

Town of Frankestown Land Use Visionary Workshop

June 25, 2015

Frankestown Town Hall

Summary Notes

Key comments and Ideas generated from whole group discussion and as a result of small group brainstorms in response to the following questions.

Question: What are the Key Land Use issues facing Frankestown today and in the future?

1. Compare trends in Frankestown to national trends
2. What is the total number of home-based businesses in Frankestown?
3. How can we improve high speed internet access and coverage?
4. We should relax zoning
5. Encourage multi-family homes
6. More affordable housing
7. Limit the amount of land that's donated to the town, especially land donated for conservation
8. Bring cafes, a farmers market, and business to the village center
9. The expenses of development will outweigh the benefits
10. Continue and expand protection of open space
11. Focus conservation on the most important pieces
12. Town center must stay the way it is, but should accommodate an aging population
13. Housing for the elderly
14. Verify cost of students (was suggested cost per student is \$20,000)
15. Verify cost of development, i.e. is single family development more expansive than elderly housing due to reduced services?
16. Define what rural character means
17. Does putting land into conservation result in higher taxes?
18. Encourage younger people to stay
19. Preserving as much land as possible for future use
20. Protecting natural resources
21. Need affordable housing for the elderly

Small Group Brainstorms

Question: How Do You Want Frankestown to Grow in the Future? One group preferred the question "What is your Vision for Frankestown, the emphasis on growth was frowned upon.

1. Limited commercial growth/ `expand available commercial district
2. Protect/Utilize the village center, create and maintain a vibrant town center
 - a. Farmer's Market
 - b. Community Dances

- c. Cafe
- d. Other events
- 3. Public transportation
- 4. Preserve its character
- 5. Utilize historical buildings while preserving their beauty
- 6. Educate citizens about planning and land use issues
- 7. Keep Frankestown compact
- 8. Support a rural and agriculture lifestyle
- 9. Make a better conservation plan
- 10. Keep the youth here
- 11. Curb any population growth
- 12. A vibrant library and elementary school
- 13. How do we define growth?
- 14. No Dunkin Donuts
- 15. Need something to do at night
- 16. Schott House should be turned into B&B
- 17. More entertainment and arts
- 18. Friday night dances
- 19. Crotched Mountain “yelling” every Saturday night
- 20. Need to grow in a sustainable manner – need to be aware of long term impacts
- 21. Need to protect farmland for the future

Question: What Strategies/Actions Would Work Best to Achieve This Vision?

- 1. More challenging zoning ordinances to limit growth
- 2. Do not tax farmers for cutting trees (or have the town fight the state on this one)
- 3. Post office back to town center
- 4. Design development guidelines for village center
- 5. Determine what kind of town we are and want to be
- 6. Connect existing conservation pieces
- 7. If a major subdivision is being developed, it should be clustered
- 8. Consider different density districts
- 9. Better outreach to property sellers on what they can do with the land
- 10. Work with Crotched Mountain to see how their visitors spend time/money in Frankestown
- 11. Promote both recreational and cultural/historical tourism
- 12. Current recreation fields/facilities do not meet town’s population needs: better maintenance and more playground equipment
- 13. Never shut down the elementary school no matter how small the attendance gets/ ensure an excellent educational system
- 14. Involve younger generation in town and planning issues
- 15. Increase volunteer opportunities and take the time to appreciate volunteers

16. Workout issues / limitations with septic systems, especially in town center
17. Keep the town taxes level so town remains affordable
18. Learn from neighboring town successes such as Hollis
19. Allow for additional uses on private property
20. Need to promote and market the town and its events, get the word out!!!
21. Understand the local impacts of regional changes such as loss of business in neighboring towns.
22. Maintain the town's historic character
23. Sell town-owned buildings and combine town services into one building to reduce costs
24. Consider regionalization of services to reduce costs
25. Make the downtown attractive to encourage activity and to ensure vacant buildings get filled
26. Find ways to assist elderly (i.e. transportation) so that they can age in place
27. Address perceived parking issues
28. Keep population diverse
29. Encourage out-of-home type of businesses
30. Begin with changes in planning and zoning
31. Don't be so concerned about development, land has natural limitations which will ensure the rural character is maintained
32. Make sure lot size does not go from 10 undeveloped acres to 3 acres
33. Hire a "non-related" professional to promote the town
34. Jointly owned Coop
35. Town should promote the Harrisville General Store owned by a non-profit
36. Labor Day Celebration
37. Craft shows
38. Need an Agricultural Overlay zone to protect farm land
39. Need to improve telecommunication infrastructure – high speed internet and Broadband
40. Need controls to protect the historic character of the town center – special exception and historic district
41. Need to find common ground for the diverse interest in the community
42. Need to find adaptive reuses for vacant historic housing in the village center area
43. Need to address the "edges" (the areas adjacent) of the town center – overlay zone
44. Need to define the area of the town center
45. Need to encourage cluster housing as a way to preserve/protect the open space and farmland
46. Improve the employment opportunities
47. Explore the possibility of an office/light industrial park in area where it would be appropriate
48. Work with other adjacent communities on economic development and tourism
49. Need to make the town more appealing for younger people – need to explore an art and music center
50. Bring back the ski area on the town side of Crotched Mountain
51. Need to connect snow mobile trails with other communities' trails and Crotched Mountain
52. Need to promote local farms /organic farming – establish a farmers market in the town center
53. Work with county and state agencies to provide social services to teens and young adults – adults on recent suicides

54. Need to deal with the evasive plants along the state highways
55. Need to population projection/demographics model to better inform town
56. Need a reliable power supply – electrical and natural gas; need to improve utilities infrastructure
57. Provide co-working/incubator spaces for start-up companies and individuals; explore using some of the library space; need for all age groups
58. Need to provide services for the town’s aging population – medical, transportation, housing, social
59. Expand the library to incorporate new technology and provide space for a music and art center, integrating all ages
60. Better utilize public spaces and buildings
61. Provide support for trade and service providers; identify areas where development should take place and provide a balance in the land uses
62. Replace existing impervious surfaces and parking areas with permeable paving
63. Provide street trees in the town center
64. Need to have a better balance between the active and passive recreational areas and better utilize existing recreational and gathering areas and provide better interconnection and access to them; better linkages to the town center
65. Need a bike path and connect it with adjacent towns’ bike paths

Additional Comments Submitted in Writing

See attached.