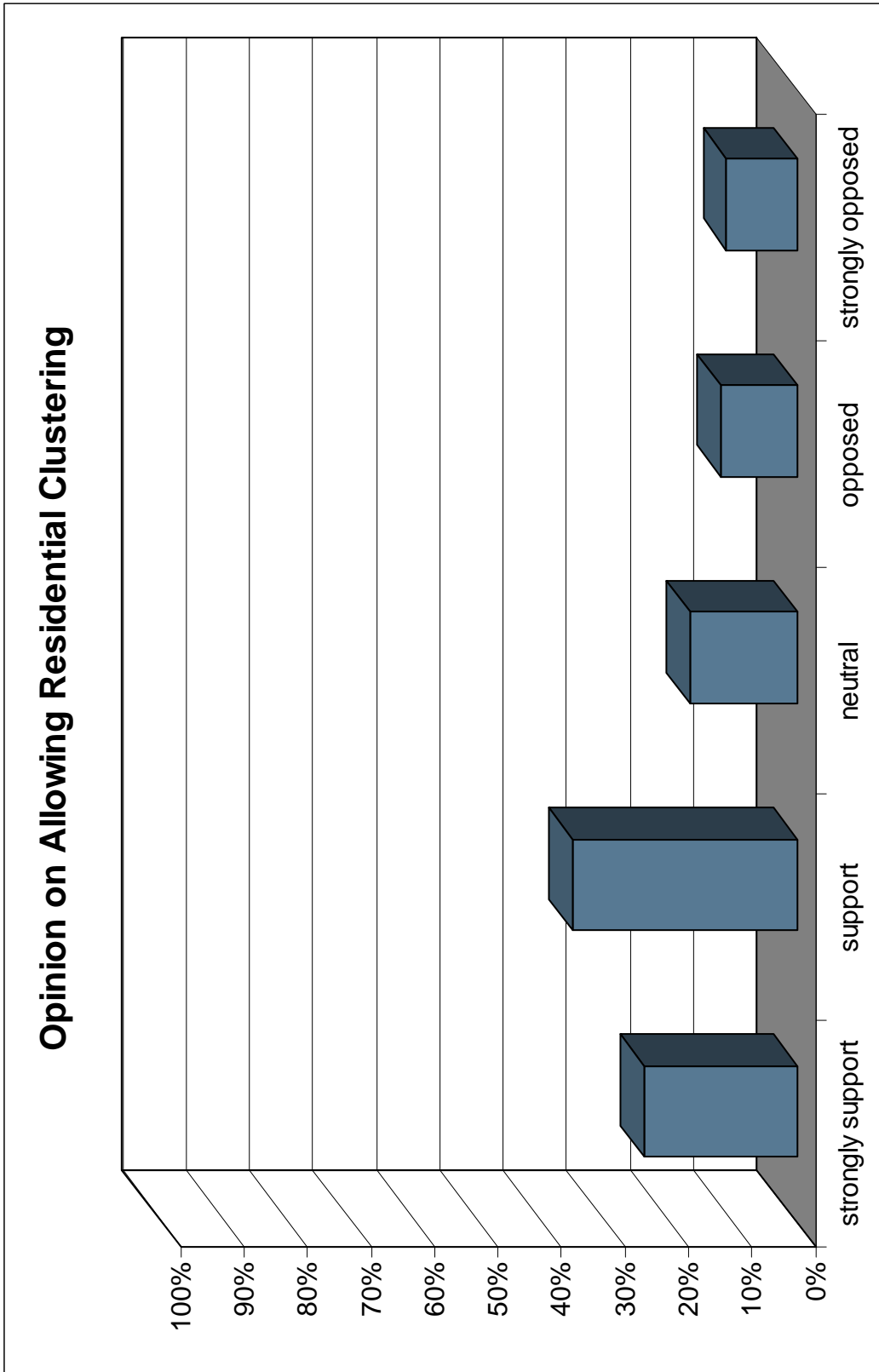
QUESTION 10

Clustering or grouping buildings together can be a useful strategy for residential development. What is your opinion about allowing a landowner to build more homes on a parcel of land than zoning regulations would normally allow if they group the homes in a cluster on a portion of the land and leave the remaining land undeveloped?

Residential clustering	Number of respondents
strongly support	54
support	79
neutral	38
opposed	27
strongly opposed	25
no response	5

Comments:

- Have not heard the positions pro and con to take a position—sounds interesting though
- Clustered is better—but should not exceed existing # of homes allowed on parcel.
- One respondent checked "strongly opposed" to residential clustering, but then noted "it could be made to work"



QUESTION 11

In the future, are there types of businesses or services that you would like to see more of in Burke so that you would not have to travel as far from home?

Respondents who put this in top 4		
Desired businesses or services	Percentage	Number
Recreation/community center	38%	86
Restaurants	32%	74
Drug store/pharmacy	28%	64
Food/supermarkets/groceries	27%	62
Hardware/building supplies	27%	61
General store	23%	52
Artisan/craft store	22%	50
Health clinic	21%	49
Lodging	20%	45
Books/music/video	14%	33
Clothing	13%	29
Small-scale retail store	13%	29
Sporting goods	6%	13
Other*	4%	9
No response†		215

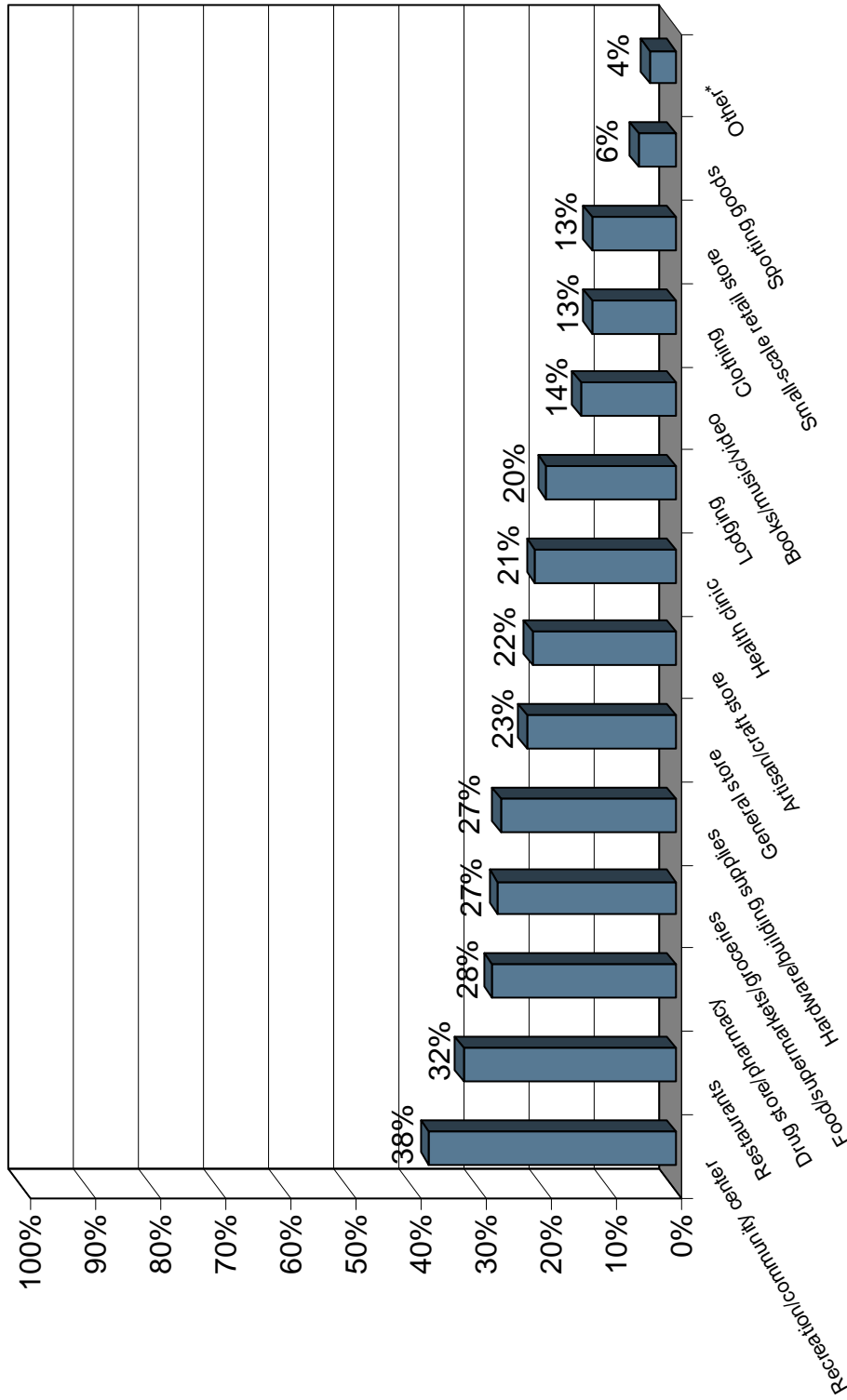
* café (2), gym, consignment shop, swimming pool, golf course, tennis courts, auto repair, farmers market

† "no response" refers to the total number of blank cells. Therefore, if a respondent only listed three choices, their fourth choice would count as a "no response."

Comments:

- No Lyndonville is close enough. Keep E. Burke as rural as possible.

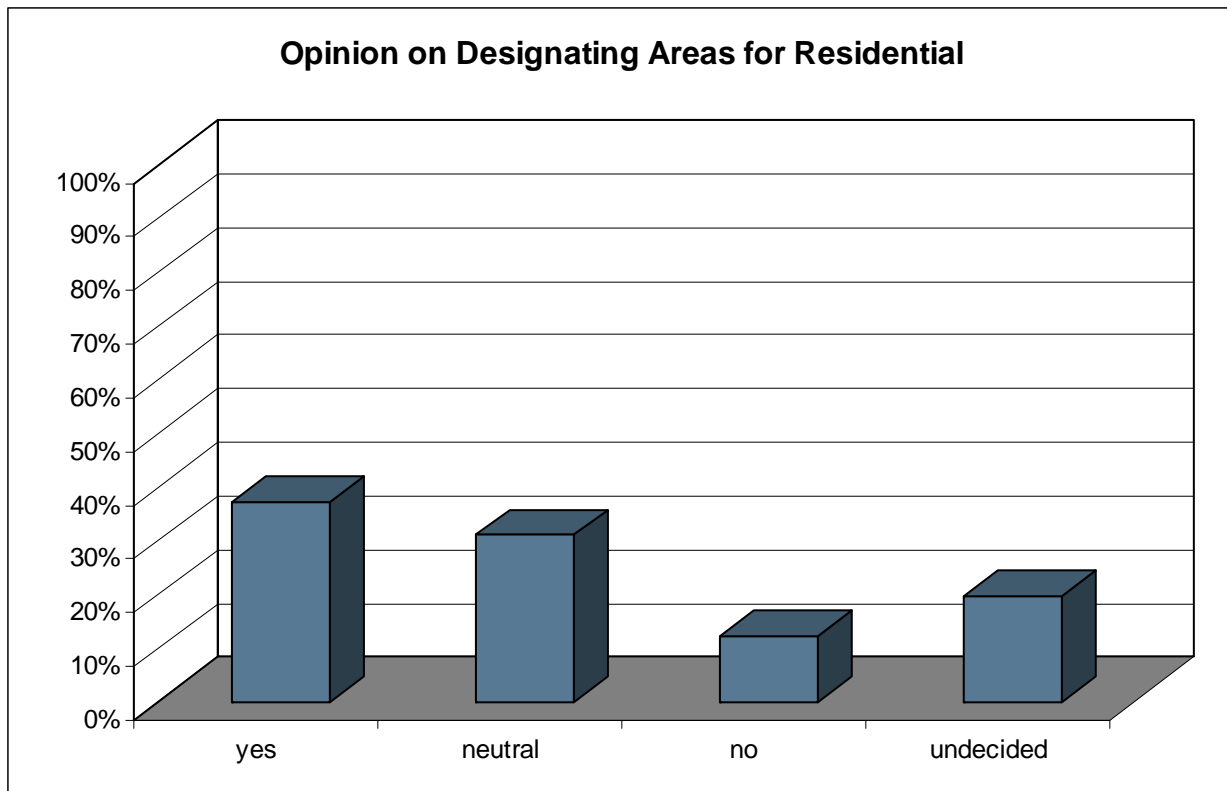
Most Desired Businesses and Services



QUESTION 12

Are there some areas in town that you feel should be designated primarily for residential uses?

