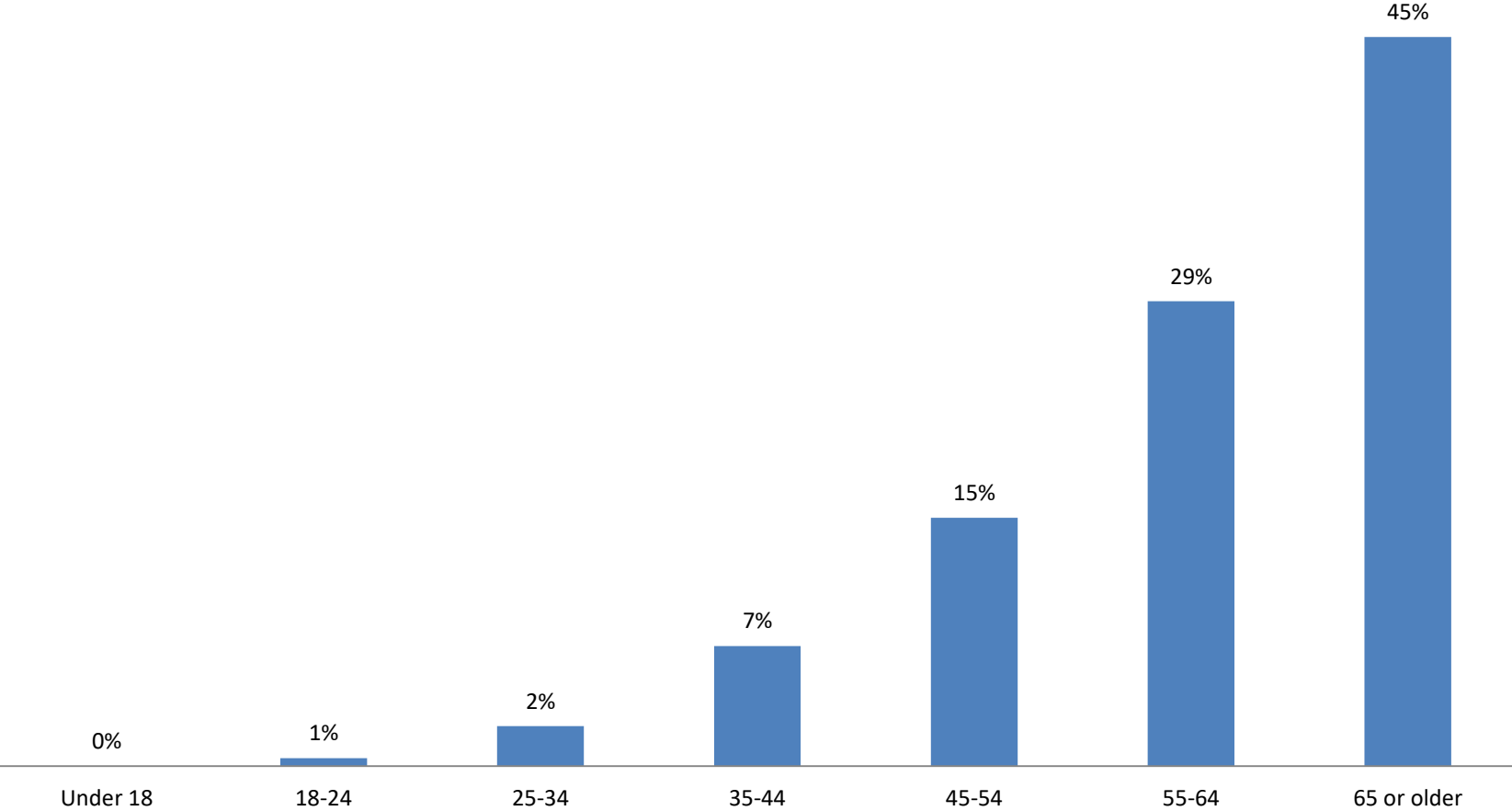


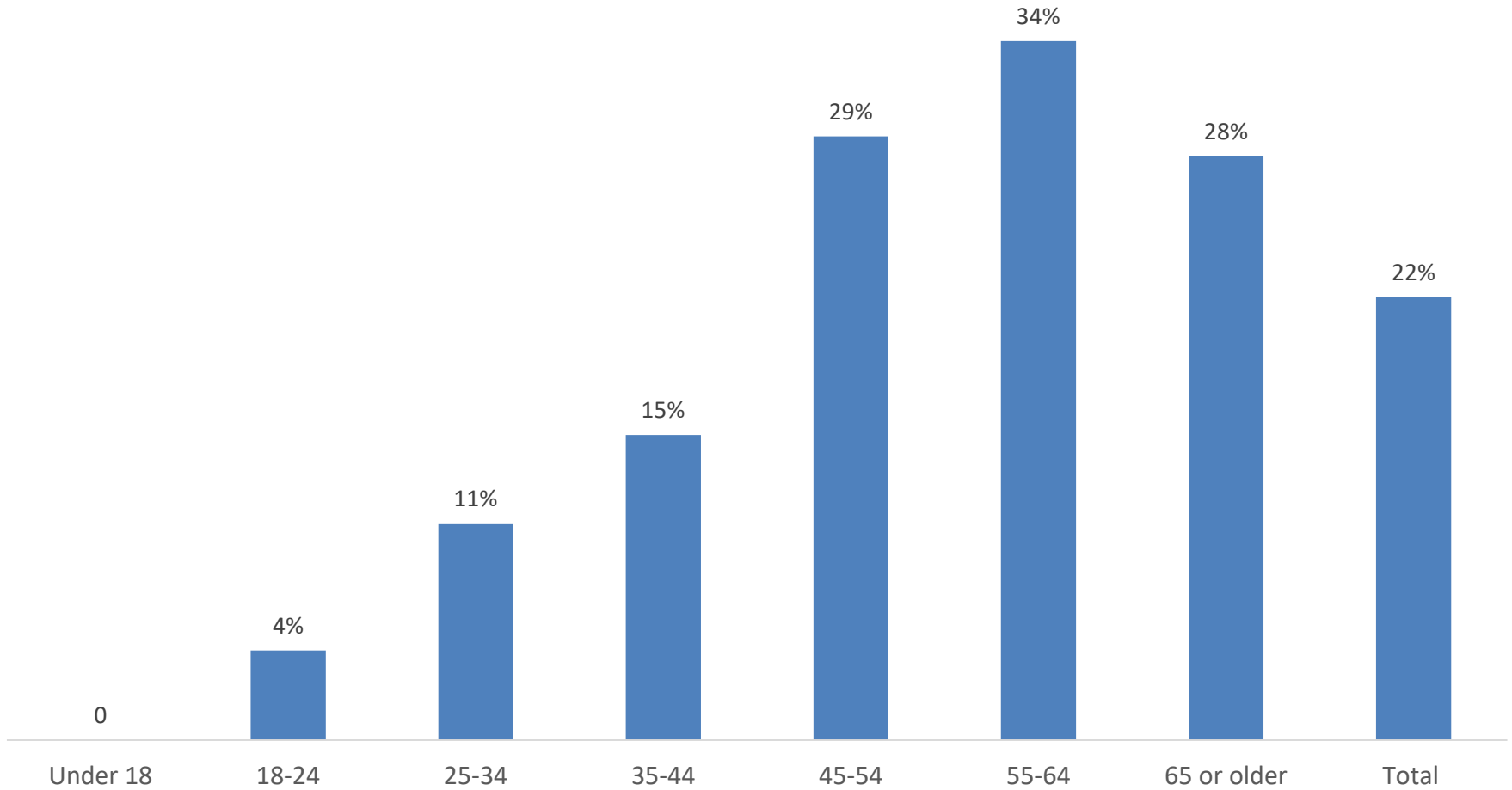
Weston Town Plan Update Community Survey Results

- The survey was available to be completed online from August 30 – October 4, 2023. Hard copies were also available at the Town Office and Post Office. Completed hard copies of the survey were collected at the Town Office and entered in online by the Windham Regional Commission.
- A post card mailing about the survey was sent to every property owner in Weston. The survey was also promoted on the Town's website and Facebook page.
- The survey had a total of 204 respondents.

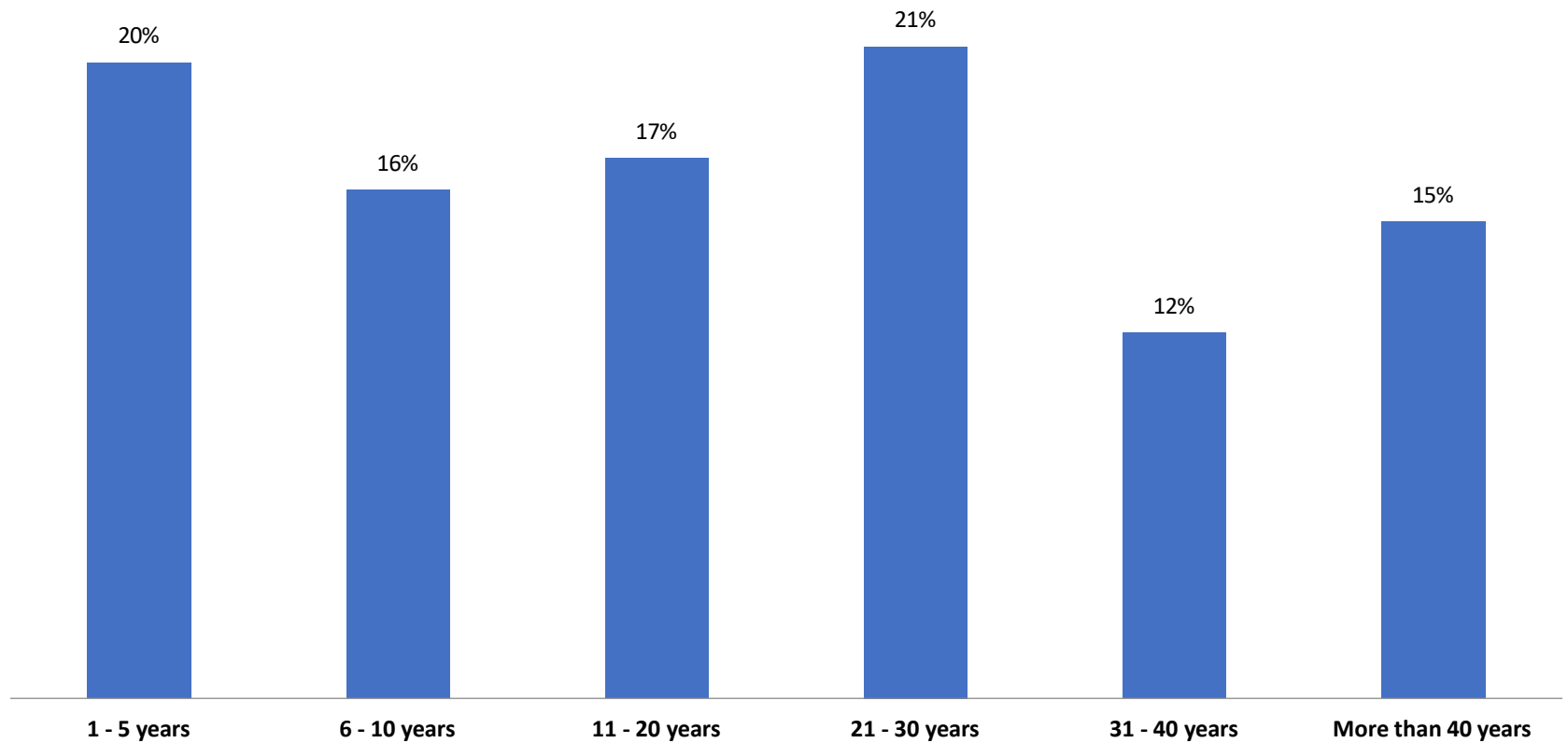
Age of Survey Respondents



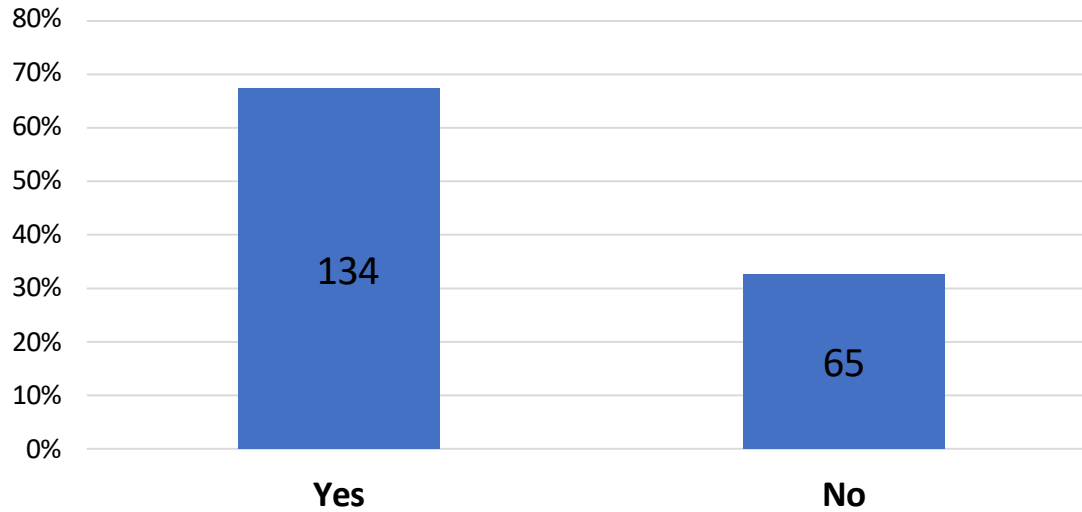
Percent of Year-Round Residents by Age Completing Survey



