

**Dorset Planning Commission Survey**  
**May 29, 2013**

**Question 11: What, if any, additional goods and services does the town need?**

1. A bike path, improve police protection, periodic community meetings since town meeting no longer attracts many people and does not provide for an open exchange of ideas and community interests.
2. A town constable.
3. For me – Nothing. It is perfect.
4. Cell phone and medical services. At least a doctor's office.
5. None. We are close enough to Manchester for large scale shopping, village stores are for emergency food stuffs.
6. A small scale café for breakfast and lunch in town.
7. Strip mall type. Environmental space. East Dorset.
8. Video Store!
9. The town needs to work on the core, offer no "big box" (Manchester) locally owned businesses, curb low density expansion. Designate an area for expansion and offer incentives.
10. Independent businesses, stronger downtown core, medical care.
11. Police 24/7
12. None.
13. Medical (urgent care)
14. Grocery, drug store, casual restaurant, takeout food.
15. Ask Verizon to co-locate on the AT&T cell tower! Retail stores, art galleries, etc., that offer the tourists staying at the inns in town and a general store like the Old Ben Franklin that catered to local folks.
16. Cross walks across Route 30 at a few spots, from library to historical society.
17. We have easy access to everything we need in Manchester. It's only 6 miles away. Why ruin Dorset? To what end? And where will we get the water for all this new development, in the coming years of drought?
18. Avoid commercial urban sprawl on Routes 7 and 30 in South Dorset.
19. More agriculture.
20. More services for the elderly such as grocery store delivery.
21. Manchester didn't want Price Chopper but how about Dorset?
22. Places to eat out that local people can afford.
23. More home occupations like carpentry or computer services.
24. Security services – police – local and state increased patrols.
25. More affordable eateries.
26. Reasonable hunting and fishing supplies. Furniture store.
27. Good cell and internet services. The current cell tower still does not serve carriers other than Verizon. Co-locate Services!
28. Better police service.
29. Restaurant or café in East Dorset. Rail service.

30. Increased sheriff or police patrols
31. Hardware, store, gas station, light industry, light manufacturing.
32. Incubator building for small businesses.
33. Work needs to be done to make the village areas more pedestrian friendly.
34. It would be nice if we could encourage a doctor to come and practice in town.
35. Bennington Habitat For Humanity Affordable Housing
36. Recreational Park for Dorset families and other local towns.
37. Entry level jobs that pay well enough to provide adequate income to reside in Dorset.
38. Beautification of the west side of Village Street in East Dorset.
39. A larger tax base.
40. Additional recreational opportunities. Bike paths, x ski trails and quiet sports.
41. Municipal water and sewer needs to be considered.
42. None.
43. Car wash, indoor tennis, doctors office.
44. Antiques, crafts and arts center.
45. Police force.
46. I would like to see H.N. Williams store put in gas pump to replace the one taken out.
47. The Green should have more seating areas for outdoor activities.
48. We need to provide some incentives for small business to fill the existing vacant retail space.
49. Social and recreational outlets for children and adults.
50. Local food chains and clothing stores but Dorset can not afford to implement sewer and water.
51. More support for small business.
52. None.
53. I would like to see better garbage and recycling services.
54. As I understand the town water system is, to say the least, awful. It seems to me that there must be grants and other things that would help with the water supply as well as the old pipes to the hydrants. It would be ashamed if a life was lost because the fire department could not get water to a fire.
55. Recreational Park to include public tennis courts, basketball courts, etc.
56. Restaurants.
57. Prevent any expansion.
58. Better access to law enforcement.
59. None.
60. Restaurant, Crafts, Arts, Café
61. Resurface the playhouse parking lot. More flowers and flowering bushes in the villages.
62. None.
63. Stop fighting business. Let working people set up shop in Dorset, not just East Dorset
64. Medical center – doctor's office.
65. Recreation – night life.

66. We are only 4 miles from Manchester. We do not need any additional services.
67. Getting rid of the dirt roads.
68. More paved roads.
69. It would be nice if the Long Trail Auto Repair sold gasoline.
70. Additional cell phone service.
71. Quality, unique, local businesses which will appeal to tourist and visitors at the inns.
72. None.
73. None.
74. Some form of public transit including railroad. More farms.
75. Agricultural and forestry products. Working Landscape. Town owned energy production system – solar, wind, hydro more local energy and food.
76. Walking paths, bike lanes, hiking trails
77. Less regulation.
78. Nothing that I can think of.
79. We are in pretty good shape.
80. Cleaners and laundry
81. Numerous empty houses are for sale. They need to be filled.
82. Dining in East Dorset.
83. Restaurant in East Dorset.
84. Bus stop. Child care house.
85. Parks and recreation.
86. Recreation facility.
87. More jobs!
88. Medical services.
89. None
90. Verizon cell phone service. They won't install it unless the town officials complain.
91. Manchester provides the services we need.
92. Retail – food.
93. Cell phones service every where.
94. Fitness center.
95. A railroad in Dorset. Rebuild and extend the MD&R.
96. Security and speed protection.
97. Just improve the existing services as the population expands. Need police protection.
98. More lodging, café, restaurants.
99. Arts and non-profit sector development, sustainable agri-business.
100. Keep Dorset rural. Not like Manchester.
101. More local shops around the green. A partnership with the Manchester Rec. Park. Doctors and Dentists
102. Better town water. Organic foods co-op open daily.
103. Organic foods co-op open daily.
104. Town pool facilities.
105. Update the existing water system in North Dorset.

