

Comments

Plainfield Master Plan Survey – 2006

I think we should be very careful about what kind of businesses because of landfill etc. including recycling of their products.

We need to ensure that our town officers, administrator, and selectmen abide by the regulations and not show favoritism to groups or individuals. This is not right!

The town is a treasure. Don't throw away the historic, small town features of Plainfield. Don't build a tangle of legal ordinances and requirements. Keep communications open and thoughtful.

Limit growth. Population growth is a world and national problem. If not addressed on that level, communities should be able to choose to limit their size. Environmental protection is very important even if it does not seem to be cost effective in the short run. Cooperate with other communities to create public transportation. We made a mistake in our mindless love affair with the auto and the false idea of freedom it provides.

The town of Plainfield has got to let business industry to come in to the town to help take this tax off from residential properties. People with fixed incomes can no longer afford to live in this town.

Balance between residential and business is the aim to achieve. The town needs to increase its tax base in order to support school expenses. We need to attract a good mix of businesses to draw in visitors and locals to these establishments. Our community's goal should be to focus on creating and connecting opportunities.

It is important to preserve Plainfield as a whole -- not two separate sides of town.

It would be an asset to have a public swimming site, manned by lifeguards. Currently residents join clubs outside town and invest funds at Storr's pond, Lake Sunapee, Kennedy Pond, Lebanon Pool, Dartmouth Sailing Club, etc.

Good road maintenance
Excellent police personnel
Having lived here for 36 years, we hope the town will maintain its quiet, rural character.

I am concerned about the lack of sidewalks in Plainfield (both sides of 12A). The sidewalk also does not extend to the baseball field on Stage Rd.

There is a need to have some type of traffic calming features along 12A at both ends of the Village.

Perhaps sidewalks and bicycle paths could be extended in both village areas. However, it would seem that it couldn't be extended too far without using private property of the residences.

Define "affordable housing." The new development in Meriden was advertised during the planning process as "affordable." Half a million dollars is not affordable to most.

Both Meriden and Plainfield Villages should be designated as historic districts. Most of the houses in these areas were built in the late 1700s to 1840. This is what makes our town unique, pretty and interesting. We are lucky to have them. Preserve our historic villages -- Main Street in Meriden and 12A in Plainfield. Meriden Village is mostly the KUA campus now that they own more of the old homes. If KUA's master plan proceeds, there may not be a Meriden Village left.

Large businesses do not belong in our village centers. Do not turn Plainfield in to another West Lebanon or a Washington St. in Claremont. Both areas used to be rural and residential. Plan better and wiser.

Meetings should be publicized more. The public should be encouraged, rather than discouraged, to take part in and comment on town/school matters. More information, not less, should be available. Town regulations should be enforced the same for everyone. This survey is a good example of involving the public.

The truck traffic on 12A and Stage Rd. has increased dramatically in the last year. It's ruining our roads; it's noisy and dangerous.

More businesses do not mean more taxes. They can be assessed only for the property tax.

Comments

Plainfield Master Plan Survey – 2006

Make economic development money available to a person to bring the Plainfield General Store back to life.

The selectmen and town must do their job and take care of all the town owned buildings. It is a disgrace that they ignore the Plainfield Town Hall!! There are two sides of town!

KUA is totally disregarding the historical and rural importance of old buildings, structures, landscape. The Zoning and Planning Boards need to get involved.

There needs to be more of a mix. We need spaces for people of lower income to live. We need business (light industry, etc.) I don't care where the industry is - the edges of town is fine - it just shouldn't be totally in the boondocks. If people do not want to live near the industry, the boondocks is a great place to put a house.

Please don't make regulations or additional regulations that add to State regulations. Everyone would like to see Plainfield remain as a nice quiet small town but the reality is that prohibitive regulations mean that only wealthy people will be able to afford to live here. Reasonable restrictions can protect us from the worst without excluding most of the people.

Open space for hunting and non-yuppie recreation.

#4. Hilltop and ridgeline development has safety issues. It's harder for fire and ambulances to get to them, which may be more important than views.

#8. Are you serious? We've got skiing, snowmobiling, hiking, biking, trails, tennis courts, baseball and soccer fields. What the heck are we missing??

I would like to see the town residents encouraged to make use of and come together at town events. Our new library is a great place and completing the downstairs and having regular events to that end would be good!

I would like to see the town contribute to the town newspaper, "PlainFacts" and subsidize its distribution to all households. This would be a perfect way for citizens to be kept informed and having input into zoning issues.

In response to question 17: If new residents or businesses want to access town water and sewer, they should pay for that access and not rely on people currently on the systems. I, for one, am tired of paying for people on the PVWD who do not pay their bills.

Stop the cell phone tower proliferation.

We need more businesses and the town should encourage not discourage.

Combine town libraries to one.

Multi-generational families give us a history and proof that we are a great place to put down roots.

Obviously there must be some zoning. However, individual land owner rights must be protected. The idea that a tax payer could be told how many of his own trees he can cut down or whether he can allow his son or daughter to build a house on the "family" property is a concern to me. An unattractive reality is that someone will move here, buy a property, build a house...and then do all they can to be sure others can't do the same thing.