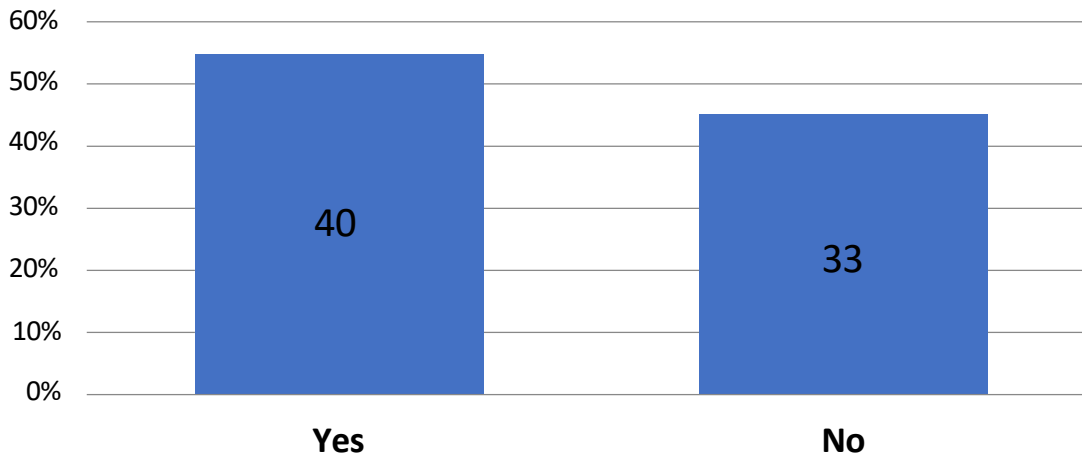
Please indicate the number of years you have lived or owned property in Weston



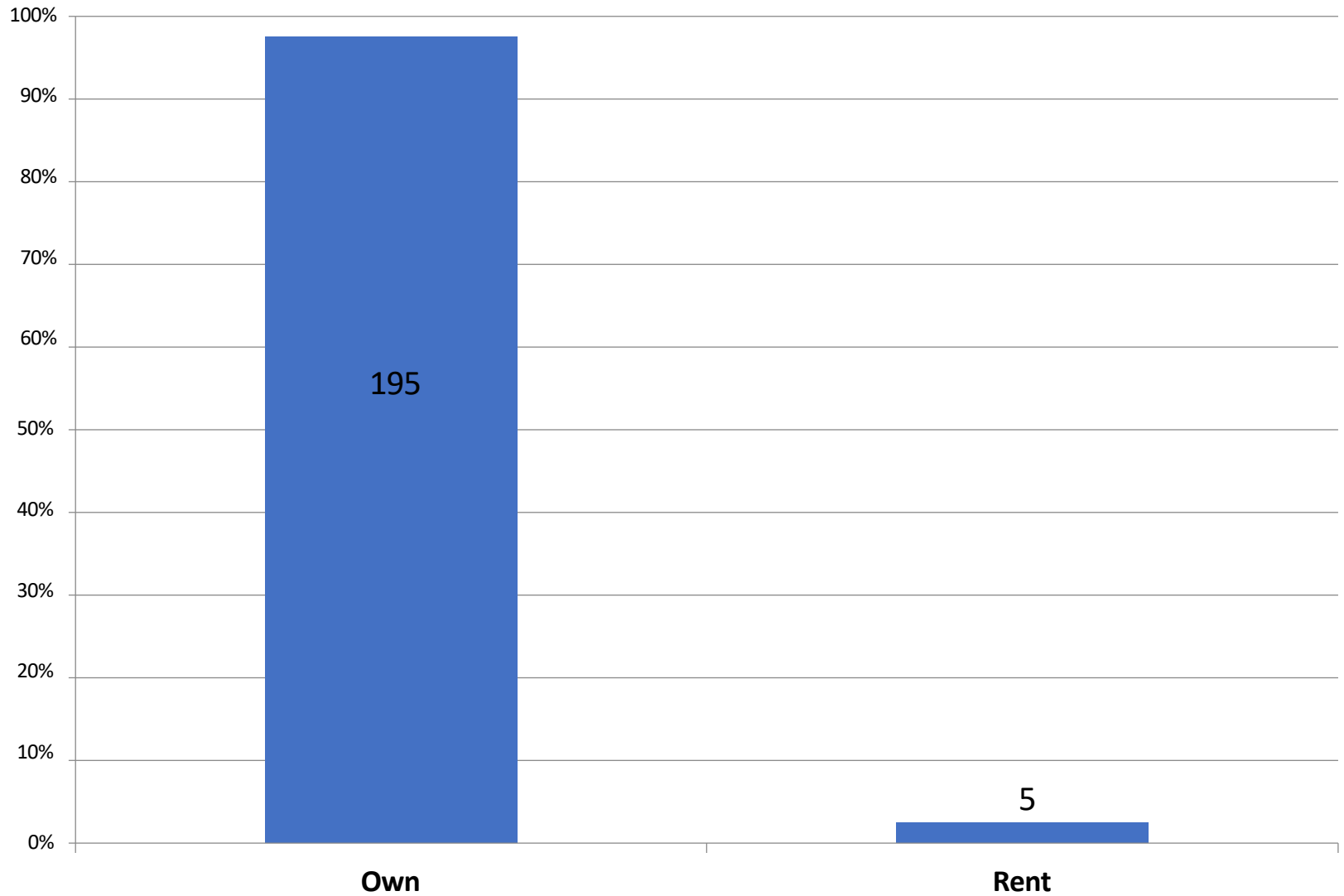
Are you a year-round resident of Weston?



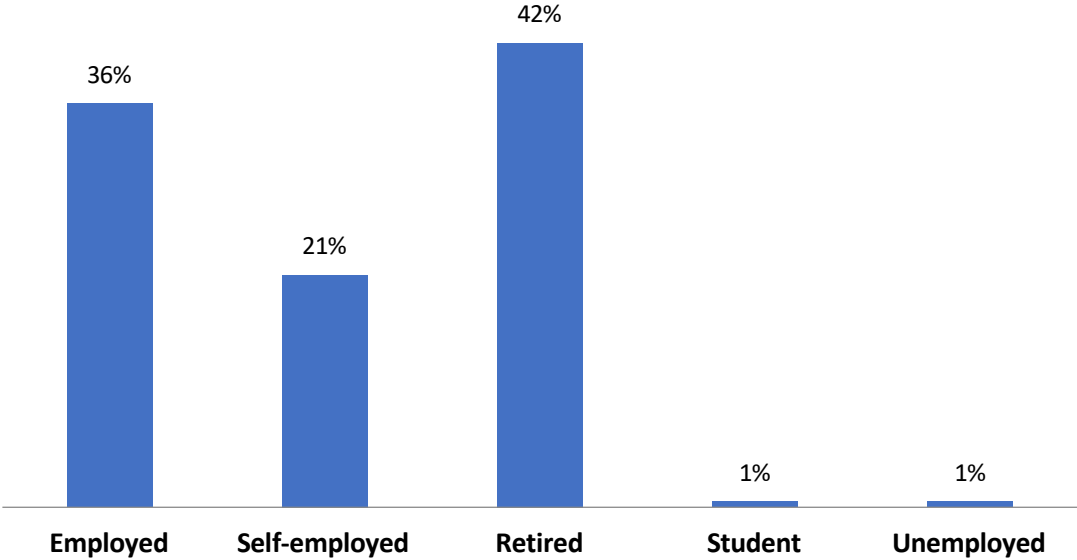
If you are not currently a year-round resident, do you plan to become one in the future?



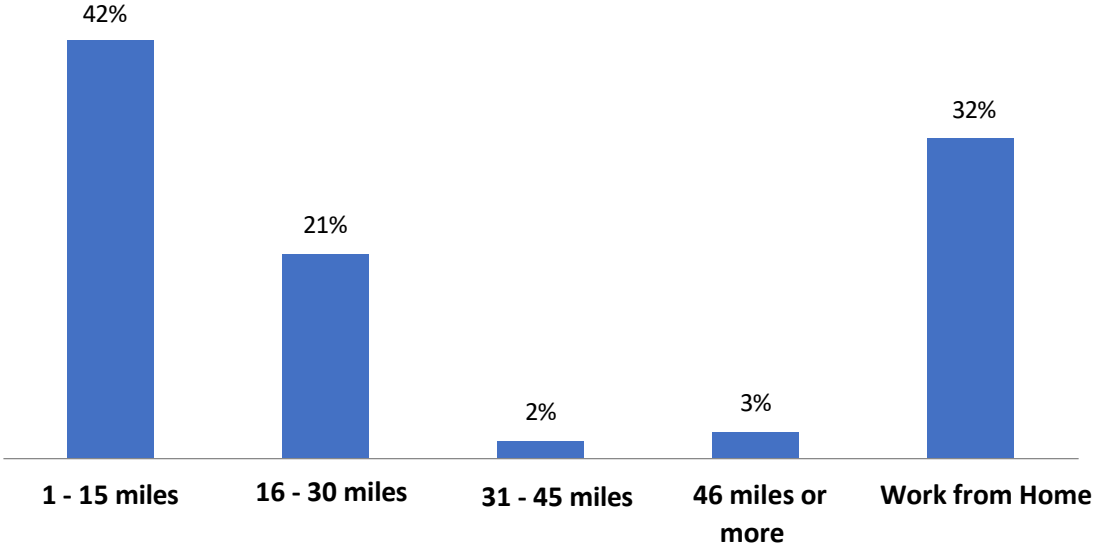
Do you own or rent your home?



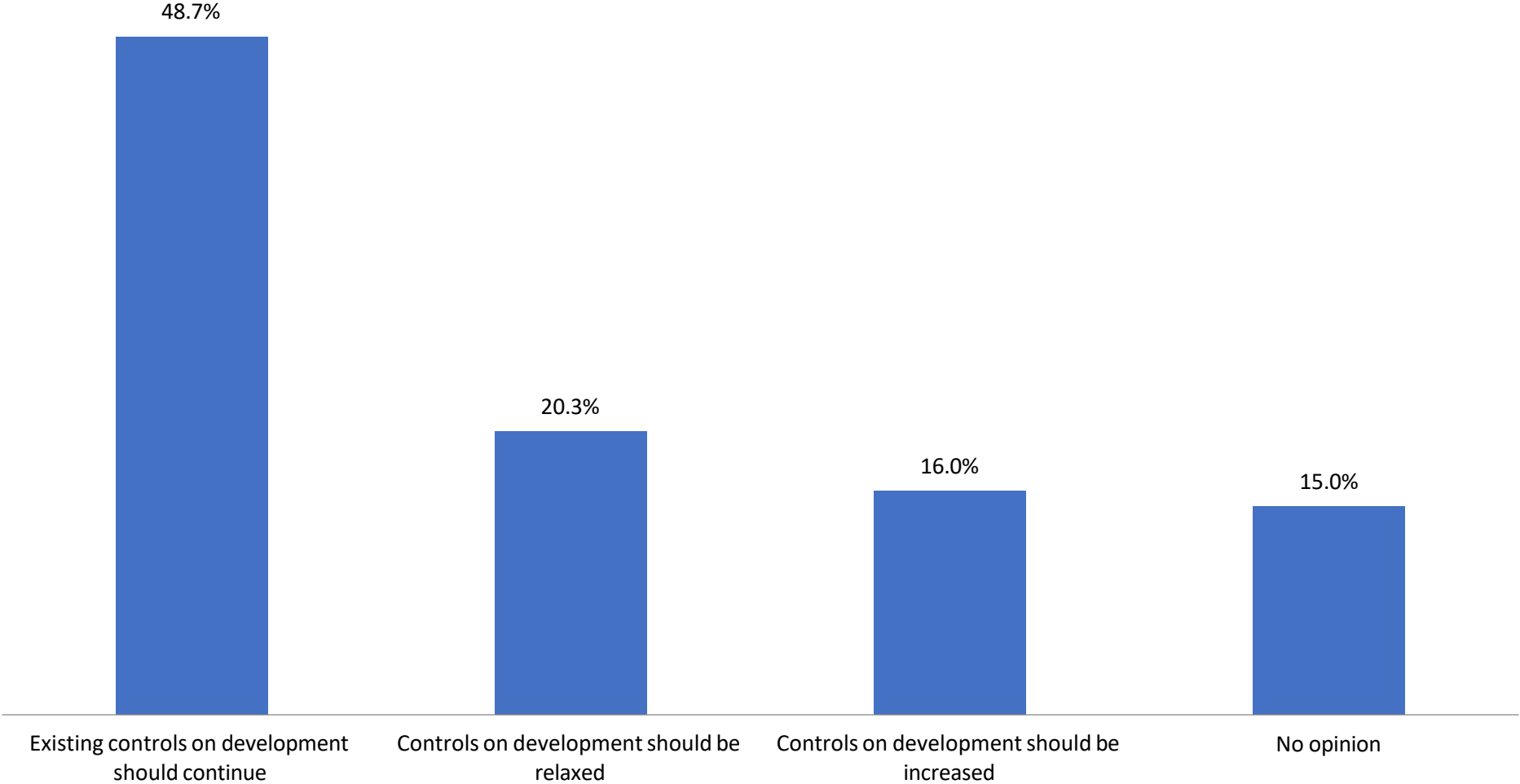
What is your employment status?