Should any areas be primarily residential	Number of respondents
yes	83
neutral	69
no	27
undecided	44
no response	5



Locations cited in response to question 12:

- All roads except Rte. 114 and 5. Home bases business is OK in residential areas.
- Burke Hollow Rd. and village ctrs.
- Burke Hollow, all areas of Burke except main roads.
- Historic Village Homes
- People should be able to do what they want with there land as long as it does not affect the environment or their neighbors
- Outside the center of town
- Where needed
- Largely undeveloped areas should be left alone-areas adjacent to village and non village residential areas should be designated primarily for residential use
- Burke Hollow Road (from East Burke Village through Burke Hollow; Darling Hill to Burke Green; Burke Green east to Newark town-line; Burke Hollow north to Newark Street; Kirby ridge road
- North on rt 114 from east burke village
- Mixed use like traditional villages
- not sure on location at present time
- Burke Hollow, Darling Ridge, Burke Green
- All of East Burke surrounding the Village Center
- Everywhere except along 114, rte.5 and the mtn. road
- The approaches - maybe 3 miles or so before entering each vill. should be residential
- All areas with views
- The Hollow
- The hollow
- Burke Hollow, burke green, darling ridge
- Town centers
- The present villages and outskirts thereof. open land becoming saturated in east burke
- Darling hill rd
- Village
- White school road
- I feel commercial dev. should be along tre. 114 and rte. 5 and clustered.
- Where they will fit
- Villages
- Darling ridge, maple lane (east burke)
- Beyond villages
- Mtn. road, ridge lines, along travelled roads
- Burke hollow
- Gaskell hill road and burke hollow road
- Darling hill road
- Areas currently designated
- All areas outside the villages
- In west burke - burke hollow road

- On the mountain
- Leave e. burke as it is but construct small shopping center in area that is more accessible and suitable for above variety of businesses. restaurants and inns conveniently scattered in the township. recreation in place accessible to majority - all with good parking
- Areas that have been traditionally residential - they should remain - we have allowed various businesses to exist in residential areas creating traffic and unsightly structures.
- Where buildings are vacant/unused recycle, reuse, refurbish. Near schools, west burke. in town west burke. burke hollow area near cemetery and church
- Road to Burke Hollow and road to Kirby
- Everywhere except the villages and ski area. Note- They should be grouped (if desired) WITHOUT extra density and never more than sewerage capacity allows. Also, it is unfair for someone to build in an area with specific zoning density and find later that more density is allowed.
- Darling hill
- East Burke village
- AR11
- Yes, but such areas should be within walking distance, or accessible to public transportation to services, stores, etc. Any developoment should be geared to cutting down on the need to drive our cars, esp. short distances.
- Burke Hollow to have limited commercial growth (a cafe, an art studio, craft store)
- Darling Hill
- Anywhere other than villages and perhaps a light industrial district
- Most of Burke - Commerce in E. Burke/W. Burke existing Com. areas but discreet home based business OK and of course farms. Discreet = low impact, attractive, no noise/odor, etc
- Darling Hill Rd., Burke Green, Burke Hollow, Sugar House Rd., East Darling Hill Rd.
- Country roads
- In East Burke Village--south of Burke Mt Club
- On the back roads
- Burke Hollow corridor
- East Burke Village
- Burke Mountain
- Uncertain of current zoning, also unsure of soils, drainage, watersheds, riparian zones and the like so it becomes difficult to articulate any specifics

QUESTION 13

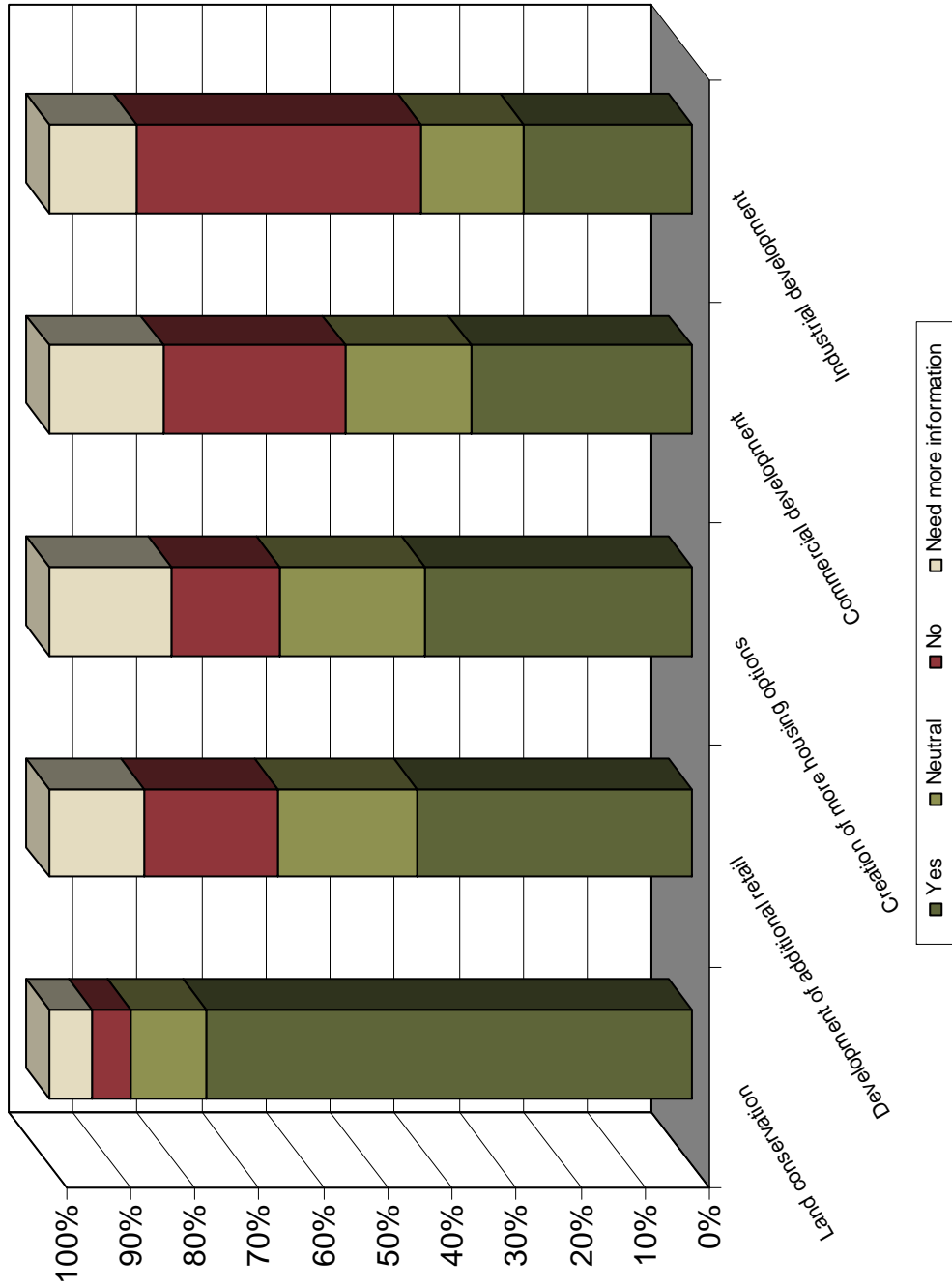
Do you feel that Burke should use land use planning and regulation tools to encourage creation of more housing options, development of additional retail, commercial development, industrial development, or land conservation?

	Yes	Neutral	No	Need more information
Land conservation	167	26	13	15
Development of additional retail	93	47	45	32
Creation of more housing options	90	49	37	41
Commercial development	74	42	61	38
Industrial development	56	34	95	29

Comments:

- Zoning for all
- Use it to discourage

Opinion on Using Land Use Planning Tools to Encourage...



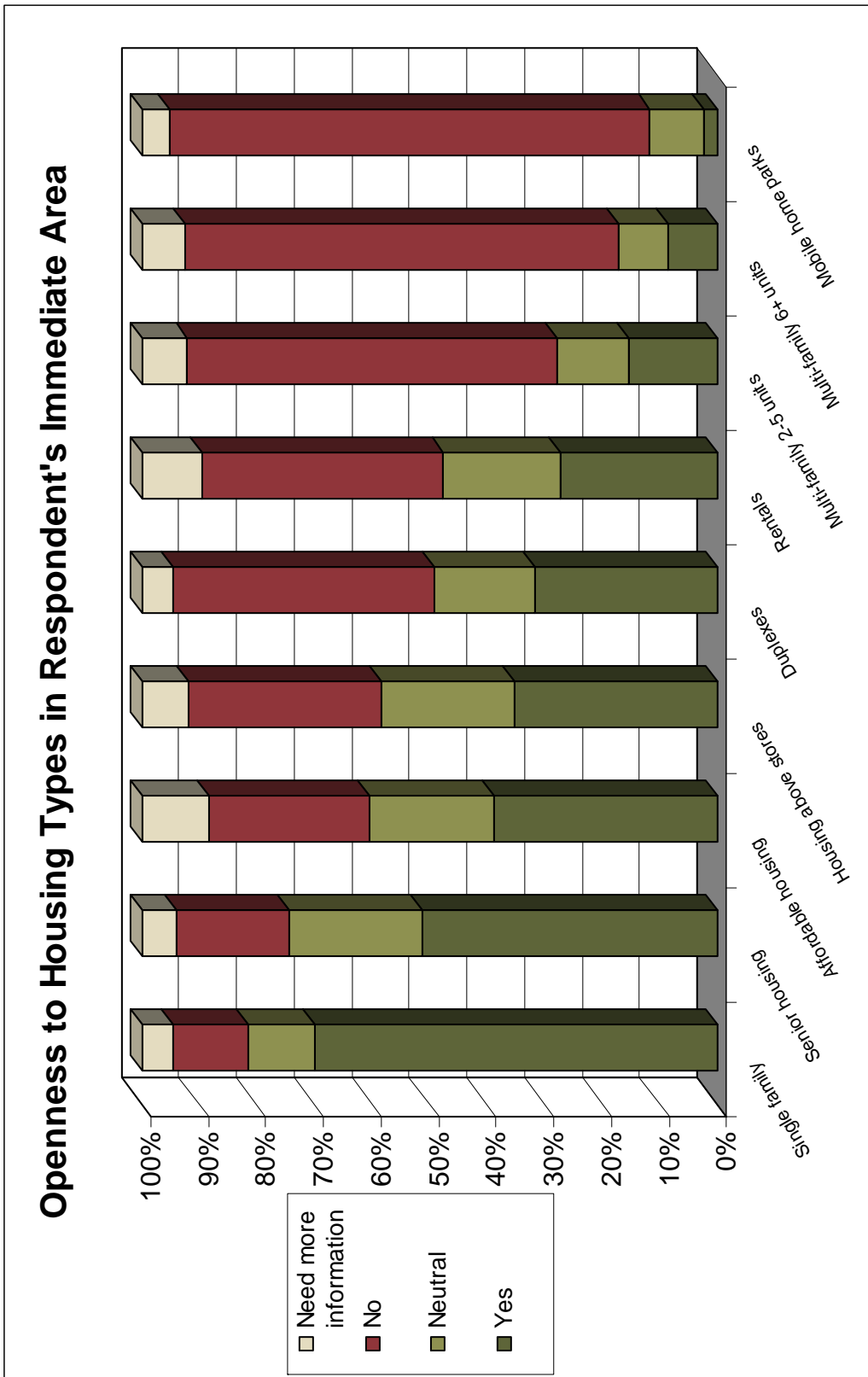
QUESTION 14

Would you be willing to see more of any of the following types of housing in your immediate area?

Housing Types	Yes	Neutral	No	Need more information
Single family	151	25	28	12
Senior housing	110	49	42	13
Affordable housing	83	46	59	25
Housing above stores	73	48	69	17
Duplexes	66	36	94	11
Rentals	58	43	89	22
Multi-family 2-5 units	33	27	137	17
Multi-family 6+ units	18	18	158	16
Mobile home parks	5	20	177	10

Comments:

- Our place is in E. Burke Village—no room for further development
- No, but closer to village centers; yes [refers to Housing above stores, Duplexes and Rentals]
- Probably more appropriate in village centers [refers to Multi-family 2-5 units]
- Perhaps [refers to Multi-family 6+ units]
- Architectural Guidelines need to be met [refers to Duplexes and Rentals]
- Absolutely no [refers to Mobile home parks]

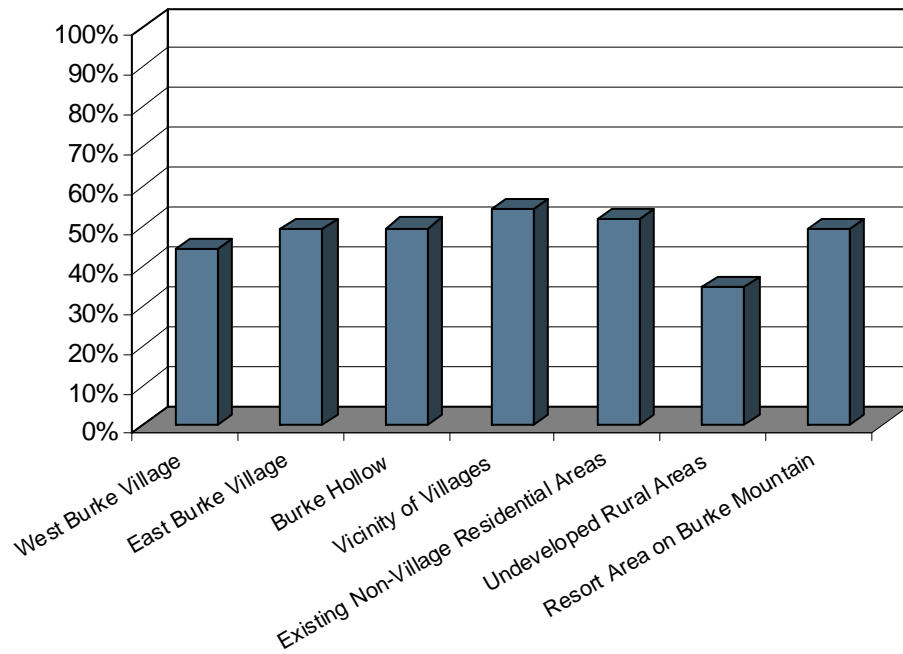


QUESTION 15

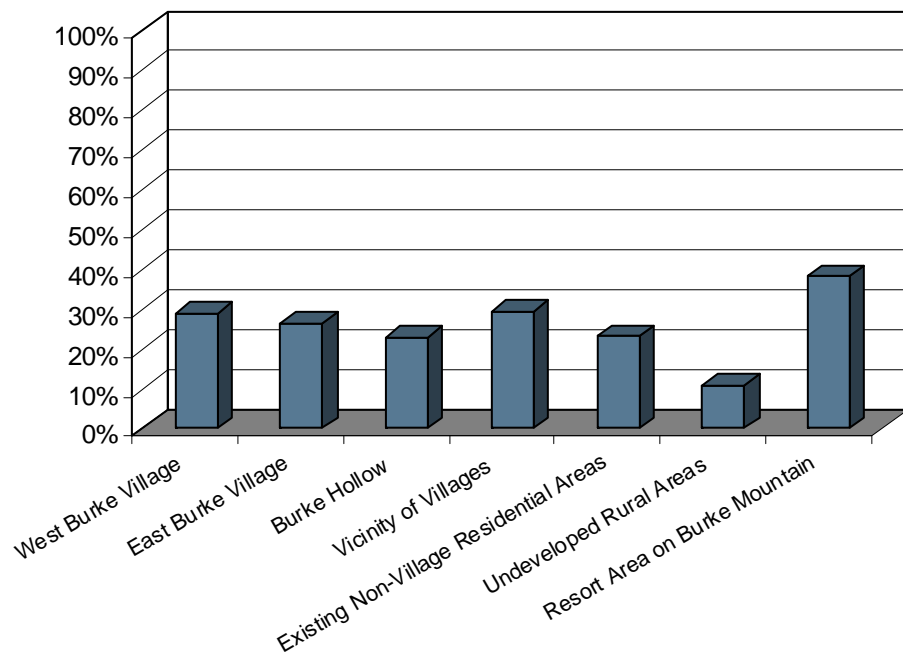
In which areas should the following types of housing be encouraged?