Somehow, the village rules re: businesses have been revised over recent years to allow some types of businesses that are not suitable for the village. The relaxation of the village business use rules has led to the spoilage of the village itself. There certainly are other areas outside the village where business could be located and not spoil the villages.

Comments

Plainfield Master Plan Survey – 2006

I think it would be a good idea to put more development in village centers, but new village centers would also be possible. For maintaining the rural character of the town, to increase sustainability of the resources -- water, O2, clearance of waste -- development should not be spread throughout town but instead be limited to village centers.

Do not mix mobile home units with single family.

Be more open to "outsiders" as residents.

It's always easy to look back and see what could've been, should've been. Let's not let this happen to Plainfield. We are, we could be and we should strive to preserve our unique "RURALNESS"! We all live here for a reason, and I can guarantee that no one moved here for the commercial aspects of this town. We must protect what we all have because once it's gone, it's gone.

PS: I believe every taxpayer should have received a survey, not one per household. Not all couples agree, etc.

We would hate to see Plainfield become a community of rich people with all homes priced over \$500,000 so that children growing up in our town have no hope of living here. We support some business in the village centers to increase residents' use of the villages.

I do like the small town feel of this town and would encourage the town to keep that perspective in mind. Thank you.

Having been involved for years in Planning and then Zoning, I hope current town officials can continue to keep the essence of Plainfield as it is. Change is inevitable! That means compromises need to be found on current issues. Plainfield, as a township, has done well to look much as it always has even as we move into the 2000's. Plainfield is a good place to live!

Our senior community is being pushed out because of the out of control school expenses. New residences can only be purchased by doctors and attorneys and not by blue collar workers. Children of long term residents who want to stay can't afford it. Not one school board member is working towards benefiting the taxpayer but in exponentially spending unnecessarily. When "affordable housing" means prices based on my fixed income, then it will give senior citizens a chance to continue being part of the Plainfield community.

[Cornerstone:] Families that are being forced out of town because they can no longer pay taxes

#29 KUA was up in arms when a housing development was going to be a dagger through the heart of their campus, but a large athletic complex with huge lights won't change the look of the community. Give me a break.

#32 Are there restrictions now? Singing Hills goes all night with music and uplighting that we can hear and see from miles away. We still get extra tax for seeing that from our house. It is not much of a view! If there are restrictions they should be for all not just NEW!

Household member #1. Keep it residential and try to retain what open spaces and agricultural lands that we have. Control light and noise pollution very strictly. Try to retain everything that makes us "rural" even though we've lost much of that already. PLEASE--no strip development anywhere in town. KUA is a two edged sword--their current decimation of the trees along Route 120 and Main Street is criminal--- and a lighted playing field should be DISALLOWED so that we can remain rural and yet have the larger town services it would be nice to have a limited bus or van service to the stores and nearby medical facilities, restaurants, etc.

Household member #2. Our wish is that our Town can remain rural in nature, with EXTREMELY limited or better yet NO additional commercial development, absolutely no strip development, no large residential developments and especially no industrial developments at all. Well regulated cottage industries with very few employees (no lights/high traffic/signage problems, etc) are fine if monitored closely. All historic structures, sites, bridges (especially covered) should be preserved. Also, natural phenomena including but not limited to our streams, hilly elevations, pristine NATURAL views and forest are of vital importance to retaining the quality of life that has been enjoyed in this town for the past 200 plus years.....(example of natural flora and fauna)... The irrevocable nature of the results of development cannot be over emphasized in the preservation of our natural resources of all kinds, Likewise, the (preventable) loss of even one historic edifice is to be abhorred. Another very important issue is of light pollution.... Our rural nighttime skies are a valued treasure but already we've lost a great deal of natural darkness. Current case in point--how can KUA be allowed to devastate the landscape with the removal of so many trees...and the proposed lighted ball field and ski slope? Surely our Boards can do something to contain such wide reaching and detrimental changes not only at KUA but throughout our community. With our close proximity (both to the north and the south) to all manner of commercial services, health care, entertainment....why do we need any more of that here in our Town? Do we want our town to become just an extension of such necessary but hideous development, traffic snarls, accompanying crime levels, need for further police and fire services, and on and on?? For our substantial tax dollar assessment, we vote a resounding NO. We do believe it would be most prudent and helpful for a modest van service or transportation system to be instituted for those who do not or can no longer drive. That would allow us to keep the best of what we have and also support those services that already exist in nearby communities. We have an outstanding, historic, vibrant town and one in which we can take much pride. Our past leaders have striven to keep our "Old New England" flavors and values and yet be modern to a point. Let us be guided by our wise forefathers' directions and not spoil what we still have. We own that much to our children and to those that will follow in our footsteps. Thank you for listening. A very concerned and committed longtime resident of the Town of Plainfield.

Comments

Plainfield Master Plan Survey – 2006

Does KUA have to own Main Street? Would be disappointed to see Plainfield continue to evolve into a Norwich type of community. We need socioeconomic diversity.