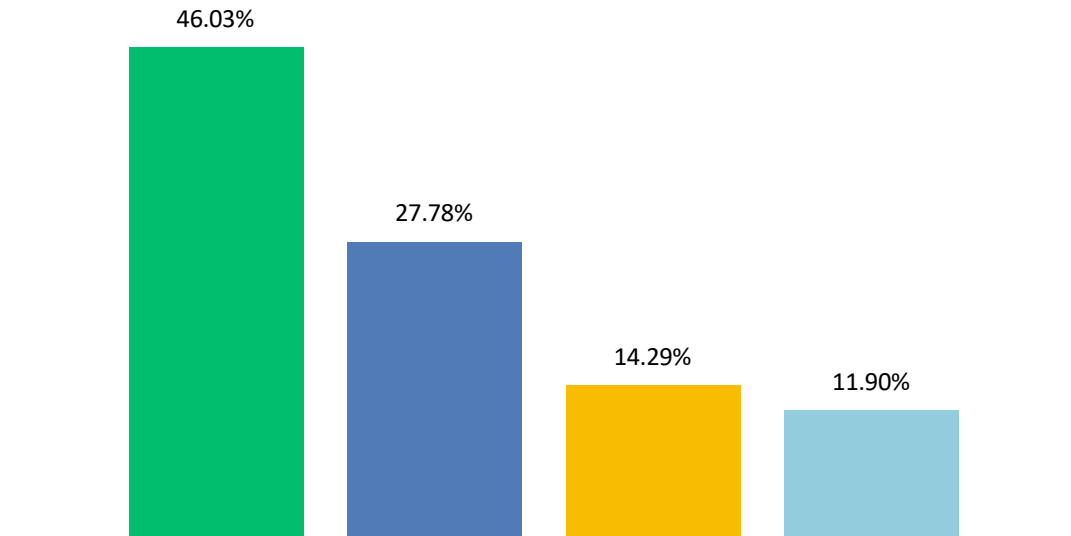
If you are currently working, what is your commute distance?



Which of the following statements best describes your attitude about development in town and how it is managed via zoning regulations, administration and enforcement (controls)?



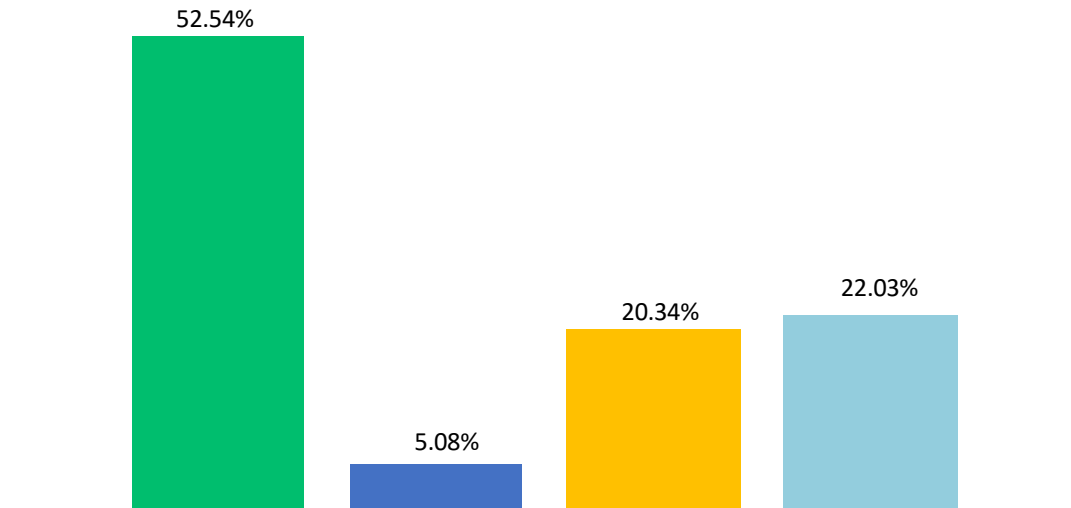
Year-Round Residents



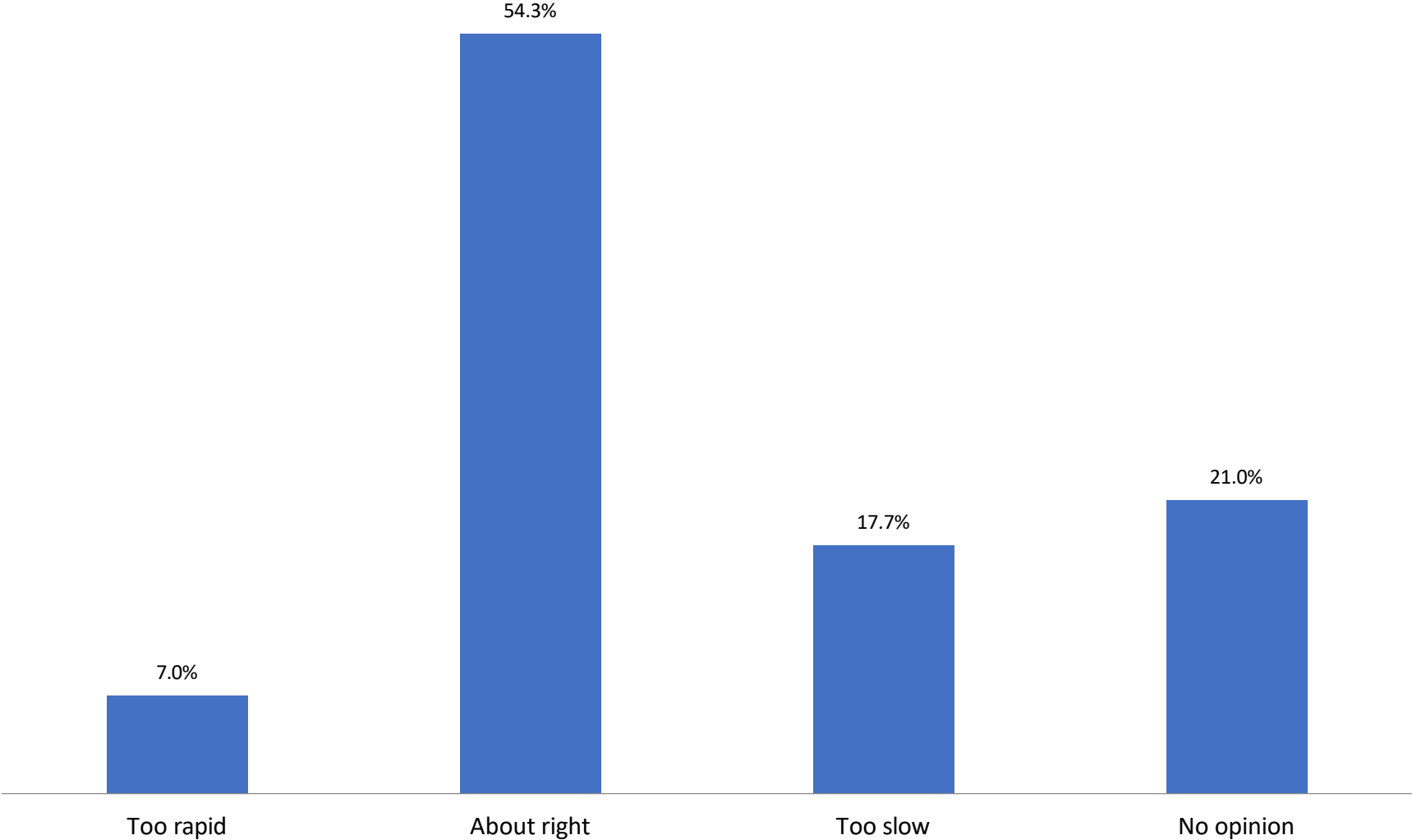
Which of the following statements best describes your attitude about development in town and how it is managed via zoning regulations, administration and enforcement (controls)?

- Existing controls on development should continue
- Controls on development should be relaxed
- Controls on development should be increased
- No opinion

Seasonal Residents

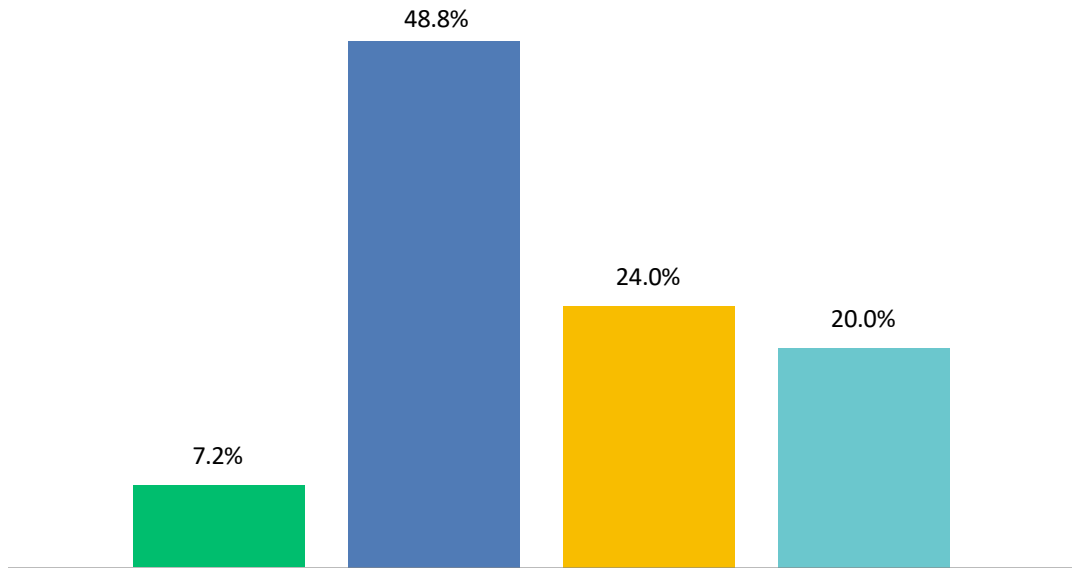


In your opinion, has the rate of residential growth and development in Weston been:



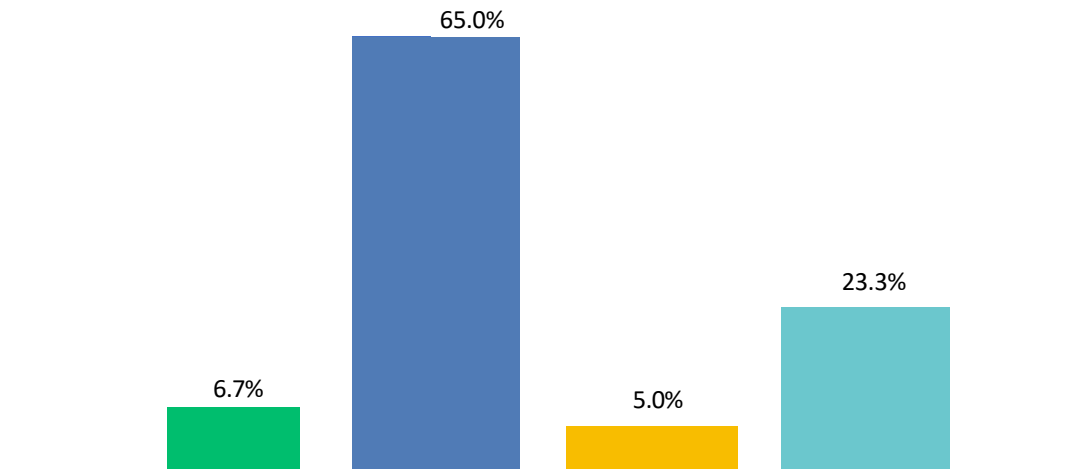
Year-Round Residents

In your opinion, has the rate of residential growth and development in Weston been:

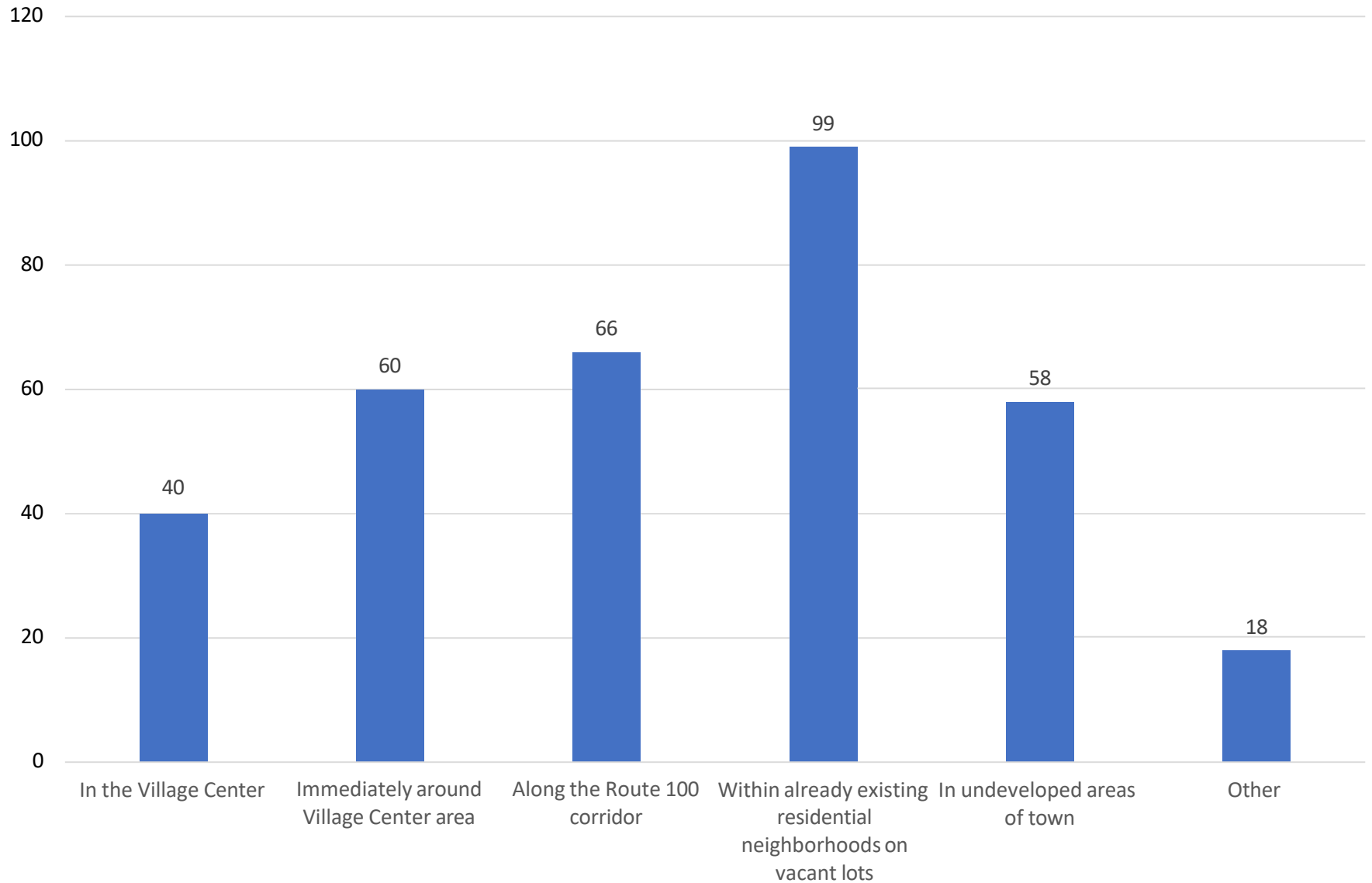


- Too rapid
- About right
- Too slow
- No opinion

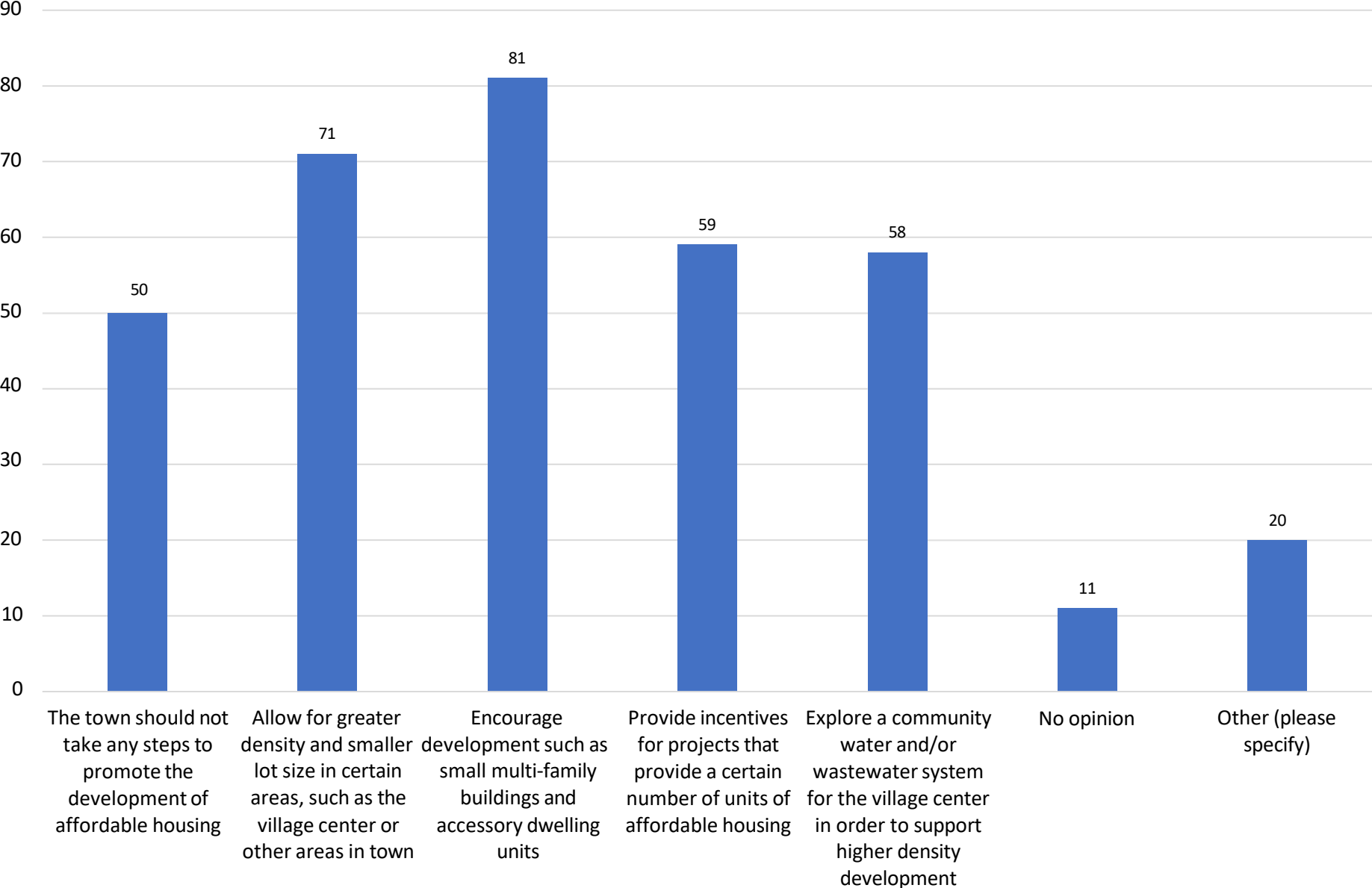
Seasonal Residents



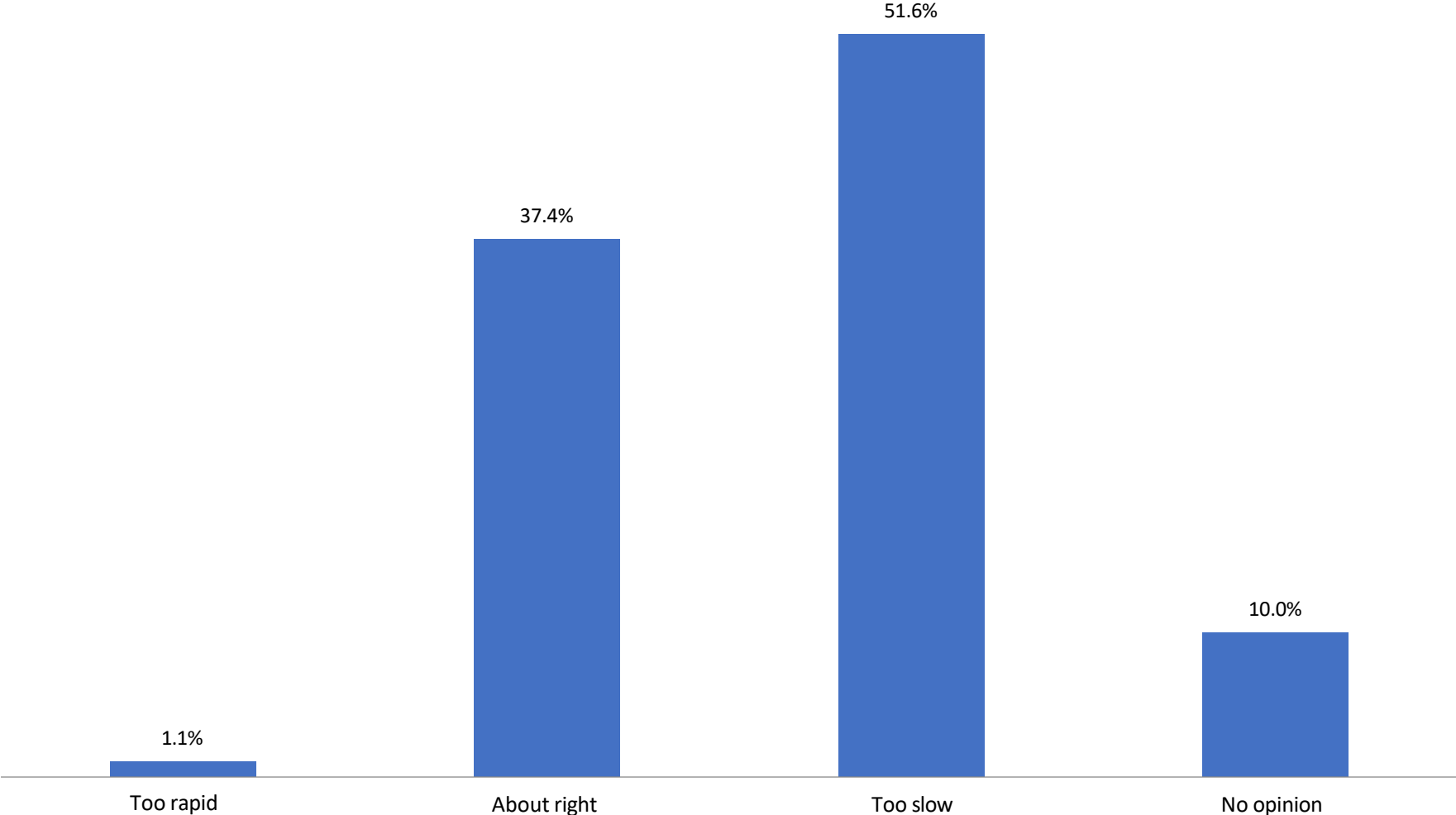
Where would you like to see future residential growth occur in Weston?



What steps should the town take relative to affordable housing?

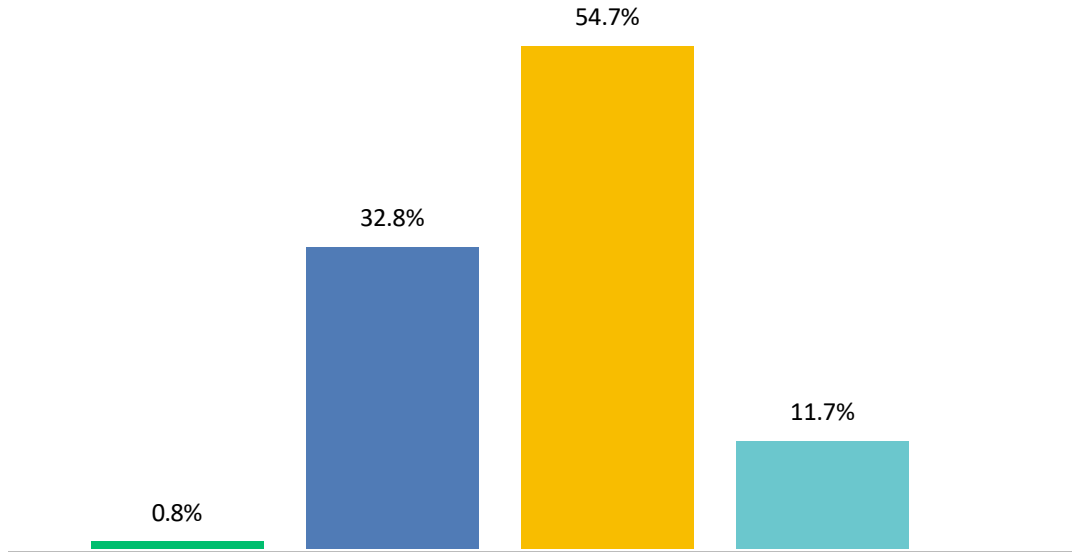


In your opinion, has the rate of commercial growth (stores, offices, services) in Weston been:



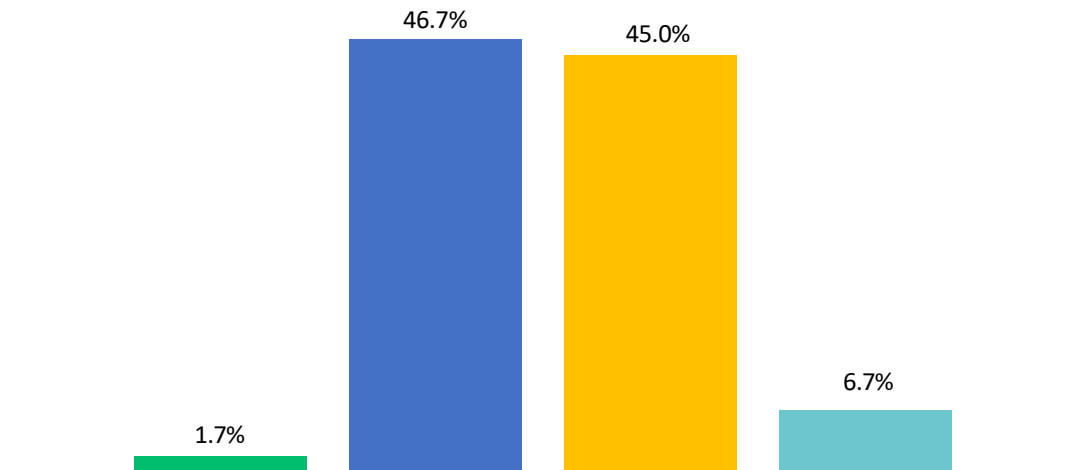
Year-Round Residents

In your opinion, has the rate of commercial growth and development in Weston been:



- Too rapid
- About right
- Too slow
- No opinion

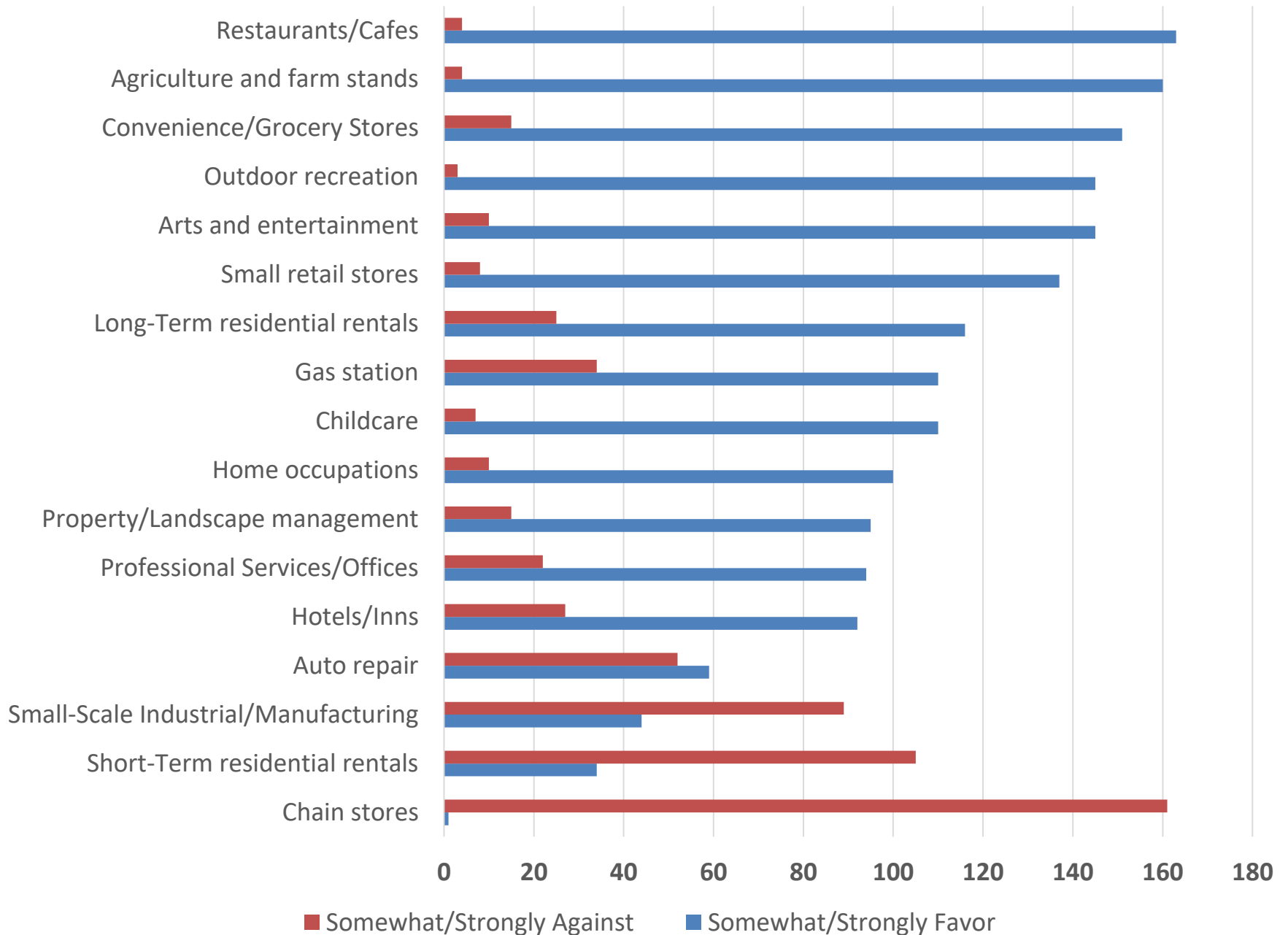
Seasonal Residents



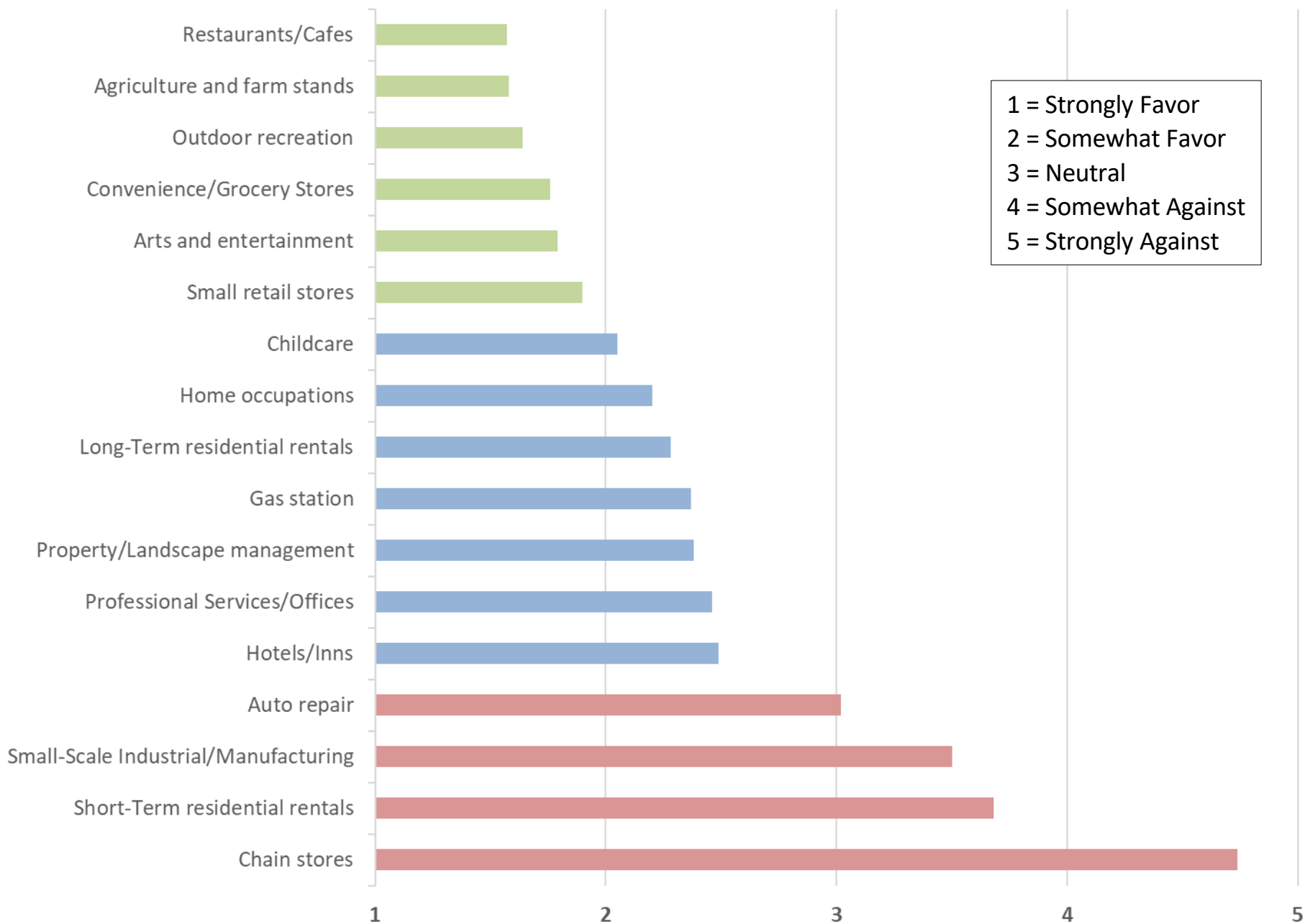
What types of business should Weston promote?

	Strongly Favor		Somewhat Favor		Neutral		Somewhat Against		Strongly Against		Total	Weighted Average
Restaurants/Cafes	56.35%	102	33.70%	61	7.73%	14	1.10%	2	1.10%	2	181	1.57
Agriculture and farm stands	57.38%	105	30.05%	55	10.38%	19	1.64%	3	0.55%	1	183	1.58
Outdoor recreation	56.50%	100	25.42%	45	16.38%	29	0.56%	1	1.13%	2	177	1.64
Convenience/Grocery Stores	52.78%	95	31.11%	56	7.78%	14	4.44%	8	3.89%	7	180	1.76
Arts and entertainment	51.89%	96	26.49%	49	16.22%	30	1.62%	3	3.78%	7	185	1.79
Small retail stores	38.89%	70	37.22%	67	19.44%	35	3.89%	7	0.56%	1	180	1.9
Childcare	38.15%	66	25.43%	44	32.37%	56	1.16%	2	2.89%	5	173	2.05
Home occupations	29.89%	52	27.59%	48	36.78%	64	4.02%	7	1.72%	3	174	2.2
Long-Term residential rentals	29.83%	54	34.25%	62	22.10%	40	5.52%	10	8.29%	15	181	2.28
Gas station	32.07%	59	27.72%	51	21.74%	40	8.15%	15	10.33%	19	184	2.37
Property/Landscape management	20.90%	37	32.77%	58	37.85%	67	3.95%	7	4.52%	8	177	2.38
Professional Services/Offices	20.34%	36	32.77%	58	34.46%	61	5.65%	10	6.78%	12	177	2.46
Hotels/Inns	18.60%	32	34.88%	60	30.81%	53	9.88%	17	5.81%	10	172	2.49
Auto repair	10.29%	18	23.43%	41	36.57%	64	13.71%	24	16.00%	28	175	3.02
Small-Scale Industrial/Manufacturing	9.71%	17	15.43%	27	24.00%	42	16.57%	29	34.29%	60	175	3.5
Short-Term residential rentals	7.56%	13	12.21%	21	19.19%	33	26.74%	46	34.30%	59	172	3.68
Chain stores	0.59%	1	0.00%	0	4.71%	8	14.71%	25	80.00%	136	170	4.74

What types of business should Weston promote?



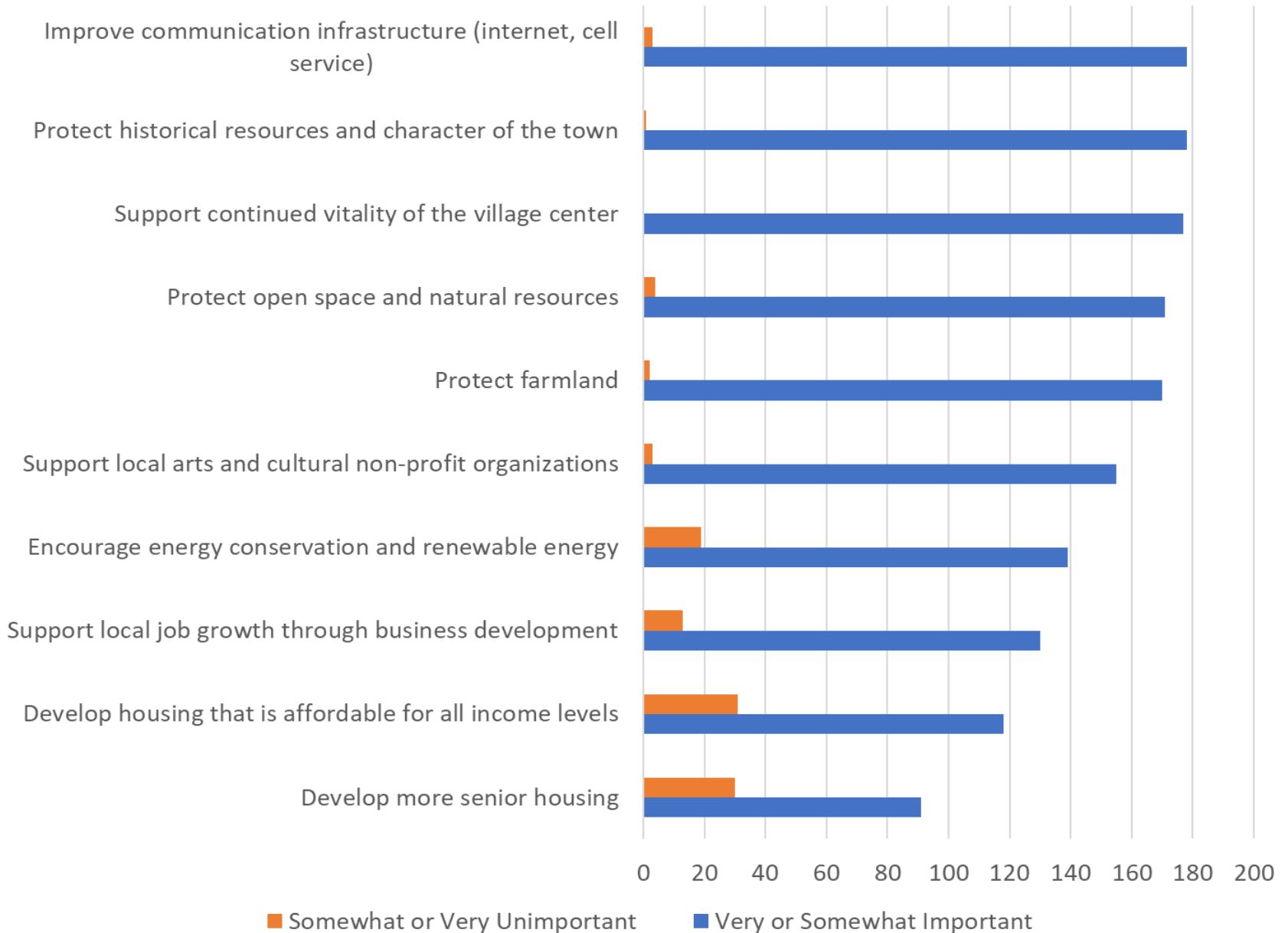
What types of business should Weston promote?