Responses by number of respondents							
	West Burke Village	East Burke Village	Burke Hollow	Adjacent to Villages	Existing Non-Village Residential	Undeveloped Rural	Resort on Burke Mountain
Single family homes	101	112	113	124	118	79	112
Duplexes	66	60	52	67	53	25	87
Rental housing	82	76	49	51	37	19	99
Above stores and/or commercial units	126	125	38	20	15	10	33
Multi-family buildings with two to five units	52	37	24	0	5	18	92
Multi-family buildings with six or more units	25	16	15	22	15	15	76
Senior housing	122	100	67	67	34	22	31
Affordable housing	103	76	73	68	52	31	43

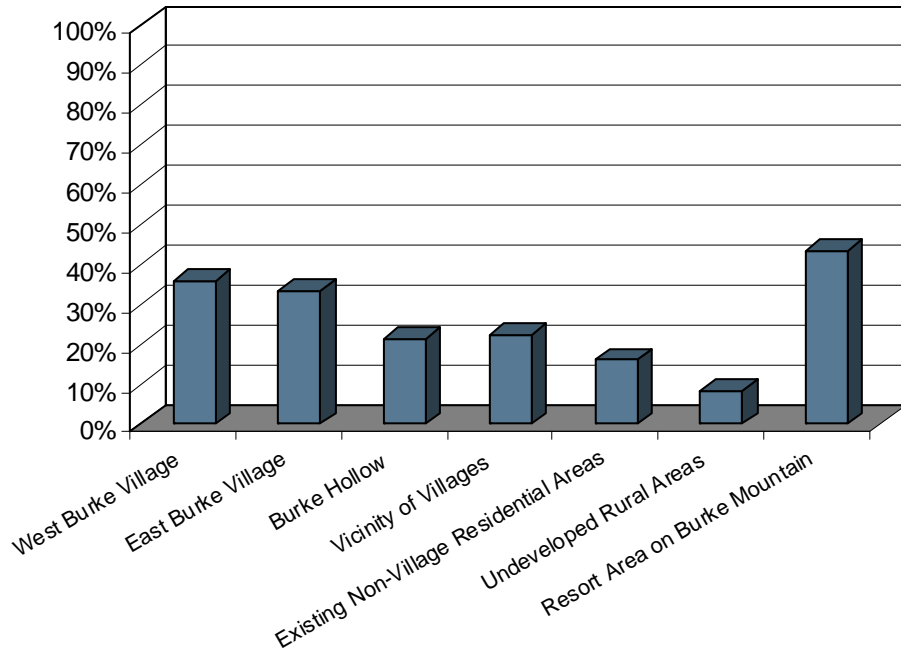
Support for Locating Single Family Homes in...



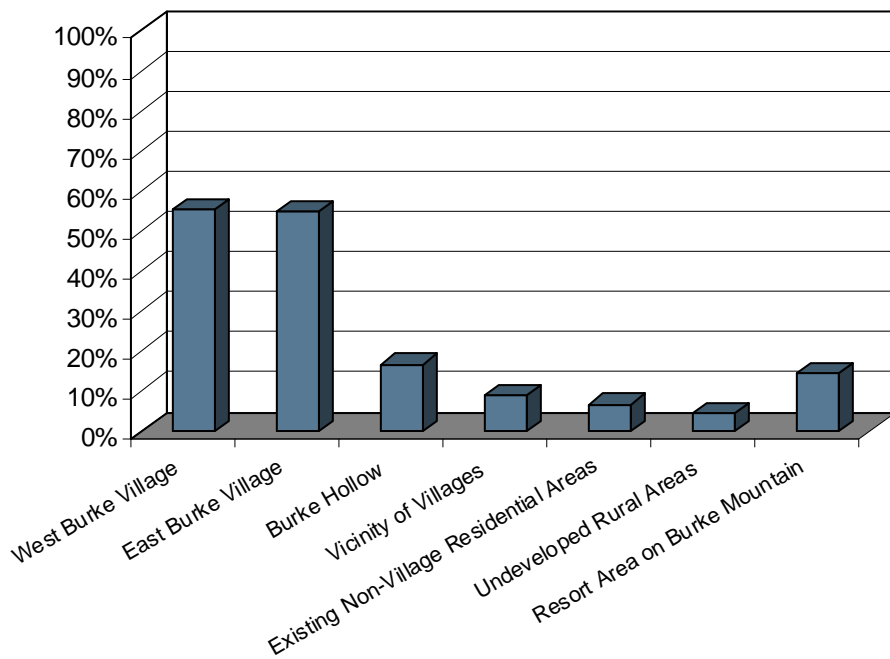
Support for Locating Duplexes in...



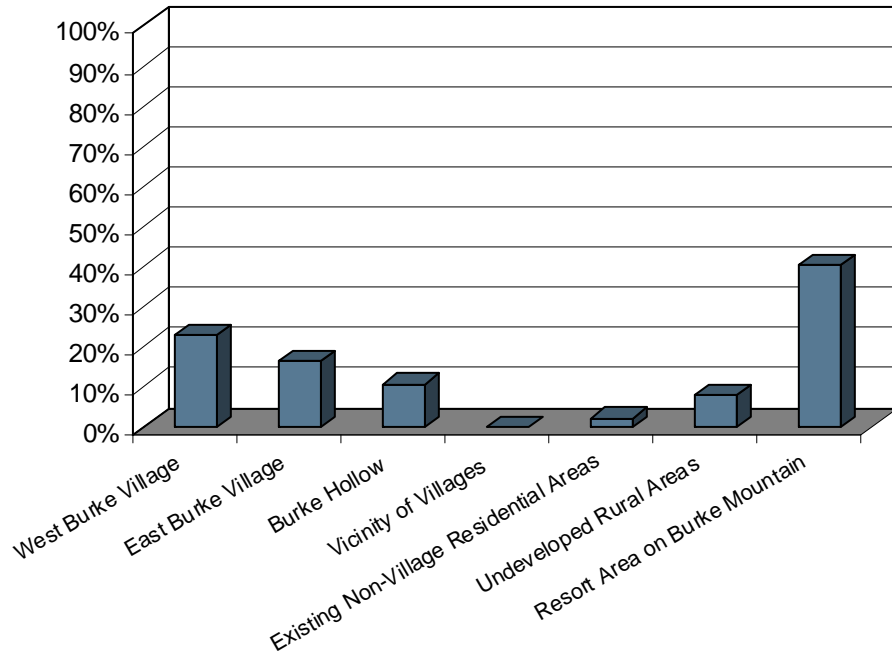
Support for Locating Rental Housing in...



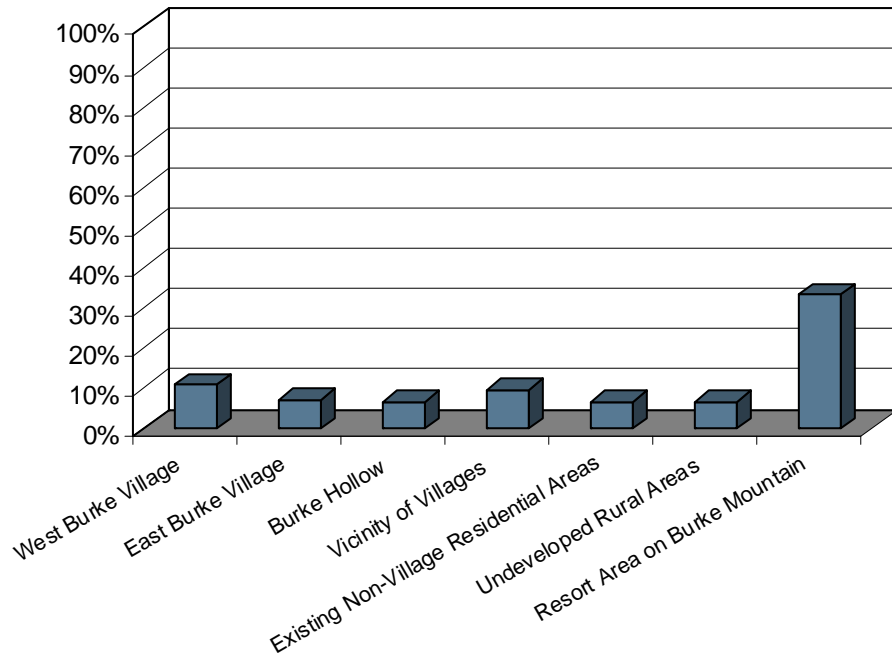
Support for Locating Housing Above Stores in...



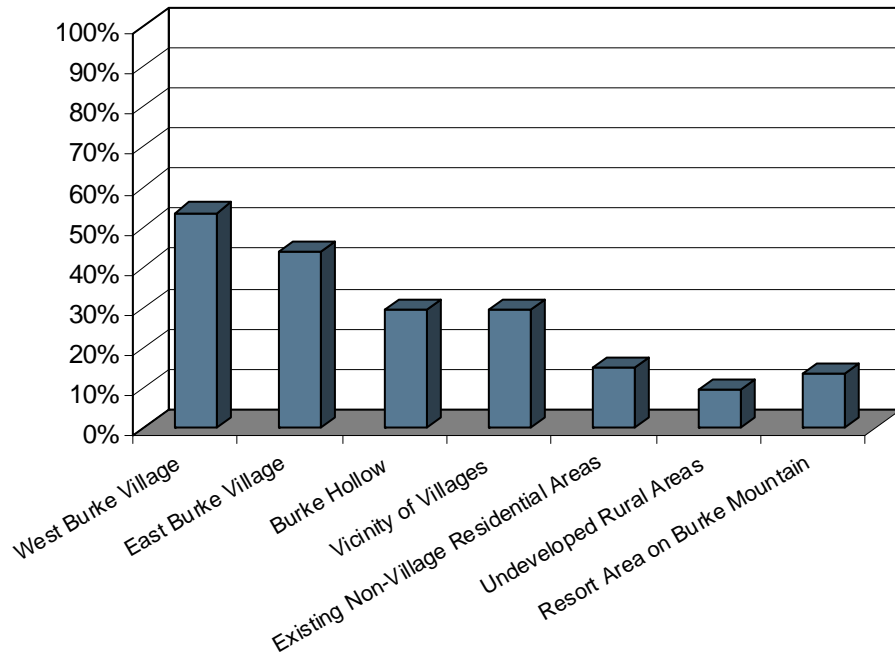
Support for Locating Multi-Family Housing (2 to 5 units) in...



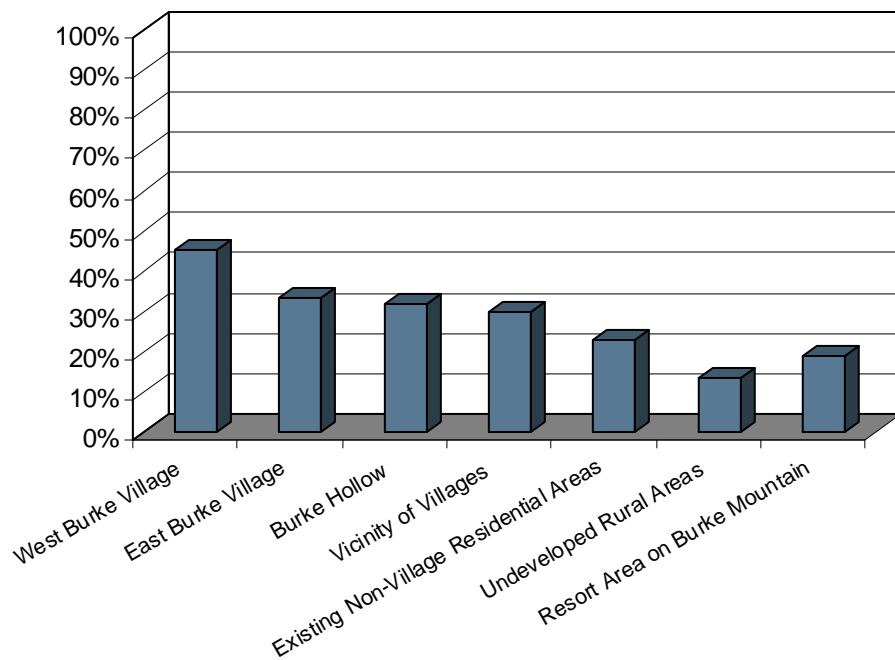
Support for Locating Multi-Family Housing (6+ units) in...



