

# SAINT ALBANS TOWN COMMUNITY SURVEY



Prepared for:  
Carrie Johnson, Town Manager & the Saint Albans Town Selectboard  
Prepared By:  
Amy Kelsey & Michael Moser  
February 2019





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## EXECUTIVE SUMMARY

Registered voters and property owners in Saint Albans Town, Vermont were surveyed regarding their opinions on community planning, municipal services, and local development. A representative sample of responses from the population was collected between July and November 2018. The results of this study indicate several areas of common ground in terms of community development perceptions and goals, as well as areas for which perceptions and goals are more disparate. Findings from the study are briefly summarized below.

- 45% of respondents expressed that existing controls on development should continue, while 28% feel they should be relaxed.
- A majority of respondents expressed that the rate of residential development in St. Albans Town has been just about right, and that rates of industrial and commercial development could be increased.
- When asked what type of businesses the town of St. Albans should promote for development, the business types receiving the most support were sit-down type restaurants, small scale retail, and entertainment facilities. The business types receiving the least support were fast-food type restaurants, motor vehicle sales, and convenience stores.
- Over 50% of respondents expressed that if the town were to invest in infrastructure to encourage future growth near Interstate 89, Exit 20 should be prioritized.
- Over 50% of respondents expressed support for a storm-water utility that would cost between \$34-75 per household, annually.
- When asked if the town should consider moving to a new town hall or if it should renovate the existing town hall, opinions were divergent with none of the options offered emerging as a clear priority.
- When asked to indicate the level of importance of various bicycle, pedestrian, and recreation-related goals, residents strongly supported investing in recreation paths and in the bicycle and pedestrian infrastructure plan.



## INTRODUCTION

In June 2018, The Town of Saint Albans contracted with the Center for Rural Studies (CRS) at the University of Vermont to conduct an assessment of voter and property owner perspectives on several community issues. The Saint Albans Town Manager and Selectboard seek to better understand the intersection of local opinions about municipal services, community planning, and community development.

This study comes in a time of pressure to develop a sustainable local economy that meets the needs of a wide range of individuals, as well as strong commitments to preserve natural environments, and in particular the health of Lake Champlain.

Some of the subjects addressed in the survey and in this report spark strong opinions, while others are more universally accepted or supported. It is the aim of St. Albans Town leaders to identify areas of common interest amongst its residents, as well as areas of concern and potentially conflict, in order to plan and prioritize future agendas and investments.



## METHODOLOGY

The survey instrument was developed between May and July of 2018 in a collaborative effort between CRS and the Town of Saint Albans. The survey instrument included 20 questions related to business development, infrastructure, housing, town services, and recreation, as well as demographic information.

The instrument was tested for duration and clarity by CRS and reviewed by Saint Albans Town representatives prior to finalization. Saint Albans Town provided CRS with copies of its current grand list and voter registration list. These lists were merged and duplicates were removed to create a list of approximately 7000 names. The final list was composed of individual names, not households, so multiple individuals within one household could receive the survey. Once finalized, the survey was administered by CRS via United States Postal Service. In July 2018, the survey was mailed to a random sample of 1600 names selected from the merged list. In September 2018, CRS mailed an additional 1600 surveys to a second random sample pulled from the merged list. Individuals who received the survey in July were removed prior to pulling the second random sample. A complete version of the survey instrument can be found in Appendix I.

Data collection was performed between July 20, 2018 and October 26th, 2018. 488 valid surveys were obtained. The surveys were entered into Lime Survey by CRS staff. The data were stored electronically on a password-protected server at the University of Vermont. In order to protect the privacy and confidentiality of the respondents, no identifying information was recorded from respondents. In the first survey, respondents did have the option to include their email to be eligible for a prize drawing for all participants. There was no incentive drawing for the second mailing.

Once the returned surveys were entered in a database, CRS conducted descriptive analysis to summarize the data. Data was analyzed from October 26th through November 13, 2018 using Lime Survey, Microsoft Excel, and IBM SPSS version 25. Additional bivariate analysis was completed in January 2019.

For questions where participants could provide an open-ended response, CRS grouped the responses into categories. Categories were determined during the analysis stage.

CRS applied proportional weighting to test whether the results accurately reflect known age group proportions of the local population. (See Appendix III for 2013-2017 American Community Survey demographic estimates for St. Albans.) In three instances, the weighted results differed from the unweighted results by more than the confidence interval of +/- 4.3%, however, none of the weighted results substantially impact overall findings and conclusions.

## PART 1: DEVELOPMENT

1: WHICH OF THE FOLLOWING STATEMENTS BEST DESCRIBES YOUR ATTITUDE ABOUT DEVELOPMENT IN ST. ALBANS TOWN?

Answer	Frequency	Percentage
Existing controls on development should continue	212	45.4%
Controls on development should be relaxed	131	28.1%
Controls on development should be increased	67	14.3%
No opinion	57	12.2%
Total	467	100.0%

2: WHAT MEASURES SHOULD THE TOWN TAKE TO PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING?

Answer	Frequency	Percentage
Allow greater density in certain areas	79	16.7%
Give incentives for projects that provide units for affordable housing	133	28.1%
Require all subdivisions to include a percentage of affordable units	88	18.6%
The Town should not take any measures to promote the development of affordable housing	130	27.5%
No opinion	43	9.1%
Total	473	100.0%

3: PLEASE COMPLETE THE FOLLOWING STATEMENTS ON DEVELOPMENT

3A: The rate of RESIDENTIAL development in St. Albans Town has been:

Answer	Frequency	Percentage
Too Rapid	73	15.3%
Just Right	268	56.3%
Too Slow	84	17.6%
No Opinion	51	10.7%
Total	476	100.0%

3B: THE RATE OF COMMERCIAL (STORES, OFFICES, ETC.) DEVELOPMENT IN ST. ALBANS TOWN HAS BEEN:

Answer	Frequency	Percentage
Too Rapid	14	3.0%
Just Right	160	34.0%
Too Slow	257	54.7%
No Opinion	39	8.3%
Total	470	100.0%

3C: THE RATE OF INDUSTRIAL (MANUFACTURING, WAREHOUSES, ETC.) DEVELOPMENT IN ST. ALBANS TOWN HAS BEEN:

Answer	Frequency	Percentage
Too Rapid	8	1.7%
Just Right	171	37.0%
Too Slow	223	48.3%
No Opinion	60	13.0%
Total	462	100.0%

4: WHERE WOULD YOU LIKE TO SEE FUTURE RESIDENTIAL DEVELOPMENT PLACED IN ST. ALBANS TOWN?

Approximately 50% of participants (246) provided one or more answers to this open-ended question. If an individual offered multiple answers, all answers that fit the question were included in the coding process. Answers that did not fit the question were not included in the coding process. "Other" responses represents answers that fit the question and that occurred two or less times. The complete responses, including those that did not fit the question, are listed in Appendix II.

Answer	Frequency	Percent
Close To City/Downtown	17	7.0%
North End Of Town	15	6.2%
Bay	12	5.0%
Lower Newton Road	10	4.1%
South End	10	4.1%
Exit 19	9	3.7%
Near Walmart/Old Drive In/Price Chopper- Walking Distance To Shopping And Services	8	3.3%
Route 7	8	3.3%
Away From Lake/Bay	7	2.9%
Lake Street	7	2.9%
Brigham Road	6	2.5%
Exit 20	6	2.5%
Clustered/Compact/Density	5	2.1%
Infill, Reuse Existing/Vacant Spaces	5	2.1%
Away From Farmland	4	1.7%
Close To Interstate	4	1.7%
Kellogg	4	1.7%
Walking Distance To Services	4	1.7%
Where Infrastructure/Water/Sewer Is Available/In Place	4	1.7%
Bronson Road	3	1.2%
Hill Area	3	1.2%
Newton Road	3	1.2%
Scattered/Spread Out	3	1.2%
Other	85	35.1%
Total	242	100%



PART 2: INFRASTRUCTURE, TOWN SERVICES, AND RECREATION

5. WHAT TYPE OF BUSINESSES DO YOU WANT THE TOWN OF ST. ALBANS TO PROMOTE FOR DEVELOPMENT?

5A: FAST FOOD TYPE RESTAURANTS

Answer	Frequency	Percentage
Strongly Favor	27	6.1%
Favor	68	15.4%
No Opinion	109	24.7%
Against	173	39.2%
Strongly Against	64	14.5%
Total	441	100.0%

5B: SIT DOWN TYPE RESTAURANTS

Answer	Frequency	Percentage
Strongly Favor	191	40.8%
Favor	228	48.7%
No Opinion	36	7.7%
Against	11	2.4%
Strongly Against	2	0.4%
Total	468	100.0%

5C: HOTELS

Answer	Frequency	Percentage
Strongly Favor	39	8.7%
Favor	168	37.5%
No Opinion	149	33.3%
Against	79	17.6%
Strongly Against	13	2.9%
Total	448	100.0%

5D: CONVENIENCE STORES

Answer	Frequency	Percentage
Strongly Favor	34	7.5%
Favor	122	26.8%
No Opinion	157	34.4%
Against	119	26.1%
Strongly Against	24	5.3%
Total	456	100.0%

5E: SUPERMARKETS

Answer	Frequency	Percentage
Strongly Favor	62	13.4%
Favor	145	31.4%
No Opinion	110	23.8%
Against	127	27.5%
Strongly Against	18	3.9%
Total	462	100.0%

5F: SMALL SCALE TYPE RETAIL STORES

Answer	Frequency	Percentage
Strongly Favor	103	22.3%
Favor	260	56.4%
No Opinion	69	15.0%
Against	24	5.2%
Strongly Against	5	1.1%
Total	461	100.0%

5G: LARGE SCALE TYPE RETAIL

Answer	Frequency	Percentage
Strongly Favor	91	20.2%
Favor	202	44.8%
No Opinion	71	15.7%
Against	61	13.5%
Strongly Against	26	5.8%
Total	451	100.0%

5H: PROFESSIONAL SERVICES/OFFICES

Answer	Frequency	Percentage
Strongly Favor	74	16.3%
Favor	239	52.6%
No Opinion	112	24.7%
Against	25	5.5%
Strongly Against	4	0.9%
No answer	454	100.0%

5I: ENTERTAINMENT FACILITIES (MOVIE THEATER, PERFORMANCE VENUE, ETC.)

Answer	Frequency	Percentage
Strongly Favor	154	33.6%
Favor	190	41.4%
No Opinion	81	17.6%
Against	30	6.5%
Strongly Against	4	0.9%
Total	459	100.0%

5J: MOTOR VEHICLE SALES/REPAIR

Answer	Frequency	Percentage
Strongly Favor	23	5.1%
Favor	82	18.1%
No Opinion	190	41.9%
Against	134	29.5%
Strongly Against	25	5.5%
Total	454	100.0%

5K: OUTDOOR RECREATION (GOLF COURSE, MARINA, GUIDE SERVICES, ETC.)

Answer	Frequency	Percentage
Strongly Favor	134	29.7%
Favor	181	40.1%
No Opinion	95	21.1%
Against	34	7.5%
Strongly Against	7	1.6%
Total	451	100.0%

5L: OTHER TYPE OF BUSINESS

Answer	Frequency	Percentage
Strongly Favor	38	36.9%
Favor	16	15.5%
No Opinion	46	44.7%
Against	2	1.9%
Strongly Against	1	1.0%
Total	103	100.0%

5M. IF YOU ANSWERED "OTHER" TO THE PREVIOUS QUESTION (WHAT TYPE OF BUSINESSES DO YOU WANT TO THE TOWN OF ST. ALBANS TO PROMOTE FOR DEVELOPMENT?), PLEASE DESCRIBE HERE.

Approximately 10% of participants (48) wrote in other types of businesses they would like to see the town promote for development. If an individual offered multiple answers, all answers that fit the question were included in the coding process. Answers that did not fit the question were not included in the coding process. "Other" responses represents answers that fit the question and that occurred only once. The complete responses, including those that did not fit the question, are listed in Appendix II.

Answer	Frequency	Percent
Farm/Farm Stand/Ag Related/Value-Added Ag	5	9.8%
Industrial/Manufacturing	5	9.8%
Anything The Market Can Support	4	7.8%
Franchise/Chain Restaurant	3	5.9%
Large Scale Home Improvement (Home Depot/Lowes)	3	5.9%
Casino	2	3.9%
Youth Oriented	2	3.9%
Other	27	52.9%
Total	51	100.0%

6: IF THE TOWN WERE TO INVEST IN INFRASTRUCTURE TO ENCOURAGE FUTURE GROWTH NEAR INTERSTATE 89, WHICH LOCATION SHOULD TAKE PRIORITY?

Answer	Frequency	Percentage
Exit 19 (South side of town)	160	34.4%
Exit 20 (North side of town)	250	53.8%
No opinion	55	11.8%
Total	465	100.0%

7: PLEASE INDICATE YOUR OPINION ON THE IMPORTANCE OF EACH OF THE FOLLOWING TO THE FUTURE OF ST. ALBANS. PLEASE RATE EACH GOAL BELOW FROM "VERY IMPORTANT" TO "VERY UNIMPORTANT"

7A: DEVELOP OPPORTUNITIES FOR LOCAL JOB GROWTH THROUGH BUSINESS DEVELOPMENT

Answer	Frequency	Percentage
Very Important	291	62.2%
Important	161	34.4%
No Opinion	10	2.1%
Unimportant	6	1.3%
Very Unimportant	0	0.0%
Total	468	100.0%

7B: DEVELOP HOUSING FOR ALL INCOME LEVELS

Answer	Frequency	Percentage
Very Important	130	27.5%
Important	202	42.8%
No Opinion	69	14.6%
Unimportant	53	11.2%
Very Unimportant	18	3.8%
Total	472	100.0%

7C: DEVELOP MORE SENIOR HOUSING

Answer	Frequency	Percentage
Very Important	146	31.0%
Important	189	40.1%
No Opinion	82	17.4%
Unimportant	47	10.0%
Very Unimportant	7	1.5%
Total	471	100.0%

7D: DEVELOP MORE NURSING HOMES

Answer	Frequency	Percentage
Very Important	78	16.7%
Important	185	39.7%
No Opinion	146	31.3%
Unimportant	46	9.9%
Very Unimportant	11	2.4%
Total	466	100.0%

7E: DEVELOP MORE ASSISTED LIVING

Answer	Frequency	Percentage
Very Important	118	25.2%
Important	200	42.7%
No Opinion	106	22.6%
Unimportant	33	7.1%
Very Unimportant	11	2.4%
Total	468	100.0%

7F: IMPROVE PUBLIC TRANSPORTATION SERVICES

Answer	Frequency	Percentage
Very Important	149	32.2%
Important	182	39.3%
No Opinion	90	19.4%
Unimportant	35	7.6%
Very Unimportant	7	1.5%
Total	463	100.0%

7G: PROTECT OPEN SPACE AND NATURAL RESOURCES

Answer	Frequency	Percentage
Very Important	228	48.9%
Important	151	32.4%
No Opinion	59	12.7%
Unimportant	21	4.5%
Very Unimportant	7	1.5%
Total	466	100.0%

7H: MAINTAIN MODERATE TAX RATES

Answer	Frequency	Percentage
Very Important	340	72.8%
Important	101	21.6%
No Opinion	14	3.0%
Unimportant	8	1.7%
Very Unimportant	4	0.9%
Total	467	100.0%

8: ASSUMING THE DEPARTMENT OF PUBLIC WORKS (DPW) WILL RELOCATE, WHAT SHOULD BE DONE WITH THE CURRENT SITE?

Answer	Frequency	Percentage
Town should sell the site and not be responsible for future uses	139	29.6%
Town should develop the site for recreational use (lakeside park, boat launch, etc.)	249	53.1%
No Opinion	58	12.4%
Other (see 8A below)	23	4.9%
Total	469	100.0%

8A: IF YOU ANSWERED "OTHER" TO THE PREVIOUS QUESTION (ASSUMING THE DEPARTMENT OF PUBLIC WORKS (DPW) WILL RELOCATE, WHAT SHOULD BE DONE WITH THE CURRENT SITE?), PLEASE DESCRIBE HERE.

Approximately 10% of participants (52) wrote in other suggestions for what should be done with the current DPW site. If an individual offered multiple answers, all answers that fit the question were included in the coding process. Answers that did not fit the question were not included in the coding process. "Other" responses represents answers that fit the question and that occurred only once. The complete responses, including those that did not fit the question, are listed in Appendix II.

Answer	Frequency	Percent
Boating/Boat Launch	8	13.6%
Fishing Area	4	6.8%
Restaurant	4	6.8%
Event Venue	3	5.1%
Is It A Brownfield	3	5.1%
Sell	3	5.1%
Do Not Change Use	2	3.4%
Picnic Area	2	3.4%
Playground	2	3.4%
Sell With Restrictions On Development	2	3.4%
Senior Center And/Or Housing	2	3.4%
Town Should Develop	2	3.4%
Unaware Of Relocation Plans	2	3.4%
Other	20	34%
Total	59	100.0%

9: IF THE DEPARTMENT OF PUBLIC WORKS (DPW) RELOCATES AND THE TOWN DEVELOPS THE SITE FOR RECREATIONAL USE, WHAT RECREATIONAL USE/S WOULD YOU LIKE TO SEE?

Approximately 52% of participants (256) offered recreational uses they would like to see if the Department of Public Works relocates. If an individual offered multiple answers, all answers that fit the question were included as individual answers in the coding process. Answers that did not fit the question were not included in the coding process. "Other" responses represents answers that fit the question and that occurred two or less times. The complete responses, including those that did not fit the question, are listed in Appendix II.