106. Police
107. Cell phone service
108. Trash pickup.
109. Police
110. More restaurants/café, more stores will attract visitors and provide jobs.
111. Affordable housing.
112. Repeal Act 250 so Dorset doesn't have to subsidize the rest of the state.
113. All!
114. Affordable housing for year round residents.
115. Cell phone service, gas station or pump.
116. Gas station, doctor's office, better cell service.
117. Stuff for kids and teenagers to do.
118. Gas pump at Dorset Union Store.
119. None- Police is handled by the state and the local constable.
120. Gas station, better cell service, more retail shops.
121. Grocery store and hardware store.
122. Better WIFI, cell service
123. Preschool facility and adult education
124. Medical facility
125. Small grocery store with reasonable pricing
126. Small village shops
127. Focus on the needs of younger people – 20s, 30s, 40s
128. Interests for younger folks
129. Doctor's office. Improvements in the town water system.
130. Doctors. A better and more complete water system.
131. Cell phone service.
132. Restaurants.
133. Café.
134. Farming and agriculture.
135. Agriculture.
136. More grocery stores.
137. Affordable housing.
138. Affordable housing.
139. What does it lack...I don't know. But let's not lose what we have: gas stations, delis, post office, hardware, eateries, and fire companies.
140. Co-operation of land owners for maintaining open space for future generations,
141. Medical services.
142. Police Protection.
143. We need cell service.
144. Anything to create more jobs.
145. Walking and biking trails.
146. Art galleries.
147. A mom and pop pharmacy – nothing big brand.
148. Everything! Without further development property values will continue to decline. This area is as dead zone.

149. Medical.
150. Large community center – transit service.
151. Small specialty shops and bakery, a park where people take walks and exercise.
152. A more vibrant downtown- not like Manchester but more than today.
153. Medical.
154. Health care, educational IT, arts.
155. Perhaps a scheduled shuttle once or twice a week to run people to the town of Manchester for needed services. I would like to see a fund set up to preserve what little farmland is left.
156. There is a fair number of older folks in town. It sure would be nice to see a shuttle to take folks to town (Manchester) for some shopping.
157. We need a medical facility that's about healing – not just treating symptoms.
158. Pet boarding, meal delivery, drive through car wash.
159. Copy shop, art frame shop, a nature center located near the marsh. Public access for bird watchers and families to see the marsh. Public transportation twice to Manchester daily. Just one excellent restaurant. More condos and apartments.
160. Additional condos and apartments for lower income people.
161. Nothing: it's a perfect place.
162. Lower tax rates for non-homesteaders.
163. Medical service, fitness facility.
164. The Dorset Union store carries much of what we need – otherwise Manchester is not that far away. We need transportation for people who can't drive.
165. None. Manchester provides most necessary goods and services.
166. Public transportation.
167. Jobs for college graduates
168. Jobs for youths.
169. Ice cream – frozen yogurt shop.
170. None that I can think of.
171. Nothing that I can think of.
172. None that I can think of.
173. More grocery opportunities.
174. Dentist, pet boarding, a casual café.
175. Art galleries or craft shops.
176. None.
177. Small scale agriculture.
178. Medical office, a restaurant for lunch.
179. Police to combat increase incidence of burglaries.
180. Improved roads and utility access to Beech Ridge.
181. Hardware store.
182. A few retail store like gift shops.
183. Child care, beauty salon, florist, high end boutiques, bakery and coffee shop.

184. A community center that would be available for all town residents.
185. A community center for use by youth and adults for projects and meetings.
186. A full service spot for breakfast and lunch would be nice.
187. Full service fast food.
188. The Town needs greater police access and coverage.
189. Equalization of our fire tax rate so the end result will be the continued dedicated services of our volunteer fire and rescue providers.
190. Drug store and doctor office.
191. A cell tower servicing Verizon, co-locate!
192. Existing, available town water... a long term program.
193. Grocery competition. Perhaps a multi-product store like the Ben Franklin that was lost in Manchester.
194. Artisan/locally owned shops and recreation.
195. More entertainment.
196. 1) More enforcement of the zoning bylaw 2) Preserve the old rail station on Rte. 7 in North Dorset and 3) Recreational access.
197. NONE!!!
198. Café/restaurant
199. The need will decide.
200. Specialized grocery, more small town retail, antiques, galleries and specialty foods like cheese, chocolates, etc.
201. Restaurants and more small businesses.
202. As we grow into the future we may need to invest in our own police force and recreation park.
203. A good bakery, café, coffee shop- - while Grand Union is good there is nowhere to sit. Outdoor dining on The Green would be good. More shops...make it a destination place.
204. A fuel station, micro-brewery and additional recreational opportunities such as mountain biking trails.
205. I would like to see a community center in Dorset (not East Dorset).
206. None.
207. No additional service needed.
208. I'm not sure but I would be interested in exploring with the planning commission.
209. Art and museums.
210. This question begs for more convenience when it is not it's (the town) tradition.
211. Police coverage and protection are totally inadequate given the very high property taxes that we pay.
212. None.
213. None. Dorset is perfect the way it is!
214. None, as long as Williams and The Dorset Union Store continue to thrive.
215. I have too many to list here.
216. Gas station
217. I go to Manchester for what I need.