Support for Locating Senior Housing in...



Support for Locating Affordable Housing in...



QUESTION 16

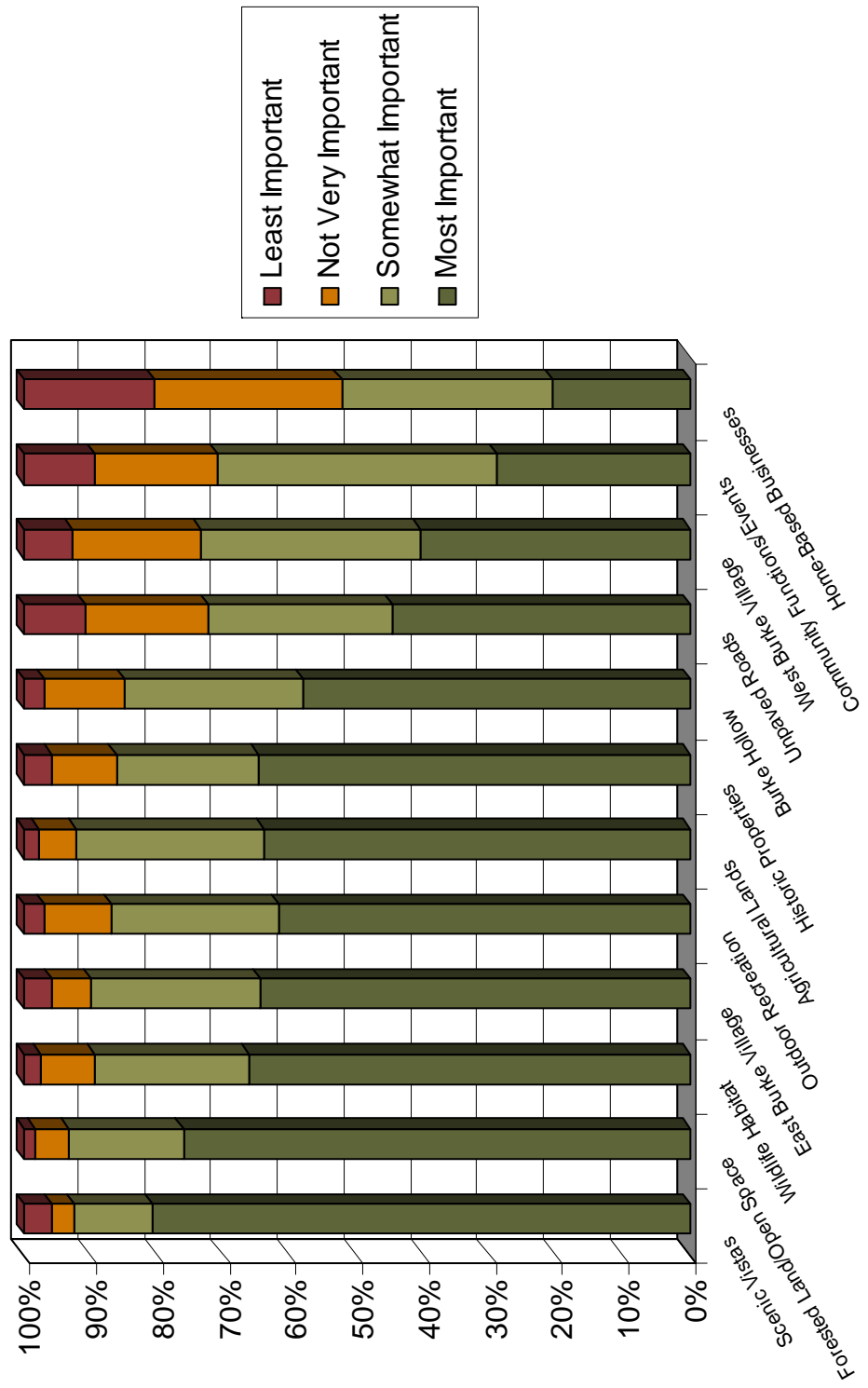
Planning efforts to date have focused on preserving Burke's rural character. What aspects of Burke do you consider to be most definitive of its rural character?

Elements of Rural Character	score				No response
	Most Important	Somewhat Important	Not Very Important	Least Important	
Scenic Vistas	160	23	7	8	30
Forested Land/Open Space	147	33	10	3	35
Wildlife Habitat	131	46	16	5	30
East Burke Village	128	50	12	8	30
Outdoor Recreation	123	50	20	6	29
Agricultural Lands	123	54	11	4	36
Historic Properties	127	42	19	8	32
Burke Hollow	112	52	23	6	35
Unpaved Roads	87	54	36	18	33
West Burke Village	78	64	37	14	35
Community Functions/Events	55	79	35	20	39
Home-Based Businesses	39	60	53	37	39
Other	13	2	0	3	210

Responses under "other:"

- Small town, locally owned businesses
- Kingdom Trails
- darling hill rd
- Town School and L.I.
- Town school and L.I.
- Designate more ponds in town as "scenic ponds" that can not be claimed in the future
- Lack of large sale retail
- Lack of large sale retail
- Quiet villages
- solar or wind on Burke Mt.
- kingdom trails
- Access to ponds--lakes
- accesible rivers + streams, well tended cemeteries
- the river ecosystems throughout our town!
- Architecture

Importance of Various Elements of Rural Character



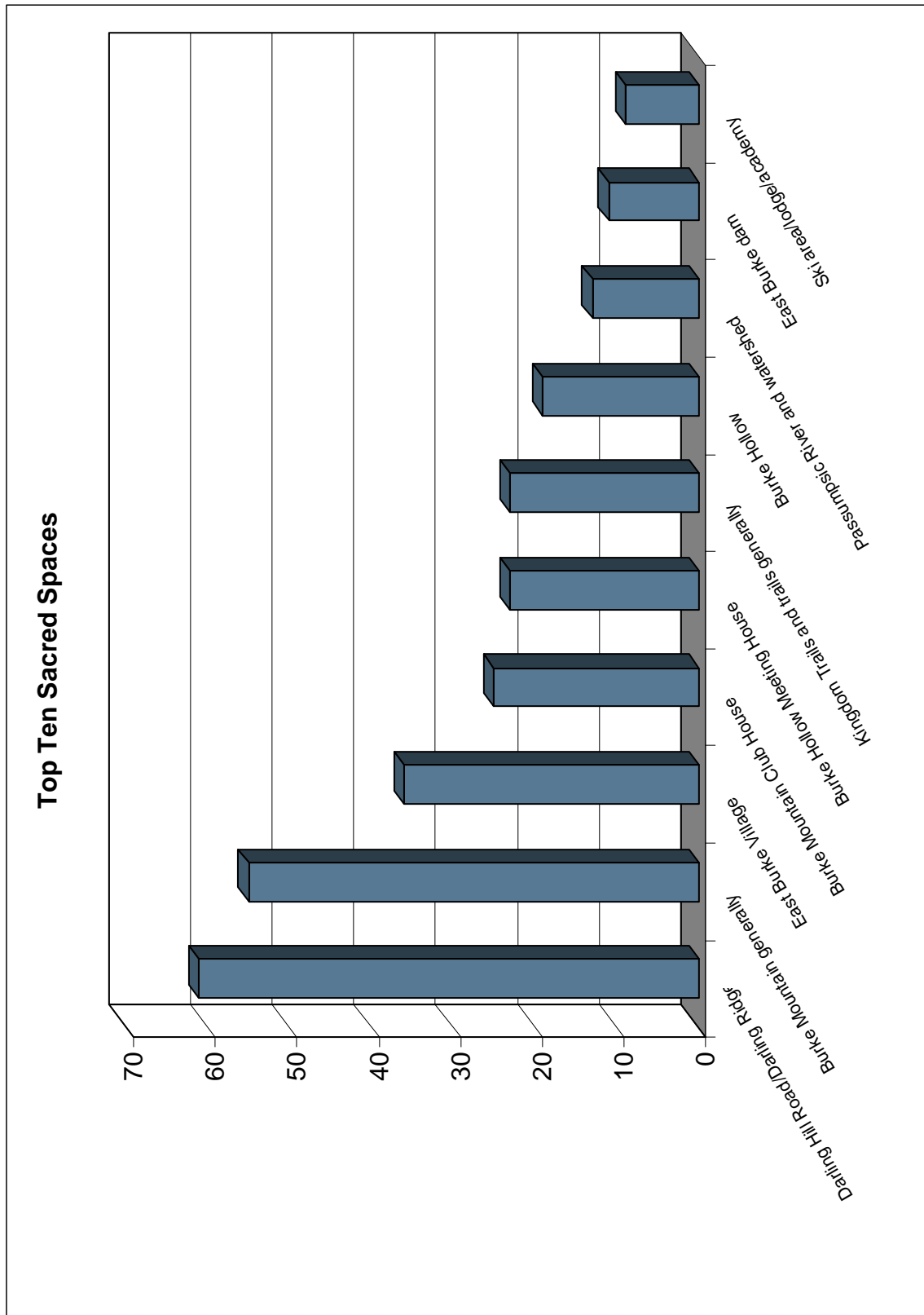
QUESTION 17

“Sacred Spaces” is often used to describe places in a community of significant cultural, scenic or community value. What three specific places in Burke do you consider to be “Sacred Spaces”?

Sacred Space	Number of times cited as a sacred space
Darling Hill Road/Darling Ridge	61
Burke Mountain generally	55
East Burke Village	36
Burke Mountain Club House	25
Burke Hollow Meeting House	23
Kingdom Trails and trails generally	23
Burke Hollow	19
Passumpsic River and watershed	13
East Burke dam	11
Ski area/lodge/academy	9
Baileys & Burke	8
Churches generally	8
East Burke green	8
Darling Park	7
Old schoolhouse in East Burke	7
East Burke Church	6
Farmland generally	6
View from the top of Burke Mountain	6
West Burke Village	6
Burklyn Mansion/Darling Mansion/Darling Inn/Inn at Mountain View	10
East Burke Park and cemetery	5
Mountain View Farm	5
Burke Hollow Road	4
Pinkham Road	4
Scenic vistas generally	4
114 north of East Burke Village	3
Burke Mountain toll road/CCC road	4
Cemeteries generally	3
Kirby Ridge/Kirby Road	3

Sacred Space	Number of times cited as a sacred space
Public lands generally	3
Ridgelines generally	3
Sugar House Road	3
Views to Willoughby Gap	3
West Burke Church	3
West Burke Park	3
Darling Farm	2
Former Frasier store and post office	2
Gaskell Hill Road	2
Historic buildings generally	2
Magill Fields	2
Pete's Pond	2
Wetlands on Burke Hollow Road	2
Automobile junkyards	1
Burke Green Road	1
Burke Hollow Grange Hall	1
Burke Hollow Park	1
Burke Mountain Museum	1
Burke Road	1
Dishmill Brook	1
East Burke log yard	1
Entrance to East Burke Village from the south	1
Glades on Burke Mountain	1
Gravel pits	1
Gravel roads generally	1
Hertz property	1
John's Notch	1
Meadow and forest behind School Street in West Burke Village	1
Meadowlands by river in East Burke Village	1
Old train station in West Burke	1
Private lands generally	1
Recreation area in West Burke	1
Schoolhouse Road	1
The Pub	1
Town lands	1
Vail Mansion	1

Sacred Space	number of times cited as a sacred space
Victory State Forest	1
West Burke green	1
West Burke Methodist Church	1
West Burke town offices	1
White School Road	1
Wildlife areas generally	1
[unidentifiable location]	1