Answer	Frequency	Percent
Boat Access	76	18.6%
Park	44	10.8%
Boat/Watersports Rentals	16	3.9%
Event Center/Venue	15	3.7%
Picnic Area	12	2.9%
Walking Paths	11	2.7%
Child Friendly	10	2.4%
Fishing Access	9	2.2%
Pool	9	2.2%
Sell	9	2.2%
Lake Access	8	2.0%
None	8	2.0%
Parking	8	2.0%
Tennis Courts	8	2.0%
Dog Park	7	1.7%
Bike Path	6	1.5%
Marina	6	1.5%
Swimming	6	1.5%
Boat Storage	5	1.2%
Green Space	5	1.2%
Multi-Use Indoor Event Space	5	1.2%
Restaurant	5	1.2%
Skate Park	5	1.2%
Educational/Meeting Space	4	1.0%
Ice Rink	4	1.0%
Teen Friendly	4	1.0%
Beach	3	0.7%
Boat Docking	3	0.7%
Campground	3	0.7%
Gym/Indoor Rec Facility	3	0.7%
Kayak Activities	3	0.7%
Playground	3	0.7%
Other	86	21%
Total	409	100.0%



10: PLEASE INDICATE YOUR LEVEL OF SATISFACTION WITH THE FOLLOWING CURRENT SERVICES:

10A: ROAD MAINTENANCE

Answer	Frequency	Percentage
Very Satisfied	103	22.3%
Somewhat Satisfied	263	57.0%
No Opinion	23	5.0%
Unsatisfied	59	12.8%
Very Unsatisfied	13	2.8%
Total	461	100.0%

10B: FIRE SERVICES

Answer	Frequency	Percentage
Very Satisfied	155	33.3%
Somewhat Satisfied	250	53.6%
No Opinion	54	11.6%
Unsatisfied	4	0.9%
Very Unsatisfied	3	0.6%
Total	466	100.0%

10C: POLICE SERVICES

Answer	Frequency	Percentage
Very Satisfied	138	29.7%
Somewhat Satisfied	239	51.5%
No Opinion	43	9.3%
Unsatisfied	40	8.6%
Very Unsatisfied	4	0.9%
Total	464	100.0%

10D: AMBULANCE SERVICES

Answer	Frequency	Percentage
Very Satisfied	135	29.0%
Somewhat Satisfied	254	54.5%
No Opinion	68	14.6%
Unsatisfied	8	1.7%
Very Unsatisfied	1	0.2%
Total	466	100.0%

## 10E: LIBRARY

Answer	Frequency	Percentage
Very Satisfied	127	27.4%
Somewhat Satisfied	195	42.1%
No Opinion	121	26.1%
Unsatisfied	15	3.2%
Very Unsatisfied	5	1.1%
Total	463	100.0%

## 10F: SNOW REMOVAL/PLOWING

Answer	Frequency	Percentage
Very Satisfied	128	27.6%
Somewhat Satisfied	250	54.0%
No Opinion	37	8.0%
Unsatisfied	39	8.4%
Very Unsatisfied	9	1.9%
Total	463	100.0%

## 10G: PARKS/RECREATION

Answer	Frequency	Percentage
Very Satisfied	121	26.1%
Somewhat Satisfied	238	51.3%
No Opinion	65	14.0%
Unsatisfied	34	7.3%
Very Unsatisfied	6	1.3%
Total	464	100.0%

## 10H: TOWN HALL SERVICES

Answer	Frequency	Percentage
Very Satisfied	121	26.2%
Somewhat Satisfied	225	48.8%
No Opinion	86	18.7%
Unsatisfied	22	4.8%
Very Unsatisfied	7	1.5%
Total	461	100.0%

11: SHOULD THE TOWN ENGAGE IN WATER QUALITY IMPROVEMENT EFFORTS THROUGH THE IMPLEMENTATION OF A STORM-WATER UTILITY THAT WOULD COST BETWEEN \$34-75 PER HOUSEHOLD, ANNUALLY?

Answer	Frequency	Percentage
Strongly Favor	159	34.5%
Favor	112	24.3%
No Opinion	65	14.1%
Against	78	16.9%
Strongly Against	47	10.2%
Total	461	100.0%

12: SHOULD THE TOWN CONSIDER MOVING TO A NEW TOWN HALL?

Answer	Frequency	Percentage
Strongly Favor	106	23.5%
Favor	99	22.0%
No Opinion	92	20.4%
Against	107	23.7%
Strongly Against	47	10.4%
Total	451	100.0%

13: SHOULD THE TOWN CONSIDER RENOVATING THE CURRENT TOWN HALL?

Answer	Frequency	Percentage
Strongly Favor	88	19.6%
Favor	127	28.2%
No Opinion	87	19.3%
Against	91	20.2%
Strongly Against	57	12.7%
Total	450	100.0%

14: PLEASE INDICATE YOUR OPINION ON THE LEVEL OF IMPORTANCE OF EACH OF THE FOLLOWING BICYCLE, PEDESTRIAN, AND RECREATION-RELATED GOALS TO THE FUTURE OF ST. ALBANS.

14A: INVEST IN COHEN PARK

Answer	Frequency	Percentage
Very Important	67	14.5%
Important	148	32.1%
No Opinion	162	35.1%
Unimportant	65	14.1%
Very Unimportant	19	4.1%
Total	461	100.0%

14B: INVEST IN THE TOWN FOREST

Answer	Frequency	Percentage
Very Important	70	15.2%
Important	151	32.7%
No Opinion	147	31.8%
Unimportant	75	16.2%
Very Unimportant	19	4.1%
Total	462	100.0%

14C: INVEST IN RECREATION PATHS

Answer	Frequency	Percentage
Very Important	121	28.0%
Important	217	47.2%
No Opinion	57	12.4%
Unimportant	42	9.1%
Very Unimportant	15	3.3%
Total	460	100.0%

14D: IMPLEMENT THE BICYCLE AND PEDESTRIAN INFRASTRUCTURE PLAN

Answer	Frequency	Percentage
Very Important	151	32.7%
Important	165	35.7%
No Opinion	77	16.7%
Unimportant	46	10.0%
Very Unimportant	23	5.0%
Total	462	100.0%

14E: RAISE THE BAY DOCK TO MINIMIZE HIGH WATER DAMAGE AND IMPROVE SAFETY

Answer	Frequency	Percentage
Very Important	80	17.2%
Important	160	34.5%
No Opinion	113	24.4%
Unimportant	80	17.2%
Very Unimportant	31	6.7%
Total	464	100.0%

14F: RENOVATE THE BATH HOUSE IN THE BAY PARK

Answer	Frequency	Percentage
Very Important	96	20.6%
Important	182	39.1%
No Opinion	108	23.2%
Unimportant	61	13.1%
Very Unimportant	18	3.9%
Total	465	100.0%

14G: OTHER

Answer	Frequency	Percentage
Very Important	35	37.6%
Important	10	10.8%
No Opinion	41	44.1%
Unimportant	5	5.4%
Very Unimportant	2	2.2%
Total	93	100.0%

14G: IF YOU ANSWERED OTHER TO THE PREVIOUS QUESTION, PLEASE DESCRIBE THE OTHER BICYCLE, PEDESTRIAN, AND/OR RECREATIONAL GOALS YOU HAVE IN MIND.

Approximately 10% of participants (48) offered other types of Bicycle, Pedestrian, and/or Recreational goals they feel are important to the future of St. Albans. If an individual offered multiple answers, all answers that fit the question were included in the coding process. Answers that did not fit the question were not included in the coding process. "Other" responses represents answers that fit the question and that occurred only once. The complete responses, including those that did not fit the question, are listed in Appendix II.

Answer	Frequency	Percent
Clean Bay	6	14.6%
Sidewalk/Walking Path On Fairfax Street	5	12.2%
Sidewalks - Improve/Add/Add Street Lights/Sidewalks To City	4	9.8%
Pickle Ball	3	7.3%
Create Water Quality/Science Center- "Echo North"	2	4.9%
Invest In Hardack/Trail Construction	2	4.9%
Multi-Use Path From City To North End Shopping Area	2	4.9%
Tennis Courts On West Side Of Town	2	4.9%
Other	13	32.0%
Total	41	100.0%

PART 3: DEMOGRAPHICS

15: IS YOUR PRIMARY RESIDENCE IN ST. ALBANS TOWN?

Answer	Frequency	Percentage
Yes	431	93.1%
No	32	6.9%
Total	463	100.0%

16: WHAT IS THE HIGHEST DEGREE OR LEVEL OF EDUCATION YOU HAVE COMPLETED?

Answer	Frequency	Percentage
Less than high school	3	0.6%
High school graduate (includes equivalency)	90	19.4%
Some college, no degree	95	20.5%
College degree, including associates and above	275	59.4%
Total	463	100.0%

## 17: WHAT IS YOUR AGE?

Answer	Frequency	Percentage
18-24 years	12	2.6%
25-34 years	32	6.9%
35-44 years	49	10.6%
45-54 years	65	14.0%
55-64 years	117	25.2%
Age 65 or older	189	40.7%
Total	464	100.0%

## 18: ON WHAT ROAD DO YOU LIVE?

Approximately 90% of participants (439) offered their road of residence. "Other" responses represents road names that occurred two or less times. The complete responses are listed in Appendix II.

Answer	Frequency	Percent
Maquam Shore Road	27	6.2%
Hathaway Point Road	12	2.7%
Fairfax Street	10	2.3%
Harbor View Drive	10	2.3%
Lake Road	10	2.3%
French Hill Rd	9	2.1%
Grice Brook Road	9	2.1%
Clyde Allen Dr	8	1.8%
Bronson Road	7	1.6%
Eastview Drive	7	1.6%
Hill Farm Estates	7	1.6%
Samson Road	7	1.6%
Brigham Road	6	1.4%
Elizabeth St	6	1.4%
Fairfax Road	6	1.4%
Fisher Pond Road	6	1.4%
Green Mountain Drive	6	1.4%
High Street	6	1.4%
Kellogg Rd	6	1.4%
Meadowbrook Lane	6	1.4%
Allaire Drive	5	1.1%
Georgia Shore	5	1.1%
Jewitt Avenue	5	1.1%
Lower Newton Rd	5	1.1%
Marie Lane	5	1.1%
Prospect Hill Rd	5	1.1%
Sheldon Rd.	5	1.1%
Ashton Dr	4	.9%
Bay View Dr	4	.9%
Brittany Lane	4	.9%
Church Road	4	.9%

Hathaway Pt Rd	4	.9%
Lakemont Drive	4	.9%
Laurie Ave	4	.9%
Lebel Dr	4	.9%
Nason St.	4	.9%
South Main Street	4	.9%
Cardinal Circle	3	.7%
Fairfield Hill Rd	3	.7%
Fred Lake Rd	3	.7%
Giroux Road	3	.7%
Hawks Nest Drive	3	.7%
Hill Farm	3	.7%
Loomis Lane	3	.7%
Michelle Drive	3	.7%
Newton	3	.7%
Potte Ave	3	.7%
Quarry Ct	3	.7%
Ridgeview Ave	3	.7%
Tanglewood Dr	3	.7%
Victoria Lane	3	.7%
Vivian Lane	3	.7%
Other	148	34%
Total	439	100.0%

19: HOW MANY YEARS HAVE YOU LIVED IN ST. ALBANS? (5 YEAR INCREMENTS)

Answer	Frequency	Percent
0-5 years	57	18.2%
6-10 years	38	12.1%
11-15 years	45	14.4%
16-20 years	32	10.2%
21-25 years	37	11.8%
26-30 years	23	7.3%
31-35 years	16	5.1%
36-40 years	22	7.0%
41-45 years	9	2.9%
46-50 years	8	2.6%
51 or more years	26	8.3%
Total	313	100.0%

19: HOW MANY YEARS HAVE YOU LIVED IN ST. ALBANS? (10 YEAR INCREMENTS)

Answer	Frequency	Percent
<10 years	82	26.3%
10-19 years	76	24.4%
20-29 years	61	19.6%
30-39 years	39	12.5%
40-49 years	26	8.3%
50+ years	28	9.0%
Total	312	100.0%

20: WHAT OTHER COMMENTS DO YOU HAVE?

All comments received in response to this question appear in Appendix II.





## BIVARIATE RESULTS

This section provides the results of bivariate analysis. Bivariate analysis tests for significant relationships between two variables. Significance is determined using a Chi-square test and reported as a statistically significant relationship when we can be 95% confident or greater that there is a relationship between the two variables examined. In order to complete the statistical analysis, the age groups were collapsed from six groups into three groups: 18-34, 35-54, and 55+. If a statistically significant relationship was found to exist between the two variables in a cross tab, a “\*Strong Association” label appears below the table. If there was no statistically significant relationship between the variables, it is not labeled.

CRS completed the following cross tabulations, which were selected by the Town of St. Albans Selectboard and Planning Commission after both groups had reviewed initial findings. These results were also presented at the 1/23/19 Selectboard meeting. The complete PowerPoint presentation from the 1/23/19 meeting can be found in Appendix III.

- Question 2 (Affordable Housing) by age & by years of residence
- Question 8 (DPW site) by age
- Question 11 (Stormwater Utility) by education level
- Question 12 (Move Town Hall) by age
- Question 13 (Renovate Town Hall) by age
- Question 14 (Bike/Ped/Rec Goals), c, d, e, & f by age, d by years of residence
- Question 19 (Years of Residence) by age group

### Q2: WHAT MEASURES SHOULD THE TOWN TAKE TO PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING, BY AGE GROUP

Age	Allow greater density in certain areas	Give incentives for projects that provide units of affordable housing	Require all subdivisions to include a percentage for affordable housing	The town should not take any measures to promote development of affordable housing	No Opinion	Total	n
18-24	16.7%	41.7%	8.3%	25.0%	8.3%	100.0%	n=12
35-34	6.3%	37.5%	15.6%	34.4%	6.3%	100.0%	n=32
35-44	22.9%	14.6%	14.6%	33.3%	14.6%	100.0%	n=48
45-54	17.2%	15.6%	28.1%	25.0%	14.1%	100.0%	n=64
55-64	19.7%	23.9%	21.4%	28.2%	6.8%	100.0%	n=117
65+	15.0%	35.8%	16.6%	24.6%	8.0%	100.0%	n=187
Total	16.7%	28.0%	18.9%	27.2%	9.1%	100.0%	n=460

\* Strong Association

Q2: WHAT MEASURES SHOULD THE TOWN TAKE TO PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING, BY YEARS OF RESIDENCE

Years of Residence	Allow greater density in certain areas	Give incentives for projects that provide units of affordable housing	Require all subdivision to include a percentage for affordable housing	The town should not take any measures to promote development of affordable housing	No Opinion	Total	n
<10	16.0%	24.7%	21.0%	32.1%	6.2%	100.0%	n=81
10-19	11.8%	27.6%	18.4%	31.6%	10.5%	100.0%	n=76
20-29	24.6%	27.9%	23.0%	16.4%	8.2%	100.0%	n=61
30-39	13.2%	28.9%	21.1%	28.9%	7.9%	100.0%	n=38
40-49	15.4%	19.2%	11.5%	46.2%	7.7%	100.0%	n=26
50+	17.9%	21.4%	17.9%	28.6%	14.3%	100.0%	n=28
Total	16.5%	25.8%	19.7%	29.4%	8.7%	100.0%	n=310

Q8: ASSUMING THE DEPARTMENT OF PUBLIC WORKS (DPW) WILL RELOCATE, WHAT SHOULD BE DONE WITH THE CURRENT SITE, BY AGE GROUP

Age	Town should sell site	Town should develop the site for recreation	No Opinion	Other	Total	n
18-24	33.3%	58.3%	8.3%	0.0%	100.0%	n=12
25-34	15.6%	68.8%	12.5%	3.1%	100.0%	n=32
35-44	20.8%	62.5%	6.3%	10.4%	100.0%	n=48
45-54	29.2%	60.0%	4.6%	6.2%	100.0%	n=65
55-64	31.9%	49.1%	12.9%	6.0%	100.0%	n=116
65+	33.7%	46.2%	16.8%	3.3%	100.0%	n=184
Total	30.0%	52.5%	12.5%	5.0%	100.0%	n=457

\*Strong Association

Q11: SHOULD THE TOWN ENGAGE IN WATER QUALITY IMPROVEMENT EFFORTS THROUGH THE IMPLEMENTATION OF A STORMWATER UTILITY THAT WOULD COST BETWEEN \$34-\$75 PER HOUSEHOLD, ANNUALLY, BY HIGHEST LEVEL OF EDUCATION COMPLETED

Highest Level of Education Completed	Strongly Favor	Favor	No Opinion	Against	Strongly Against	Total	n
Less than High School	0.0%	33.3%	0.0%	66.7%	0.0%	100.0%	n=3
High School Graduate (includes equivalency)	21.8%	19.5%	20.7%	28.7%	9.2%	100.0%	n=87
Some college, no degree	27.2%	26.1%	20.7%	14.1%	12.0%	100.0%	n=92
College degree, including associates and above	43.1%	26.2%	8.2%	13.5%	9.0%	100.0%	n=267
Total	35.4%	24.9%	13.1%	16.9%	9.6%	100.0%	n=449