- 218. The Planning Commission should simplify the Town Plan and Sub-division Regulations.
- 219. None! Manchester, our “hub” town, is minutes away for everything we need.
- 220. Recreation area.
- 221. Most basic services that are not available in the Town of Dorset are available in Manchester and other adjoining towns.
- 222. None.

**Additional Comments:**

- 1. We should attempt to define two primary issues. Why do we live here and what attracts others to this area. I believe that if we have an open discussion on these two questions it will help to inform our evolving Town Plan. This community, in addition to many well intentioned citizens, has a pretty interesting group of residents trained in community and regional planning, as well as those with extensive experience in the planning process in Vermont and elsewhere.
- 2. I like Dorset the way it is.
- 3. I feel that there should be careful scrutiny of all plans for expansion of land uses. Vermont has the good fortune to be able to protect land, wildlife and serenity – especially in our small towns and the Mettawee Valley Land Trust. Thank you.
- 4. Dorset should be kept quaint and rural. That is why we moved here instead of Manchester, Bennington or Rutland. Let Dorset residents commute if needed.
- 5. More focused development in East Dorset. Maybe a marble museum (history) nice signs and a railroad stop for a Bennington to Rutland train.
- 6. We need to create a parking area for the Mad Tom Trail. We need to slow traffic down significantly on Mad Tom Road.
- 7. Residential development should follow a higher density model building out from the existing cores at a controlled rate integrating multi-use, multi-story structures and encouraging the village approach.
- 8. Limitations should be put on the size of new homes built. We have the opportunity to define our town as a “green” community. The town needs to take responsibility to improve the downtown core and make it safe for pedestrians, plant new trees and encourage use of our downtowns.
- 9. Incentives to keep the “core” historic homes in good condition. The green center of East Dorset. I am a former resident of the green center of the village.
- 10. Continue the use of wind mills to produce clean energy. Small business will help increase services and put people to work.
- 11. Dorset taxes are exceptionally high – they are higher than New Jersey. Consider eliminating the local school and combining with Manchester. It is very good that you are looking forward and doing this survey. Thank you.
- 12. No medical services, no real police presence, very high taxes and a

Drop in property values.

13. Taxes are crazy high! More businesses might lower the property taxes.
14. Perhaps there should be scheduled shuttle service between Dorset, East Dorset and Manchester.
15. It would be nice if sidewalks could be leveled. Many people walk from the theater and Inns at night. The sidewalks are very uneven and dangerous.
16. The most beneficial new development is competitively priced, factoring in the environmental costs and the aesthetic costs which impact tourism. You should have a better understanding of “growth”. On the subject of water, last summer is only the beginning of what we can expect. Please find a way to deal with new residential development and their in ground systems watering daily all over the area – some of them thousands of gallons per day. New trees and lawns are no excuse to use up water if we don’t have the resources to support a new line of trees on a property. Property owners should be told to put in landscaping at their own risk, not the community’s.
17. Dorset should stay much as it is – a suburb of Manchester. Within that I would recommend home or professional backed businesses – consulting, internet based, banks, etc. - that would require continued infrastructure investments such as cell service. The real challenge will be the exodus of second home owners in our uncertain economic environment and Vermont’s onerous tax policies toward the more affluent. Therefore, the emphasis should be on residential development with professional business possibilities if the town wants to maintain its current character....a mix of properties in an upscale, pastoral setting.
18. Avoid commercial urban sprawl on Route 7 and on Route 30 in South Dorset.
19. Enforcement of speed limits. Sometimes it’s difficult just to get to the mail box.
20. Clothing stores, restaurants. Bring Dorset to life. More employment. Bowling Alley. Get more jobs so locals and tourists can be more active in Dorset.
21. People who sign petitions should not use my tax money when I didn’t sign it. It should be from those who signed it, not the town’s money. The Tylers have helped the community so we should help them.
22. I would like Dorset to remain as it is but I don’t think that is feasible.
23. I would hate to see Dorset lose its small town character. Growth will come but I hope not at an alarming rate.
24. Close down the quarry to the general public! It brings down the quality of the town. Graffiti on stones is an eyesore.
25. The quarry - A.K.A. – the toilet and the graffiti is not good for the town image. Where do they all poop and pee? Please no porto-johns on Route 30.
26. Some development is inevitable but the character of Dorset should not be destroyed in the process.
27. Keeping our green space is important since farmers no longer contribute in this area. The rural beauty is lost when all meadows grow into woodlots. Cluster housing and fight strip development when possible. Continue to support the efforts of the conservation commission.