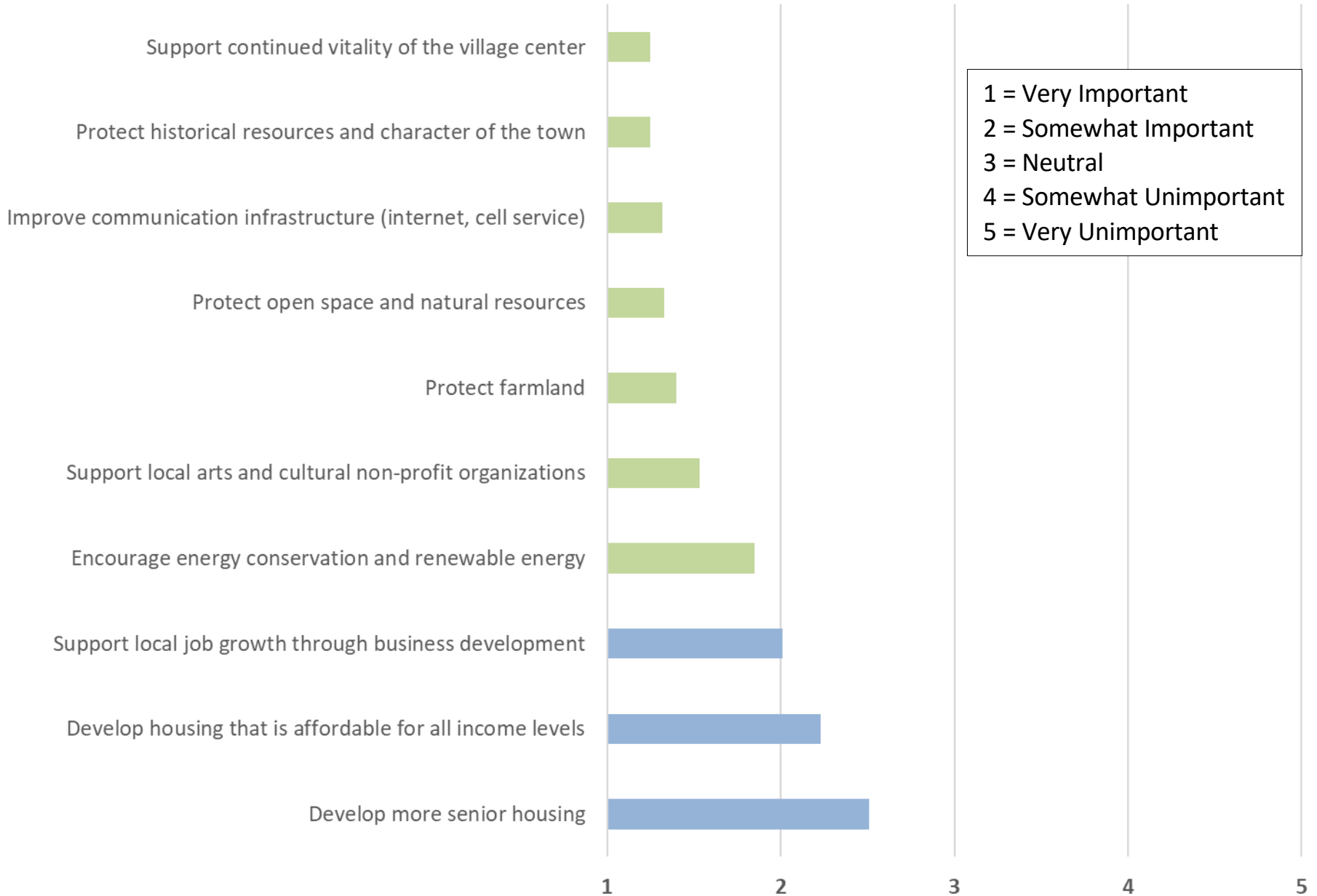
Please indicate your opinion on the importance of each of the following for Weston:

	Very Important		Somewhat Important		Neutral		Somewhat Unimportant		Very Unimportant		Total	Weighted Average
Protect historical resources and character of the town	80.75%	151	14.44%	27	4.28%	8	0.53%	1	0.00%	0	187	1.25
Support continued vitality of the village center	80.11%	149	15.05%	28	4.84%	9	0.00%	0	0.00%	0	186	1.25
Improve communication infrastructure (internet, cell service)	75.94%	142	19.25%	36	3.21%	6	0.00%	0	1.60%	3	187	1.32
Protect open space and natural resources	76.76%	142	15.68%	29	5.41%	10	2.16%	4	0.00%	0	185	1.33
Protect farmland	69.89%	130	21.51%	40	7.53%	14	1.08%	2	0.00%	0	186	1.4
Support local arts and cultural non-profit organizations	64.86%	120	18.92%	35	14.59%	27	1.62%	3	0.00%	0	185	1.53
Encourage energy conservation and renewable energy	54.30%	101	20.43%	38	15.05%	28	6.45%	12	3.76%	7	186	1.85
Support local job growth through business development	37.50%	69	33.15%	61	22.28%	41	5.43%	10	1.63%	3	184	2.01
Develop housing that is affordable for all income levels	38.04%	70	26.09%	48	19.02%	35	8.70%	16	8.15%	15	184	2.23
Develop more senior housing	22.95%	42	26.78%	49	33.88%	62	9.29%	17	7.10%	13	183	2.51

Please indicate your opinion on the importance of each of the following for Weston:



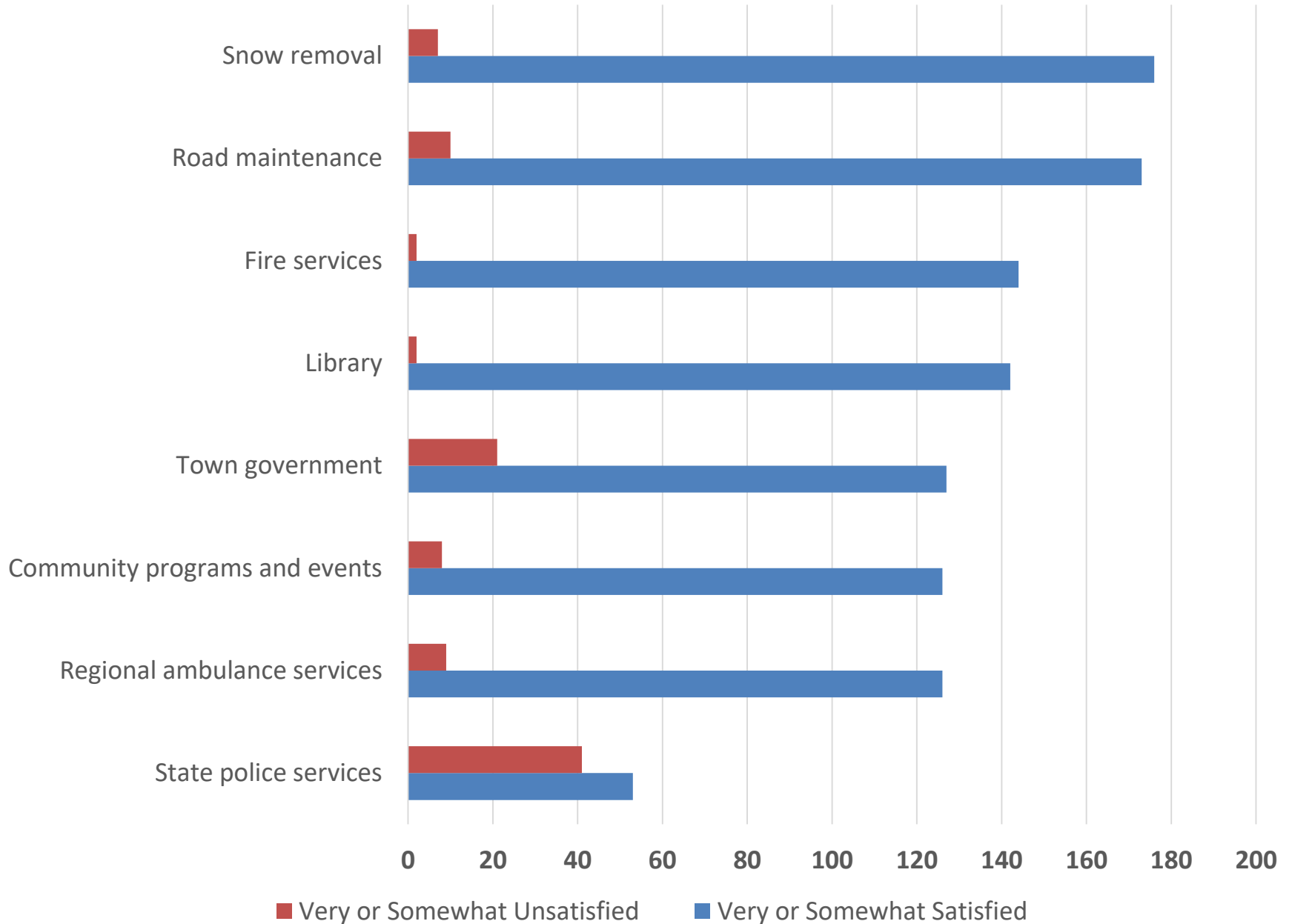
Please indicate your opinion on the importance of each of the following for Weston:



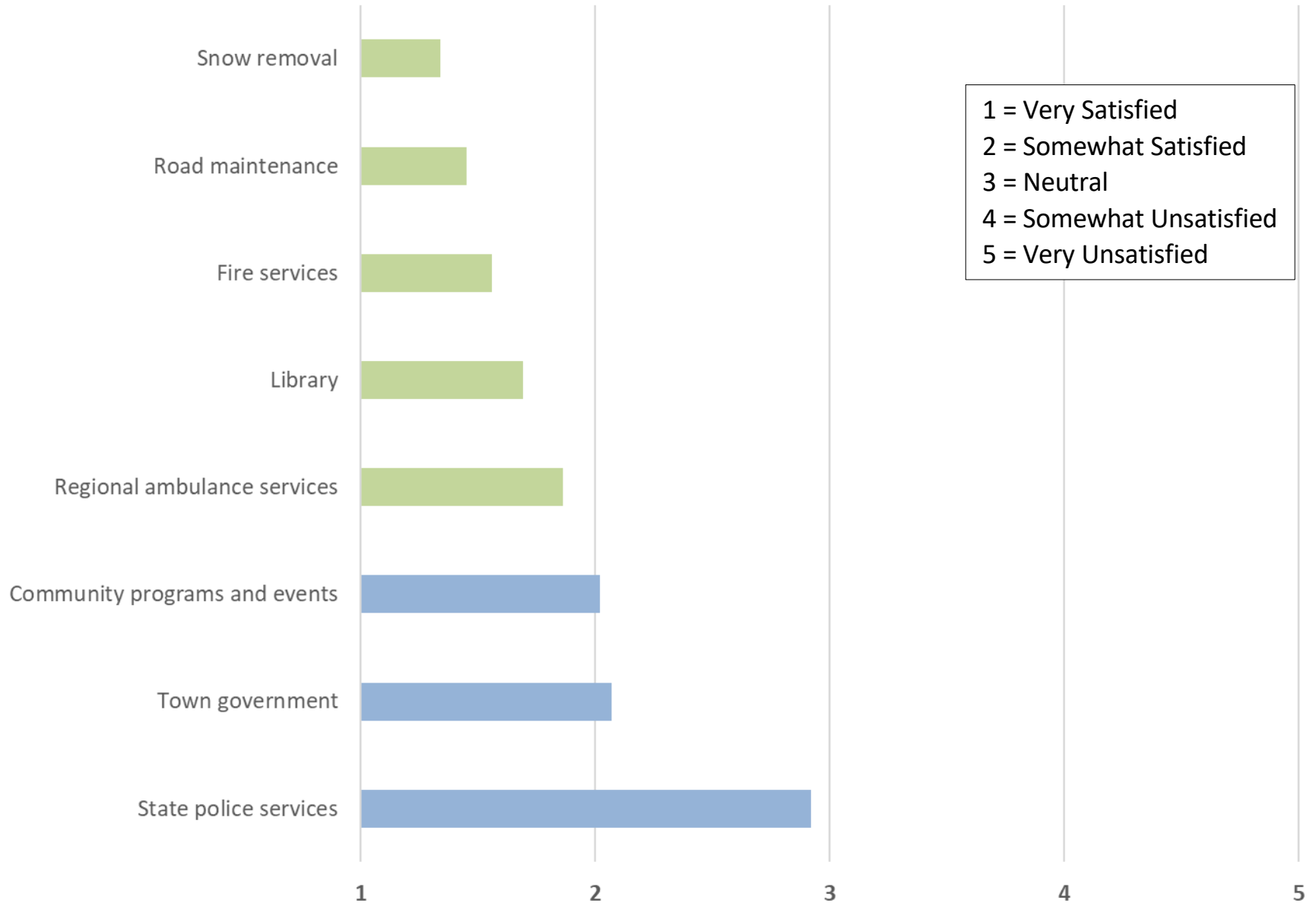
Please indicate your level of satisfaction with the following town services:

	Very Satisfied		Somewhat Satisfied		Neutral		Somewhat Unsatisfied		Very Unsatisfied		Total	Weighted Average
Snow removal	75.40%	141	18.72%	35	2.14%	4	3.74%	7	0.00%	0	187	1.34
Road maintenance	68.45%	128	24.06%	45	2.14%	4	4.81%	9	0.53%	1	187	1.45
Fire services	65.19%	118	14.36%	26	19.34%	35	1.10%	2	0.00%	0	181	1.56
Library	55.68%	103	21.08%	39	22.16%	41	1.08%	2	0.00%	0	185	1.69
Regional ambulance services	50.00%	91	19.23%	35	25.82%	47	4.40%	8	0.55%	1	182	1.86
Community programs and events	34.78%	64	33.70%	62	27.17%	50	3.80%	7	0.54%	1	184	2.02
Town government	38.92%	72	29.73%	55	20.00%	37	8.11%	15	3.24%	6	185	2.07
State police services	10.61%	19	18.99%	34	47.49%	85	13.97%	25	8.94%	16	179	2.92