\*Strong Association

Q12: SHOULD THE TOWN CONSIDER MOVING TO A NEW TOWN HALL, BY AGE GROUP

Age	Strongly Favor	Favor	No Opinion	Against	Strongly Against	Total	n
18-24	16.7%	16.7%	41.7%	16.7%	8.3%	100.0%	n=12
25-34	9.4%	34.4%	34.4%	9.4%	12.5%	100.0%	n=32
35-44	18.8%	20.8%	29.2%	29.2%	2.1%	100.0%	n=48
45-54	25.0%	25.0%	15.6%	25.0%	9.4%	100.0%	n=64
55-64	27.0%	17.1%	20.7%	20.7%	14.4%	100.0%	n=111
65+	26.0%	22.5%	16.2%	26.0%	9.2%	100.0%	n=173
Total	23.9%	22.0%	20.7%	23.4%	10.0%	100.0%	n=440

\*Strong Association

Q13: SHOULD THE TOWN CONSIDER RENOVATING THE CURRENT TOWN HALL, BY AGE GROUP

	Strongly Favor	Favor	No Opinion	Against	Strongly Against	Total	n
18-24	16.7%	25.0%	25.0%	25.0%	8.3%	100.0%	n=12
25-34	12.5%	34.4%	34.4%	6.3%	12.5%	100.0%	n=32
35-44	14.6%	37.5%	27.1%	8.3%	12.5%	100.0%	n=48
45-54	17.5%	22.2%	20.6%	23.8%	15.9%	100.0%	n=63
55-64	24.3%	21.6%	14.4%	23.4%	16.2%	100.0%	n=111
65+	19.1%	30.1%	17.3%	23.1%	10.4%	100.0%	n=173
Total	19.1%	27.8%	19.6%	20.5%	13.0%	100.0%	n=439

Q14: PLEASE INDICATE YOUR OPINION ON THE LEVEL OF IMPORTANCE OF EACH OF THE FOLLOWING BICYCLE, PEDESTRIAN, AND RECREATION-RELATED GOALS TO THE FUTURE OF ST ALBANS:

Q14C: INVEST IN RECREATION PATHS, BY AGE GROUP

Age	Very Important	Important	No Opinion	Unimportant	Very Unimportant	Total	n
18-24	25.0%	50.0%	8.3%	8.3%	8.3%	100.0%	n=12
25-34	30.0%	53.3%	3.3%	6.7%	6.7%	100.0%	n=30
35-44	41.7%	43.8%	8.3%	4.2%	2.1%	100.0%	n=48
45-54	36.9%	44.6%	15.4%	3.1%	0.0%	100.0%	n=65
55-64	30.4%	51.3%	6.1%	8.7%	3.5%	100.0%	n=115
65+	19.7%	44.9%	17.4%	14.0%	3.9%	100.0%	n=178
Total	28.1%	47.1%	12.1%	9.4%	3.3%	100.0%	n=448

\*Strong Association

Q14C: INVEST IN RECREATION PATHS, BY YEARS OF RESIDENCE

Years of Residence	Very Important	Important	No Opinion	Unimportant	Very Unimportant	Total	n
<10	30.5%	48.8%	12.2%	3.7%	4.9%	100.0%	n=82
10-19	34.2%	41.1%	12.3%	8.2%	4.1%	100.0%	n=73
20-29	33.9%	49.2%	10.2%	6.8%	0.0%	100.0%	n=59
30-39	19.4%	50.0%	13.9%	16.7%	0.0%	100.0%	n=36
40-49	29.2%	33.3%	4.2%	20.8%	12.5%	100.0%	n=24
50+	11.5%	38.5%	15.4%	26.9%	7.7%	100.0%	n=26
Total	29.0%	45.0%	11.7%	10.3%	4.0%	100.0%	n=300

\*Strong Association

Q14D: IMPLEMENT THE BICYCLE AND PEDESTRIAN INFRASTRUCTURE PLAN, BY AGE GROUP

Age	Very Important	Important	No Opinion	Unimportant	Very Unimportant	Total	n
18-24	33.3%	33.3%	16.7%	0.0%	16.7%	100.0%	n=12
25-34	41.9%	35.5%	6.5%	9.7%	6.5%	100.0%	n=31
35-44	44.9%	26.5%	22.4%	6.1%	0.0%	100.0%	n=49
45-54	41.5%	33.8%	16.9%	7.7%	0.0%	100.0%	n=65
55-64	31.9%	43.1%	10.3%	8.6%	6.0%	100.0%	n=116
65+	25.4%	34.5%	20.3%	13.0%	6.8%	100.0%	n=177
Total	32.9%	35.8%	16.4%	9.8%	5.1%	100.0%	n=450

\*Strong Association

Q14D: IMPLEMENT THE BICYCLE AND PEDESTRIAN INFRASTRUCTURE PLAN, BY YEARS OF RESIDENCE

Years of Residence	Very Important	Important	No Opinion	Unimportant	Very Unimportant	Total	n
<10	37.8%	32.9%	14.6%	9.8%	4.9%	100.0%	n=82
10-19	40.3%	33.3%	12.5%	9.7%	4.2%	100.0%	n=72
20-29	37.3%	35.6%	16.9%	6.8%	3.4%	100.0%	n=59
30-39	27.0%	40.5%	16.2%	13.5%	2.7%	100.0%	n=37
40-49	25.0%	12.5%	20.8%	16.7%	25.0%	100.0%	n=24
50+	14.8%	29.6%	18.5%	25.9%	11.1%	100.0%	n=27
Total	33.9%	32.6%	15.6%	11.6%	6.3%	100.0%	n=301

\*Strong Association

Q14E: RAISE THE BAY DOCK TO MINIMIZE HIGH WATER DAMAGE AND IMPROVE SAFETY, BY AGE GROUP

Age	Very Important	Important	No Opinion	Unimportant	Very Unimportant	Total	n
18-24	9.1%	54.5%	27.3%	9.1%	0.0%	100.0%	n=11
25-34	18.8%	31.3%	28.1%	15.6%	6.3%	100.0%	n=32
35-44	14.3%	28.6%	40.8%	14.3%	2.0%	100.0%	n=49
45-54	20.0%	29.2%	23.1%	20.0%	7.7%	100.0%	n=65
55-64	20.7%	37.1%	18.1%	14.7%	9.5%	100.0%	n=116
65+	14.9%	36.5%	23.2%	18.8%	6.6%	100.0%	n=181
Total	17.2%	34.8%	24.2%	17.0%	6.8%	100.0%	n=454

Q14F: RENOVATE THE BATH HOUSE IN THE BAY PARK, BY AGE GROUP

Age	Very Important	Important	No Opinion	Unimportant	Very Unimportant	Total	n
18-24	41.7%	25.0%	8.3%	16.7%	8.3%	100.0%	n=12
25-34	28.1%	28.1%	15.6%	21.9%	6.3%	100.0%	n=32
35-44	16.3%	40.8%	24.5%	16.3%	2.0%	100.0%	n=49
45-54	23.1%	35.4%	27.7%	10.8%	3.1%	100.0%	n=65
55-64	23.3%	42.2%	19.0%	10.3%	5.2%	100.0%	n=116
65+	17.2%	40.0%	26.1%	13.9%	2.8%	100.0%	n=180

Q19: YEARS OF RESIDENCE IN ST ALBANS, BY AGE GROUP

Age	<10 years	10-19 years	20-29 years	30-39 years	40-49 years	50+ years	Total	n
18-24	36.4%	36.4%	27.3%	0.0%	0.0%	0.0%	100.0%	n=11
25-34	75.0%	10.0%	10.0%	5.0%	0.0%	0.0%	100.0%	n=20
35-44	47.1%	41.2%	5.9%	5.9%	0.0%	0.0%	100.0%	n=34
45-54	22.7%	36.4%	29.5%	4.5%	4.5%	2.3%	100.0%	n=44
55-64	18.3%	19.7%	26.8%	21.1%	2.8%	11.3%	100.0%	n=71
65+	17.7%	19.4%	16.9%	14.5%	16.1%	15.3%	100.0%	n=124
Total	26.3%	24.3%	19.7%	12.5%	7.9%	9.2%	100.0%	n=304

\* Strong Association



## ABOUT THE CENTER FOR RURAL STUDIES

The Center for Rural Studies (CRS) is a nonprofit, fee-for-service research organization that addresses social, economic, and resource-based problems of rural people and communities. Based in the College of Agriculture and Life Sciences at the University of Vermont (UVM), CRS provides consulting and research services in Vermont, the United States, and abroad. The research areas are divided into five main areas: Agriculture, Human Services and Education, Program Evaluation, Rural Community and Economic Development, and Vermont Community Data. The mission of CRS is to promote the dissemination of information through teaching, consulting, research and community outreach. Primary emphasis is placed upon activities that contribute to the search for solutions and alternatives to rural problems and related issues. Bringing decades of experience to its work, CRS recognizes that answers to critical and timely questions often lie within a community or organization.

For any questions or comments about this report, please contact Amy Kelsey, Research Specialist at the Center for Rural Studies at 802-598-4551 or at [amy.kelsey@uvm.edu](mailto:amy.kelsey@uvm.edu)

The Center for Rural Studies is located at: 206 Morrill Hall, Burlington, VT 05405.

## APPENDIX 1- SURVEY INSTRUMENT

## St. Albans Town Community Survey

[Tracking #]



### Introduction

The St. Albans Town Selectboard is soliciting citizen input via this community survey to gauge the long-term development priorities of its citizens and property owners. You are being invited to take part in this research study because you are a resident and/or property owner in Saint Albans Town. This study is being conducted by the Center for Rural Studies (CRS) at the University of Vermont and the Saint Albans Selectboard. We recognize and welcome citizen input.

### Study Procedures

If you take part in the study, you will be asked to complete the 20 question survey that follows and to return it to CRS in the enclosed postage-paid envelope. The survey questions address topics such as business development, infrastructure, housing, town services, and recreation in Saint Albans Town. You will also be asked some basic demographic questions. The survey should take 10 minutes or less to complete.

### Benefits

As a participant in this research study, there may not be any direct benefit for you; however, information from this study may benefit other people and St Albans Town now or in the future.

### Risks

We will do our best to protect the information we collect from you during this study. We will not collect any information that will identify you to further protect your confidentiality and avoid any potential risk for an accidental breach of confidentiality.

### Costs

There will be no costs to you for participation in this research study.

### Compensation

You will not be paid for taking part in this study. As an incentive, everyone that returns this survey before **August 31, 2018** and provides basic contact information at the end of this survey (optional) will be entered into a random drawing for one of eight \$25.00 cash gift cards. At the end of the survey, you will be asked for some information about yourself that will be used for purposes of awarding the gift cards. Information gathered for this purpose will be stored separately from your survey.

### Confidentiality

All information collected about you during the course of this study will be stored without any identifiers. No one will be able to match you to your answers. Each individual receiving the survey will be given an ID number. The ID number will be printed on the return envelope. Responses will only be entered with the ID number and will not be associated with the individual's name. Only researchers will have access to the data. Information will be saved on the password protected UVM server. Paper copies will be kept in a locked filing cabinet in Morrill Hall on the UVM campus.

### Voluntary Participation/Withdrawal

Taking part in this study is voluntary. You are free to not answer any questions or withdraw at any time. You may choose not to take part in this study, and you may refuse to participate without penalty or discrimination at any time.

### Questions

If you have any questions about this study now or in the future, you may contact Amy Kelsey, Research Specialist at CRS, at (802) 656-4377. If you have questions or concerns about your rights as a research participant, then you may contact the Director of the UVM Research Protections Office at (802) 656-5040.

For each question below, please mark the circle (o) corresponding to the option that most closely matches your opinion

**PART 1: DEVELOPMENT**

<b>1. Which of the following statements best describes your attitude about development in St. Albans Town?</b> <i>(Please choose only one)</i>
<input type="radio"/> Existing controls on development should continue
<input type="radio"/> Controls on development should be relaxed
<input type="radio"/> Controls on development should be increased
<input type="radio"/> No opinion

<b>2. What measures should the Town take to promote the development of affordable housing?</b> <i>(Please choose only one)</i>
<input type="radio"/> Allow greater density in certain areas
<input type="radio"/> Give incentives for projects that provide units for affordable housing
<input type="radio"/> Require all subdivisions to include a percentage of affordable units
<input type="radio"/> The Town should not take any measures to promote the development of affordable housing
<input type="radio"/> No opinion

<b>3. Please complete the following statements on development:</b>	<b>Too Rapid</b>	<b>Just Right</b>	<b>Too Slow</b>	<b>No Opinion</b>
The rate of <b>RESIDENTIAL</b> development in St. Albans Town has been:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The rate of <b>COMMERCIAL</b> (stores, offices, etc.) development in St. Albans Town has been:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The rate of <b>INDUSTRIAL</b> (manufacturing, warehouses, etc.) development in St. Albans Town has been:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

<b>4. Where would you like to see future <u>residential</u> development placed in St. Albans Town?</b>



<b>5. What type of businesses do you want the town of St. Albans to promote for development?</b>					
<i>Please rate each business type below with the option that most closely matches your opinion</i>	<b>Strongly Favor</b>	<b>Favor</b>	<b>No Opinion</b>	<b>Against</b>	<b>Strongly Against</b>
Fast food type restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sit-down type restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenience stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supermarkets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Small-scale type retail stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large-scale type retail stores	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional services / offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment facilities (movie theater, performance venue, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Motor vehicle sales / repair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor recreation (golf course, marina, guide services, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other:	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**6. If the town were to invest in infrastructure to encourage future growth near Interstate 89, which location should take priority? (Please choose only one)**

- Exit 19 (South side of town)
- Exit 20 (North side of town)
- No opinion

**7. Please indicate your opinion on the importance of each of the following to the future of St. Albans.**

<i>Please rate each goal below from "Very Important" to "Very Unimportant"</i>	<b>Very Important</b>	<b>Important</b>	<b>No Opinion</b>	<b>Unimportant</b>	<b>Very Unimportant</b>
Develop opportunities for local job growth through business development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop more senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop more nursing homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Develop more assisted living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve public transportation services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect open space and natural resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain moderate tax rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## **PART 2: TOWN INFRASTRUCTURE, FACILITIES, AND SERVICES**

**8. Assuming the Department of Public Works (DPW) will relocate, what should be done with the current site? (Please choose only one. If "other," please describe.)**

- Town should sell the site and not be responsible for future uses
- Town should develop the site for recreational use (lakeside park, boat launch, etc.)
- No Opinion
- Other (please describe):

**9. If the Department of Public Works (DPW) relocates and the town develops the site for recreational use, what recreational use/s would you like to see?**

**10. Please indicate your level of satisfaction with the following current services:**

<i>Please rate each service below from "Very Satisfied" to "Very Unsatisfied"</i>	<b>Very Satisfied</b>	<b>Satisfied</b>	<b>No Opinion</b>	<b>Unsatisfied</b>	<b>Very Unsatisfied</b>
Road Maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ambulance Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snow Removal/Plowing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks/Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Hall Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

In a growing number of municipalities, the costs of required stormwater programs are subsidized through a stormwater utility. Revenue is generated through modest user-fees, and then used for system maintenance, capital project construction, enforcement, and customer outreach and assistance. User-fees for stormwater utilities are typically based on property type or area.

<i>Please answer the question below with the option that most closely matches your opinion.</i>	<b>Strongly Favor</b>	<b>Favor</b>	<b>No Opinion</b>	<b>Against</b>	<b>Strongly Against</b>
<b>11. Should the Town engage in water quality improvement efforts through the implementation of a storm-water utility that would cost between \$34-75 per household, annually?</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The Town Hall is not ADA compliant and does not have sufficient space for record retention (vault space).