28. I'm afraid we have become or are a one dimensional town.
29. Stop any efforts to build on slopes greater than 20 %.
30. I support modest, responsible growth.
31. Residential development does not sustain the growth of a community.  
Residents who are invested in the growth maintenance and sustainability of a community are crucial. Continued residential development does not equate to healthy development for all.
32. I like going to Manchester to shop and not new shops in Dorset. However, I do think we need a place to get gas here otherwise its Pawlet or Manchester and if we have inns then it's important.
33. The town garage needs to re-locate. More than half of Village Street is ruined by their ever increasing presence, noise and lighting. Village Street residents are not happy.
34. No outlet stores!
35. Please do not allow any outlet stores in Dorset.
36. If there is not a municipal water and sewer system then every development should have shared systems.
37. I'm very opposed to tax payers in Dorset giving any incentives to any development.
38. I would like to see more attention and incentives for historic resources and residences, many of which are in need of sympathetic rehabilitation and are at risk of loosing all recognizable features and falling into disrepair. They represent the character of the town.
39. We moved here for what it was. Please do not change Dorset.
40. We need to draw on our historic and uniqueness not only with fine dining and lodging but our small historic atmosphere away from the modern atmosphere of Manchester's outlet stores.
41. Sidewalk improvements and streetlights from the Barrow's House to the Playhouse would enhance the whole area, allowing anyone in the lodging places to walk to the Playhouse without driving. It would enhance the village.
42. Don't succumb to the discussed notion that Dorset and Manchester needs more nightlife for young professionals. Not so. Keep night bars (and the like) away.
43. At age 93 I am not interested in what happens to Dorset. It's not the town I knew and loved with all the working farms.
44. None.
45. Above ground water sources should be maintained and protected. More growth equals more expense at the cost of rural living.
46. Maintain the current character. Beware of what development has done to towns like Manchester and North Conway. NH. Once developed, they are there for good.
47. My question is what businesses use large amounts of water? Do some businesses have wells? If businesses that do not have wells use town water consideration should be given to have those businesses put wells in. There are four or five hotel type businesses. If they are all doing well with guests the

town is consuming many gallons of water beyond normal use. Do the two general stores have wells or use town water?

48. What type of infrastructure does expansion support?
49. I find that the choices available are not right for Dorset. In the first place there are two Dorset's – East and West and they differ quite a bit. Both are pretty much residential neighbors of Manchester where most of the jobs are. That's not to say that there are not businesses in Dorset. It just doesn't show. Dorset is a good mix of commercial and residential now. I don't understand questions 4 and 3. My main concern is that the questions are much too general and open to too much interpretation. Question 2 – where is the developable land and how would it be developed? East Dorset might want things that don't work in Dorset. One answer does not work for both villages. This survey is too vague for me to have answers for most questions. Of course the town will change but changes should be gradual and appropriate. Not a need to dash for growth for growth's sake. We want better, not bigger.
50. Thank you for the cell tower.
51. Committing funds to this study is a wasteful expense given the proximity to Manchester where there is ample zoned space sitting empty. Dorset is primarily residential and offers an attractive, low key escape for dining and lodging.
52. Don't mess with success. Keep Dorset as it is.
53. We need better zoning regulations.
54. Dorset is a haven from the busy world of commercial and industry. The Zoning Board and Planning Commission have worked very hard in the past to keep this charming village atmosphere. The residents have most of their needs met by the stores in Manchester or online. There is no need for another commercial village. We decided to live in Dorset because of its pastoral character.
55. Real people from other towns say they have to roll their car windows up so they won't contaminate this town.
56. I feel we are very lucky to have the Planning Commission we have. They are doing a great job of helping people. I keep hearing this. Great job!
57. We are not getting many young people here. I believe that is what we need the most.
58. I found it difficult, as a new resident, to answer many of these questions. I don't have a lot of facts about existing growth rates, employment rate, income distribution and what the market would support in terms of new business.
59. Those with large tracts of land should be paying more taxes which should help bring the high taxes under control.
60. Cluster housing for seniors which would encourage them to remain in the area. Offer more affordable taxes and housing.
61. From the perspective of a business that depends on tourism and other visitors it is best to avoid changes to Dorset's character. My guests generally consider Dorset to be a miracle. Places like this are easy to damage and difficult to preserve. The world needs more Dorsets, not Manchesters.