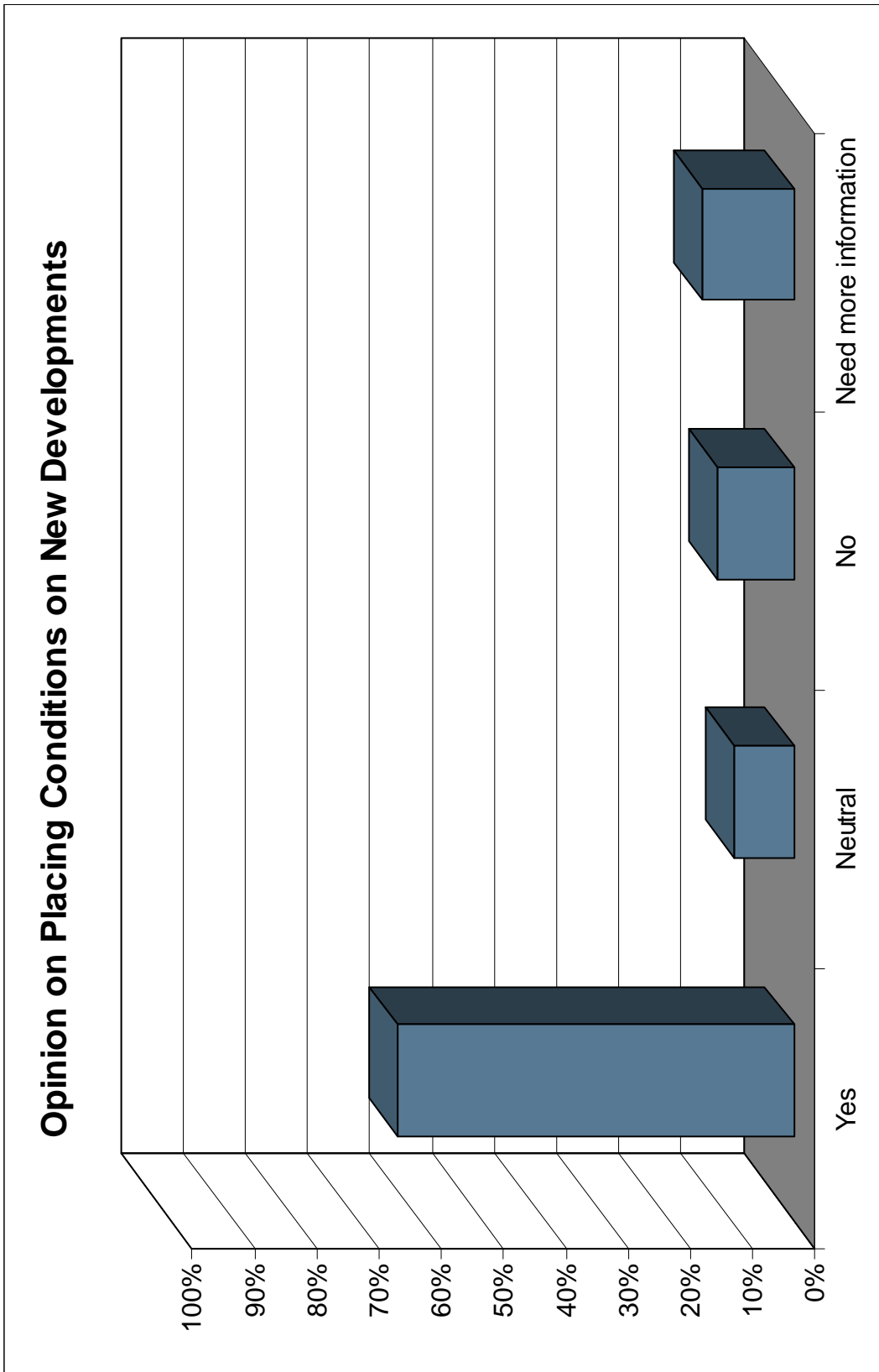
QUESTION 18

Should additional conditions, such as where buildings can be located on a lot or limiting large-scale tree removal, be placed on new developments to reduce their visual impact and preserve scenic landscapes or important natural resources?

Answer	Number of Respondents	
Yes	140	64%
Neutral	21	10%
No	27	12%
Need more information	32	15%
No response	8	

Other Comments:

- yes- on tree removal visual impact. no- on locations
- Even though scenic views are important, how do you fairly impose restrictions on some land owners and not on others?
- clear cutting should be forbidden

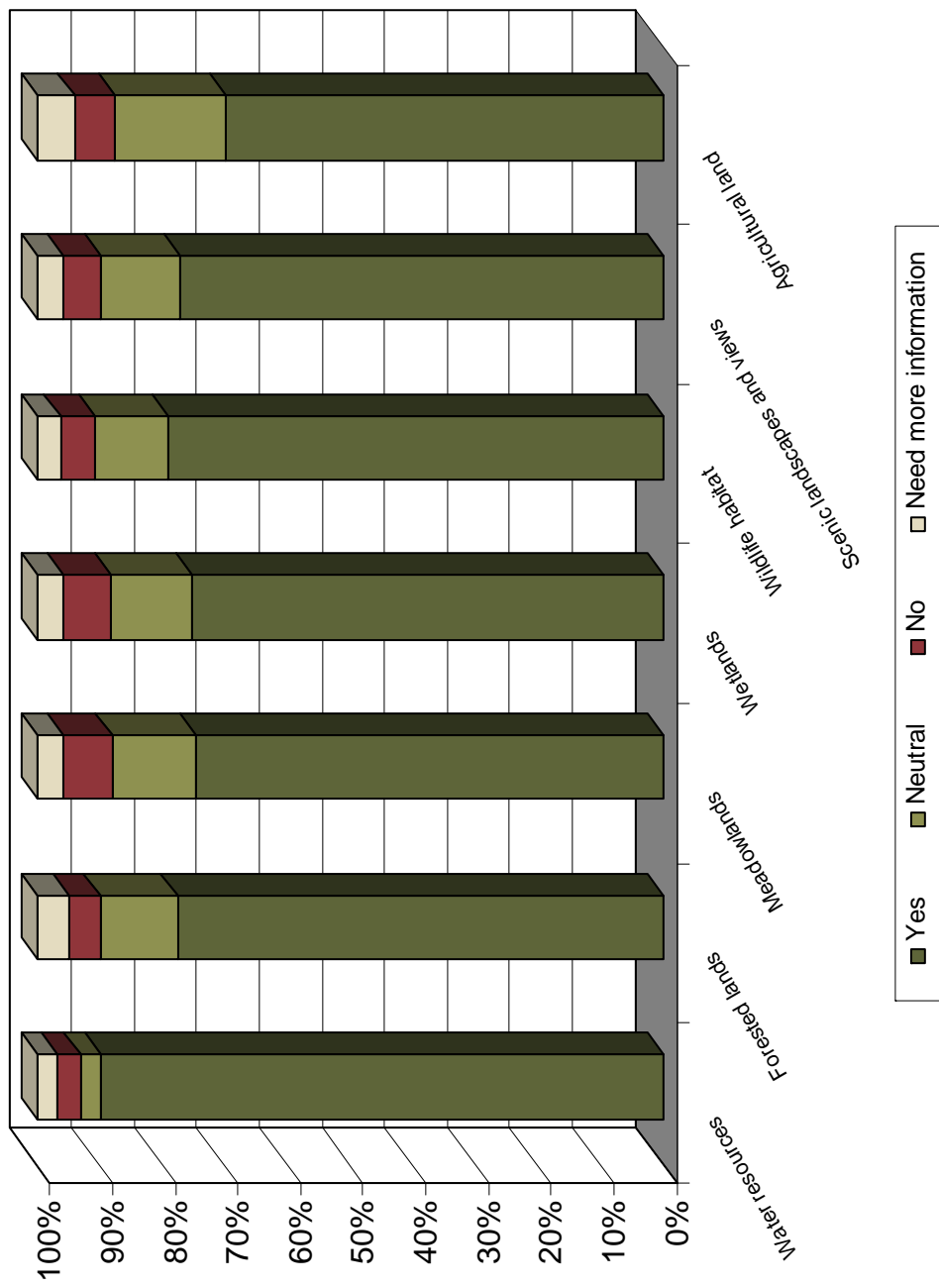


QUESTION 19

Should planning and regulatory tools be used to protect the following natural resources in Burke?

	Yes	Neutral	No	Need more information	No response
Water resources	197	7	8	7	9
Forested lands	171	27	11	11	8
Meadowlands	163	29	17	9	10
Wetlands	167	29	17	9	6
Wildlife habitat	174	26	12	8	8
Scenic landscapes and views	169	28	13	9	9
Agricultural land	154	39	14	13	8

Using Planning and Regulatory Tools to Protect...



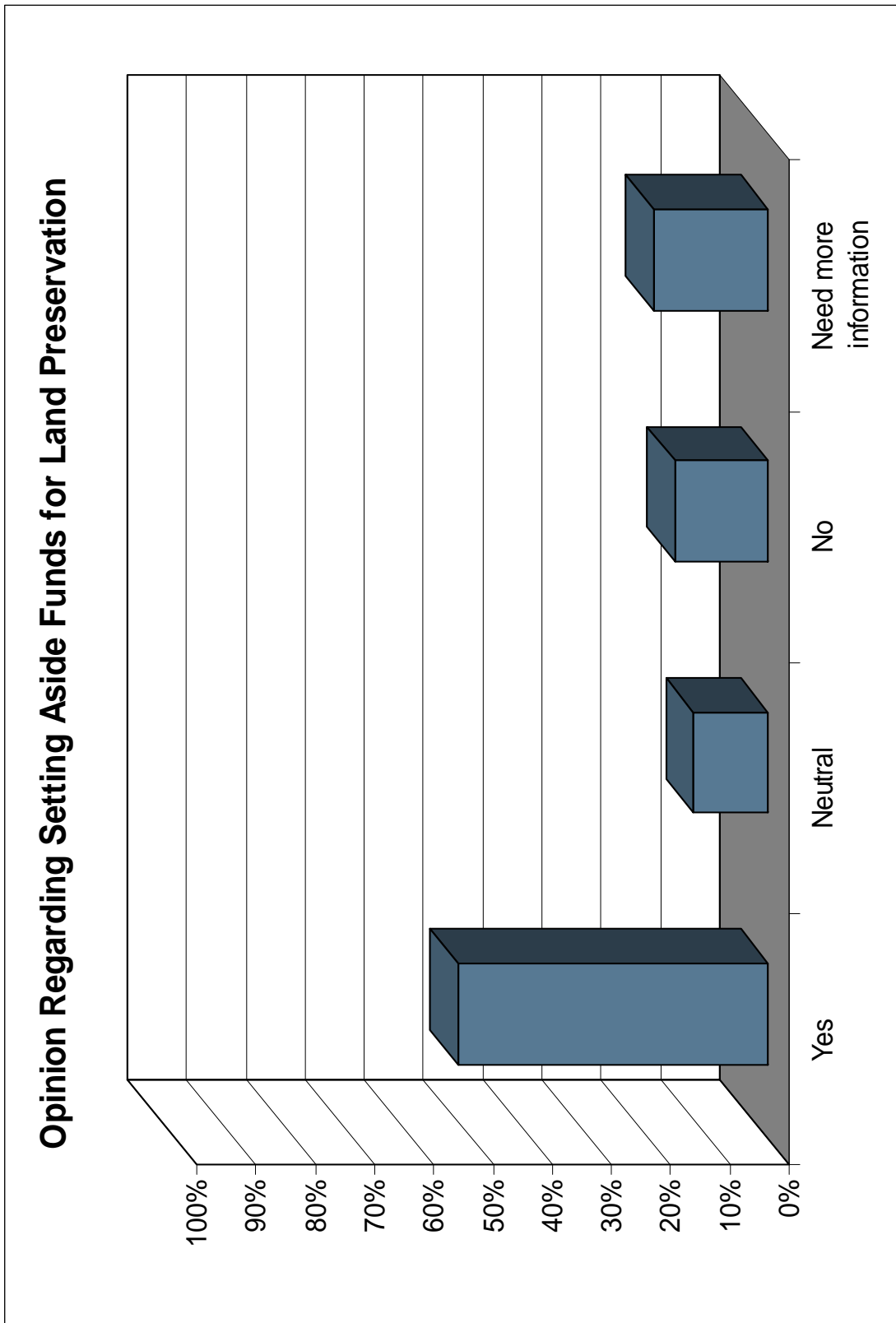
QUESTION 20a

Should Burke set aside funds to preserve land from development?

Answer	Number of Respondents	
Yes	117	52%
Neutral	28	13%
No	35	16%
Need more information	43	19%
No response	5	

Comments:

- it worked well for us in Galloway Twsp. N.J.



QUESTION 20b

If yes, how do you think these funds should be obtained?

- land donation, tax relief for property owners with 10 acres or more.
- tax on land being subdivided and developed
- Taxing - Property
- Tax deductible donations, permit fees, and town tax increase.
- by fundraising
- conservatiuon easements
- purchase of development rights
- grants
- Variety- local taxes, state and federal monies. Grants, environmental groups
- fundraising
- Money from Development Land Sales
- Events
- "town park" funds
- donations or fund raising
- do you really need funds for this or can regulations serve?
- taxes/ impact fees/ fund drive
- impact fees and grants and taxes
- State, Local committes review of the total tax base
- taxes
- taxes, resort taxesfrom ski area
- budgeting
- Bonding
- nature conservancy & like organizations could provide direction & help as well as funds
- 10% of taxes from property sales, not for profit conservation agencies-Nature cons., Ducks Unlimited
- developers
- Gifts!!!
- fundraisers, individuals donations, grants
- Dev. fees, Taxes, Donations
- real estate sales
- any way possible- even SMALL property tax increase. donations. land trust
- tourist fees
- donation/land trusts
- fund raise events, grants
- over run
- add a penny to the tax rate
- Donations and grants
- taxes