I am concerned that we are becoming a "bedroom community" with expensive houses, but few options for middle/lower income families. We should attract and help more families who want to run their own businesses. I love that Plainfield has a mix of socio economic citizens, who work very well in building a sense of the larger community. We must continue to foster this, for the good of young families and our older citizens.

[Questions 2, 7, 10, 11 re: "... limiting the rights of individual landowners.] Eminent domain, folks! Town is as wrong as U.S. Supreme Court!

[Questions 4, 5, 6 re: protecting hilltops, habitat] Wake up! It's already done! 1960 onward - hilltops are built upon! Many acres of Plainfield already have easements: Current use with no trespassing/no hunting! Nothing [land to conserve] left!

PVWD is a scene that we don't want again!

More school age children [means] more taxes.

[Re: subsidizing land purchase for affordable housing] Excuse me! We already subsidize "current use" with many land owners over 10 acres. Read 2004 'Town Report.' Yikes!

[Re: quiet, rural, residential] This is the "past" in Plainfield, before 1972 and you!

[Re: zoning which permits large housing developments] You want " rural setting", then add on to destroy it????

[Re: tourism] You are "bringing" them here to destroy our past heritage! Catch 22!

[Re: continuing to permit business development in VR zone.] It has already had an impact on (VR) Zone. Look at the village of Plainfield, Rt. 12-A. I saw it all different 1947 onward. You need a history lesson from someone who was here and witnessed the 1972 zoning implemented to 2006. Questionable to say the least.

The "Cornerstones" are gone! Yesterdays boards allowed the "Cornerstones" to disappear! Rt. 12A is not the town that was environmentally, recreationally, economically. It's been changed! You folks don't want to hear this! Recommend that you folks seek facts of information on lands in and around Plainfield village through deeds which can be located at www.nhdeeds.com for Sullivan County in particular; Plainfield. You would find many properties without the amenities needed for these issues that you have here in survey. Lands are in with conveyances, trusts, etc. advise you look up these lands before you are out on a "limb."

Change "current use" designation so it helps only the people it was intended for: farmers and foresters. People who can afford to pay taxes on large plots of land that just sit there, should.

First, I want to thank the persons who put this together. It is important for all of us to comment on the future of the town, I do have some issues with the way some of these questions were worded. For example, although I agree with the basic statements of #4 and #11, I think there are ways to responsibly develop in these areas, so restricting development may not be necessary. Also there are various questions that talk about promoting various businesses or development. I really don't think the town should be using tax resources to promote anything. We are what we are.

Houses should still be allowed in rural areas, but with consideration to maintaining open areas forests, wetlands--low density, clustered if more than one house on a large parcel. Affordable housing for work force and young professional new families needs to be provided to assure diversity in our community. Light business near villages, not in the countryside. No industrial or noisy or dirty businesses. Impact fees MUST be charged developers other than single family to offset school construction, fire and police.

Cluster housing is a great idea, BUT if the homes are overpriced and not sold....then nice spaces that existed before are gone forever! I think it should be a done deal before they start tearing up a beautiful space!

My fear is that Plainfield is on its way to serving and being served by middle to upper class households, leaving those of the low to moderate income level unable to meet the growing tax burden.

Plainfield should not be a theme park - rural New England town - or art center. We should do what we do naturally without being self-conscious about it.

Comments

Plainfield Master Plan Survey – 2006

Residential and commercial development is more OK when done well and in the proper scale -- well sited, nicely landscaped, respectful of surroundings, clustered, etc. Think SMART GROWTH!! (8 million websites dedicated to this) low impact, anti-sprawl, sustainable!

You have already eliminated most of the cornerstones of this community i.e. 'local' population who can no longer afford to be members of their beloved town because you have taxed them off their land. Perhaps the rich in the community might consider paying 15% of their income in taxes.

This survey: 1) poorly written; 2) grammatically obtuse; 3) biased; 4) repetitious and what to me might call "Filled with inaccurate statements"; 5) Too bad; you had a chance to do a survey that might have been meaningful.

My land and my neighbor's properties are important to me. I don't want an eminent domain law to intrude upon my ownership. If I pay taxes and am never behind, I contribute to the town's benefit.

Please try to control spending on town services i.e. school budget. I believe this does more (costs more) to the town and has a direct influence on how taxes increase. The town part of the budget is less than the school budget, but we aren't getting an equal return. If there are children who cannot read & write at grade level in the school, the right resources should be accessed -- not always money or better equipped individuals, sometimes computers or new teachers who are younger and have new skills should be utilized. A new teacher, fresh out of college, can cost less and may help a student more than an old one.

Open spaces and commercial areas require far less town services/money than residential areas. We need to find a place for light industry in Plainfield if we ever hope to pull taxes down. It may not be the village centers, but to put all the tax burden on homes is a disaster.

The Statewide Program of Action to Conserve Our Environment (space) gives grants to help assess town needs, has reports on other NH towns, and costs of community services studies. We must be able to find some part of town for commercial businesses. We do NOT need more tax exempt land uses.

Well meaning but uninformed forestry oversight is [unnecessary?]. Businesses will reduce residential property tax. Current zoning which allows a new lot on every 250 feet of road will result in a house every 250 feet on all town roads! Is that preserving rural residential areas?