62. The farmers market should be expanded to more vendors. The theater building is unidentified. The town needs more internal energy.
63. Dramatic change may hurt the town in the long run. We needs jobs that pay a livable wage and are likely to be stable- not just easy to find and create.
64. We live in one of the prettiest and quaint towns in the area. Why would we want to change it in any way? Any commercial needs are met in nearby Manchester.
65. Plan to coordinate closely with Manchester's goals of attracting higher education, creating a small business incubator and accommodate cyclists. Also require greater energy efficiency in older buildings including non-profits.
66. I would like to see smaller, more energy efficient homes. Also bike paths, car pooling and public transit should be encouraged. More low and moderate income housing should be available. Dorset conservation commission should be funded to acquire land and/or easements to preserve certain lands.
67. There is a carrying capacity to every landscape. Our lack of water has provided the sign that we have reached that capacity. Let's rebuild the derelict buildings that exist and then move forward making our town truly self-supporting.
68. We would like to see Dorset stay rural while enhancing the quality of life here. We do not wish to see build up. We feel we should develop our current assets, the best being our natural beauty. Other places can't buy what we have here; the mountains, forests and streams. Too much development would certainly diminish these benefits. Develop outdoor activities to draw tourism and enhance healthy living....biking, walking and swimming....
69. Don't Manchesterize Dorset.
70. Let's not turn into another Manchester.
71. None.
72. Expanding light manufacturing and industry along the Route 7 corridor would help.
73. We should have different questionnaires for Dorset, South Dorset and East Dorset.
74. This difficult because East Dorset and Dorset should have different questionnaires.
75. Don't suburbanize Dorset – keep traditional village plan. Keep current zoning. Restore elevation restrictions. No blasting.
76. This town needs to encourage more businesses to open here. It might be a tax break or something else to get more jobs to this area. We need more people to move into the area not out.
77. While it is important for the economic health of Dorset to expand employment opportunities, the character of the community needs to be considered.
78. I congratulate you on expanding possibilities for new employment. I hate to see our children and grandchildren having to move elsewhere for employment.
79. Limit additional development to the availability of water.
80. Dorset is a summer and winter tourism area. Any effort to change this is limited by the state tax policies and will surely fail.

81. School taxes discourage young people from Dorset. The cost of living is too high for the young families we need. I wish I had the answer.
82. Agricultural land should be preserved and expanded.
83. The town's zoning permit process time should be shortened. Submittals should be due only fifteen days before a hearing not 45 days. I've seen a few businesses or real estate transactions fall through because the town process can take over three months, even for existing office space with minimal changes in use.
84. Additional business and housing brings more people, traffic, crime, etc.
85. Commercial and industrial development is appropriate to provide employment and to benefit the tax base.
86. I did not check home based businesses because I think some of those that have been created have over stepped the criteria i.e. truck parking and retailing from locations in residential zones.
87. One less fire station. More focus on the creative economy.
88. We should tear down obviously run down structures.
89. More organic gardening businesses, less commercial farming.
90. Biking shoulders on the roads to encourage tourism and bike races.  
Revitalization of Dorset arts colony to encourage Dorset being an artist hub in southwestern Vermont. Research has shown that cell phone towers lower land values. Dorset should not be known for cancer clusters.
91. A bakery would also be nice maybe mixed with something else like a used book store, whole foods, bulk foods, etc.
92. Presently high taxes and no service.
93. I love my life in Dorset.
94. Stores and retail should be in keeping with the New England character – look at Woodstock, VT.
95. Reasonable priced homes should be built for working class people to buy.  
This is not done now.
96. Repeal Act 250 so Dorset doesn't have to subsidize the rest of the state.
97. Lower taxes would encourage people to move here. More business would help lower taxes and provide jobs. Repeal Act 250.
98. Any future developments should take energy use and CO2 emissions into account. Preservation of open land and woodlands are also important.
99. Dorset is a retirement/bedroom community. Let's not deter too far from that blueprint.
100. Dorset is a unique gem. In the 20 years I have lived here the change has been subtle, the arguments contentious (Tyler issue, ridgeline zoning). I'm not sure what build out means but it sounds like something that would change the fabric of town in a negative way.
101. Encourage high end luxury condominiums with indoor exercise equipment and pools with exterior elevations that compliment Dorset's architecture.
102. I would like Dorset to reconnect with the Manchester rec. park. Our kids need the pool for competitions and socializing. We need the camps and other programs offered there. In my opinion Emerald Lake is a poor substitute and is way too crowded on hot days.