<i>Please answer each question below with the option that most closely matches your opinion.</i>	<b>Strongly Favor</b>	<b>Favor</b>	<b>No Opinion</b>	<b>Against</b>	<b>Strongly Against</b>
<b>12. Should the Town consider moving to a new town hall?</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>13. Should the Town consider renovating the current town hall?</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**14. Please indicate your opinion on the level of importance of each of the following Bicycle, Pedestrian, and Recreation-related goals to the future of St. Albans.**

<i>Please rate each goal below from "Very Important" to "Very Unimportant"</i>	<b>Very Important</b>	<b>Important</b>	<b>No Opinion</b>	<b>Unimportant</b>	<b>Very Unimportant</b>
Invest in Cohen Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invest in the Town Forest	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invest in recreation paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Implement the bicycle and pedestrian infrastructure plan	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Raise the Bay Dock to minimize high water damage and improve safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Renovate the bath house in the Bay Park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please describe):	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**PART 3: DEMOGRAPHIC INFORMATION**

**15. Is your Primary Residence in St. Albans Town?**

- Yes
- No

**16. What is the highest degree or level of education you have completed?**

- Less than high school
- High school graduate (includes equivalency)
- Some college, no degree
- College degree, including associates and above

**17. What is your age?**

- 18-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- Age 65 or older

**18. On what road do you live?**

**19. How many years have you lived in St. Albans Town?**

**20. What other comments do you have?**

*This is the end of the survey. Thank you for your time and input. Please fold and return the completed survey in the postage-paid envelope.*

*The Center for Rural Studies (CRS) at UVM is conducting this survey for the Town of St. Albans. All responses will be kept confidential, names will not be associated with responses, and individual responses will not be seen by St. Albans Town staff or other town representatives.*

**Contact Information for \$25 Gift Card Prize Drawing (optional)**

First Name:

Phone:

Email:

## APPENDIX II- COMPLETE OPEN-ENDED RESPONSES

### Q4: WHERE WOULD YOU LIKE TO SEE FUTURE RESIDENTIAL DEVELOPMENT IN ST. ALBANS TOWN?

- Density
- Lots with subdivisions should sunset after 2-3 years. Subdivisions are approved + development doesn't happen.
- Swanton's development - particularly along Lake Champlain has been more thoughtful.
- Yes, but the health and safety for people over the age of 65 must be priority. More health + safety inspections of new + existing housing.
- Affordable housing for people "not eligible" for housing subsidy but have fixed limited income.
- Where -> OH 104 - Brookside -
(on question 1 about "attitude about development in St. Albans Town") pending --> depends on availability of town access to water
1. north side of Rte 105 between the rail trail and the interstate 2. east side of bronson rd between nason st and lake street
Absolutely, we are in a great need for affordable housing. One of the nicer residents for the elderly low income is a 3-year waiting list!
Across from Walmart.. where drive=in used to be.
activities that are ongoing (serving as a distraction toward the drug epidemic) this whole town has changed so much but thats on the surface. The reality lies in the stuff thats going on underneath all this huge physical makeover. it would be so important to develop activities (from businesses) not only for fun but employment would benefit people. recreation centers doing new activities w/ the younger generations. life skills, fun skills, etc. teaching life, social skills
allow grice brooks to continue development
along interstate entr near the entrance
along route 104 - towards fairfax
along route 7, near the old energize plant.
Along rte 7
along the way from the city to the bay. between bay park and cohen park
Any area not controlled by Sand R. Smith (they have yet to care for the entrance road to Grice Brook)
any place
Any where
anywhere but in open, prime farmland
anywhere possible
anywhere the market can support and/or where investors are willing to invest....only the free market will save us!!!
Anywhere, there's plenty of room.
Apt buildings by exit 20, create a maple tree place pr severance corners type development (clusters)
areas along:lower newton Rd., Rt 36 on the way to the Bay.
Areas that are not currently used as farms. The encouragement of the development of in-law apartments and granny houses on currently developed land allowing for increased density can add to the stock of lower cost housing and senior/assisted-by-family housing.
Areas that would not effect the natural plan sight especial along the lake or from main roads.
around Maquam Shore / Newton Rd area
AS close to down as possible
at this time i shall rely on the "board" to decide/ rule on the above 1/2 and 3
Away from Farm Land

away from Lake - too crowded here traffic not suited for road
away from waterfront
Bay & hill area
bay area roads
Birmingham Road
Both north + south end
both residential and commercial development in the immediate surrounding areas of St Albans city ... to promote density of the "Urban Core" and for support of existing infrastructure/businesses.
Brigham Rd
Bronson Rd
By purchasing farmland too close to the lake
by the bay
by the bay.
By the bay. A lot of property down there is older would be good to see more new development.
By the Sports Complex/ St. Albans Bay
change zoning for some farmers who want to get out of farming. maybe move condo development near the lake,
close to city as possible
Close to city limits to promote walking to local businesses
close to city lines
close to interstate for commuters
close to the city & avoid extra sprawl over the surrounding area
close to the city of st albans
Closer to St. Albans City or closer to the Georgia border
Clustered to avoid sprawl and near major arteries, but with good ability to walk to downtown
consider transportation infrastructure roads are already congested at morning and evening commutes, don't make them worse.
Contiguous to where it already is to help develop community & have resources nearby and an ability to walk to things
current residential areas
Don't know the area well enough to suggest place. However, I know the Brookside development on the corner of Fairfax St + Fairfax Rd has not kept to the agreed percentage of 20% for under 55 housing and has rented more than 20% to the detriment of over 55 population who don't want to have young children running the halls, stairs, elevators, + parking garage. Many older people have moved out because of this. My friend went to the town office to complain but was told the zoning officer didn't have time to investigate! Not a proper response at all!
down toward's the bay
Downtown
each area needs to have a neighborhood watch program we need more show of law enforcement, the do a great job but we need to more patrol cars I think neighborhood watch programs that have a training day with St Albans PD is a good call. I think it would let drug dealers etc know people are out in force to keep our residential city areas are being watch and cared for. communities that care take care of their properties are and can be an example of what we need
east of 89 and away from lake
East of Georgia Road, Near St. Albans Correctional Center
east side
Easy access to city and to I89
Encourage development within walking distance to services.
Everywhere - West of I-89, The Bay; between Maquam Shore Rd & Lower Newton, The southern part near the Georgia

line
exit 19
exit 19
Exit 19
far away from where I live.
Fill in the empty buildings first!!! Before building more!!!
Franklin Park west
franklin park west, exit 19, mill river, Bronson Rd
From church road North and West
future residential development should be clustered near a core of the city where there would be access to services and commercial entities, as well as the park/location offerings.
Georgia Shore
Georgia Shore Road
Harbor View Drive- Phase 3
hill
However, the apt buildings near Rt. Valle have been an added strain disproportional to the # of resident of residents on St. Albans Town infrastructure
I don't care where you develop for one St. Akbans is a town -off town. Lake st is discusting, welfore people, overweight women pushing baby carriages, cigarette hanging, gret of their, boyfriends tagging along out of work and sucking the sistem day.
I don't know but I think greater consolidation is appropriate. Sidewalks should be mandatory for development similar to the hill farm area.
I feel that a grocery store would be nice to have at the south end of st. albans
I have no strong opinion. it's important to think about infrastructure and development decision are made considering our aging population is another factor that need to be in the mix. More mixer use development that units the need for transportation is important.
I think providing excellent group homes for people would be a great idea. Providing homes with room + board would be a great idea. I think the residential group homes would have to not allow illegal drugs or alcohol. Instead use the money for fresh healthy nutrition + clean WATER. The group homes in St. Albans must be a SAFE place for people who need it.
I think there should be more low income affordable housing near the shopping centers so that those families can have easier access to those things
I would like to not see future residential development in st albans town because it is taking away agricultural land and is taking away from a lot of views and replacing them with houses
I would like to see additional housing developments built.
I would like to see more commercial development in South End of town. restaurant, supermarket, large retail store,fast food
I would like to see our own senior center! As Vermont's seniors age they should have a medical person take blood pressures, offer advice on what is available for the elderly.
I would like to see residential development around exit 19.
I would like to see the Federal Street by pass completed with connection to both interstate exits and further development along this route. The town also needs to move its garages off the waterfront and monies need to be invested in a larger capacity water treatment facility.
I would NOT like to see residential development in the town
if you mean LOCATED, I'd say where it is SAFE! Add SIDEWALKS, ensure school bus rides aren't crazy long for kids, and ask the neighbors if they mind :)
Im relatively new to town si I don't want to provide uniformed opinions. Right now I'm not really aware of the options as far as locations go. I will say that I hate , sprawling neighborhoods ...there only so much land in the world and I like to see

compact development. people who like people can live in cities, and people who don't like people (like me!) can live in the woods without seeing any neighbor.
In areas close to downtown St. Albans. The existing infasture is in place. Keep our rural area rural and leave as much area for wild life to thrive,
In areas where there is space and infrastructure already in place.
In areas with less density of population.
In other towns. We need commercial, real jobs for our kids and grand kids or a bigger airport so its easier to visit them.
In the areas between Lo. Newton --> Lake and Kellogg --> Maquam West/ South
in the hill section and upper hills where the views are wonderful. NOT in the Bay area where the small town village should continue.
Infill existing developed areas particularly adjacent to the city where connections to existing infrastructure can be made (sidewalks, bike paths, server, water, etc)
is growth areas. near public transportation, schools, shopping
It should be along main corridors and next to already developed residential areas. It is advantageous to have development clustered around existing development + services so we don't end up with islands of development in agriculture/rural areas, mandate sidewalks for all new development, Require all subdivisions over a certain size to include a percentage of affordable units
It would be nice to have a chain restaurant (sit down, family) in the town. Town either has fast food or high priced sit down options. When adding residential development, it should be done (if possible) within walking distance to services -- accessible to sidewalks and public transportation. New developments need to pay a higher wastewater fee when impacting the current system.
It's hard to say given the amount of farm land. Plenty of open space along Rt. 38 and behind the shopping development of Pree Chopper+Walmart
It's not residential, but would REALLY like a grocery store on the south end near Exit 19.
It's up to the residents, massive low income/affordable housing should be avoided. They're an eye sore and negatively impact housing values
Lake street going to the bay
land owners should decide if they wish to Dev. their propertes
large lots at least an acre in areas with city water & sewer
Less car dealerships, less banks. fix up some of the older homes. fix up some of the roads that are all rocky and have potholes.
lots of space- figure it out!
lower Newton Rd + Brigham Rd, also north end off Highgate Rd
lower newton Rel , closer to lake
lower newton road
lower Newton road area
lower newton st
lower newton, brigham, kellogg+dunsmore roads
More affordable housing for low income. Recreation area for children. Where ever it is necessary and needed.
More small shops at the bay
Nason and Bronson Rds
Near community areas (sports complex, Hardack, etc.) and close to interstate access
Near exit 19 and 20
Near exit 19 on I89
Near exit 20 or off Kellogg road
near other end of St.Albans city, by Wal-Mart and shopping plazas.
Near St. Albans City and St Albans Town Lines

near the city, near the interstate
Newtown Rd + Lake Rd area
next to walmart
NO as housing increases it adds more to the school tax than it does to the property tax thus a next increase to tax payers
no preference as long as it is thoughtful.
No recommendations for where, but infrastructure, (sidewalks, waste, etc) should be part of any and every plan, preferably before housing is built.
No.
None needed
North
north and east part of town.
north end
North End
North end
north end area / route 7 corridor / seymour farm area
North end of town
-North of Rte 105 between the rail trail and the interstate -North on Nason st. between the current housing and Bronson Rd.
North of town
North of town
North side of town
north side of town
north side of town near 189
North- thats where the shops are
North, south, west, adjacent to city borders
not enough information to have an opinion
Not even sure where there is space for this
Not in the Bay
Not interested in bringing in more low income folks with their problems, junk and noise. Not interested in more traffic. Owners of rentals need to be held accountable for their properties looking clean/well/maintained. By having higher rents for apartments, we keep the riff raff out.
not many zoned residential-until i researched residential areas I don't have an opinion!
Not on open farm land
Not on Rte 104
Not south of I-89 Access road between Route 7 and Rte 104 - too many new subdivisions and apt complexes there already.
Not sure on placement. Just take a good look at zoning to better flexibility on goal-oriented, responsible development.
not sure, but not in bay area
Not sure, maybe off of Lake Street
Nowhere
Nowhere, Farms need help!
nowhere the town is running out of room
off exit 19
off of Lake Rd or Newton Rd, Dunsmore, Brigham
Off Route 7, Lower Newton Road
off route 7, towards Swanton
off Rt 104



Old farmland
On fairfax road towards Fairfax, On fisher pond road
On outskirts of town - not in natural areas (like near lake, St. Albans Hill, etc.) -> only on farm land if farmer needs to sell, but preserve natural beauty. *More availability to help people afford a place to live. *Re-use any properties - residential or business that are empty, in disrepair or abandoned.
on the north end of town
one to two acres spread out over St Albans town, develop homes/bushes along current roadways in St Albans Town in hope to connect sewer + water and sidewalks from city to town
outside of city limits
Perhaps high density buildings with a lot of green space between. Careful planning for parking and pedestrians.
Residential development should really be within walkable distance to the town center. Lower Lake Street. I had seeing new developments out in a corn field, with seeming no connection to town amenities. Allow greater density in town center for affordable housing.
residential development would be appropriate where it has always started in and around both sides of exit 19 or 20. It should NOT occur close to the bay on lake for obvious environmental or water quality reasons, unless the development is an upgrade in terms of environmental impact and quality of life.
Revitalizing older properties downtown. Building more affordable quality housing on the outskirts.
right off exit 20 ( I-89)
route 207, route 104
rt 7, industrial park
Rt. 7 North
Rt. 7 South
Rte 105- east of city, Rte 104- south of city
scattered around the town. small areas
smart growth. the town of st albans already has a mix of building types + uses (commercial, residential) a planned growth would encourage environmentally sustainable neighborhood. for residential development in the town, communities could be built along main roads like lake street, church street, route 7
Smith field
So. St albans town - along route 7 corridor
something accruable to municipal water/sewer
south end
South End
south end
South end of City, not north., [Q2 "What measures should the Town take to promote the development of affordable housing?":] Too many now [affordable units]
south end of town
South End of Town and Route 7 corridor
South end where available
South of St Albans city
South of town off Route 7
Spaced out, Stop large farm expansion into factory farms
spread out / where areas are best suited
St Albans Hill, French Hill. Between St. Albans Bay and St. Albans City
St. Albans Bay
St. Albans Bay, mix residential with commercial
St.Albans+ French Hill sections, off routes 105+104, off kellogg road, southern part of town, not in bay until sewer

installed
taxes lower so people can fix their homes, apt buildings
the bay
The north near Walmart, Handy Buick etc. Could use better planning for new town roads.
The town needs to settle the issue of sewer usage/ allocation with the city of St. Albans ASAP!
the town needs to settle the issue of sewer usage/ allocation with the city of St.Albans. ASAP!
to clean up the St.Albans bay water
too much development going on now
Too vague of a question. The way I see it if someone purchase property they should be able to build on it
Toward Georgia town, lake side where there seems to be more land and space for development (down Lake St.). Also on the borders of the adjacent towns, Fairfield and Fairfax, it would be nice to have residential development, where it's less densely populated.
Town should coordinate with builders/ developers to develop low quality land on farmland available due to farmers selling out as number of farms in town decreases
up to the landowner
VT Route 105 area
we currently live in a new development+ would like to see more development like this one (320000) anywhere within St.albans town or city.
We would like to see housing in and around exit 19. We think Brigham Rd. and Lower Newtom Rd would work for additional housing, Also, Rt. 104 South of exit 19.
Where ever land is available both South of town and north of town. theres a lot of unused land that could help with the housing problem
Where is this going to take place - on existing farmland? Wetlands? Are we going to add new roads? Taxes to increase because of new school burdens? No, we don't need any more residential development.
where the "old" drive in used to be
WHERE THE FREE MARKET DICTATES IT TO BE !!!
with proximity to schools/downtown without automobiles. connect by public transport + bicycles
Would love to see the farmlands that have been sold on Rt. 7 continue to become "family" neighborhoods.
Would need to study further.
You need good paying jobs to keep people here. Our state government needs to wake up instead of giving \$10,000 to people to move here they should get industry here with good paying jobs and stop raising taxes to fund programs that there's no return like welfare and drug programs.

Q5: WHAT TYPE OF BUSINESS DO YOU WANT THE TOWN OF ST. ALBANS TO PROMOTE FOR DEVELOPMENT? (OTHER)

Re: Large-scale type retail stores: Target or existing / no more strip malls
affordable vehicles, driver lessons, housing
Ag related
anything the market can support
anything!!!
Arbys
boutique type shoppes
buy local
casino
casino , specialty retail , food stores
Children activities
family fun that is AFFORDABLE!
farm
farm stands
farmers markets, health, yoga, wellness center
franchise /chain restaurant
Good well known rest
grocery(small)
Hi tech MFG + professional services
Home improvement, it, home depot, Lowes.
indoor shooting range
industrial
Industry
Large industry to promote jobs and contribute to our taxes
Low or no impact on lake water quality
Lower or Home Depot
Lowe's, Super Walmart + gas station
Lowes!
Manufacturing
Manufacturing
Mid level restaurants
Mixed-use development with residential and commercial
more hiking trails.
need more businesses to offset property taxes!
Nonsense- market will determine what, when and where stores and commercial businesses of any type will be built.
Outdoor recreation *excluding golf*
preserve open green spaces
renewable energy / green businesses/ sustainable+value- added agriculture enterprires
renovate and turn the building by the bay dock into a bed & breakfast + restaurant
retake store for high quality shoes+clothing
Supermarket on Route 7
Water park, auto racing, amusement park
Wedding venue Cohen Park
youth oriented activities/businesses

Q8: ASSUMING THE DEPARTMENT OF PUBLIC WORKS (DPW) WILL RELOCATE, WHAT SHOULD BE DONE WITH THE CURRENT SITE? (OTHER)

*Wedding venue could bring in \$\$
a boat launch would be great
a boat launch. or even just a fishing area.
a boat lunch is very much needed. the Hatherway point one is so crowded every weekend that people have to park on the road which causes risks driving through.
a dog parks
Boat launch + winter boat storage
boat launch ramp on Hathaway Pt (state) is overcrowded and no room for expansion. A town ramp at this location would be a good addition
children play park
Continue to use the site
Educational Center (like echo) or sell to district to increase educational opportunities for schools Get creative!
family picnic/ playground / kayak rentals/ fishing
fishing/ boat launch
food fest/ beer fest / etc.
Give to state for fishing access
Historic place (museum) w/ St. Albans souvenir shop - hub for tourist tours (like: sugar houses, breweries, foliage season, historic tours)
Housing for 55 and older big need!
I'd like to see a new large building for hosting weddings, reunions, etc with a large deck overlooking the water. A place to go for dinner and dancing. There used to be a place like this back in the 60s, 70s - Edgewater! This is prime lake front property. It could be a big money maker for the town, if it is managed well. I'd be willing to invest. The places on the lake are packed in the summer.
It will probably become an EPA cleanup problem
It's probably classes as a brown field, so if that can be overcome financially, a rec spot would be an idea
keep DPW where it is.
Lake access, Picnic area, Bandstand for concerts
more dining options/recreational uses. promote more traffic to lake area
move town museum there, or something like that
movies-plays-multi use theatre
N/O
new town hall location
No low cost housing please
no opinion
Not sure of location, which ever keeps taxes down is what i would choose
Not sure why it's relocating. We haven't received any town info in 3-4 yrs - schools, town, etc.
Nothing can be done with a Brownfield site
one of the first two options
Public-private partnership with restaurant and public access to lake (sit down restaurant)
rec. dep./ opportunities/ activities
responsible plan for restaurant, hotel etc. winter sport event destination bed+ breakfast, sailing center, boat rental
See #9 Create a Town Senior Center for classes, mtgs, games

sell as location for small b&b and restaurant - a quainter alternative to Bayside
sell it
sell site ONLY if no town funds spent to mitigate site for hazardous materials, etc
sell to the state for a boat launch!!
senior housing or mixed
Skate park, nature center
Town could sell the site with restrictions on development.
town should develop the site and have a vote from public on what it should be.
Town should retain lake front property and expand the waterfront, similar to Burlington. Homes could be purchased through reverse mortgage to eventually connect the Dept Public works and the Bay Park and eventually have a developed waterfront
town should sell site but with development & density restrictions i.e.: number of residential units. Prefer residential vs. commercial development
TRAFFIC! Very bad corner! You have 2 boat launches now.
We don't need a new public works what we have is more than fine.
we need more! kilcare and the hathaway Pt. boat launch are congested.
What is the reason for moving
Whatever make sense financially
Where is current site?