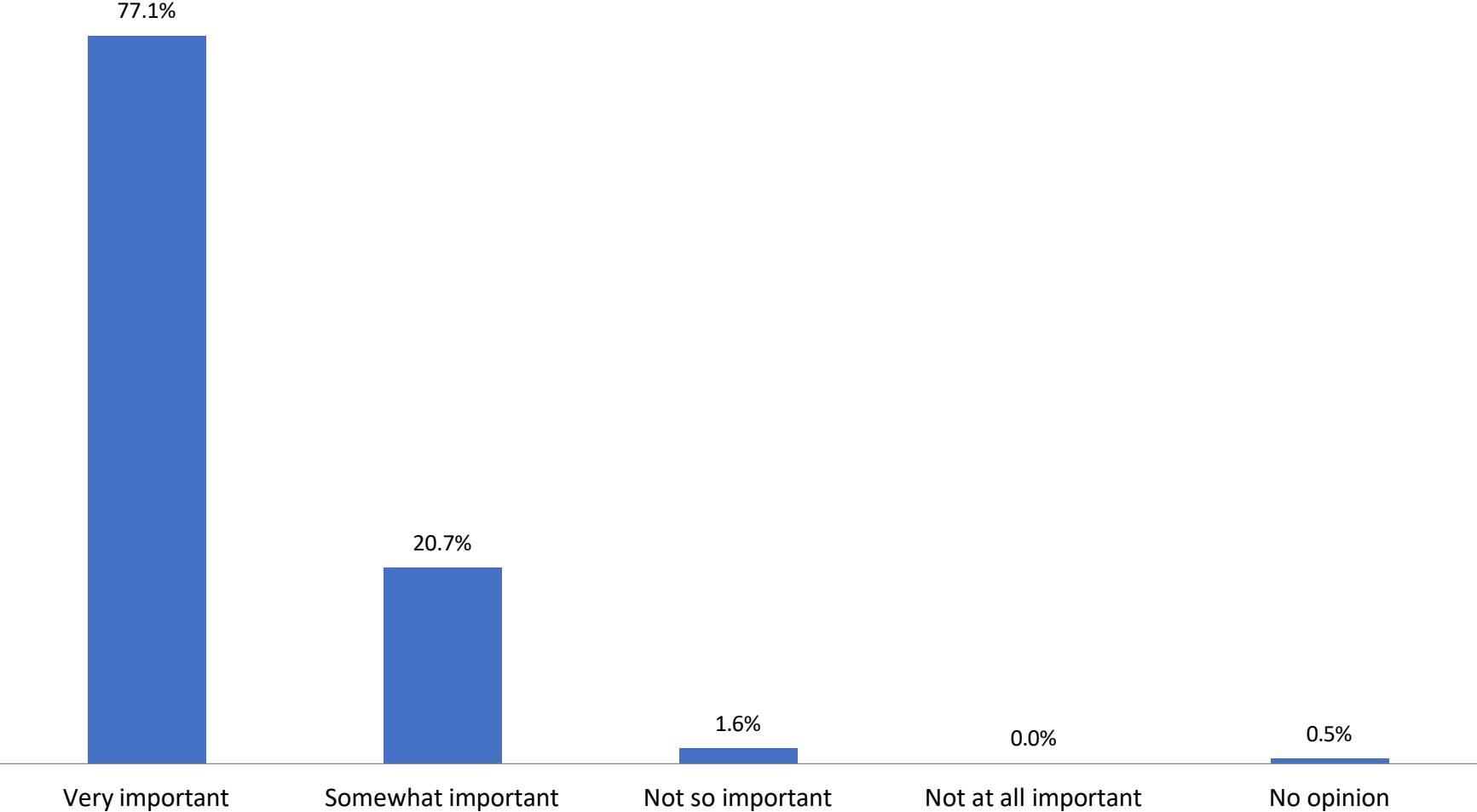
Please indicate your level of satisfaction with the following town services:



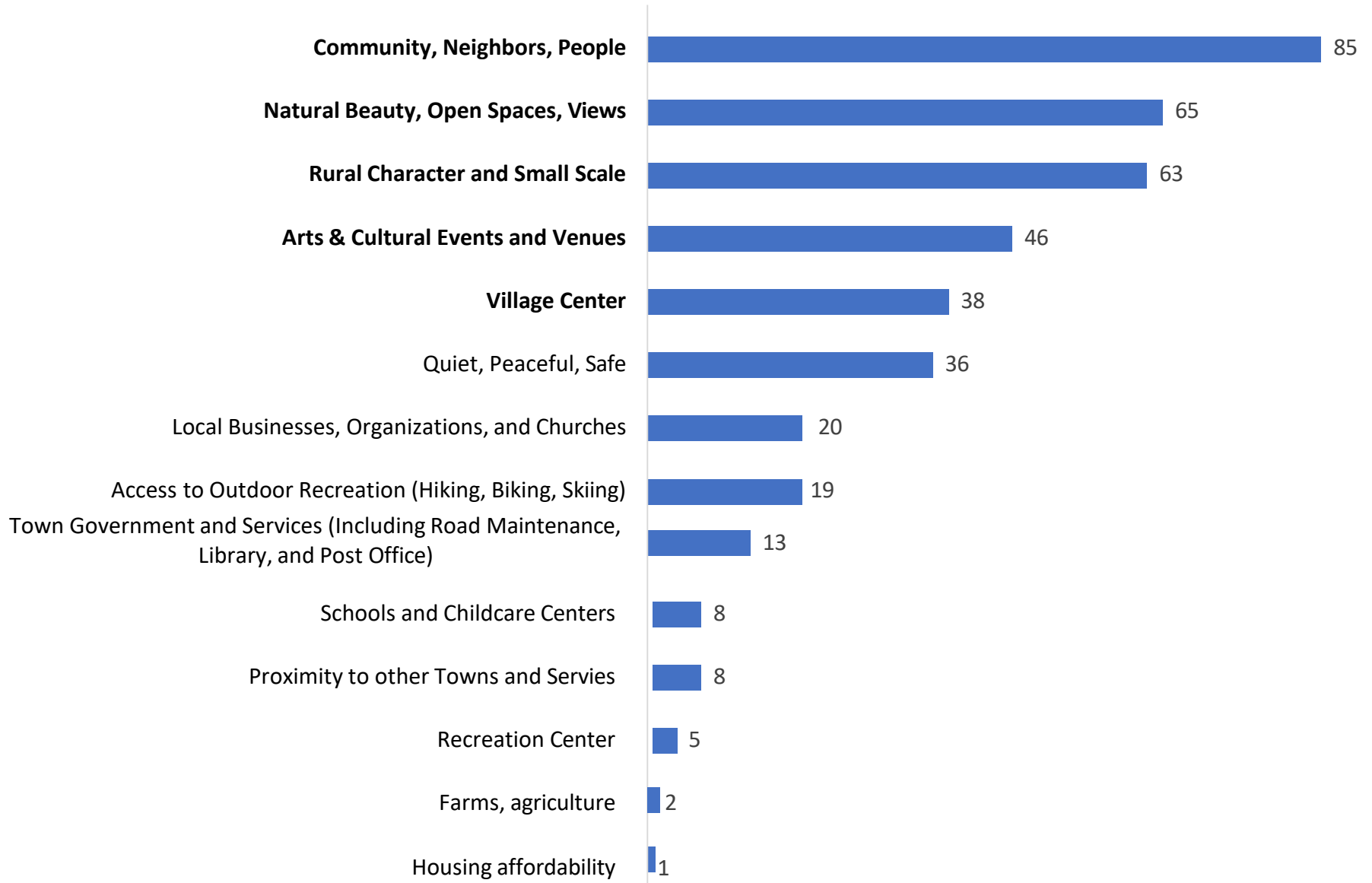
Please indicate your level of satisfaction with the following town services:



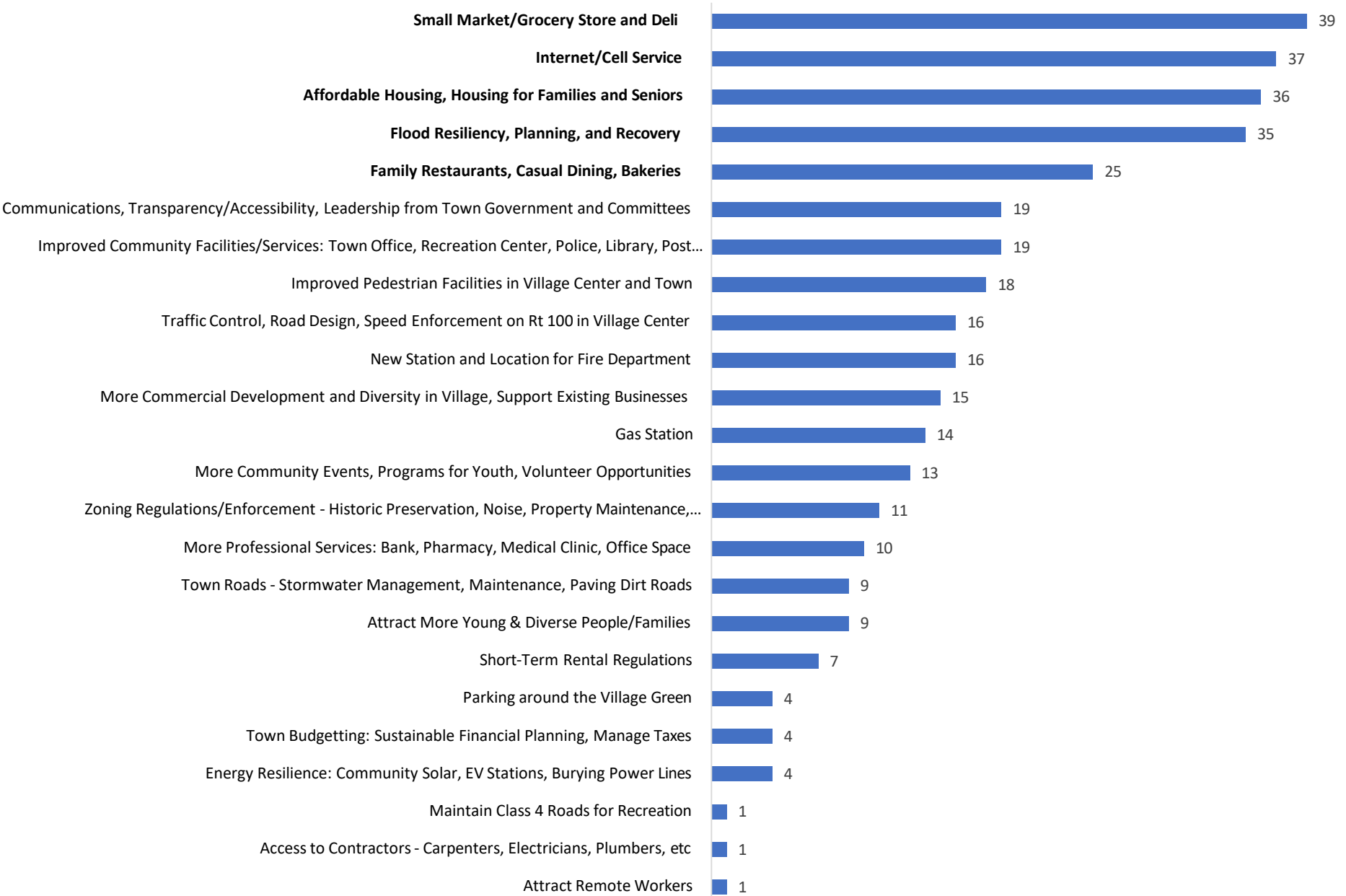
Given the significant impact of the July flooding on the community, how important should this event be in planning for the town's long-term future?



What are your 3 most favorite things about living in Weston?



What are the 3 things that most need improvement in Weston?



Question 9: What Steps Should the Town Take Relative to Affordable Housing? Other (Please Specify)

- Rent in some units should be based on income and assets
- Greater density, small multi family, ADUs, incentives are all good
- Limit short term rentals
- Short term rentals are a problem. They eat up so much of what could be a long term rental or a potential purchase
- Bring taxes under control and allow for simpler subdivision to make it more feasible for low and middle income people to afford to live in Weston. The community has become far too suburban.
- While I think encouraging density in our village center and similar areas would be a positive change for affordable housing, these areas also happen to be in flood zones and would like to ensure there is thoughtful planning with regards to sustainability
- Develop an equation to balance the additional air b and b's so that some of the more affordable homes that have been acquired strictly for air b and b could be available for young working families
- Preserve the character of the town center
- The recent legislation allowing twin houses is sufficient. Do not move to a public water for our town center
- Allow for greater density throughout the town, but not the village
- I don't think things should change in the village center, but certainly outside of the center.
- Provide incentives for projects that fix up existing structures for affordable housing.
- Please limit the air bnb effect. If there were less short term rentals, homes would be more affordable to working families and long term renters. The quality of the neighborhood will greatly decrease when transient people rent for three days and leave.
- relaxing the '2 acre' rule on properties that are out of town. maybe making it one acre instead to allow for affordable lot sizes to attract more local/permanent residents
- Not in town but may make sense in surrounding areas
- Allow additional dwellings or apartments add to main residence on smaller properties/ shared driveway.
- Would like to see what Montpelier plans are like
- This is a tough issue to deal with. I think the town is too small to support homeless housing sadly
- Unsure
- I'm not privy to what the affordable housing needs are; therefore, I do not feel comfortable answering.