103. The town is unique because of its small town, well kept structures and historic appeal. Growth plans need to consider these factors when planning.
104. Encourage private conservation easements. Less development of our land.
105. Dorset continues to be just for the very rich – hard for the average and above average income people to survive here.
106. I believe Dorset attracts visitors and residents for its charm. That should be at the fore front of the direction Dorset considers. If progress harms or threatens the charm, then I feel perhaps reconsideration should be necessary.
107. It is hard to make a living here for young families and early middle aged residents. The cost of living is high and there are no jobs.
108. Affordable housing does not exist in Dorset.
109. I pay high property taxes and receive nothing from the town. No paid fire or police departments. I would rather be rid of our current police arrangements. Spend some money on the library. Get back together with the rec. park in Manchester. Most of us have no kids in schools. What do we pay taxes for? The town gave a building permit next to my home. I realize they were grandfathered in place. There should be a timeframe for this. Neither of the lots is adequate in size to meet currant codes. Poor planning did nothing but tick off 5 neighbors.
110. It would be wonderful to have a green area for picnicking and roads that are safe enough to push a baby carriage around.
111. I like the status quo. I like the bylaws that are in place.
112. I relocated here because of the way it is. I would not like to see any major changes.
113. My wife and I purchased our property on Myrickview in 2011 to be our future retirement home. Currently we are renting the home to another party. We hope to come to Dorset as full time residents in late 2014 or 2015. We chose Dorset for many reasons. One was that we loved its charming, peaceful and quiet setting without being isolated. With Manchester, Bennington and Rutland relatively short drives it seems unnecessary to us to have all the necessary life goods and services in our “backyard”. We enjoy having the Dorset farmers market, HN Williams Store, the post office, Dorset Village Green and its amenities in walking distance from our home. I first visited Dorset in 1982 when I came for the Maple Leaf Marathon and stayed at the Maplewood’s guest house. I was instantly wowed by the beauty of Dorset. Since then I have visited many of Vermont’s 251 cities and towns but Dorset always was special. I often had occasion to pass through Dorset on subsequent trips to Vermont and started to dream that maybe someday it would be home. Buying our property here was a dream come true. Utilizing thoughtful progress and growth, our hope is that Dorset can retain its unique charms for many years into the future.
114. Priorities in my mind are:
  - a. More compact patterns of development
  - b. Low carbon transportation, bike paths and sidewalks
  - c. Preserve farmland and natural areas.

115. Lower forest land taxes so it won't all be taken over by the U.S. Forest Service.
116. Where would Dorset be without Terry Tyler? I like the town the way it is now which is why I moved here. To see it overdeveloped would change its character and charm.
117. The town should market itself to business from all over. Encourage and perhaps give incentives to small businesses.
118. I live in Illinois and am selling my property in Dorset.
119. Development should be for single family housing and not apartments or condos.
120. Development should be for single family dwellings only – not for large apartment buildings.
121. Manchester should be the town that people commute to. Dorset's value is its beauty. Do not let Dorset become like New Hampshire with no or little zoning. Keeping Dorset beautiful will attract people and their dollars.
122. A WMCA
123. The town should be able to afford a WMCA for all the children.
124. The allure for all of us in Vermont is its open space, hence encouraging denser residential and discouraging the large residential development on 2 acre plus lots in open space. How do we teach denser residential development surrounded by rural, farm and open properties? This great European model, not one we see in post WWII development in this country.
125. The town should encourage generators. Two acre zoning for future residential developments.
126. Increase residential and commercial development to expand the tax base and jobs. Dorset can not afford to stand still and become a museum. High taxes are driving out residents. These taxes are unfair on second homeowners.
127. If any economic development is encouraged it should be limited to professional office space, small high-tech business, publishing, galleries and other low traffic clean activities.
128. Lower taxes.
129. Dorset is unaffordable to anyone who is not rich. There are too many second home owners with out of state residency. Taxes are too high. I can't see any reason to build new homes since there are so many on the market.
130. Any new development should be limited to slopes less than 20%.  
Members of governing bodies should participate in decisions about their own properties.
131. This will be our full time home in a few years. We love it as it is now but that may change when living here full time.
132. Without further development property values will decline. This area is a dead zone because nothing will happen. East Dorset is shabby and sad.
133. Balance between encouraging residential and economic development while conserving areas of undeveloped land to attempt to expand the tax base while limiting the impact on town infrastructure and maintaining the quality of life.
134. This survey is a good idea, as is the stamp on the envelope.

135. Recreational paths need to be built.
136. I would hope that there will be more cultural events, especially in the summer months such as concerts in the park like string ensembles.
137. Lower the speed limit on Morse Hill Road. Maybe more up town attractions. Maybe some small upscale shops within walking distance of each other but again, nothing like Manchester.
138. Mixed use development might work on Church St. and Route 30. I'm not advocating more commercial development but any new commercial development should take place where it currently exists. I don't think Dorset will ever be a job center, nor should it strive to be. It has been a residential community and realistically it should probably continue to be. I am not suggesting that we discourage development, but rather that Dorset protect the character and feel that we enjoy today.
139. People like villages with village centers – more development in these centers – provide office space for entrepreneurs, IT, etc. And medical practices.
140. It would be nice to see existing vacant buildings be utilized instead of more new commercial development. Perhaps incentives can be offered to businesses that revitalize existing space. We like the beauty and peacefulness of the open spaces. Incentives should also be given to preserve what little farm land is left.
141. It was the charm of Dorset that drew us to the area several years ago. I would like the town to retain its country like setting without commercial buildings dominating the roadside.
142. Keep pace with the needs of the town.
143. Dorset is a diverse community. We need to take that diversity and make it our strength.
144. Keep the traditional village plan. Do not suburbanize Dorset. Maintain it as very beautiful Vermont – distinction – aesthetics. Uphold current zoning. Restore elevation restrictions for building.
145. Please no development on 25% slopes. It is dangerous for school buses, fire engines and other heavy trucks. Unsafe on snow and ice. We have too many older, poorly insulated houses in town. People should be encouraged to buy and insulate them or demolish and rebuild where the location is good, these would be good investments.
146. Dorset should remain a residential community with commercial activity in neighboring Manchester. Caution should be exercised about developments on mountain slopes – maintain the current regulations.
147. Dorset is a peaceful oasis from frantic modern life.
148. The Town of Dorset has a charm that could be considered fragile and delicate. The scale of the buildings is what gives this charm so to preserve this is important to keep it. The key to future growth is to consider the inevitable growth, thoughtfully plan for preserving the charm here. Review committees are always critical but there most likely should be some kind of a “think tank” that keeps watch over the big picture to accommodate the changes that also provide vitality to this community. This survey presents this