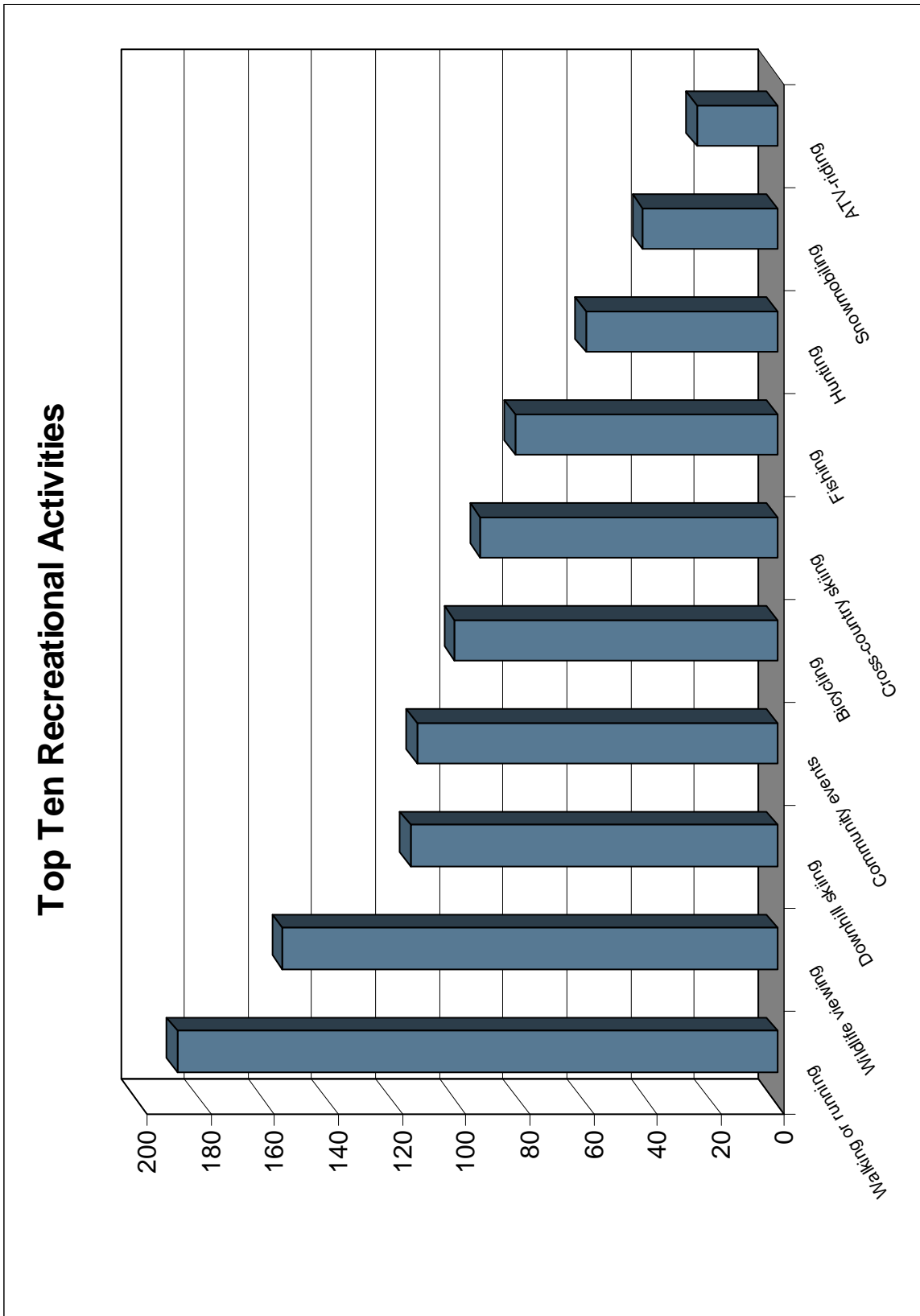
- grant-writing
- fees on developers of projects over a certain value (\$1,000,000+)
- The most likely way is to raise taxes, which are already very high!
- taken from taxes
- Establish land trust to manage/raise money. Call Crested Butte Colorado land trust - they are very affective.
- grants, fundraising, ginn, taxes
- annual fee to all taxpayers. fundraising
- taxes
- grants, donations, taxpayers
- grants and donations
- VLT, nature conservancy, private donations, grants
- contributions
- How does a festival sound? A pumpkin festival!
- grants
- tax sale of property
- from dev.
- grants from state AG. dept. / dept. of tourism and donations from interested parties
- State/federal grants, special bond offering, etc.
- A bedroom tax on all units. burke should be payed 5000 per bedroom per unit. 50% goes to schools 50% to open spaces.
- by town vote
- towns can raise money (bonds) for purchasing conservation easements - after prioritizing areas to be preserved
- build in a fee for development as some towns do for schools and services, grants and such
- private, govt.
- permit fees from developers
- donations, taxes, grants, permit fees ffrom developers
- fundraising
- Additional tax on developers and secondary homes
- State or fed grants with matching town money for parks and trails
- NOT taxes
- taxes
- Donations, work with land trust groups, consider special annual r.r. tax and endouments.
- A fixed dollar amount included on taxes. Maybe 10-25 dollars per lot?
- Good question!
- subscription
- Tax on new development
- Donations, Fundraising, Auction
- Good question! Needs work research to find out how other communities have accomplished this.
- Work with existing prservation groups, look into grant, community action
- Take a cut of all realtors proceeds on all real estate transactions!
- commercial enterprises, grants

- In conjunction with the state.
- Small amount from general fund, developer fees
- Federal, state gov't, agencies(gifts, bequests, legals(Sp) developers like GINN, anyh creative way that avoids tax increases.
- hmmm...
- General taxation, plus creative solutions (easements, soliciting gifts of development rights, etc.) in cooperation with group such as Vt. Land Trust.
- Need more info.
- Developers
- by subscription
- Use Development Land impact fees paid by the developer to [illegible] set asides
- Philanthropic endowment of wealthy residents.
- Start a land bank - Take percentage of home/business sales and set it aside to be used to purchase land we would like to preserve. (Edgartown MA has implemented this plan and has been able to purchase many pieces of land.
- Take percentage from real estate sales.
- direct contribution to Burke Conservation Fund, conservation easement, grant writing
- where \$ coming from
- special assessment
- Development, \$ Donations, Estates

QUESTION 21

Do you participate in any of the following recreational activities in Burke?

Activities	Number who checked this option
Walking or running	188
Wildlife viewing	155
Downhill skiing	115
Community events	113
Bicycling	101
Cross-country skiing	93
Fishing	82
Hunting	60
Snowmobiling	42
ATV-riding	25
Organized sports	23
Showshoeing	8
Hiking	4
Kayaking	4
Swimming	3
Canoeing	2
Gardening	2
Trapping	2
Enjoying scenic views	1
Foliage viewing	1
Foraging for wild edibles	1
Golfing	1
Motorcycle riding	1
Snowboarding	1
Horseback riding	0



QUESTION 22

Burke Mountain is a hub of recreational activities, an economic generator for the community and an important natural ecosystem. Development plans by the Ginn Corporation for Burke Mountain will have a major impact on the future of the Town of Burke in many respects. Your answers to the following series of questions will help with planning activities related to the Burke Mountain development. Please indicate whether you strongly agree, agree, no opinion, disagree or strongly disagree with the following statements:

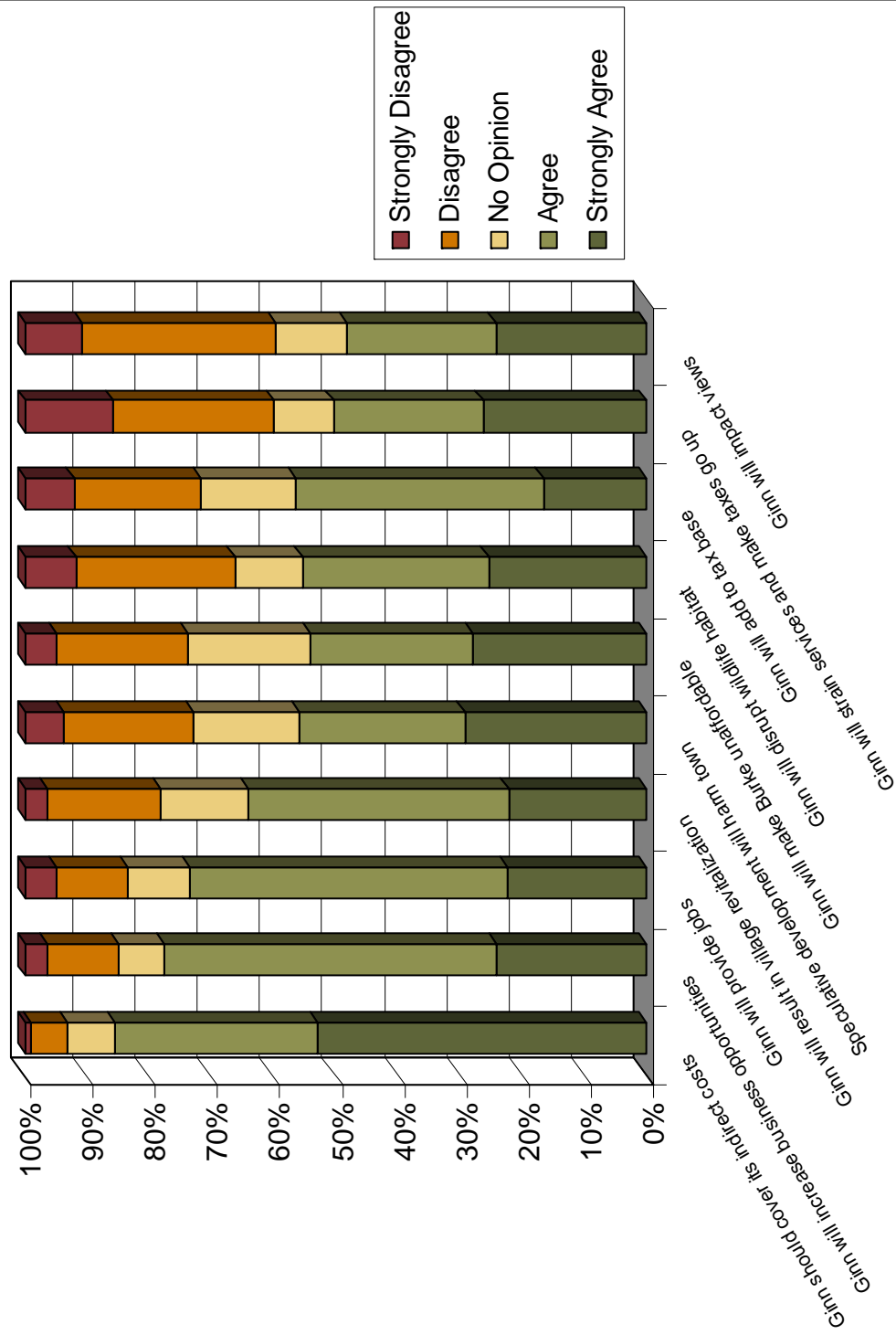
- a. Ginn's plans are too fast. I'm worried a lot of new development will strain local services and make property taxes go up.
- b. The Ginn project will provide jobs for local community residents.
- c. Mountain views are important to me, and I'm concerned that large-scale development on Burke Mountain will harm the character of our town.
- d. Ginn's development will be good for Burke because high-end seasonal properties add to the tax base more than they increase demand for municipal services.
- e. The downside of big resorts is that they drive up the cost of housing, and I'm afraid that my kids won't be able to afford a house in Burke.
- f. The project will help draw people to Burke and increase opportunities for existing and new businesses.
- g. I think it's important that Ginn agrees to cover all of the indirect costs of its development, like upgrades to town roads.
- h. I am worried that increased development on Burke Mountain will destroy habitat and disrupt wildlife.
- i. I think that speculative development will occur that could result in strip development which will have a negative impact on the town.
- j. The Ginn development could result in revitalizing the village centers in East and West Burke.

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	No response
g. Ginn should cover its indirect costs	117	72	17	13	2	7
f. Ginn will increase business opportunities	53	117	16	25	8	9
b. Ginn will provide jobs	49	112	22	25	11	9
j. Ginn will result in village	49	92	31	40	8	8
i. Speculative development will	65	59	38	46	14	6
e. Ginn will make Burke unaffordable	61	57	43	46	11	10
h. Ginn will disrupt wildlife habitat	56	66	24	56	18	8
d. Ginn will add to tax base	36	86	33	44	17	12
a. Ginn will strain services and make	58	53	21	57	31	8
c. Ginn will impact views	53	52	25	68	20	10

Comments:

- k. Currently town does not provide any services or properties on the mountain
- i. It is already happening.
- j. This is already happening! Without Ginn
- a this has been proven already in other resorts; b most jobs will go to outside on people moving in; c it will change it forever!; d now people always demand more services; e this has been proven elsewhere. Stone, for ex; f but many will fall and leave gaps in economy; h it cant' be avoided but thats a trade off that many would agree too; i yes but the twon can control this with proper zoing regs; j i dont see this in their proposal. especially with west burke

Opinions Regarding the Ginn Project



QUESTION 23

If you had to choose from the following two scenarios, which would you prefer:

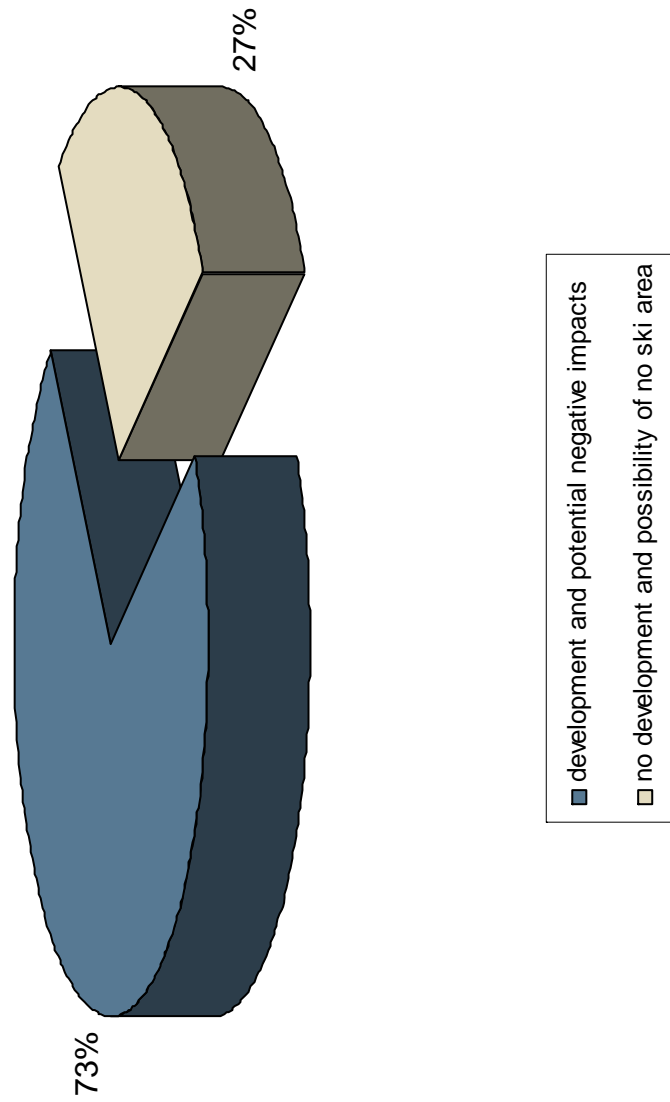
- Development on the mountain and the potential negative impacts in the community.
- No development on the mountain and the possibility of no ski area on the mountain.