Question 11: Where Would you Like to See Future Residential Growth Occur in Weston? Other (Please Specify)

- Not on scenic route 100
- Along 100 -- if significant setbacks and landscaping.
- Immediately around the center, in existing neighborhoods
- We should endeavor to minimize development in order to maintain the bucolic nature of Weston
- Along Route 100, Not in flood zone
- In accordance with current town plans

- While we might be experiencing residential growth, there is an unfortunate lack of community with some few exceptions. There should be some thoughtful ways of linking areas of growth together, vs a feeling of a village center/hub and little else connecting us.
- Outside of the flood zone, walkability to center/services
- Anywhere in town except the village
- none of the above..... As a land owner the town can not force us/we to subdivide our land for "Residential Growth"
- nowhere
- NONE
- no more growth
- None
- None
- None
- No where
- no opinion

Question 13: What Types of Businesses Should Weston Promote? Other (Please Specify)

- Need Air B&B "rules"/income to town
- I am against more Air B&B. I'm in favor of long-term rentals for weeks, months, or longer. It is (and will be) more and more important to have electric car charging options in as many places as possible - seems that the VCS parking lot would be a great place to begin.
- Need affordable services for locals.
- Dr office; drug store
- senior housing is needed
- Just a gas pump, not a station
- Home Occupations and Home businesses where designed to accommodate homeowners IN their primary residence to grow their business and provide services to the community.
- We need fewer houses sitting empty, waiting for ski people to come vacation.
- Popup retail spaces
- medical services
- Yes, economic diversity should be encouraged and planned for. it would be wonderful to see small industry, profession, services, and other economic elements in Weston. However, it's unlikely that any policy will reverse the long term movement toward suburbanization of its landscape and a community major portions of which are second homes. Service workers, including maintenance and retail, should be able to live in the town they work in, if they choose. That, and the provision of at least minimal services such as a gas station and a grocery store are vital to keeping some sense of Weston being a real community. And, let's be honest: short term rentals are a key part of bringing people to town who will buy gas, buy groceries, and buy trinkets if there is anywhere to buy them. When people stay and "make their home" in Weston for a few days, they are much more likely to support other aspects of the life of the community.
- Abnb & verbo should be banned!

- Year round farmers Market/pavilion that provides groceries, gas, office/meeting space. Similar to an HN Williams in Dorset but can coexist with VT Country store etc
- Don't prohibit the type - do a better job with scale, design review criteria. Quite old school and exclusionary to outright say we don't want X, Y, Z store instead of practicing better planning and design.
- Winery and/or brewery
- None of these apply
- Privately owned market and gas station (not chain store)

Question 19: Please Provide any Additional Comments to Help the Planning Commission Guide Their Work on the Town Plan Update

Substantive Comments

- We need ordinances requiring property owners to keep up their property and not allow junk and trash to accumulate and we need to investigate water and sewer systems for as much of the town as is possible
- Follow the rules on books (same for everyone)
- The zoning regulations need updating because they do not address (or inadequately address) issues that have arisen over time such as short term rentals or ADUs.
- We must do something to mitigate or avoid another flood. It can happen again and soon. In my opinion, we need to tear down the dam and rebuild the bridge at the bottom of the Green at Lawrence Hill Road wider and higher. It makes no sense to just repair the damage. The Weston Playhouse building, 9 Park Street, and Geof and Mark's house need to be restored and then protected from any other flood in the future. Our Green is one of the most beautiful in Vermont Protect it and the beautiful surrounding buildings. We need: the post office, fire house, theater, library, VT Country Store, town offices, The Little School, gas/electric charging station, and convenience store for staples, well priced for all, and our beautiful old churches, Kinhaven, Rec Ctr. We badly need more carpenters, builders, painters, etc.
- Life has to change ,but please keep it affordable for Working Class people to live here! Thank you.
- Please remember secondary roadways as you plan for future weather events and flooding. Thank you for your service to Weston.
- Grew up here, native Vermonter. The main street always had many businesses, restaurants, the whole length of Main St. Since the Vermont Country Store has grown into a Giant Tourist Trap, all the other shops have failed!
- Walking is dangerous w/increased traffic (sidewalks?), post office needs to be open "business hours"
- Continued opportunities to participate & provide feedback
- Worrying about the availability of affordable housing is not real useful where there are not jobs, or the infrastructure, even if we wanted it, to support them. Sometimes concessions to reality have to be made. Do we want the traffic to enable small retail shops to survive?
- The price for housing but it's not just Weston
- I hope this flood gives the opportunity to overhaul and improve the recreation center
- Update zoning to designate and encourage middle income housing. Discourage further proliferation of short term rentals for visitors.

- Please consider some sort of sidewalk and fix the intersection of Lawrence Hill and Rte 100. Take out the telephone pole there...it makes the intersection dangerous. We also need to fix the parking around the post office.
- "Stricter Building Construction Practices.
- Cooperation with the Fire Department to help with all aspects of building a new fire house for the community.
- Fix all interior and exterior hazards at the Little School.
- "Home Occupation and Home Businesses should only be granted and approved for a primary residence as stated in the existing ordinance
- Keep all zoning districts as is and redefine zoning maps, boundaries, historical districts, commercial, rural and industrial zones
- Preserve all rural and residential zones
- Weston should be developed more into what it already is. By fostering a closer knit community, we'll thrive as not only individuals but as a family. It is our responsibility to be proud of our unique town. Tourists value Weston for being quaint and welcoming -- a home for a few days or longer. We should maintain that image proudly instead of developing into something we're not.
- I feel the challenge going forward is trying to balance keeping the historical integrity of the town while still making it attractive and affordable to young families and people of all income levels. There needs to be a vision on trying to build and keep a vibrant and diverse population of full time residents while still accommodating and promoting tourism. Also, the flood event and the examples of climate change induced extreme weather events all around the country should to be at forefront of all city planning decisions.
- Looking ahead to charging stations, more alternative energy, transportation for those who cannot drive
- While and air B and B is a great way for some to make a little extra money, it also making it very difficult for regular working people to buy a normal house on 2 acers and live within their means.
- Regulations on accessory dwellings should be eased to allow more affordable housing to be built.
- We need a realistic plan to deal with inevitable flooding, as well as affordable housing for the elderly and working class.
- The lack of a better Internet is probably the number one issue with the town for me. It's 2023 and yet the best connectivity I can get is a DSL line like its 1998.
- Expand the commission membership. Get some better expert help.
- It is not about more or less growth, but more appropriate growth/rules. We need a plan more consistent with our situation and aspirations.
- Try to keep in mind why people chose to live ,work, and visit our town and village
- I think Weston has done a good job and wouldn't want to make too many drastic changes impacting that.
- I couldn't even answer some questions as they didn't allow me to give any nuance. For instance the first question doesn't allow me to ask for changed regulations. I believe in regulation of development but think our current zoning regs are onerous, inflexible and give us a suburban pattern of development. And even though I am very satisfied with some of town services doesn't mean I don't wish for a bathroom and a bit more space at the library!

- I think that too many homes are short term rentals, when they could be long term housing. We need to encourage the next generation to move here, and that won't happen if they can't find a home! Seems like you have to be wealthy or elderly to be here, and that doesn't work long term. (I am 41 with a child).
- Also, we need a gas station and a convenient store. It's a must. Otherwise the money leaves town, once again. We need simple services.
- Not a fan of people buying all the small houses in the area and only making them available as short term rentals.
- We really need a market in Weston that is not in the flood zone.
- Please improve the communication infrastructure. It is very unsafe to have places in town where emergency services cannot be contacted in one or two seconds. While we wait for better cell service, you may want to install AED devices all around town, at the Weston Rec and any other problem areas in town. Once you do, please send everyone a map which indicates where each one is. Thank you.
- At the rate we are going, our town will disappear in 20 years. We need new, young, motivated residents that can afford to live here!
- Get people to SLOW DOWN, or someone is going to get killed. I am amazed there aren't a lot of major accidents, given the poor driving I see EVERY day.
- More police and Vt Fish & Wildlife presence and possible enforcement for local crimes, speed violations and emergencies.
- The most important goals here are creating a community in which workers can afford housing and mandating off-street parking. Yeah, I get it, this raises the problem of where the cars are supposed to go, but that's what we have Planning Commissions for.
- I don't know how we do it, but somehow the flood areas have to be mitigated. This is true for all older towns as they and the roads were built in valleys made by rivers. So they are along rivers.
- Weston is a picture postcard of a New England village. With increasing population comes the need for improved infrastructure with more safety features. The Route 100 bypass through Weston has become a truckers highway and often a raceway. For as much as the locals do not want speed indicators, the new 25 MPH speed sign is virtually ignored by non-locals and on a dangerous curve. Another option needs to be explored. Chester, Andover and Ludlow have all installed speed indicator signs which force slow down. One on each end of town is becoming a necessity if we're to allow pedestrian traffic on the main drag.
- Also, the parking at the post office is insufficient and often dangerous on the corner of Route 100 and Lawrence Hill Road...more spaces at the rear of the office maybe? or a one way instead of two way at the corner? Again, a safety issue for sure with pedestrians and two way traffic at the merge, along with folks trying to park.
- Channel efforts toward building up what we already have like arts/entertainment and tourism (playhouse, shops, restaurants, the inn)
- While my husband and I have only owned the house in Weston for less than 10 years, it has been in his family since the early 1960s. I have been coming to Weston for over 40 years. We love the center of town and still miss the Bowl Mill and the Fudge shop and would love to see other small businesses come to town. We are lucky that, from the house, we have a view of the mountains and would hate to see large scale developments ruin that view.

- Perhaps thru the Grist Mill parking lot, beside the F-M House, across the Green, between the Post Office and Little School and then back to the river.
- Weston needs to be a town where it should be a day destination where people can walk/bike or even x-country ski the West River/rt-100 corridor. Farms like apple, berries along with a farms stand should be encouraged. There are local venues like the playhouse and Vt county store, but there are many more opportunities to systematically grow this little New England village into a year round destination to live and play
- NO Sidewalks North of the Town Green. Flashing Speed Sign at each end of town on Rt 100 and Reduce speed to 25 throughout Town
- Weston would be unique if all residents having stone walls parallel with primary and secondary streets were required to to keep them free from overgrowth and visible.
- A healthy/sustainable communities chapter would be great - to include discussion on diversity equity and inclusion, social connectivity, and the social determinants of health. Actionable goals as they relate to hazard mitigation and climate resilience.
- I would encourage the commission to continue the good work of supporting low-impact residential growth while maintaining natural green spaces via Resource/Conservation districts. Thank you.
- In my opinion the single biggest improvement Weston can make is improve the Village with sidewalks and pedestrian safety measures. It's beautiful, it can be made more of a destination where people can park and walk around more freely, and spend their money supporting the local merchants.
- Do not change the character and how stylish the beautiful town is
- We really love the town of Weston and hope to see it grow into a more connected, vibrant community that caters to all residents, all ages, all incomes.
- Long term planning needs to consider how to attract and sustain family living for the future of the town.
- Maintaining rural character is a delicate task. Too much development and you become Ludlow. Weston has a niche in the arts and tourism. It also has a community that is looking for a small town vibe. I don't see a demand for more service job creation in Weston. I encourage you to not feel pressure about the growth in year round residents after Covid. It will balance out nicely in time, as education, demographics and economics make the Covid bump smooth out.
- Question 8 was a bit simplistic for me. I'd advocate tweaking our zoning bylaws to encourage the development of housing and businesses according to a carefully crafted plan.
- We need competition for gas and groceries. The remaining institutions are taking advantage and adding to the affordability and quality crisis.
- We need sidewalks
- There is too much truck traffic through town.
- Please stop air bnb
- The affordable housing is a big problem. If you want Weston to explode build the housing. With housing the people come. Then you will need more jobs for the people , with that you will need to build more shops, stores. Maybe if you did the housing you would get more young people to volunteer for the FD or Emergency services. So you have a lot to consider.
- We need to find a way to help local families purchase or build. Relaxing zoning on the outskirts of town would help. One acre lots would be more affordable for locals who could potentially build

here. The average age of Weston residents is high and the housing is so tight and expensive that local families cannot move in

- Less red tape when it comes to making improvements to owned property. Do not start fussing about short term rentals.

General Feedback

- Excellent inquiries. Thank you for your efforts
- To the Planning Commission members: thank you for your hard work and contributions to the community
- This survey is a great step in the right direction! Input from town residents will help provide ideas and guidance going forward.
- Sadly not familiar with it
- Being only part time, we have done the best we could with these questions. Thank you for the work you do on the town's behalf.
- Appreciate the opportunity to provide input. Understand that there's a fine line to balance maintaining the quaint town that we are with providing additional services. Thank you!
- thank you for your efforts!
- None
- Thank you for your efforts!
- As background, though only owning property for about 10 years, the property has been in the family since the 60's and I have been regularly visiting Weston for 60 years or so.
- Thank you for this important work!
- NONE
- Thank you for asking for our opinions.
- Thank you for a good survey
- Thank you for all you do
- Thanks for your work!
- Thanks for the hard work
- I do not live in Weston, but own a property that includes business where I work full time and 3 residential units with long-term tenants.
- Thanks for your work
- Thank you we love Weston.
- Thanks
- Keep up the great work
- Thanks for all you do"
- Thanks for the opportunity.