subject as though we already know the ingredients of a forward looking plan. I don't have a broad enough grasp of what needs to be accommodated for the future. We need to address the subject thoughtfully looking towards what are hopefully appropriate solutions. It doesn't seem like we are ready to give "black and white" answers as to where we are going. It is, however, commendable to get these questions out on the table for discussion.

149. Maintain current ridgeline restrictions to preserve the views and ecologically fragile areas of Dorset.
150. This is difficult because it provokes an "emotional" response and the true answers are not black and white.
151. The beauty of Dorset is a key part of its economy. This is both natural and historic beauty. We need to protect it for the tourism, residents and the retail trade.
152. I am a part time resident though I intend on being here a long time. Accordingly I may not have as much information as a full time resident.
153. We need more consistent building restrictions. Lane Road house is an example.
154. It's important to put Dorset's plan in the context of Manchester's plan – retail shops, job opportunities, etc.
155. Picnic tables on the Green and a garden with benches around perennials inside.
156. We need to take into account the Manchester plan. It's impossible to plan a long term strategy for Dorset without knowing the impacts of Manchester.
157. We have a wonderful and vibrant farmers market. I hope the town will continue to work with them to maintain or even improve it.
158. The town needs a great percentage of year round residents. The town needs more young families with children.
159. I like Dorset just the way it is.
160. I favor development in and around the village cores. I oppose the loss of open space. Encourage the continued use of existing commercial sites – H N Williams, Bear paw Lumber, J K Adams, Union Store – protect what is left to the approaches to town/villages.
161. I currently serve as first selectman in the Town of Simsbury, CT. We recently conducted a townwide master plan for our town. I would be happy to provide assistance in any way I can.
162. We understand that growth is necessary but only slightly for the Town of Dorset.
163. Clarify Beech Ridge access. Reference the Dorset-Peru integrated resource project – Environmental Assessment Chapter 2, page 40.....
164. Manchester is close and has the need commercial services. Car dealers in East Dorset are OK.
165. Dorset certainly doesn't need any more new homes when we have so many homes that are unoccupied or vacant. Dorset could also use a moderately priced restaurant serving lunch and dinner.



166. Geographical features play a strong part in determining growth and the best use of an area. The ambiance here is unique and would suffer drastically from over development.
167. Give us more space for healthy exercise; more sidewalks, wider shoulders on the roads.
168. Because there is little agricultural land or activity here growth and development will continue to be controlled by individuals who: 1) wish to subdivide or 2) wish to conserve lands. \*\* The remaining comments were not readable\*\*
169. Neighbor helping neighbor!!
170. If Dorset wishes to contain/retain its gentle Vermont appeal then it should do so – do we really want to become like Manchester?
171. Every question here should have “it depends” option. Obviously every town will grow within the guidelines of our bylaws. There can and should be compromise and flexibility. Value Open Land! Save Our Hillside!
172. Growth rate should change as needed; not decreed by special interests. Mixed uses should be confined in Village Residential and Village Commercial that are well defined in our Bylaws.
173. More focus on Dorset as a tourist destination. We need to ensure viability for places like The Barrows House. We need to encourage modern growth – professional office space, maybe one or two light manufacturing facilities such as J.K. Adams and some tasteful residential development. Vermont needs to provide more opportunities.
174. Bill Breed and Gay Squire are certainly assets to the Planning Commission with their numerous years of service.
175. The reason we purchased our home in Dorset was because it is not over-developed. I hope it stays that way!
176. General meeting to spawn ideas to help you along.
177. We prefer to have Dorset stay as beautiful as it is!
178. The growth rate is none of the town’s business. Growth will occur as the market demands. Employment opportunities will come as needed if development is done well. Stop meddling. Let the market work but don’t stand in the way, let it happen.
179. Creating more jobs would be nice.
180. Bike paths along popular roads would greatly encourage people to get around on bike/foot and therefore decrease traffic (Route 30). It is currently very unsafe to bike or walk anywhere, even to the post office.
181. Growth and change will come. We must plan for it and encourage a vision for the future. Combating change is a waste of resources. There is a large need to bring together polarized views on this matter.
182. Small home based businesses should be encouraged. More young families and moms at home need to be able to have this possibility/access.
183. If we want to continue to have a public school then we need to encourage younger people to move here. We must develop jobs that would enable this.
184. The Town has been trying hard to build with “Dorset Days”, etc., but we need more jobs and industry. The school is a big asset that should be played