Q9: IF THE DEPARTMENT OF PUBLIC WORKS (DPW) RELOCATES AND THE TOWN DEVELOPS THE SITE FOR RECREATIONAL USE, WHAT RECREATIONAL USE/S WOULD YOU LIKE TO SEE?

*Wedding venue could bring in \$\$
a boat launch would be great
a boat launch. or even just a fishing area.
a boat lunch is very much needed. the Hatherway point one is so crowded every weekend that people have to park on the road which causes risks driving through.
a dog parks
Boat launch + winter boat storage
boat launch ramp on Hathaway Pt (state) is overcrowded and no room for expansion. A town ramp at this location would be a good addition
children play park
Continue to use the site
Educational Center (like echo) or sell to district to increase educational opportunities for schools Get creative!
family picnic/ playground / kayak rentals/ fishing
fishing/ boat launch
food fest/ beer fest / etc.
Give to state for fishing access
Historic place (museum) w/ St. Albans souvenir shop - hub for tourist tours (like: sugar houses, breweries, foliage season, historic tours)
Housing for 55 and older big need!
I'd like to see a new large building for hosting weddings, reunions, etc with a large deck overlooking the water. A place to go for dinner and dancing. There used to be a place like this back in the 60s, 70s - Edgewater! This is prime lake front property. It could be a big money maker for the town, if it is managed well. I'd be willing to invest. The places on the lake are packed in the summer.
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Lake access, Picnic area, Bandstand for concerts
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move town museum there, or something like that
movies-plays-multi use theatre
N/O
new town hall location
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TRAFFIC! Very bad corner! You have 2 boat launches now.
We don't need a new public works what we have is more than fine.
we need more! kilcare and the hathaway Pt. boat launch are congested.
What is the reason for moving
Whatever make sense financially
Where is current site?
segway tours, trolley rides. 4-wheeler tours. horseback rides/wagon or sleigh rides
9 hole-golf course/ nature trails/ community garden (csa)
a ball field for young people pick up games, maybe an indoor facility to allow winter playing
a boat dock area, to dock boats for free
a clean beach, picnic area, softball, possibly like Georgia Beach Park
a safe place for teens to hang out
access point to lake - launch, etc
Access to lake
Another boat launch or a lakeside park just like Georgia beach
anything is fine
Anything that is family and teen friendly. Mini golf, arcade, billiards with large and small pool tables for kids! I would love to play pool again!
Ball fields, tennis etc.
Beach, town marina
bike path
bike path
Bike paths
boat access
Boat access + parking - Free
boat access opened year around so people ice fishing can have access to the lake.
Boat intake, paddle boards, kayaks, rent ice fishing material, hockey rink in water
Boat launch
Boat launch
boat launch
Boat launch
boat launch
Boat launch
Boat launch
boat launch

Boat launch
boat launch
boat launch
boat launch
boat launch
boat launch
boat launch
Boat launch
Boat launch
boat launch - as there is another one besides hathaway point
boat launch !!!
Boat launch + winter boat storage
Boat launch and parking
boat launch or build a seasonal canoe and rent it out for income
Boat launch or public garden with branches.
boat launch with a restaurant /snack bar
Boat launch with dry land rental storage for the boats
boat launch with paid storage
Boat launch,
Boat launch, access to the lake
boat launch, boat launch, boat launch
boat launch, dog park, restaurant, boat repair shop, boat storage
Boat launch, fishing dock
Boat launch, kayaking.
Boat launch, park
Boat launch, picknick area
Boat launch, public docking
boat launch, swimming
Boat launch, water park.
boat launch/ paddle board rentals/ small boat rentals
Boat Lucnh & Parking
boat lunch needed
boat lunch, walking trails
boat lunch/ park/ picnic/ beach/ vendors/ rentals boats, sail, kayak, paddle board / etc...
Boat moorings
boating facility, boat launch or fishing access
boating- related services.
boating, various rec. uses
campgrand, park, basketball court
camping for
Camping for residents
canoe/ kayak rentals. a bike share station to link other recreational areas. a second free boat access would be very helpful to alleviate the crowd at hathaway point.
child care, senior day care
children friendly site
clean the bay area and encourage clean use of the lake. small boats, fishing, swimming
CLEAN THE THE BAY



clean up lake. concert space
clear town beach to swim - picnic
commercial/business development
Community park
concert venue
concert venue, winter festival walking, hiking trails
Continuation of Bay Park, connected by walk/bike path. Maybe a splash pad park for kids or covered ice rink or both or kayak/sail rentals
could hold classes like water safety, ice fishing, fly fishing, sailing/waterboards, boat safety or holding various club meetings
development as recreational use bail or tackle shop, boat launch
dog & children friendly
Dog beach, rental of boats/kayaks
dog park
dog park
facility useful to people docked in the bay
Family park with pond where families could picnic, gazebo for music
fish & boat launch
fishing access
fishing charter, any public friendly draw to lake
food fest, beer fest, concert, etc (look at Burlington)
Fully accessible playground- we don't have one north of Burlington!
Give to state for fishing access
Good question considering the condition of the bay. The general consensus is that it is polluted.
Green space
Green Space only
gymnastics
Have it as the garage for the St. Albans Town Park crew
historical information, tours, visiting center
I don't think the town has the resources to maintain and monitor a public space.
I don't think they should develop. until the bay is clean it would be a waste of money and time.
I thought it was a toxic area???
I would like a boat launch with ample parking
I would like to see more things for young adults and teenagers to do. There just isn't enough...
ice rink, sports facility, recreation facility
Ice rink. Draw for tournaments. SASA etc. couple that with businesses to support and profit from a rink.
indoor multiuse building (gym)
indoor shooting range
invest un Bay Park. no need for new park. CLEAN THE BAY
Kayak rental; *boat tours, (w/ dinner) segway rentals, swim/diving lesson, *fishing tours, (like Burlington's Spirit of E.A.) sailboat rentals, water/jet ski... bike rentals, paint & sips, etc...
Kayak, Canoe, Paddle board
Kid friendly activities like kayak rental or similar
kids' park
lake access
lake access by boat/pull up by boat with park perhaps restaurant, walking trail, picnic

lake access for residents, tennis courts
lake/boat & fishing access
lakeside park
lakeside park
lakeside park w/ playground, splash park, picnic tables!
Lakeside park with boat launch at one end
lakeside park would be a good option
Lakeside park, tennis court (s), Dog park, Multi- use indoor recreation/ event space (gym, practice facility, event/ performance hall)
lakeside park/swimming
Lakeside recreational
Marina
Marina- the water/shores need to be cleaner
marina, boat launch, park, pickle ball courts or other type of community recreation
more park space, sports, entertainment i.e. bands
more teen centers
more walking paths or bike paths, boating
More water sport
multi use / dog park
multi use theatre
museum of some sort
N.O
N/A
N/A
N/A - Sell it.
N/P
Need further study
No boat launches, no dock services, no marina. Period.
no idea
no opinion
no opinion
no opinion
None
None
none
None
NONE- stop wasting taxpayers money on "playing
NOT BIG ENOUGH
not necessary
Open, picnic
outdoor
Outside obstacle course for exercise
Park
Park
park
Park & Boat launch
park & rentals - canoes, kayaks, boards

park + beach
park for children
Park or a great place for children to play.
park or boat launch
park or parking for waterfront park
park space...play ground, dog park? Town rec center for things like art+craft classes. my only complaint about parks/rec below is that we don't have any pottery classes.
Park to Relax
park with activities for children and adults
park, boat launch
Park, Boat launch with adequate parking, kayak, sailboard/ launch site-town residents & families only.
park, relaxation area
Park, safe place for children activities
park/ paddle boat and kayak rental
park/ waterfront
Parking
parking, possible connection to existing walking path, boat launch w/ ample parking, access for individuals to fish
Picnic Area
picnic area
picnic tables
picnics - sports - dog park!
Place to launch kayaks, canoes. Perhaps swim lessons with life guards. Place for renting building for family gatherings-receptions (outdoors). Small concert area
playground for kids of different ages/abilities
please do NOT do so. The town has more than enough recreational space.
Pool - free swimming lessons for all
Pool like Maple St in Essex - fun for all ages, not just lessons
public access that also addresses traffic concerns
public boat launch and/or light recreation
public swimming pool or reservoir
Public swimming pools, cooking classes for all ages, reading classes, art + music classes + sports
Public-Private Partnership: sit down restaurant watercraft rentals, public access for wellbeing, testing, etc. No bad fields. Think amphitheater.
Really should not be developing. Need this money for sale to use for new site, very unhappy with taxes going up every year: moving out soon! :(
rent the area for restaurants. water sports equipment store.
Rentals (kayaks, sailboards, paddleboards, bikes)
Roller skating or roller blade rink (not skate board park), Town Senior Center with classes/exercise
rollerskating/blading, kids and adults need recreation, bowling, anything that promotes life, social, fun, independence
Safe place for children and teen
Sailing center &/or fishing educational/instructional center
seasonal launch with kayak rentals and fishing pole rentals
see #8
sell
SELL - let business do planning
Sell it
Sell it and use the net to support new location on other town woods

Sell it, use the \$ for sidewalks
Sell property
sell the site
sit down restaurant
Site should be sold. If developed for recreational use, should add pickleball courts.
skate park or children's park
Skate park. Boat launch/park/tennis courts
skate park, family outing spot, adult dining/dance hall
Skate park, sport courts (basketball...)
Skateboarding
skating rink with rentals for winter.
swimming pool! for adults and kids with sauna
small lakeside park, boat launch, marina
small park, grass area... with swimming area & swimming dock
something around the water
Something for 55 and older not just kids
something for kids that is affordable, mini golf maybe, trampolines
something that could be enjoyed by all.
something that creates revenue to lower taxes
something that improves water quality
Something that will attract visitors i.e. echo-like, ferry, tours, museum
something upscale-condos?
space to be used for small boat launch picnic area - storage area for kayaks, canoes etc
swimming lessons, fishing guides, boat rental, snowshoe,ski rental, cycling, tennis
swimming pool
swimming pool& park(like essex pool on maple St.
swimming pool/gym facilities
tennis courts
tennis courts
tennis courts, kayak/small boat launch, outdoor performance space
tennis courts, play yard, work out area
the present sat DPW location should become a public boat launch
visiting center
Walking path, boat launch or park
walking path, lakeside park
Walking paths, etc
Walking trails, bike trails
water access, walking paths, boat access
Water quality controls
Water sports/ activities
Water use rentals, non motor, paddle boards, kayaks, kite boards
waterfront park,outdoor concert area, event center, parking area with boat launch. some thing to generate revenue to pay for maintenance
We do not need another park at the bay!
we would like to see a public boat launch and a canoe/kayak rental facility
Wedding venue could produce \$\$ for town
Whatever is needed most. No night lighting!

Winter- Hockey Summer - Farmers Market Marina
Yoga, meditation center, performing arts center, move town offices here and renovate current town offices (to use as performing arts center)
You can't use a Brownfield for recreation

Q14: PLEASE INDICATE YOUR OPINION ON THE LEVEL OF IMPORTANCE OF EACH OF THE FOLLOWING BICYCLE, PEDESTRIAN AND RECREATION-RELATED GOALS TO THE FUTURE OF ST. ALBANS. (OTHER)

"Renovate the bath house in the Bay Park"-make it usable like it was 30 or 40 years ago. Snack bar, boat rentals, water aquatic equipment
Add pickle to Bay Park
Bay store/parking is an issue
bike path from St Albans city -- a walk + light across the road
boat launch
CLEAN THE BAY
clean up bay water yuck!
Clean up lake
Clean up the bay
Connect all rec areas + parks via bike/ped paths
Connect Killkare to Bay Park via pedestrian/ bike path
continue clean up bay water
continue improvement of bay park
Continue to invest the St. Albans City Rec program!
create water quality/science center or a "Lake Champlain discover center" or: Echo-North!
Develop 2 pickleball courts
For the town to invest in bicycle/pedestrian paths seems like a waste of time and money as very few people use what is already available. They ride their bikes on regular roads which have no space for them and pay nothing towards this. They should have to pay a registration fee and should be required to have proper lights and mirrors, etc.
Hardback Trail Construction
Improve sidewalks and add street lights where none exist. I cannot go on walks with my family without having to drive to a safe location.
Increase sidewalks to City
Invest in multi-use path from city to north end shopping area
invest in the town forest - advertise for cross country ski trails - great for tourists
Invest more into Hardack
More floating docks on Bay Dock (both sides) and more parking
more sidewalks to promote health safety
multi use path from city to highgate shopping area
Need to add a sidewalk the entire length of Fairfax Str. Should have made developers of Large Brookside pay for it. [On "Invest in Cohen Park": selected both "No Opinion" and "Unimportant" - coded as "Unimportant"]
Nice to see Bay Beach swim area cleaned Thanks. Stop using weed (millfoil) cutter
Provide housing - room + board for people experiencing abuse.
Renovate stone building at Bay Park
safety walking path on Fairfax street
Science center!!!
Sidewalk, Rt 7 south to the development, bike path to the bay
sidewalk along route 7 so people can walk/ bike to prospect hill area . it just stops
Sidewalk on Fairfax St.
Sidewalk on Fairfax Street
sidewalks in high traffic/residential areas: ie fairfax street and bay store/creemee shop
sidewalks to northern Rt 7

sidewalks, especially St Access Rd
tax break for restaurants, hotels, event venue
Tennis court (s) on West side of Town
tennis/ pickle ball courts/
These ideas are a mixed bag of very specific + broad - again off + shows the lack of planning + mgmt in the town [On "Implement the bicycle and pedestrian infrastructure plan":] What is it?
Town Owned Sewage
water availability to lakeside home
water quality at bay park
We have a new boat slip (respondent didn't rate "Other" above)
wiring in bath house alarm system

Q20: WHAT OTHER COMMENTS DO YOU HAVE?

<p>- I think a massive stormwater infrastructure of 50 acres or more should be built to address all liabilities of stormwater          - The town should construct its own sewer plant. First, as many in the rural areas have their own wells so the need for water is not as urgent</p>
<p>- Leadership lacking. Shocked at level of professionalism of boards like zoning.          - Wild West feel - kind of a kill or be killed mentality          - Lack of vision          - Uninterested in opinions of newcomers, women, etc - old boys in charge with old ideas          [Q6 "future growth near Interstate 89":] Med          [next to "Exit 19":] Busy. Ed + sports facilities - not commerce          [next to "Exit 20":] Room for growth. But unsightly + not well managed to date.          [below:] Downtown St Albans is important          [Q7 "the future of St. Albans" on "Protect open space and natural resources":] Bad planning and allowing subdivisions of land with no sunset have created a town full of land mines. Open space should be seen as an asset; crazy subdivisions. See many of the house on road with house behind - low rent look - as proof          [Q10 "current services" on "Parks/Recreation":] Cohen Park on Maquam Shore is locked all the time.          [on "Town Hall Services":] Unfriendly staff.          [Q11 storm water utility:] Storm water is important. St Albans Town lags behind so many things, this doesn't seem like #1.          [Q12+13 should the town hall move/should the town hall be renovated:] Depends on costs + more; silly to ask this in this way          [Q16 education level:] Graduate          [back page] Development + zoning in St Albans Town are holding the Town back - and stifling property values. The kind of trashy zoning allowed (see sketch) is in sharp contrast to Swanton + Georgia - which have valued the lake shore and permitted lots that have increased home values not brought them down. Subdivisions - proper ones with streets, power, sewerage; sidewalks - aren't permitted. Instead trashy density that looks like no one is even in charge of zoning. Zoning approved a decade+ ago should be sunsetted if development hasn't begun.          [sketch]</p>
<p>we would really like to have a sidewalk built from the intersection of prospect hill rd and Rt 7 to the corner of Parsons ave and Rt 7 (where the sidewalk ends). This would benefit hundreds of households. we support bike, pedestrian, and public transportation. we support maintaining public use areas and structures. town needs to be careful in mixing commercial + residential properties. real estate agents should NOT serve on planning or development review boards</p>
<p>!Sidewalks! Throughout town</p>
<p>"A Side Road On Left" at entrance to Kill Kare State Park</p>
<p>(On question 10 "Please indicate your level of satisfaction with the following current services" for road maintenance:) Patches not enough</p>
<p>(Under question 11 "Should the Town engage in water quality improvement efforts through the implementation of a storm-water utility that would cost between \$35-75 per household, annually?", marked "Against") *Base on household income*</p>
<p>(Under questions 12 and 13 regarding the moving or renovation of the town hall) It is a beautiful building</p>
<p>1) Very proud of St A Town 2) Only wish we could have retained the every ready building- beautiful town complex</p>
<p>1)encourage private growth in all sectors. 2)do not do anything that increases taxes on residents 3)generate revenue through growth, not democratic socialist pie in the sky tax/spend schemes!!! 4)we moved here to avoid the Chittenden country madness, don't Burlington Vt over town!!! (by that I mean turn St.A into a progressive hell-hole like Burlington!)</p>
<p>1. sell town hall to developer for senior housing 2. develop "UKD" theater next to dock 3. less talk and more action on bay clean up!!</p>
<p>A municipal building located along the Rout #7 corridor would be a good investment of the capital funds that have been raised by the 190 sales tax. extension of the I-89 ramp, west of route 7 for commercial/ industrial growth would be nice</p>