We need more business to help with the tax base; otherwise, this is going to [be] for the rich only (I think that's how they want it actually) and out-of-staters. Those of us natives aren't going to have a real home anymore. These people don't know what a home is.

Clear cutting to achieve views is not good.

Focus on making the most of the recreational opportunities and trails we already have.

[Conversion of Class VI roads to Class A trails] I don't know the zoning issues well enough to make a truly informed decision, but my gut says it's worth trying for some.

[Pedestrian and bicycle pathways] No need for fancy. Just make it safe.

[Town land acquisition] Specifically for recreation- No. For overall land/wildlife habitat protection - yes.

[Extending town water and sewer] What can the aquifer serving the town well handle? Are there sections of town where it makes better sense (aquifer-wise) to be on town water?

Is it local, state or federal regulations that oversee tenants' rights?

Yes, sprawl is bad, and we need to catch it before "the point of no return", but I'm not against, say, allowing large-home to apartment conversions outside of village centers.

Affordable housing is good and necessary, but it should be possible without sacrificing the existing environment. Resident capacity needs to be appropriate to the specific site.

Keep [the community] quiet and rural, but there's room for some multi-unit structures (house conversions, duplex, etc.) The phrase "housing development" puts a bad taste in my mouth, particularly the Dunning Project. I really hate to see McMansion developments like that go in; but if they do, they should be affordable.

It's a shame the Plainfield Store hasn't thrived recently. Would be nice [to have businesses] to meet minimal needs; but wouldn't want to see a big influx of businesses.

Comments

Plainfield Master Plan Survey – 2006

Focus on residents needs first. Some of eh shops/services for residents can also meet tourist needs. Please no 'Wall Drug' type tourist traps!
Tourists can appreciate our existing natural landscapes.

I think there can be businesses that are part of (and cultivate) a sense of village community and are appropriate to a town center i.e. village store.
Can be a gathering spot, but no need for another strip mall.

Many thanks to the Planning Board for undertaking this survey. It's not easy to think through some of these questions, and you're making me face some of my demons (e.g. I don't like change, but "I want it both ways") I don't envy your task of compiling all these. But press on! This is important!

The Town should have a public access to the River. A place to fish, picnic, launch a canoe or boat and have a picnic. At Sumner's Falls or below there on the meadow are the only good places. Or maybe near Sprague's Nursery. A place to park, too.

Worried about affordability for middle class and lower income to continue paying taxes at current rate. We are driving people out of town and others from wealthier areas are coming in. HELP!

We need a small restaurant - tea room type - or diner.

It is my hope that Plainfield's reputation as a "bedroom town" doesn't lead to immense houses and unfriendly residents.

Keep back roads as scenic as possible.

We think it is important to create economic growth with small business that is compatible with the rural nature of our town. Also it is important to include affordable housing in any development plans for the town and villages.

Family members should be allowed to divide up land for new construction for family members as they see fit.

I love Plainfield-Meriden, but sometimes "there is no 'there' there." Lebanon and Norwich have found ways to build a pleasant green town center with businesses and residences mixed in. We should too. I am not talking about West Leb!

Tax exemptions should be in place for the permanently and totally disabled. The view tax should be abolished.

The amount of tax dollars going to school is out of control. If it remains unchanged, it will alter the demographics of Plainfield to the detriment of all its citizens.

I would like Plainfield to develop intelligently. Keep in mind conservation, recreation, wildlife, history.

Light pollution - residential and schools
Speed of cars on all roads
More sidewalks needed for walking to/from the Deli Mart, Plainfield School (Bonner Rd.) or Wider paved shoulders on roads for bicyclists/walkers.

Consider giving our elderly fixed income town folks a greater tax relief rather than giving KUA a greater tax exempt status. "And be brave enough to do it!"

I feel that Plainfield needs more businesses to keep people in town. I think just about any proposal for business should be considered and not banned outright. The town has its own forest; I think the town should stop preserving land and leave that to private land owners. By protecting land, it makes it harder for young poorer people to find land themselves, thus requiring "affordable" housing as it drives up the prices of land available for development.

Most of these questions can mean a multitude of answers.
Great police force
Great highway department
Good town office
Maybe [we should] vote in highway super and town administrator.

Comments

Plainfield Master Plan Survey – 2006

New Hampshire's motto is "Live free or Die." With the amount of taxes we pay, the town should keep their noses out of the residents business and let the residents decide what they would like to do with THEIR OWN LAND! The town had gotten by without people (a committee) in the town deciding what to do or not do for 200 years. It survived fine. WE don't need others determining our fate now.

KUA's push for major expansion and development
KUA's back room deals i.e. guest house sale with development plans for multi house subdivision.
KUA's disregard for the community it is a part of.

[Town should discourage] cell towers along the public byways with views.

Easements aren't needed [to protect wildlife corridors] - guidelines are [needed] for the landowners having land in these areas.

Won't [access to Connecticut River] be another liability for tax payers?

How many trails are needed? There were plenty of trails to follow before the 'trailblazers.'