Option	Number of Respondents
Development and potential negative impacts	149
No development and possibility of no ski area	56
No response	23

Comments:

- a choice of two negatives!! Will not answer this type of question
- very black and white but good question
- We like a small ski area and hill like it is.
- These 2 options are too one-sided to answer.
- Why only 2 choices? Limit development on the mountain with both positive and negative impact.

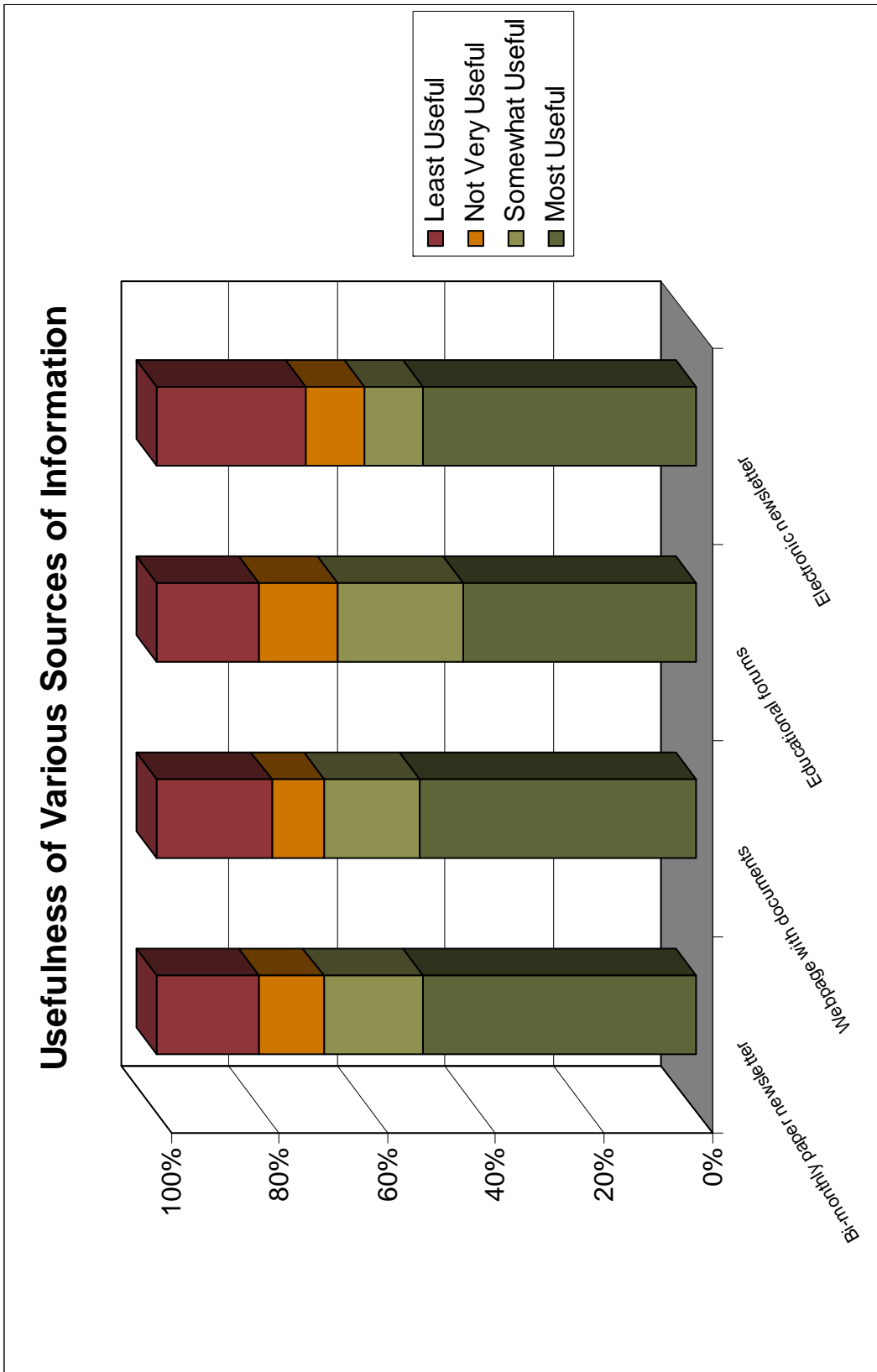
Opinions Regarding Scenarios for Burke Mountain



QUESTION 24

With a development of the size and scale proposed for Burke Mountain, there is a lot of information to absorb and understand. Please indicate how useful each of the following sources of information would be for you.

Source of information	Ranking				No response
	Most Useful	Somewhat Useful	Not Very Useful	Least Useful	
Bi-monthly paper newsletter	85	31	20	32	60
Webpage with documents	84	29	16	35	64
Educational forums	71	38	24	31	64
Electronic newsletter	84	18	18	46	62

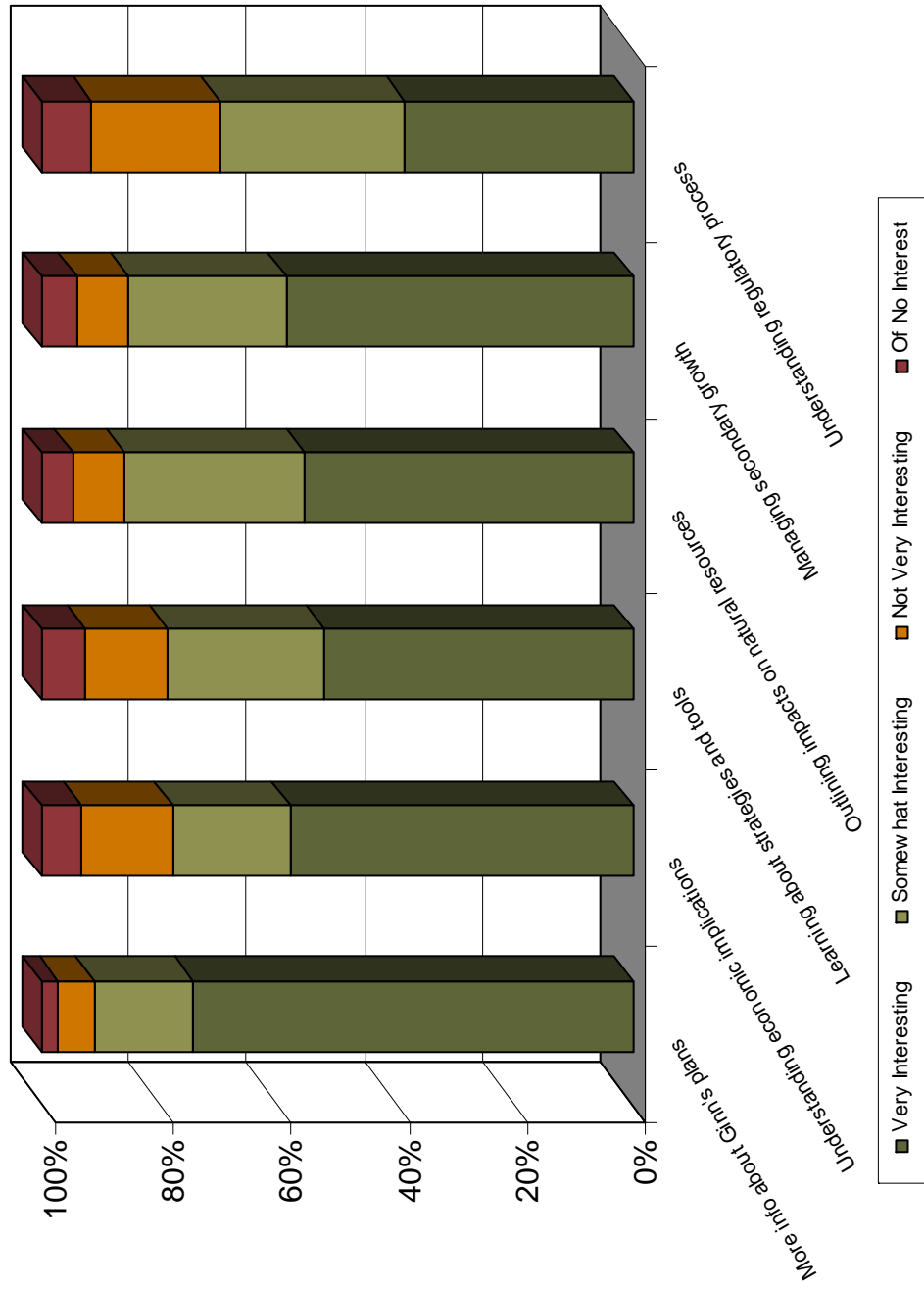


QUESTION 25

If educational forums were to be held, what topics would you like to see covered? Please indicate your level of interest in each of the following topics.

Topic	Ranking				No response
	Very Interesting	Somewhat Interesting	Not Very Interesting	Of No Interest	
More info about Ginn's plans	133	30	11	5	49
Understanding economic implications	102	35	27	12	52
Learning about strategies and tools	93	47	25	13	50
Outlining impacts on natural resources	95	52	15	9	57
Managing secondary growth	99	45	15	10	59
Understanding regulatory process	64	52	36	14	62

Desired Topics for Educational Forums



QUESTION 26

Are there other thoughts or ideas that you would like to share?

Comments

NOTE: Each bullet represents all the comments from one respondent.

- I am not supportive to a hotel in Burke and hope the Ginn co. does not build one on the mtn. Condos are OK; I hope Ginn does not tear down mid Burke. I like the rustic image; I support a golf course on the mtn. w/ special rates for prop. owners and season pass holders.
- Yes - Why was this printed so each person responding is identified? I find this objectionable.
- it's not easy to answer some of these questions, so many issues that are not black or white. Basically, I hope a balance, some dev. so the town of Burke can prosper and grow somewhat, but not so much development that our beauty, open spaces, trees are intact. Thanks to the planning comm. for their time and dedication. Banking facility - W.Burke does not even have an ATM. If Ginn is successful a bank branch in E. Burke would be necessary.
- The ski area is just as ugly to look at as a wind power project. Burke should have put in this survey the question of wind power just as much as the questions of the Ginn project.
- I'd like "development" of existing land/holdings by residents, in the form of sales of individual sub divided parcels, to be looked at differently and regulated less severely than large scale development by developers with resources to install roads, water lines and septic and landscape
- I am an environ. consultant living in Steamboat Springs CO., a ski town. I was born and raised in New England and hold a special place in my heart for VT., esp. E.B. where I have retained a small lot. There are many examples of both good and bad small town ski area type growth and dev. I would suggest researching some of these or bring in the right person to do so. It is important both to the community and developers have a clear idea of all expectations. If I can be of any assist. please call me [NAME DELETED].
- Direct impact on already over crowded school system (no room). What can Ginn do to help off set any additional costs?
- The "Burke" Area is "so nice" - a relaxing and scenic alternative to many other areas in New England- PLEASE! PLEASE! continue to plan and manage! and control growth and development so as to allow for local prosperity- but maintain the beauty of the area! Thanks for allowing me to contribute!!
- Get on with it!
- with so may properties in burke currently listed for sale it should seem that these should be utilized (sold) first before further development should be encouraged

- Ginn is not the right fit for burke. Kingdom trails is making burke a distinguishing spot. growth is on the way, we don't need open development
- kingdom trails needs to be relocated to somewhere outside of the village area as the amount of riders that act like they own the road are a problem. i like the idea they have but the village is no place for it on a busy highway.
- regulate or designate areas for pedestrian traffic. it is my opinion that bicycles should not be allowed where the posted speed limit is above 30 mph as they are inconsiderate and a menace to the flow of other traffic.
- We have the possibility of making Burke more lively while maintaining its character and wildlife. i think it is crucial we have story design guidelines (historical, community and environmental). And that Ginn engages architects that are award winning for this type of harmonious planning. one such architect is a friend, Charles Durrett. Many communities before us have benefited from good design. Lets not let Ginn do to Burke what they do in Florida
- the size of Ginn's proposed plans are completely disproportionate w/ the size of burke. A 300 unit development would make more sense and i believe would get more support from the town
- Ginn should set up a designated place for all plans and their thoughts on impact. I think a nicely developed mountain plan, would allow the community much more opportunity for housing, jobs, and services. Look to other mountain resorts such ad Vail, Jackson Hole, Aspen all have developed and have attained their charm without destroying the balance of nature.
- Affordable housing and commitments for affordable recreational opportunities for local residents need to be key parts of Ginn's early plans. Lower speed limits through villages. Enforce them! Try to convince Mobil Corp. to place a more appropriate gas station canopy in the historic village of East Burke. Burke needs a town manager to coordinate information between all boards and pick up administration duties
- i don't understand all of this. It will all come out whatever is done.
- My understanding is that Ginn Co. is moving slowly with that development, including the town of Burke in most or all of the planning. Moving slowly will minimize the environmental, economical, infrastructure needs and tax base concerns with the project. I think this development should be embraced by Burke residents and land owners.
- I'd like to see West Burke Village cleaned up a bit. Some properties are real eye sores.
- move forward with growth and progress
- thank you for asking for our input. the survey hit all my key issues. I think dev. can provide positive oppor. for Burke residents and enhance the community if planners are mindful of preserving the rural landscape and access to it for the public.
- I'm concerned about the potential impact of Ginn on our school. Is there a way that the school board and Planning Commis. can communicate and work together around these

issues of growth and change?