to see. sewer allocation would be a challenge of course.
ADA, wheelchair access is a big deal for my family. Lack of ramps & accessibility keeps my family from participating in a lot of activities. Please consider this if trying to bring more people here to live or visit!
affordable housing means to me "someone else is paying for it", the taxpayer or other renters in the same facility. Rent should not be strictly based on income. If expenses go up (e.g. property taxes) some of this should be passed on to the renter.
an increased focus on pedestrian infrastructure is a very high priority. work with the city --merger? end the focus on low taxes and shift to urban community.
Anything to be done to prohibit farmers farmland manure spreading. That is way too close to lake basin/ streams should be addressed. Perhaps the land should be converted from corn to hemp.
As a city and town taxpayer, I understand the importance of working together to resolve the longstanding sewer allocation dispute. I understand that the town tax-payers did not build the sewer treatment plant. As a result, I expand that the ratio would be more expensive than city users. I do not like the current annual user fees. Need to get this resolved ASAP!
as the state is considering consolidating corrections locations SAT should make a deal to expand the newton rd. facility. it is a 'clean' industry that hires many professional staff. businesses that serve the facility will be 'clean' businesses.
Because I live in the city, since my birth I didn't do the survey. I own, the last two lots in the city and due to a land survey several years ago & had a sliver of land that was changed to town property. This land has been in my family for almost 90 years.
Born + raised in St. A nice environment. Left for 30 years. (Terrible work opportunities here) Retired back here *Too many* welfare and "bums" on streets now. City has changed. Unsafe! Yuk! The nicest thing about St. A is the beautiful park. Kept up nice!! We need restaurants (Denny's, Applebees, etc) not small crappy coffee shops :(!
Born in St. Albans. I feel there are too many empty buildings not being used!! and more land being destroyed!! Yes I love nature if I won the mega bucks I would buy part of this state and nature would thrive. No building!!
Businesses need more incentive to come here and/ or stay here. Also would be nice to have a steakhouse, or chilis, or applebys or similar. Chick Filet The convenience of St. Albans to Burlington should be stressed more (22-25 minutes)
can you put installation of water/sewer lines in your planning-that would be wonderful!
clean up Bay and develop around it with condos and townhouse. keep out the lower income- they bring problems - just look at St. Albans city and the Riffraff they have to deal with. we need noise ordinance, people with values character who have self respond and respect for others. too many big soupod-up trucks speeding around disturbing the peace.
Come to an agreement with the city. No more lawsuits! Where are our sidewalks? Congress St is important to us. Consider a bike path from hardack to the complex
construction seems to take a while on the roads. not sure if it is just a perception thing or the crews work at a leisurely pace.
Continue efforts to clean up the bay- and encourage tourism- more community involvement in cleaning up the seaweed that washes up on the shore after storms. Create volunteer network that encourages citizens to take care of a small space throughout the summer.
could use some street lights along nason St. in St. Albans Town
Create a junk ordinance that the town will enforce. Don't rely on neighbor turning neighbor in. Towns job is to enforce the rules!
Culvert are in need of repair replacements. They stink are hard to maintain and attract bugs when wet
culvert degrading on high and Rt 105 as at very dangerous level. I've lost 18" of level and lawn
cut costs and lower taxes
no improvements that increase tax rates or fees
decrease taxes! schools too needy!
Development of small business is extremely difficult due to existing rules and regulations. The zoning map is too restrictive. Farmers need to clean up the roads...They are dangerous with manure and dirt when they are wet If a citizen

made such a mess they would be held accountable. It reflects poorly on our town... other farmers in the county are cleaner...The farm on Maquam shore is an embarrassment!
Development should focus on families with school age --> teenage children to bring and keep families here, as well as young --> mid -age professionals who may settle, invest resources, and boost the economy here.
Do a better job of keeping French Hill clear off snow and ice.
Do not encourage low income housing!! It only brings social problems. Create a road from exit 20 to Brigham Rd to by pass the city completely
do something with existing town hall (like apartments) - generate revenue for town
Emphasized entertainment facilities with two !!
Enforce junk law
Enforce zoning and parking at the park area near the Shell gas station when the creamy stand is open during the summer. Too many cars park along the "no parking zone" of the park. Police should be ticketing because there is parking in the park itself. Someone is going to get hurt or killed eventually at this rate.
Exit 19 needs to expand the lanes. I support infrastructure improvement for industrial expansion. Should merge police, fire + recreation @ city. water & sewer must be resolved. The town screwed up years ago and must now make a deal!
expand correctional facility sponsor ice fishing derby
fairfax street very dangerous for runners and walkers.
Fix the sewage treatment problem in the city of St. Albans so that it doesn't overflow in Lake Champlain. There is too much going in the lake.
Follow up on compliance by developers is vital. For example: Gricebrook Road which if had been constructed correctly would have been taken over by the Town by now. Instead, the developer has basically abandoned it.
for my wife and I, St. Albans offers a more affordable living situation compared to Burlington( where we both work), and we still have same conveniences, especially lake access . it be nice to see St.Albans highlight the lake front more.
For the town to consider lowering or eliminating school taxes for taxpayers with no children and for senior citizens
for what we pay the city police dept., we should see more patrols. They don't need a police boat either. I feel that the fire department needs to get a facelift and the city water hooked up. I would like to see Vermont Gas expanded throughout the town. We need to work with the state to ease traffic at exit 19 without putting in a roundabout. Better Cell phone coverage. We need to work on water quality but for those on city sewer and not us with our own septic systems.
Georgia Shore Rd by the town garage seems to be like the indy 500. A regular race track. Could use a lower rate for driving.
get the damn drugs out of this amazing town and the people who pay taxes will want to stay!
Give police services more money!! More police to combat the opiate epidemic. Fiber broadband asap
Good Luck! Thank you all
great town to live in - need sidewalks, bike and walking path in town. I am not know all the paths in town
Grice Brook is land-locked. If Thorpe Ave was opened to SASH it would eliminate this problem. As a Senior Community it's important that ambulance, fire and police services can reach us quickly.
grow the town. make the waterfront like Burlington!! there is a ton of money to be made, while supplying much happiness to people.
growth and development are NOT important. sustainability and affordability ARE most important !!!
have to lower taxes so home owners want to stay. Businesses should pay more taxes to help with personal taxes. look at midweek on central U.S - see how they prosper and grow.
How about cleaning up the lake? Blue-algae is disgusting.
I think Chock Love is dealing or running drugs again!
I am concerned about shoreline/lakeshore development. Seawalls are proliferating causing longshore drift that erodes neighboring properties. Drainage of upland properties flood shoreline lots through drainage pipes that are increased in

<p>size with each replacement. If the stormwater utility could be used to fix this it would be helpful. Lighting of the shoreline and docks that extend more than 40 feet into the lake direct light into the water and the sky disrupting day/night cycles of shoreline animals and plants and causing light pollution. Taxes are steadily increasing for non-residents and are not moderate in view of limited services offered to seasonal residents.</p>
<p>I am not in favor of public transportation. For what it costs, it would make more sense to hire taxis.</p>
<p>I am very pleased with the sidewalk upgrades. as a frequent walkers it's so much easier to get around . some of our sidewalks were awelint . so hope the upgrades continue.</p>
<p>I appreciate being asked my opinion for these issues. We love St Albans and approve of the school merger to Maple Run. We hope to see more mergers and less redundancies between Town + City in the future!</p>
<p>I appreciate the opportunity to participate in this survey</p>
<p>I believe St Albans Bay has so much untapped potential!</p>
<p>I dont feel that i am getting a lot of value out of what y pay for taxes</p>
<p>I feel the town is doing a very good job. Keep up the good work you do. Keep property taxes as is, lower would be nice also, ha ha ha, would be a joke!!</p>
<p>I feel the two communities should be one. The old mentality that was prevalent for years should be forgotten. Time for new people to make new changes. Embrace the future, stop telling the younger people "you can't do that". Stop that thought process. Stop the Franklin County Holestein mentality.</p>
<p>I get no services on Rt 7 other than a tax bill, I have never had children nor will I but pay more and more school tax, the state plows my Rd. I have as well that I maintain and no sewer or gas options to hook on, so as I see it my taxes are a donation to the town. do as you will.</p>
<p>I have "heard" that at least one of the more recent high density developments (fairfax st + 104) were supposed to have senior housing only. But this is not being done. and people have been told but he town that (the town) they cannot really enforce the rules that were made when these developments were approved. If true, steps should be take to make these sites and any new ones follow the terms they are/were built under.</p>
<p>I live (own) a unit in a 48 unit condo. The access road is in TERRIBLE shape, is privately owned, owner provides no road repairs. In my opinion, town of St Albans should take over this road and provide repairs and services, this road contains elks club, immigration facility plus our 48 units, all paying taxes, the only thing we receive for our taxes is fire + polices services.</p>
<p>I lived in Burlington for about 15 years; very happy in St Albans</p>
<p>I love living in the Town. The Town should focus on developing in areas along main corridors to maintain the agricultural nature of the rest of the town. A strong emphasis should be placed on mandating sidewalks for any new development. It is better to have piecemeal sidewalks + fill in missing portions at a later date. There should be an established fund for sidewalks + rec. paths. It is currently unsafe to walk/bike through much of the Town, due to insufficient shoulders/paths. Connecting our rec sites + residential areas could make St A. a more desirable place to live, naturally increasing our tax base. Towns with sidewalks + connection are thriving, growing communities. We have incredible assets (the lake, town forest, Aldis Hill), let's showcase how much we value them. [Q10 on current services - on "Parks/Recreation" answered "Satisfied":] more</p>
<p>I think that after a person has lived in the town for a specified number of years on the same property that he or she owns, that the taxes should be frozen until that property is sold. Older people are being forced to move as much as the taxes increase.</p>
<p>I think the opiate epidemic comes 1<sup>st</sup>. then trickle effect. The whole community must be engaged for success. Recovery Housing + food. Employment w/ livable wages</p>
<p>I think the Town needs to be proactively working with the City to help realize efficiencies and move both communities towards their full potential. I grew up in the City and raise my family in the Town and on a day-to-day basis do no see the divide that some of our elected officials do. We need to figure out the water/wastewater situation so that the town can capitalized on residential and commercial development. Having safe walking and biking access to the Rail Trail, Hard'Ack,</p>

Collins Perley, etc. should continue to be a priority until the projects come to fruition. I think these will have a very positive impact on our community and the appeal for people to move/live in St. Albans Town.
I think the town spends too much money. One is we do not need a 100,000 boat for the lake as a fire boat. I believe the new boat slip should supply safety for the lake
I would like to see more shopping and restaurants also something done with the bay, clean up beach, restaurants etc....
I would like to see more sit down restaurants by national chains i.e.: pizzeria uno, wild wing, sports bars, olive garden, out back, red lobster, Texas road house, etc. I would like to see better communication of upcoming events in the area. St Albans need a roller skating rink+ bowling alley.
I would like to see the water quality at bay park improved & more store fronts filled, like the old staples spot, maybe with a harbor freight tools or dicks sporting goods
I would like to see town sewer installed on Georgia Shore -- areas around the lake
I would love to see the town work out their differences with the city. no more lawsuits!
I would not waste time on a park or the current park infrastructure when it is underutilized. It will continue to be underutilized until solution are developed for the blue-green algae.
-Id like to see both town and city work on the noise problem in both town and city. Speeding and revving engines in residential areas and Main st. There is no consideration for others. -Spruce up the bay area. Focus on cleaning it up/ preventing it from getting polluted/stinky.
If you build it, they will come. And if we keep building low income housing, the town will be like the city of St. Albans - full of welfare people interested ONLY in what they can get for free from the government. We want St. Albans town to be vibrant - not a welfare town.
I'm a retiree and taxes are too high!
Im pleased with governance of St Albans Town. Also happy with the high level of cooperation between both local fire departments
I'm very displeased with all the homeless people asking for money. I can't believe how many needles I see walking around outside and in the park.
Improve rt. 36 St Albans Swanton
improve water quality in the bay. no dumping of sewage
in order for a lot of the things to happen current OID thinking board members needs to be removed. Their ignorant thinking holds up the town for future progress.
In question #20 it answered that town hall services is not convenient located.
In the past, when communicating the need for the sidewalk on the St Access Rd, the Town focused on students walking to the complex. the fact that bicycles, pedestrians, etc are not allowed on the road at all was not strongly communicated, while running, I was stopped by St Police & told it was illegal to use the road. That should be the main argument for getting a sidewalk. It really shouldn't be so difficult to get a sidewalk w/ outside fence on the south side. The idea of going below the road was ridiculous. Invest in sidewalks please.
interstate access off rt 105
Invest in the industry no liberal programs get people out there working not living off the working class
it would be nice to have some franchise restaurant in town. it would also be nice to have grocery store on the south end of town. choose one. long horn-99- Texas road house-applebee's
It's hard to give opinions when I don't know budgets,context, potential ramifications, etc...I want to keep VT affordable Cor rather try to make it affordable in the first places, and I really don't think chains like Walmart are the way to go . independently owned local businesses are great, dollar stores not. It's a hard balance, though. in that vein, bicycle and pedestrian paths are important for safety for those who need them as well as those who use them for fun. public transportation is a thumbs up. safety fist, etc.
keep fighting St Albans city and their illegal allegations/affiliation fees for our water. we pay enough and they want more. the town staff does a great job in all areas. thank you
keep partisan politics out of local governance
keep property taxes low especially for retired people - 65+ years

Keep town gov. small, taxes down
living on a road that runs from the town park to the state park brings a lot of recreational traffic, both vehicle + bed. I'm concerned about the lack of speed enforcement, the lack of safe bed availability , aka no road marking to allow safe walking or riding. I've had to report speeders a few times and haven't seen any marked improvement to address this.
love all the work done at the bay. Love all the activities at the bay - farmers market, music festival - all promoting good things and bringing people to the bay. *Also very happy w/ bay being seaweed raked - the horrible smell that was there for years is no longer there these past 2 years.
Love the improvements to bayside park. The farmers market is a great idea. The marina (while private) is a great addition to services. It would be good if boaters had more to do near marina. Still, we are very disappointed at the lack of accountability in our neighborhood on Corliss, zweere's road. The neighborhood is littered with derelict vehicles and garbage, with streams running straight into the lake. I am unable to cut a single tree in my "wetland", but oil, transmission fluid, and other pollutants are allowed into Lapan Bay under "grandfather" clauses. In our area of St. Albans, we see no improvement.
lower property taxes for senior citizens who have lived in the town for a number of years.
Lower taxes
lower taxes. but town is doing better job than city for keeping taxes low
Maintain biking has exploded in Vermont and I strongly believe that if we can build trails it will enhance the economy and boost tourism.
Maintain the governor's commitment to affordability - we need to increase the tax base, encourage business growth and keep our young people in Vermont and Franklin County
many people use RT 36 and hathaway PT Rd to get to camp kill kar and burton island parks on their bikes. there are no bike paths through the village to the parks. perhaps the town in conjunction with the state could improve this condition
more concentration on bay water quality and education resources.
More police survey, only see them at morning
moving out
Must team with St. A City on the city/town water issue. Too many old personalities have stopped this from moving forward.
My biggest complaint would be the cost of water! The town has always paid 2x the rate of the city. To me, seems very unfair! I'm a single person, no children, and my water bill is \$241, 4x a year!
need sidewalks to Collins perky both sides to town.
Need the retention pond done + stop requiring new reg. to the residents. This has been going on for many years.
need to get school spending under control everything else is secondary.
need town/city issues (ie sewer) FINALIZED!!
need water & sewer service
new town hall vs town hall renovation : whichever is most cost effective is best. St albans is such a great place. I moved here to retire. It saddens me to see how much its gone downhill in the 4 years I've lived here. To see open drug dealing in parking lots, on sidewalks, to be scared by men asking for money. It's not the retirement town I thought it was going to be. So sad, I thought I made my last move but if it stays so crime ridden, I'll have to move away from what I thought was a perfect place
no roundabout at 104 + exit 19
None outside of need better police patrols.
Northwestern Medical Center is an excellent hospital - it is near my house - Northwestern Counseling + Support Services is an excellent compassionate non-profit organization. I think every town in U.S.A. should have similar non-profit organizations like Northwestern Counseling + Support Services Agency in St. Albans, Vermont 05478 (107 Fisher Pond Road) + also internationally. And I think there should be more hospitals like NMC every state in U.S.A. I think there should be increased salaries for policemen + policewomen + firemen + road crew + ambulance people + more fund raising for natural disaster areas - Thank you.
On the whole St Albans Town is doing a good job