Where would [bike paths] go? On landowners private property?

Donations [of easements] are good, but not all people can afford doing this.

There are plenty of places in town for recreation and even more in surrounding towns. Why do we need to draw more people here with all the problems?

[We should not permit] developments anywhere - single homes only.

There needs to be senior housing so that those not able to maintain their own homes can stay in town rather than move to Hanover, Lebanon, or elsewhere. Not low income, just senior housing.

We have plenty [of small businesses / services] in surrounding towns to draw from.

[Tourist shops/services] are available in surrounding towns.

Cottage businesses work best, and there are jobs nearby in Lebanon and Hanover.

I certainly hope that the town can have some control over what is happening on KUA property. Noise and lighting will certainly have an adverse affect on Meriden Village now that the trees are gone. Why are rules for some and not for others? It makes one wonder how the environment will work in that area of KUA property with the trees gone -- pond overflow, etc. Our night sky looking over West Lebanon already isn't as dark as it used to be; what will a playing field of lights do to it?!

Referring to what Natural Resources include. All scenic views are not natural resources. A home owner can build on a piece of land and add his own scenic view -- a pond, gardens, landscaping can be unlimited.

In the last 10 years, 4 homes have been allowed to be built on land that includes aquifers that supply water to the Meriden Village wells. Two are in a swamp area at the edge of what was natural habitat for deer, ducks and other small animals. No matter how many rules, regulations or even wishes of the residents there may be, the Planning Board always finds an exception when accepting applications to build.

The scenic views that are natural and viewed from public land are important i.e. Ascutney Mt from Rt. 12-A & French's Ledges from Rt. 120. Private homes with a natural scenic view should be just declared lucky to have such a beautiful view, not taxed for what was already available as a view.

A bit late in some areas for [protecting wildlife habitat.] A development in Meriden Village has already destroyed a deer yard and driven other wildlife out of their habitat. Now KUA will probably eliminated even more as they ad a roadway through newly acquired environmental property.

In question 14 it is suggested that the town encourage donations of easements to protect our natural heritage; here in question 6 it is natural resources. Many people/families can't afford to donate; having funds available to purchase these lands or at least the development rights of these lands would be best.

There should be GUIDELINES if a landowner has wetlands on his property, not a lot of do's and don'ts.

We seem to have plenty of recreation. We definitely don't need a golf course; there are plenty nearby as are many other recreational opportunities.

Seems [Connecticut River access] would need to be monitored all the time and be more costly. There are areas for this access in the vicinity.

Comments

Plainfield Master Plan Survey – 2006

We are a center [for the arts] with what we already have. Plainfield Town Hall - Maxfield Parish Stage Set- Duckworth Art Museum. All of the fine art displays, musicals and other theatre productions provided by KUA. There are many in the surrounding towns to draw attention. Let us stay the small and interesting spot we are with our specialized "art." Our libraries have interesting collections of "art" for visitors. Our historical society also has a lot of art treasures -- just needs to find a way to have hours to be open year round or at least in the summer.

Tax relief for the elderly

Too much development out of areas with infrastructure to support it

Discouraging commercial development (good). Strict regulation of building and land use, I believe, would be best to preserve the reasons we came here to live. Preserving the quiet enjoyment of one's living environment is essential.

We would greatly support the development of sidewalks on Main Street in Meriden from KUA to the covered bridge and the loop around Rt. 120. This would provide safety to students and town members -- wonderful investment.

We need a new location for the Meriden Post Office that would be open and available to PO Box holders 24/7 -- all year round.

Any construction should keep the rural atmosphere and scenic beauty of the area in its design. Development needs to be addressed responsibly, addressing the town's needs.

Light manufacturing should be allowed

Why does Methodist Hill require 5 acre lots? Let's lower the requirement for a house lot.

Encourage light (clean) industry. Allow subdivision of lots to allow older (oftentimes life long) residents the ability to remain. Some areas are zoned with lots of acreage per lot that could be changed to a more appropriate lot size thus 1) increase income through sales of lots and 2) reduce tax liability for homeowner and 3) have a lot available. No box stores. Create industrial zones. Control light pollution. Lighting is more efficient for seeing when it is not going upward toward the sky. Flagstaff, AZ has successfully contained light pollution.

It is important to make plans based on the present and future, not on a past that is quickly changing.

It seems that Plainfield sometimes will allow businesses that are detrimental to our quality of life. For instance, saw mills, businesses that make noise at 2am. Don't encourage (except farms) loud, smelly, polluting, etc business. We can still promote business without making residential areas unwholesome.

Both industry and multifamily development can be accommodated within the appropriate scale of the town. Walmarts = bad. Split Ball Bearing = bad. (for Plainfield). Buildings up to 3 stories which have 1st floor retail and 2nd floor offices or residential, and 3rd floor residential are appropriate ways to expand housing, job opportunities, community available services like café, hairdresser, food store, doctor's office, etc. There is a history of such bldg. types in small NE towns, and they use far less land area. The effects of declining oil production will mean that people will drive less. We should be planning for the future that is coming.