- up more. Also the theater is a great building that should be used more as a community meeting place. Work more with the Chamber of Commerce.
185. Keep up the good work!
  186. As always, with growth comes unexpected problems and costs.
  187. Thank you Planning Commission.
  188. Business starts in the service industry seem difficult to establish due to excessive restriction by Town officials and BCRC. These are the types of businesses that could demonstrate a need in our community and provide additional employment.
  189. Dorset should hold fast, begrudging progress as necessary. What it should not become is a Nantucket or Rockport. As a Dorset taxpayer from October 1073 to April 2013, Dorset is my spiritual home and needs to continue to fight the changing winds of development.
  190. The Dorset public library and historical society are significant town assets. Perhaps the Town of Dorset should try to acquire and market the Dorset Quarries. It probably draws more tourists than any other entity. It is a substantial financial plus for local businesses.
  191. Dorset is perfect....If it is not broken, do not try to fix it!
  192. Dorset id perfect as it is.
  193. More incentives for energy efficient homes and business, solar hot water and photovoltaic and small scale wind turbines. Love the Dorset farmers market!
  194. I moved to Dorset because I want to enjoy what exists, not what could be.
  195. Residential and commercial buildings are for sale. We have lots available in Dorset. We do not need to replicate what is readily available in Manchester.
  196. Don't turn Dorset into another Manchester.
  197. Measured growth; do not increase the slope.
  198. Stop the construction of attached homes. Keep the 3 acre minimum lot.
  199. Keep it as is. Develop and support the existing developed areas.
  200. I see no need for a change but we should keep an open eye when new enterprises are proposed.

#### Other Comments:

Thank you for conducting this survey but after reviewing the questions, I found it more prudent to answer each question with an explanation as the survey currently is rudimentary and therefore would provide short sided opinions to serious issues.

1. The growth rate of the Town should increase the social dichotomy and concentrate on attracting more families with school aged children. This will ensure that our school systems remain vibrant and strong and help Vermont remain a leader in education.
2. The amount of land available for development should be better utilized and provide the landowner with the ability to maximize a profit and therefore pay the required amount of taxes; rather than burden other taxpayers to cover any shortcomings in the Town's budget. Development does NOT have to be

construction unless it is dedicated toward long term environmentally responsible jobs to attract families and promote the Town's economy. Ideally, all available undeveloped land should remain in agriculture that should provide the food resources and energy needs of the Town's population.

3. Areas of growth should be concentrated wherever it best suits the need of the immediate neighbors.
4. The Town would benefit from environmentally responsible job promotion. The concentration should focus on meeting the immediate needs of the population. These are primarily food to eat and energy to survive the winters. These solutions can be from an agricultural based strategy that would keep Vermont the unique state that it is.
5. Already answered.
6. Sadly, the current employment opportunities do not provide adequate income as many residents routinely work more than one job to provide for their families. My personal opinion is this is the principal responsibility of the Town's administrators to have a strong future plan that will ensure growth and vitality of residents of Dorset.
7. Creating more jobs is an important part of new development – absolutely. However, these jobs MUST have long term goals that directly benefit the residents of Dorset through employment opportunities and to meet their immediate needs for survival. It is important that these newly created jobs will be committed to Vermont and not be outsourced solely for greater profit margins.
8. Incentives should be created encouraging conservation of undeveloped land – NEVER – these strategies have ultimately resulted in the current plight we are in. Incentives simply delay or act more like a finger in the hole in a dam that will eventually give away. Better utilization is the key so landowners can stand on their own two feet like other citizens who pay the difference to meet the Town's budget. Such utilization will provide the necessary job creation which will help the Town prosper.
9. My future vision of the Town is a promotion of an agricultural based economy that brings true value to our land and the people who manage it.
10. What type of economic development would you like to see in Dorset?
  - a. Retail can leave and relocate and is too fragile.
  - b. Lodging will not survive if Vermont becomes like other areas with a lot of these proposed development strategies. Vermont working landscape is what makes Vermont unique and why people travel here as tourists.
  - c. Café/restaurant – sure as long as they can find their niche and survive in a very competitive environment.
  - d. Professional office space – sure as long as the population can support it.
  - e. Home based business – yes.
  - f. Light Manufacturing – yes using existing available commercial space which is not currently being utilized.
  - g. Same as F.

- h. Because there is little agricultural land or activity here, growth and development will probably continue to be controlled by individuals who 1.) Wish to subdivide or 2.) Wish to conserve lands. \*\*The remaining comments are not readable\*\*

These comments were compiled May 29, 2013 by:  
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