Owners should do a better job of screening renters.
Perhaps there could be a system for notifying residents of the dangers posed by their dead or dying roadside trees
Please add street lights on more town roads! Also would love more sidewalks.
please address issue (traffic) coming off interstate ramp onto main street. Almost impossible to turn left during heavy traffic times (early AM, after work hours 3:30-6pm)
Please continue to support/fund efforts to clean up lake. Also continue bay focused positive (to area) development.
Please enforce *junk* ordinance. Hold people responsible for straying + submerged boats
property taxes are too high
property taxes too high. water and sewer costs too high
property taxes too high. not enough support for vets.
Q. 8: Use money for new location Q. 13: Need to see cost comparison Q.7: Develop more senior housing- A9E55
Q.1. Added a comment: enforced, more oversight Q.2. Added a comment: apartment housing Q.10. Added a comment to Snow Removal/ Plowing: generally good Q.14. Added a comment to Invest in Cohen Park: Used by Swanton residents more Q. 14. Added a comment to Raise the Bay Dock to minimize high water damage and improve safety: Charge a surcharge if using marina- collect all money- then improve- no loans or bonds.
Q.6: Answered both Exit 19 and Exit 20
Q.6: Filled in both Exit 19 and Exit 20
Question 1: Limit development so schools can handle the increase along with our water/sewage infrastructure Question 2: Limit affordable housing as schools will need the capacity for growth Invest to improve the city water's dumping waste into the lake. We should build our own water treatment plant or highly encourage them to make improvements. It would be wise to have/make this a joint venture. Also, require camps+ homes on lake to tap into town services for sewer. This would also improve lake quality. Lots of extra \$ but a good investment
Really would love a grocery store at the south end of town!!
residential growth has outpaced commercial - we need to attract business and manufacturing to help our tax base, also to add employment opportunities
Road maintenance of Rte. 7 south is terrible--> not plowing, just condition. There are 2 large town developments (Prospect Hill, Harbor View) that make this area a very busy place. A sidewalk to meet up with the city sidewalk would be ideal and would serve 100s of families.
safe biking routes are needed around Town, and better sidewalk connectivity
school tax should be shared by everyone.... not just landowners.... we all have children
sidewalk:-rt 7 to pr.Hill (Dangerous right now), lake street to the bay park, fairfax street going to the complex (dangerous), st albans street to the complex
Sidewalks and bike paths are very important - adding to developments would be good but more important on main roads. We needs to also keep open areas green and work to improve public rec. areas. We need a mix of both small + big businesses. Look at really developing the lake area so it is used and cared for. That side of town seems overlooked.
sidewalks, re paths, bike lanes are important to me. develop town forest, more defined trails. better restaurant at Cohen beach,move town garage. better recreation programs for serious. we need to keep our aging population strange and safe.
So happy to see the town take the time to question its citizens about what they would like to see happen in this special area. We need some stores to slow down the citizens treks to Williston, Burlington etc. We need to keep it slow and small growth. Let the area enjoy its beauty and yet service the citizens that call this home. The lake, its need some serious attention. It is one of our most valuable assets and should be the main focus.
St Albans needs more employment opportunities especially for those with degrees
st albans town is a very desirable place to live. the access to lake champlain is a main attraction & could be capitalized on by developing the lakefront

st. Albans has quickly become a bedroom community for Burlington and each year I notice more and more commuters, my household included. we are lucky to live in one of VT's few growth areas.however, the response to infrastrure has been slow, I recently attended a meeting regarding proposed sidewalks along the North end of RT7 and I'm looking forward to seeing our taxes used towards the overall growth, health, and safety of our community.
St.Albans would receive more revenue from both tourists and locals if we had more to offer. we have a lot of the same types of businesses (pizza shops, car dealerships, etc...). if we had more variety including different retailers and recreational option (aside from just parks)we would potentially get more visitors, which would lead to more revenue that we could use( smartly of course)
Start prioritizing and allocating funds for sidewalk & recreation trail infrastructure. Do a survey on who will use the proposed path from the town school to Collins Perley
state needs to figure out better way to fund education. property taxes are way too high and are climbing. I own multiple properties in St Albans town and pay a lot toward funding the education bill
STOP suing city over water/sewer - the only winner is the attorney!
Stop the farms from spreading thousands of acres with liquid manure that washes into the bay and causes pollution. And enough with "recreation"-people came here to "live" not "play"
supermarket at exit 19
taxes are too high. if we can't sell our house for what the town appraises it for then is should not be taxed on that value. that is stealing
Taxes are way to high
taxes too high, rent too high for apartments, lake water quality is embarrassing, too many people, not enough thing to do in town
Thank you for all the work and investment in the Bay Park!
thank you for asking
Thank you for asking for input. Lake quality should be first priority - without lakefront + use town will not prosper
Thank you for doing this! I would like to see St. Albans thoughtfully grow in a way that not only attracts young Chittenden County professionals to live in St. Albans & enjoy it on more than just the weekends, as well as be a competitor to Chittenden Co. for businesses to locate offices/operations here. We might also be able to attract shoppers from Quebec with more stores/services.
Thank you for investing time, effort, and research into rural development!
thank you. school tax should be all tax payers responsibility not just property owners
Thank you!
The bay needs some love. A science center that educates people and actively engages the community would be helpful.
The corner in the bay really needs improving, that brick building behind the store needs to go, and these crapping looking houses next to the Pavilion should go. (On question 10 "Please indicate you level of satisfaction with the following current services" next to "Library") We have a library?!
The difficult task of maintaining roads is important for safety.
the efforts being made in st Albans town are noticed and appreciated. as a 40+ year resident of milton, and seasonal st albans resident, I see the improvements and the reputation of st albans is benefitting.
the improvements to the bay park is Cohen park are much appreciated. It's nice to see our diamond in the rough starting to reach its full potential.
The key to implementation of there ideas rests with a progressive Planning Board & Selectboard. Creating an attractive, safe, residential environment with attractive parks, bikeways and walking areas and public access to our greatest asset- the lake will bring the right businesses and manufacturing to our town. Business & manufacturing follow their market opportunities. The town cannot get them here unless this is a nice place to live for the folks who will buy their goods and services.
the lake is the greatest resource and disappointment for a local resident. the Bay Park has the highest potential w/ a bike path connecting it to Magvam shore for Rec. use and future potential for a clean, welcoming beach!

<p>The pedestrian/bike path from North St Albans city to the area of Hannafords, etc is very important! Cross walks should be developed in the price chopper and hannaford access areas. Recreational paths should be viewed as pedestrian/bike transportation.</p>
<p>The prison needs to be closed, or at least turned to female only. The city needs to be dissolved and all financial requirements made void. The town needs to either to take over the city's sewage, or make its own - nothing in between. All narcotic use facilities(sub-oxone clinics and hubs etc.) need to be put far outside of the city and town or moved entirely.</p>
<p>the resident of the town should elect the most "competent" individually not just popular politicians. St.Albans town + city must create as one</p>
<p>the road I live on is VERY busy with tractor trailer trucks and other large vehicles. I wish there was an alternate route, or if there can be more police presence to slow drivers down.</p>
<p>The salaries for employees of the new merged district, city &amp; town schools BFA, and Fairfield need to put in the town report. We need this when it comes time to vote for the budget. These are not private schools. We the tax payers who pay for them deserve to know. Its always been in the town report. They should not be withholding this information. I say its time for ALL residents to be taxes to pay for the schools, not just the homeowners. Its a crime to see the elderly, who worked hard all their lives to pay for their homes, only to have to see because they can't afford higher taxes every year. They don't get big raises every year like the principals, administrators, and teachers of the schools. There needs to be ceiling caps on salaries. We live in a small town. The amount of money some of these people make is outrageous. The former principal of Fairfield school should not still be employed in the district. I'd like to see financial assistance given to owners of some of the old homes in St Albans. Ones that are hard to heat. Help them be refurbished. I don't like to see these large apartment buildings that are of poor quality. I have friends who have lived in them, who had the ceilings leak, and the elevators not work. I'd rather see nice singly family homes.</p>
<p>the select board needs to STOP FIGHTING internally. new blood would help several members have been there to long.</p>
<p>The Selectboard needs to move on the relocation of the Town Hall.</p>
<p>the size of accessory structures (such as sheds) that do not require zoning review should be increased from 50 sq feet to 150 sq feet. The current expectation of 50 sq feet is too restrictive</p>
<p>the snow plow knocks down our mailbox yearly. Also makes a big mess of the front lawn come spring.</p>
<p>The survey has many important questions but without knowledge of the current land use regulations some are difficult to answer. With the increase in retail internet sales it is unlikely that the town will see new large scale stores being developed. There is currently ample lots of commercial and industrial development for the foreseeable future.</p>
<p>The town and city need to start working together, putting aside their differences. We already share services (police, fire, water/wastewater) By joining forces, it could streamline costs, making more impactful gains w/ treatment plants. The lake and surrounding areas bring in a lot of money and the water quality issue needs to be addressed on a bigger lever. It is time to listen to others' ideas, be open minded and do what is right for the people of the Town &amp; City, not just a select few.</p>
<p>the town and the city have got to reach an agreement that is a compromise, win/win for both on the water &amp; sewer issue. the stubbornness on both sides has hurt both entities, maybe even beyond repair. we are losing job opportunities in our industrial park. the town and the city have got to grow up. do not continue the Them vs. Us mentality</p>
<p>The Town and the City of St. Albans needs to resolve the current issues regarding water. I am tired of paying legal fees (tax payer money) for person or persons on the Select Board for their own personal agendas. The Town + City parties remind me of the two parties in Washington DC that can not work together + agree and this costs our town many tax payer money for no reason. I am a senior citizen and the cost of living here in Vermont is getting prohibitive. Also our youth are leaving the state of VT to work.</p>
<p>the town does a great job with what they do</p>
<p>The town has a nice handle on keep things even. I believe that like my home we should live within our means. I also believe that if we are to grow we need to keep what we have clean + taken care of. If we need a new town hall then the people that work there need it to do their jobs. It may be easier to maintain/heat etc. if newer.</p>



<p>the town has made great improvement since i've lived here . here is my wish list:Home depot/ Lowes, A real taco bell, More investment in hardack.</p>
<p>The town is appealing due to its slightly lower taxes. Keep it that way. I think we need to be very careful on any merger ideas or projects with the city. Allow for a lot of informational meetings if stuff is considered.</p>
<p>The town manager seems to try to influence residents the way she wants the town, not always the way the other residents do. Town should buy the falling down old bowling alley next to the current town hall and combine the two. Old town hall is a good building. I spent about 19 years there as town clerk + treasurer for the town + school district.</p>
<p>The town need to figure out a way to lower taxes!!</p>
<p>the town need to guard against the problems of the city becoming the problems of the town-crime, drug use , lose-income housing changing the demographic, etc. any "improvement" should be carefully examined- more than a cosmetic fix. the town has lots of unique features that make the quality of life great.</p>
<p>The Town needs to partner with the city in an equitable manner to ensure affordable access to infrastructure and services. Before expanding services (such as stormwater, utility), the town needs to evaluate cost-sharing with the city. Consolidation of existing services with the city should be considered.</p>
<p>The town of St. A does a great job now. Please keep up with a balance between improvements needed+wanted and fiscal responsibility. Thank you!</p>
<p>The town should always look towards the future , yhe bay area is a prime area to focus on for future improvements. Housing/ Recreation.</p>
<p>The town should be encouraging industrial, IT businesses that as a general rule, offer higher wages. Not in favor of huge apartment complexes, such as those on Rt 104 near the sports complex. Better option - single homes, townhouses, neighborhoods.</p>
<p>the town should explore approaches to access resources (grants, etc) to maintain and increase the quality of life for residents, particularly in the areas of recreation (bike, walking roads etc), and entertainment and culture events (music, shows) while attempting to keep property taxes a reasonable rate.</p>
<p>The town should give property tax breaks for single people so they can own their own home and single income homes. I think young people be more interested to stay in town and not move away.</p>
<p>The town should reduce the infrastructure being built, at this rate people are starting to populate St Albans a lot and 15-20 years down the road we will end up looking like a small Burlington. Keep the population low and keep small businesses strong.</p>
<p>The town will end up doing what they want to do anyway. It's a waste of \$16,000 + dollars for an invalid survey because 1/3 of the people I have talked to threw it away and at least that many more will never fill it out. Also, I don't like the questions about education and age. If you didn't go to college your not smart or if you are over 60 years old.</p>
<p>The town's growth is dependent on access to water, without a secure supply of water most of the questions on this survey become moot</p>
<p>There is very little cultural activity as theatre, concerts, art studios for kids and adults, organized in St Albans</p>
<p>Town hall new on renovating: Hampton Inn, HomeGoods, Shaws, American Eagle, Buffalo Wild Wings, Marshalls Should consider grants instead of taxpayer money! Many out of state travelers come to Vermont and we need accommodations (stores-hotels-motels) to make sure they continue to return and purchase to help defer out taxes in Vermont.</p>
<p>town needs to continue to upgrade facilities and services</p>
<p>Town needs to develop commercial/ industrial tax base, control school costs (too many teachers per pupil) and thereby reduce residential property taxes</p>
<p>Town property is improving - noticeable! Improvement of Bay Park must be supported with improved water quality in lake. This is an economic development imperative, Would like to see greater town-city coordinated action + services - more cost effective and better services</p>
<p>Town should "rename" Parsons Ave. Extension - too close to Parsons Ave. Need a sidewalk along Fairfax Str. for safety reasons.</p>

town should exercise greater control over developers, town should set standards for areas being developed and builders should be required to take an exam to show they are qualified to build houses, builders should not be allowed to walk away from poor workmanship. the purchaser of a home should have town redress assistance.
Using this space relative to my opinion on a new Town Hall - I feel we need a new town hall, but it should be incorporated with a new town garage on land already owned by the town. People will have to drive to the town hall but that will be required no matter where it is built. There is no point in purchasing more land and having to do site work, etc., on a whole new spot when it is already being done on the Brigham Road.
Vermont needs a casino. Too much money leaving state. We need a couple of tolls. I pay everywhere I go. Fix pothole before win by Warners (end of Jewett). Senior housing should be capped @ retirement age with only COLAs
very discouraged to pass through the city not 2 miles from my home and witness drug use,deals, shootings taking place and feeling that little is being done to stop it.
very happy with the bay and how the park is looking. love all the new activities in the park!
Waste water treatment is No. 1, can't have development without it, stop dumping into the lake. If we lose the quality of the lake the whole state will suffer due to lack of tourism which is the economic base for the state. We need affordable housing. Rent is twice the cost most mortgages. Federal Street by pass route connecting Exits 19 and 20 is an absolute must to relieve current traffic congestion. Not in favor of storm water user-fee, these never go away, should be one time money. I already pay \$1500.00 year for water and sewer, add that to your property taxes and it's too high. Why was the road to Burton Island repaved this summer? It did not need to be paved. Waste of tax dollars. Road crossing at Bay store is unsafe. Parking at boat launch needs to be policed. Appears people are creating their own areas by adding moorings new boat launch and illegally parking.
water bill is too high. flat rate look at the cost. I live alone
water in sewer to Bay
We are not permanent residents of St A Town so I have only answered questions applicable to us. We have a camp on Maquam Shore which is usually open for 6+/- months each year so the lake quality is very important to us.
we enjoy living in St.Albans town. we would like to see more opportunity to meet +socialize with neighbors+ residents at town recreation, entertainment or civic venues, something that feels like a community center / village centers. due to our location , it feels like every one in the Bay drives past our house during commute times, to and from route 7 &exit 20. it is very loud(large trucks-pick ups, not farm vehicles) and people drive too fast. in residential areas. as development increases. traffic patterns will need attention and planning. I'm a proponent of traffic calming measures.
We have an amazing resource + revenue generator now, and great potential in the future. Work on improving water quality and anything else to enhance the LC experience - more recreational outlets like boat launches, restaurants, bike paths, stores, etc. [Q7 on "Develop more senior housing", "Develop more nursing homes", and "Develop more assisted living":] Avail in St. Albans [At the bottom of the page:] Are we talking about the City of St. Albans, or the Town? Two different things + mindset. Specify this form + resend. [Top of the next page:] I'm basing all answers on the Town + St. Albans Bay [Q15 "Is your Primary Residence in St. Albans Town?" (answered No):] Currently
We live outside of town towards Georgia. The State plows our road, we pay very high taxes for less than half acre. We have no kids. And, town does not provide Vt. Gas or city water beyond Prospect Hill. Nothing provided to your town residents beyond that and very frustrating!
We moved here from Chittendren County. We love it here! We have found a few things that could be improved: Prohibit trucks from using their jerry brakes on stretch of road from interstate to Rte (Very noisy), Shorten the lights going through town on main St. This would encourage more shoppers downtown. We take interstate to other end of town due to lengthy lights.
we need high paying jobs in this town before all these rec and park rehabs can be paid for. anything that raises taxes at this time is insane.
we need more oversight on developers. St Albans city is a drain on the town and community. The town is managed better

in every way. St Albans city's drug problem is a large concern, if this isn't managed it will impact businesses and residences
we need more things for senior citizens to do. walking, swimming, picnic BBQ area
we need sidewalk on route 7 up towards prospect hill. the sidewalks would be beneficial on Fairfax street to prevent people getting injured on the way to the complex . we definitely need more investment in sidewalks.
We should keep the town hall where it is and buy the old bowling alley and expand the town hall keep the bay as our town center
instead of moving it and save a lot of money, we NOT colchester or Milton we are ST ALBANS TOWN.
When I was young the town park (state park) was very nice and the water quality seemed OK. It's not like that now. Since the area is basically a cove and the water doesn't flow, if it would be possible to cut a channel from the Black Bridge area North West and reconnect to the lake. This probably would help with the quality in the bay.
When the town allows developers to create mixed demographic housing projects they need to enforce the mix and not allow the developer to amend the site plan and create a single demographic community.
when will Smith be able to continue building grice brooks? It is a 55 and older, also affordable housing (180-200k) also the town should take over maintenance of the road. we cannot afford the other 55+ condos on the north side of town.
While I appreciate the efforts of the PD, there needs to be more attention paid to reducing illicit/illegal drug use in this community. I'm not sure what the solution is but certainly increased police presence, more aggressive prosecution + better access to treatment & services should be considered.
With the marina there will be many more pedestrians, sidewalks are essential. a supermarket would be ideal with not a lot of parking required because it would be a lot of foot traffic
would like the town to maintain our (only) access road, which is in des park
would like to see less large apt buildings going up in town and more homes and businesses, continue to promote area and draw visitors through recreation and businesses that support.
Would like to see Tanglewood Dr. taken over by the town
Would like to see the town grade our road like they did years ago. About 6 times a year.
would love to see sidewalks along Rt7 between the city/ town line and the shopping area.