We must allow farmers in Plainfield to continue, even if newcomers find aspects of them unpleasant. Newcomers are moving here because they find the town attractive, yet they bring their want for urban/suburban conveniences, which destroy that very rural character they like. We must teach them that woodlands, wetlands and farmlands all matter and that they must not be lightly eliminated for the sake of more houses, buildings and shopping centers. Vanity-motivated mega-houses should be discouraged.

School taxes share is going up much too quickly. Who can afford it in a few years? We can almost not afford it now! The teachers have come to expect a large raise each year (with summers off as well) Sure they're doing a good job, but so are a lot of others in town.

Too many special interest groups try to force feed their feeling on all people---for their own personal benefit--let them pay more attention to their own house---let other people be.

I hate to see the attitude developing that all business and development are bad. Business development can be done in an environmentally sound way so that all benefit.

Comments

Plainfield Master Plan Survey – 2006

Wetlands protection should be a primary concern.

I would like to have rural area homes to have a minimum of 5-10 acres. I would like to have the Conservation Board (i.e. without additional taxes) to provide as much open space as possible. Offer incentives?

Can the villages support commercial development? Isn't the Plainfield infrastructure in need of repair? Water, sewer, etc!

Some small business to provide basic amenities are needed but these are not considered cottage businesses. Concentrate business in VR zone only if the nature and size of the business development is carefully assessed and approved. Plainfield needs a good small convenience store, a small gas station and a lunch/dinner place. Also take advantage of the thriving Smith auctions which draw many non residents to town. It is a shame the store closed--I don't understand why it hasn't sold.

The traffic on 12A needs to be physically slowed--lower the speed limit at village's southern edge. There is now a store, children waiting for the bus, etc. People have no respect for the existing speed limit--2 fatal accidents this year on 12A. Install a traffic light, stop signs or whatever to FORCE people to slow down.

I am concerned that our proximity to the Upper Valley will attract development which will change the rural, residential nature of our town.

The improvement of River Road south, or the "lunar landscape" is long overdue. It is time the road agent and town get their heads out of you know where and make it an acceptable road. Most people think that portion of the road belongs to a different town.

A tradition of political involvement across the political spectrum in local government, as fostered by Steve Taylor currently. Rapid growth, real estate speculation will kill this town. Old time families will feel enormous pressure to sell out, the school will become too large to bring everyone together and town government will....

Protection for Corey Tabor field - possibly supporting that to make it a more inviting venue.

A safe public place for swimming.

We don't want a West Lebanon mall type of area. I suspect we would want good restaurants and coffee shops. We don't want to compete with West Leb. However, I like what the Taylors and Garfields are doing. Nice specialty shops.

We love the rural nature of Meriden and would prefer that future development be residential with services (NOT light industry) in village centers. We do NOT want West Lebanon box stores in Plainfield.

I am concerned that we have forgotten that zoning laws protect current residents and future residents. There is too much of a selfish attitude against homes being built e.g. KUA and residents vs. Bob Dunning. We need more homes in the region -- less selfishness. KUA's trustees should be ashamed. Promoting low income housing drives out development. Let the market decide what should be built, not government. If you allow enough high end houses, the low end existing homes will be fixed up and wanted off. Build low end and you overturn the market. Be careful!

Nature preserve / center developed in Plainfield could promote environmental studies (esp. of the health of the Connecticut River) the arts, and on-going research projects. Develop a "town square" (green space) where town events could take place i.e. festivals, concerts, etc,

No new [recreational] sites. Develop what we have.

No limiting landowner rights!

I don't want to see further regulations put in place that negatively impact land owners.

How about discontinuing some outdated town roads? I understand there are a dozen or so.

Mix of economic activity, local employment and entrepreneurial opportunities--these we have and deserve to be conserved and cherished.

The town plan we have had since 1974 has served us well, thanks to judicious amendment from time to time, and it should continue to be the basic tool for guiding development. More attention might be given to siting of houses--too many are being plunked in the middle of fields with no landscaping. Greater emphasis on cluster or village-type configurations will help,

Maintain and promote economic diversity of our community.

Comments

Plainfield Master Plan Survey – 2006

We would like to see sidewalks on Bonner Road to encourage children who live in Meriden Village to walk to school.

Limited development--preserving rural, wooded, open and wilderness areas.

Need a public access to the Connecticut River--perhaps two, on either side of Sumner's Falls.

It's sad to see the trip our community seems to be taking in that the tax rate is increasing much faster than the pay raises of the common working man/woman and retirees. Do we want these people forced out? I say no; we need them as much as the large influx of Doctors and lawyers we have that can afford the taxes. I'm not sure the tax structure couldn't be adjusted to help those prominent citizens that got us to where we are; to at least live out their remaining years. If KUA was the citizen it should be, it would not only pay its way but lead the way in helping all people in the community instead of just themselves. (bottom line) and the wealthy.

Sine we are truly a bedroom community and continue to attract families and single-family homes, the town may need to attract some light commercial business to help reduce the property tax burden.

We need to allow some businesses in town. If this doesn't happen, the "average" person will not be able to afford to live here.

Village store vacancy in Plainfield village is an eyesore and inconvenience.