- I feel it is important for what is best for the majority be given the most attention. Some people only want their personal preferences given priority. People have to accept change, it is part of growth.
- we hold 2 of 4 officer positions of spruce wood condo assoc. we have been up there for 10 years, have discussed and reviewed Ginn's dev. plans displayed at the Old Cutter and see nothing but pos. coming from the dev. for both the local economy and existing owners. Ginn's other developments are top notch and he is a very respected developer.
- Ginn dev. is good for the future of burke
- Lower and enforce speed limits in villages
- what is happening to darling state forest??? Experiences: traffic in east burke can be overwhelming at times. even noe. tourists demand right of way as a rule, walking biking or driving. do you really think there are enough local people who need or want to work on the mountain at minimum wages or the attitudes that prevail? the people who may benefit are the business owners and people who like the affluent lifestyle whether they can afford it or not
- taxes taxes taxes
- Ginn's plans and the effect
- our primary home is in central VT. and has already undergone the changes you face (Killington and Sugarbush growth) We have had many positive adv. to second home growth that out weigh the neg. AS long as Ginn remains a steward to the land (as the state will mandate) and the "natives" it would be profitable. Our children were able to ski for free, the entertainment is always topnotch and accept for more traffic and busy restaurants no major impact will be felt.
- I am more concerned with the cost of our schools which is the lions share of our taxes, then the Ginn dev. Owners of Burke mtn. have come and gone without much impact on the town
- I hope we don't drag our feet
- I would like to see a tax break for people living on the mtn. who require no services
- If Burke could work with Ginn and the VT. Land Trust to get funds to conserve some of the sacred spaces it would be a way to offset some of the pressures of development. If Ginn could offer to buy the land proposed for development on the Mtn. View Farm and sell or give dev. rights to the Land Trust it would be good community relations
- It's sad to say, but Burke Mtn. is now geared away from locals. When I read the paper it seems like all the local businesses are being bought by people from everywhere but here. The only thing locals get is increased taxes that most of us can barely afford.
- Without quality development, how are towns like Burke going to survive? East Burke could get started improving the towns appearance by addressing the "Junk Yard" in the center of residential town.

- Any developments on the mountain should not overflow into the town. the fact is that unless you drive up the mountain the development is not seen from town.
- I lived in Crested Butte Colorado for a few years. I feel as though they accomplished what most residents would find acceptable. There is a clear separation between the town of Crested Butte. The resort is about 2 miles from town and was separated but also supported while retaining every bit of charm. Please look into. Could possibly be used as a model.
- ginn has their plans layed out. the town just has to one up them. keep our area the natural rural beauty, which is why I came here, not for big development. Kingdom trails brings us more business than burke mtn. ever has.
- you won't get a lot of these cause the person's name is on it. I suggested that these be non-traceable.
- the ginn dev. will primarily occur on the mtn. which is already "resort". Done well and not too large, it could benefit burke. Large scale residential dev. on more rural areas such as darling hill and the pastore dev. is very concerning as it will completely change the character with limited or no benefit
- keep up the good work. Thanks
- I would like to learn more and be more involved as a decision maker. [NAME DELETED]
- sidewalks and decorative street lights
- I truly believe Burke MT can be developed in such a way as to be a benefit to the town. The tax base would be a plus but services not badly effected. Most people who own vacation or retirement homes will not be sending children to local schools- more money for schools with little impact.
- Nothing done so far is to benefit the locals. If we bring our lunch we have to camp in the tent so we aren't embarrassing to all the wealthy folks that spend \$90 on lunch. The more ginn does the less we get. I do not own a business and see nothing but increase costs, crowded roads, egos. Ginn should not push people out of town due to rises taxes etc. What's the point of preserving agricultural land with no farmers to farm it? I wish ginn would pack up and leave!
- My number 1 - people should be able to walk on one side of the roads (also for bicycling)
- It would be helpful if the town website was updated once per month
- Pay scale of proposed jobs as a result of Ginn development. Quality of jobs; benefits offered. Traffic/road use. Controlling waste; effect to water table. Effect on small businesses in community. Ultimately there may be very few benefits that would come from Ginn. May ideas need to be considered long range benefits to the community
- suggest you try to regulate strip dev'ts re limit them by limiting the number of curb cuts for subdivisions and encourage/requiring tree plantings for strip lots. suggest you limit clear cutting- where there are potentially spectacular views, animal/wildlife habitats, steep slopes, high elevations, if erosion is likely. it is unclear as to what you mean by encouraging affordable housing

- I'm not sure that strategizing affordability in housing is any more productive than strategizing gas prices, beef, interest rates or anything else we feel it is too expensive, taxes, autos etc. I repeat myself in saying these may all be more wage issues than price issues. some language needs to be clarified, historic traditional immediate area
- No
- Like many, I am old school. I would hate to see this area go in the same direction the world is going. But being a realist I know growth will happen. Hopefully this can be responsibly controlled and managed
- Ginn at the present time and in its early stages of thinking development has already, in my opinion, negatively impacted the area. It has increased traffic over which we have no police control. For a recreation area, it is a dangerous place to be on bike or foot. There have been a lot of places bought up and rented out, again with no control, and with only one thought in mind, how much money they can pocket. These indiv. riding on ginn's coattails are not here to become respected residents and members of the community, they are here to get rich. I am all for improving Burke, if in fact that is what it is.
- growth needs to be regulated but not too many regulations or there is no growth at all. Adopt rules and regs. that are necessary for continued business growth. Let's not have a wal-mart.
- I like the survey and hope the results will be useful in the future. This is the 2nd survey, correct? I think once we gather enough info we need to move forward. Some quest. on this survey were a bit confusing and involved; hopefully this didn't put people off and cause them to abandon the survey.
- Burke mtn. on the whole has been a financial plus for the surrounding area. Growth @ Burke mtn., done tastefully with the surroundings we all enjoy will be a pos. move for the area.
- Vermonters and residents of Burke have always viewed newcomers that move to the area with skepticism for fear of losing their way of life and concern for change. I have lived here for 34 years and now hold those exact feelings for what I consider home. I am not entirely sure that this "grand scale development" is what Burke needs or wants. I have already experienced Ginn's arrogance and wish no more of it. We need to slow them down and perhaps let them develop at our pace, not their
- need a balanced mix of housing in the area, people that work in the area are able to afford housing close to their employment. In Colo. employees cannot afford to live near the mtn. and need to be bussed in.
- I want some housing garages. but not a lot. If people are investing their money into building a home or business they should have the leeway to do so without fearing a long wait for approval. Do something about [NAME REMOVED] mess, it's a disgrace to our lovely town
- The scale of Ginn's proposal is overwhelming from the size of Burke. My developer will always go for the highest density. A well funded developer will always win in the end. The

town will lose. Sugg: change in density in the pud to cut the allowable density by half, at least. The Ginn Co. could still make a tremendous return will only 300-350 units. Limit to three stories. just because they can establish water and sewer for proposed homes is no reason to accept it. The challenge against should be based on fundamental change to the contractor of the _ that will result. Note: The most overwhelming effort for the next 15 years will be moved of truck traffic and resulting noise during construction. this will be year round and greater than anyone can possibly imagine.

- Thanks for the community outreach!
- I think the main concern should be keeping Burke Mountain alive because it is the heart and soul of the town. Also, nothing stays the same every, so I believe we should embrace Ginn's proposal and hopefully they will make the mountain more profitable and create a stronger economy for Burke.
- Development on Burke MT is not necessarily a bad thing, but we have to remember what keeps the NEK great. Limiting the scale of the development, limiting widespread clearing of woodlands, and limiting sprawl that comes with development is critical. Huge houses that don't fit the landscape, plopped on top of a ridge does not fit the NEK image. Growth is ok as long as it is smart and controlled.
- I would like to say that I'm much apposed to the Ginn project from every angle. the idea of having a recreation area for families- small and accessible to local residents was ideal, that they propose definitely is not and will change the area in more ways than
- As much local input for development possible phone surveys, encourage electric input.
- Need to clean up town. Town properties. Very little endorsement of the town bylaw
- What is the time line on completion of the Burke MT development? What is an estimated revenue for the town of burke from Burke Mountain?
- Firstly in the age of climate change and high fuel costs, I think it is very near-sighted and unsustainable to develop a town around a ski resort. I would prefer to see slower, more manageable development of the kingdom trails, adn other outdoor sports, that do not entail so much building and the creation of a four-season resort community. Lets focus on building a healthy, low-impact community and not get too greedy or unrealistic about the benefits that might accompany ginn's development. The risks to our town are so high. We don't want to look like Stowe or Stratton in my opinion. If ginn is going to go ahead as planned, I would highly encourage them to establish themselves in the green movement (renewable energy, alternative fuels, incentives for car pooling and green building) because a lavish and luxurious resort is the antithesis of our way of life!!
- St Johnsbury and Lyndonville offer many shopping, commercial, medical facilities and affordable housing close by, so the villages of E Burke and West Burke should be kept small with no extensive commercial development. East Burke has the potential of being an attractive and charming village. Unfortunately, the junk yard and dilapidated houses in the village have been an eyesore for many years. Has the zoning commission attempted to do something about it?

- The tone of this survey seems, to me, to be rather adversarial, an us against them (Ginn). Perhaps if the Town of Burke was more willing to look at this as an opportunity rather than a potential confrontation it would provide greater satisfaction in the end, to both parties.
- The GINN Plan should move very slowly and be very clearly defined
- Current clustering bylaws encourage small clusters on relatively small parcels. Ideally, I'd like to see very intensive housing (maybe with affordable housing and apartments) in one section of the town, then most of the rest of town preserved.
- I am afraid of what all this is going to do to the elderly and low-income families who can barely afford to pay their taxes now--how will they pay them with all this new development that will make the taxes go up. They are all a part of Burke's history, and they need an affordable place to live. Also the wildlife need a home. If we take their habitat away they have nowhere to live and will invade our territory. They are a part of nature and they need their homes, too. People worry about the wildlife destroying their property but what choice do the poor animals have if we destroy their habitat?"
- I would like to keep Burke the way it is without disrupting the land. We do not need another big city in our little town. Why spoil a good thing.
- I'm very concerned about the Ginn Companys plan to develop Burke Mountain. I feel that it will increase property taxes. A lot of people are low income or middle level income (especially Senior Citizens.) and that it will ruin the natural habitat, and disrupt the wildlife habitat. And I'm also concerned that it will strongly affect our natural resources + history of Burke.
- Yes. E. Burke is a lovely little place. Leave it that way!
- Change is inevitable. Smell the cheese and make plans to change!!
- West Burke is an old railroad town. Would love to see more village buildings restored/refurbished. --A very thought-provoking survey. We are lucky to have such a detail oriented planning commission. Thanks.
- The need to remain consistent with rules/laws + guidelines in development are crucial. It is time + has been the time for awhile to NOT make "loopholes" or amendments to existing regulations, for every Tom, Dick + Harry that comes and presents a change in our community. Please, lets be open minded BUT true to our way of life--No one does well in chaos! We all need to be more committed to finding out all the information--starting with me. Taxes, fuel, energy, education, health & healthcare, all things that are concerns & connected. We need to get control back on education & taxes!
- 1. prohibit all logging and surface cutting on slopes which buffer riparian zones. 2. reclaim all riverfront land which comes available. 3. we do not need roadside car dealerships in the town of Burke. 4. Enforce removal of garbage, old cars, old "mobile" homes, collapsed structures. Fill old foundations and old wells. 5. Enforce no burning of garbage in outdoor wood furnaces. This practice creates toxic gasses which present a significant threat to town residents with respiratory illness. 6. Plan for walkable communities with traffic calming in both East and West Burke. Thank you--

- With a large corporation there is good and bad. The good outweighs the bad. I feel that is Burke stalls the Ginn Corp much more there going to go elsewhere. Look whats happening to Jay a 4 Season Resort. Just think on this smaller [scale?] of Burke Mt as a 4 season mini Resort.
- Use information from other towns in Vermont where ski areas developed. Ask what was done well and what they should have done different.

This report prepared by:



Smart Growth Vermont is a statewide nonprofit organization dedicated to forging innovative solutions to the land use challenges facing Vermont.

We work with local officials, developers, nonprofit organizations, political leaders, and businesses to understand the factors that are changing our state's unique landscape.

Our goal is to develop creative land use and development policies that increase our prosperity while protecting Vermont's distinctive landscape.

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