Town should prohibit ATVs on hiking trails and conservation easements.

Development creep on Class VI roads that are improved to town road standards--should require town meeting vote.

Excessive forest clearing for landowners opening up "wide" open views means lost timberland and land is not used for farming either.

Education needed regarding size of single-family dwellings and relationship with sustaining NH timber capability.

Plainfield should remain a rural community. There is more than enough development going on in surrounding towns. Adding in small shops would turn us into another Woodstock, VT. Adding in clean industry would turn us into the airport road in West Lebanon.

I found many of these questions difficult to answer. The intent of many questions was unclear. The use of "even if it means limiting the rights of individual landowners" intimidating.

Protect our ridge lines--control ridge line building. We recognize the need for business, commercial development to help out tax base--careful development. We recognize the need for housing in the greater Upper Valley community and Plainfield's proximity and obligation to meet the need.

We need to encourage business. Our family supports conservation and preservation but we are not interested in "quaint" at the expense of individual landowners use of their property.

Infringing on the rights of individual land owners
Great tax increase.

Be realistic about the growth. Look at tax advantages of businesses in town as well as impact on natural resources and community. Don't put everything in one classification as "new business."

All of the above must be valued, protected and cherished. Discussing and prioritizing are a start! Big concern of mine--seeing out-of-towners drive up my road and do terrible damage to woods trails with motorized vehicles--then drive off.

A Selectboard by default--no one with time and energy to step up and those on board have some self interest issues. Are we reaching a time where we need people with training and expertise to run our town? Thanks for doing this survey.

KUA should pay for [expansion of pedestrian and bicycle pathways]; they would use it more; they need to pay their fair share. (If this is Meriden.) Also Plainfield. We need to stop the needless spending. You are forcing the elderly on fixed incomes to sell their home!

Comments

Plainfield Master Plan Survey – 2006

Would not like to see the beautiful village setting become an extension of West Lebanon shopping area. Restrict large business from developing closer than a mile and a half from the center of the village - the center being the old store and community church. Also, the Selectmen have completely ignored the Plainfield side of town and the town hall.

Small businesses and services in town centers should not hurt the overall rural nature of the town if structures are neat and appropriate.

Plainfield has been small enough to be a friendly, supportive community. As it becomes a "bedroom" town to Hanover and Lebanon I worry that we will lose our small community atmosphere if we don't do something to engage our residents in our community. I wish I knew what that something might be!

Since so many Plainfield resident commute north on a regular basis, influencing the West Lebanon assault on the senses would improve the quality of life for many. I agree that West Lebanon is the area that has the most impact on Plainfield's West side.

Questions 4,10, 22, 27, 30, 31,32 are catering to those who move to Plainfield seeking the "country life", not the life-long residents and their families. As a town, why are we concerned with keeping a "quaint" atmosphere and discouraging growth, especially business growth? This attitude may benefit tourists longing for a "Rural New England Town," however it hurts the actual working class that Plainfield has historically been composed of.

Small business should not only be encouraged, but supported. It's ridiculous the harassment truck drivers have to endure in town, mostly from those who have moved to Plainfield in search of the "country life" and do not realize trucking is a necessity in many businesses, and drivers are not speeding simply because the vehicle is louder than others. We should discourage the increasing restrictions on businesses and recognize that it is a fine line between "protecting" the town's resources and infringing upon the rights of landowners/business owners. We would hate to see the town we have grown up in turning into an oppressive place to live where we cannot even choose the color of our houses.

Plainfield should remain a quiet, rural village town. Like you've stepped into yesteryear and can breathe a little easier. Limit development and commercialization.

Minimize expansion - keep the place like it is now - that's the great thing that makes it the heart and pulse of Meriden and Plainfield - a small tight-knit community - what every place used to be like - now hard to find - don't let it go.

Although development = more tax \$ - we need to have more \$ provided by the state for our community

The villages need more services - stores, gas stations, laundromats, restaurants.

NO box stores--don't let development move down 12A! Add better cable service. Overlogging of certain areas. Non-adherence to conservation easements. Need to keep dirt roads--don't pave them over.

The cluster development adjacent to KUA -- which was defeated -- had a lot of good aspects to it. Too bad the developer wasn't listening to legitimate town and KUA concerns. It would have been "smart" development.

Traffic is our main concern. There are more cars on the road going faster than ever. The town needs to make accommodations for walkers and bikers. There should be a sidewalk going from Bonner Road to Main Street on Route 120. A round about should be installed on Bonner Road at the school entrance to slow down traffic. There should also be a sidewalk on Bonner Road between the school and Main Street.

Whatever community, commercial or residential development actions we take mean nothing without clean, safe, protected natural resources to support them. We must be dedicated as a community to protecting what is most important - our natural resources through thoughtful town planning and zoning. Otherwise, our foundation will fail us - literally. There is room for a healthy balance between land owner rights and land use regulation. We can learn from examples like Canaan and Norwich, and perhaps land somewhere in the middle.

Quality of village residential life needs to be preserved and enhanced, and any new business needs to be of an appropriate scale that will in no way diminish residential quality of life.

Comments

Plainfield Master Plan Survey – 2006

I have lived here for 50+ years. I love my small town. The taxes are high but it is a trade off. We could spend some thought and money on better services. Water, fire, recreation, but still keep the small town look. A growing problem is how do we keep the open landscape that everyone loves. When the owners of all these areas are getting too old or sick or poor to take of these fields. I am in that dilemma. Thank you.

Affordable property taxes.

Continue to add to protected areas such as acquiring more land along Columbus Jordan Road. Would like to see more cluster development with community land protected.

I'm strongly opposed to industrial development in the rural zoned areas of town. Such development destroys the rural nature of the town through light and noise pollution. Plainfield needs to be proactive in adopting regulations preventing industrial development in the RR and RC areas, and in limiting lighting and noise nuisances in all parts of town. Restrictions on stray light can save energy and preserve our dwindling night sky, without impeding land owner rights.

If more light industry were to come to Plainfield, I would rather it was scattered and NOT in the village centers. But would rather not have any light industry. Leave the dirt roads alone! Stop paving!

Plainfield should encourage restaurant development for locals.
Meriden needs a restaurant/diner.
The CT river is a treasure that should be utilized.
Farming should be encouraged and supported.
There should be some evening & weekend access to KUA ice rink, not just daytime.
Stop paving all the dirt roads.
I don't want the town to grow at all. Freeze growth.
And I don't want to be Woodstock-cute or Quechee-fake.
Let's have an alpaca farm.

Our proximity to rapidly sprawling Lebanon and W. Lebanon is worrisome.
A small, well located senior housing complex is needed.
The carving up of good farmland into housing lots should somehow be discouraged.
Businesses that threaten the character of our town should be prohibited.

DO NOT ALLOW THIS TOWN TO EVER LOOK LIKE WEST LEBANON STRIP MALLS!! Or the mess between Claremont and Newport or any junky looking town in NH.

Keep out "big box" outfits.

We need better shoulders on Brook Road and Stage Road. We need lower speeds posted on gravel roads. Limit hilltop houses. Concentrate development of housing. Don't let West Lebanon move south!!

Keep town small. Sorry to see so many more homes built, adding traffic, noise, pollution to the area.

Have to leave Plainfield to do anything. Nothing here to hold children's interests; have to always go elsewhere for entertainment. Have to go out of town for jobs. The Grange Halls want to be active in the community, but don't know what is needed. They are dying. We need something to draw people to want to spend time in Plainfield. People want to live here but spend money elsewhere for entertainment. I'm not saying taverns, beer joints if people worked and played in Plainfield, then maybe our property taxes would go down.

Another comment is you can have industries a couple here and there not in the center of town. Keep the towns as they are, but there is no reason industries can't build on the edge of town. Preserving the landscape. The way you pick on Singing Hills, have you really thought about this? Industry may be noisier than they are.

Help preserve some of the old farm buildings and keep open fields. Put more landmarks on scenic areas in town.

Under the section "natural resources" there is no mention of cell towers. If we want to protect our natural resources we should prohibit cell towers from our ridges and vistas.

Comments

Plainfield Master Plan Survey – 2006

My concern is the lack of sufficient water on the Plainfield side of town to support the existing homes outside of town services. Before permitting multi-family residences or housing developments, this should be considered.

Large businesses should be encouraged to come to town. They would help produce tax revenue for supporting the school system, removing some of the burden off the homeowners. Also restricting applications for tax exempt businesses.

I don't understand how the storage facility in Plainfield Village was allowed to transform into a late-night trucking distribution facility without full review and approval of the proper town commissions!

I would like to see small businesses encouraged in Plainfield village. We now have to drive anywhere from 6-12 miles just to buy a newspaper, get gas or buy that gallon of milk. I'd like to see businesses that will be used by residents, not just tourists.

I like the way it is now, no changes. Keep the important cornerstones for the grandchildren and great grandchildren. Leave it as it is (no changes).

Provide tax incentives to maintain historic infrastructure including active farms.

We do need some businesses in town, we have to find a balance between being business friendly and maintaining the rural feel of the town. There are more than enough churches in town, we don't need any more of them! Some public transportation to Lebanon and Hanover would be nice.

The town should not own land--it takes tax money away from base--all the rest of us pay more.

Would be nice to have "Maxfields" back or something similar for the "locals."

Thank you for doing this. Most of the questions are great, but there are a number that can be interpreted very differently depending on the situation. Therefore, I have split some of the questions. I've talked to about 10 other people about this and each person said basically the same thing I'm saying. Therefore, great care needs to be taken in how these are used or a follow-up survey done in some areas.

The Valley News recently reported on the increase or decrease in school children. Most towns were experiencing a decrease in school enrollment, but Plainfield numbers increased. Therefore, I'd like to see restraint in projects expected to increase our school enrollment at this time. Plainfield seems to have done its part already in providing housing.

Plainfield has two villages--Plainfield and Meriden. Please do not allow industrial development in either village. Plainfield Village has a unique and beautiful character just as Meriden does. Please take action to protect it from the encroachment of industry. A trucking depot is not appropriate for either village