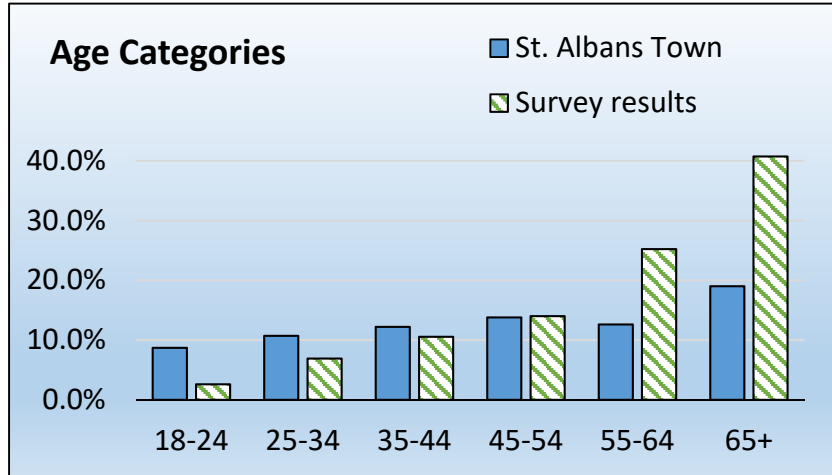


# APPENDIX III- ACS 2013-2017 DEMOGRAPHIC ESTIMATES

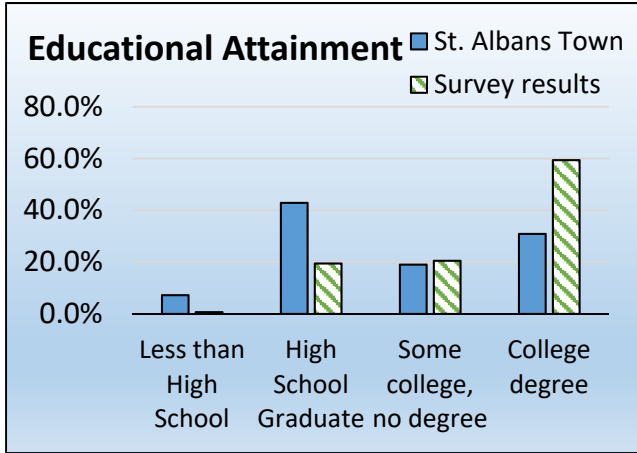
# St. Albans Town

Comparing demographics of survey results to 2013-2017 American Community Survey estimates

Age	St. Albans Town	Survey results
18-24	8.7%	2.6%
25-34	10.7%	6.9%
35-44	12.2%	10.6%
45-54	13.8%	14.0%
55-64	12.6%	25.2%
65+	19.0%	40.7%

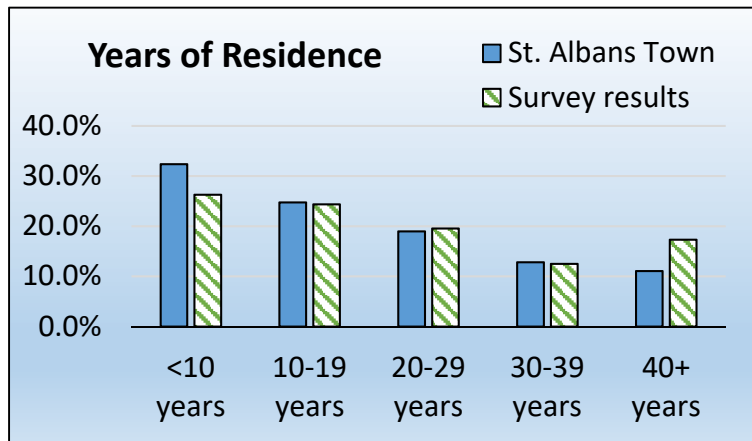


Educational attainment	St. Albans Town	Survey results
Less than High School	7.2%	0.6%
High School Graduate (includes equivalency)	42.9%	19.4%
Some college, no degree*	19.0%	20.5%
College degree, including associates and above	30.9%	59.4%



\*some college, no degree includes associates for people 18-24 years old in ACS results

Years of residence	St. Albans Town**	Survey results
<10 years	32.4%	26.3%
10-19 years	24.8%	24.4%
20-29 years	19.0%	19.6%
30-39 years	12.8%	12.5%
40+ years	11.1%	17.3%



\*\*Based only on the householder

## St. Albans Demographics

- The population in St. Albans Town is **6,348** people.
- The population is **49.2%** female and **50.8%** male.
- The median age is **41.3 years old** and **19.0%** of the population is 65 years or older.
- The unemployment rate is **6.9%**, higher than the state rate of **4.4%**.
- The poverty rate is **8.1%**, lower than the state rate of **11.4%**.
- The median household income in St. Albans is **\$61,226**, higher than the state median of **\$57,808**.
- **7.4%** of people in St. Albans have a disability, a little more than half the proportion in the state of **14.2%**.
- **79.2%** of St. Albans housing units are occupied by their owner, with **20.8%** occupied by renters.



APPENDIX IV- JANUARY PRESENTATION TO SELECTBOARD



## COMMUNITY SURVEY



- Methodology & Timeline
- Descriptives & Demographics
- Cross Tab Analysis
- Questions
- Contacts





## Methodology & Timeline

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- CRS and St Albans Town collaborated to design a survey
- CRS worked with St Albans Town to combine the grand list and voter registration list.
- From the combined list, CRS selected a random sample of 1600 individuals to receive the survey via mail in July 2018
- CRS selected a second random sample of 1600 individuals (the prior sample names were removed) to receive the survey via mail in September 2019.
- Overall, 480 completed surveys were sent to CRS and recorded in a database.



## Key Findings

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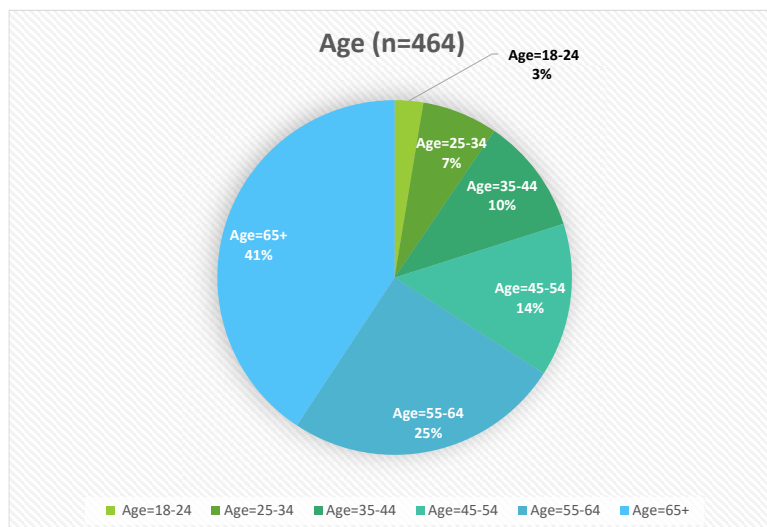
- 57% of respondents expressed support for a storm-water utility that would cost between \$34-75 per household, annually.
- When asked if the town should consider moving to a new town hall or if it should renovate the existing town hall, opinions were divergent with none of the options offered emerging as a clear priority.
- When asked to indicate the level of importance of various bicycle, pedestrian, and recreation-related goals, residents strongly supported investing in recreation paths and in the bicycle and pedestrian infrastructure plan.

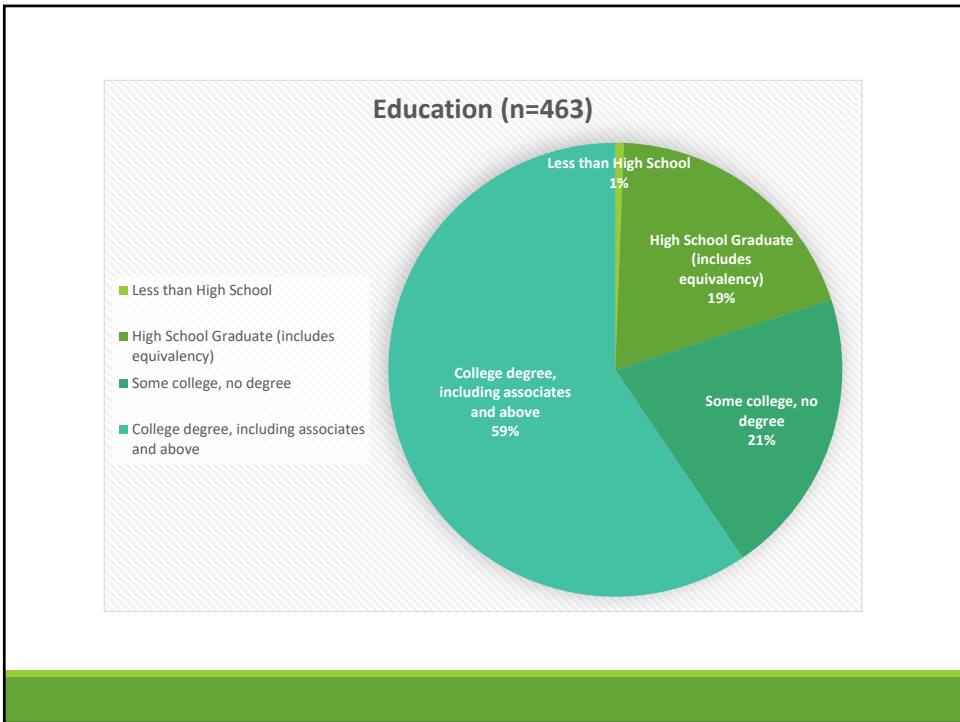
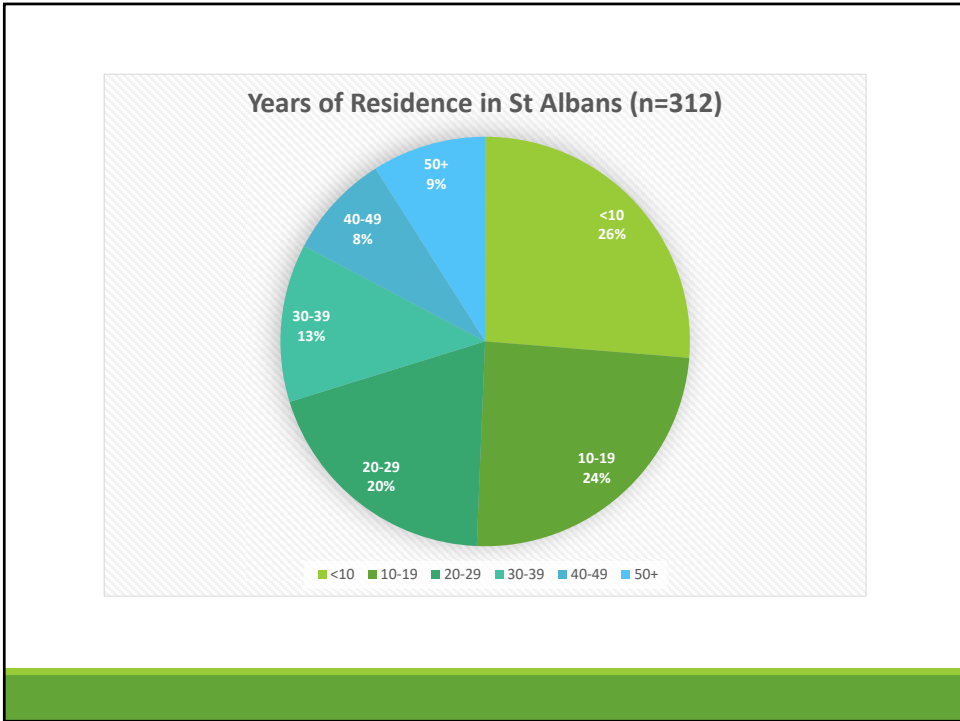
# Demographics

AGE

YEARS OF RESIDENCE IN ST. ALBANS TOWN

EDUCATION





# Cross Tab Analysis

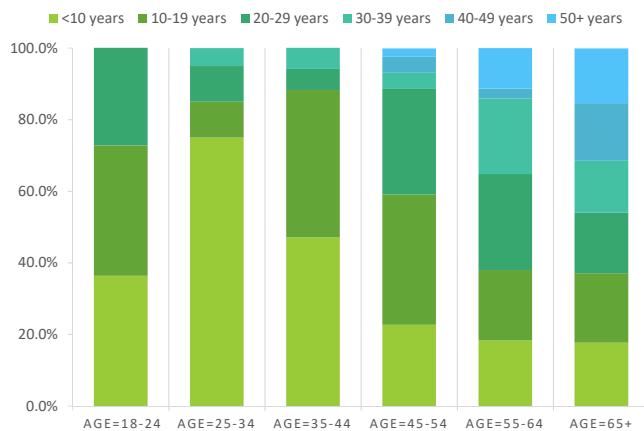
CRS performed the following cross tab analyses at St Albans' request:

- Years of residence by age group\*
- Q2: Affordable Housing, by age group\* & by years of residence
- Q8: DPW reuse, by age group
- Q11: Stormwater Utility, by education level\*
- Q12: Moving Town Hall, by age group\*
- Q13: Renovating Town Hall, by age group
- Q14: Select Bike, Ped, and Recreation goals by age group and/or by years of residence\*

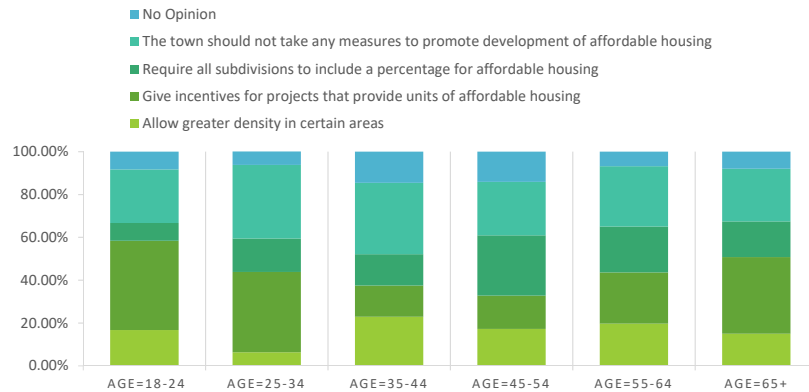
The planning commission requested the analysis be completed with a new set of age group categories. The initial survey asked respondents to put themselves into the categories that appear throughout the report, so we must work with the existing groupings.



## YEARS OF RESIDENCE (BY AGE)

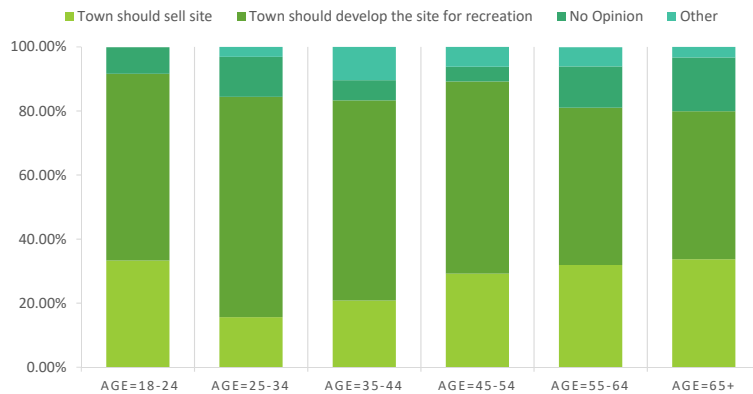


**Q2: WHAT MEASURES SHOULD THE TOWN TAKE TO PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING (BY AGE)**



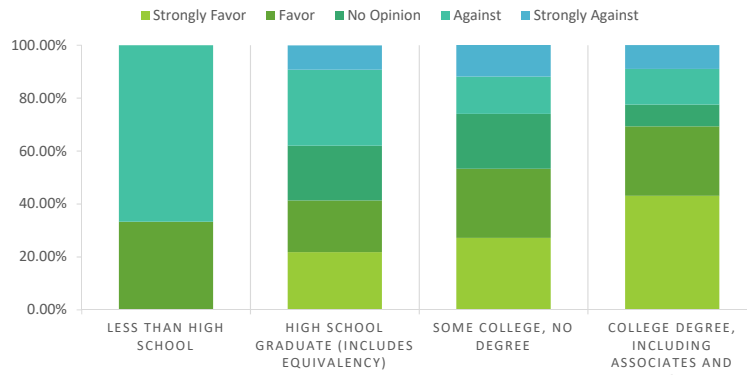
There was a significant association between age and opinion on affordable housing development ( $\chi^2(8) = 17.9, p = .022$ ).

**Q8: ASSUMING THE DEPARTMENT OF PUBLIC WORKS WILL RELOCATE, WHAT SHOULD BE DONE WITH THE CURRENT SITE? (BY AGE)**



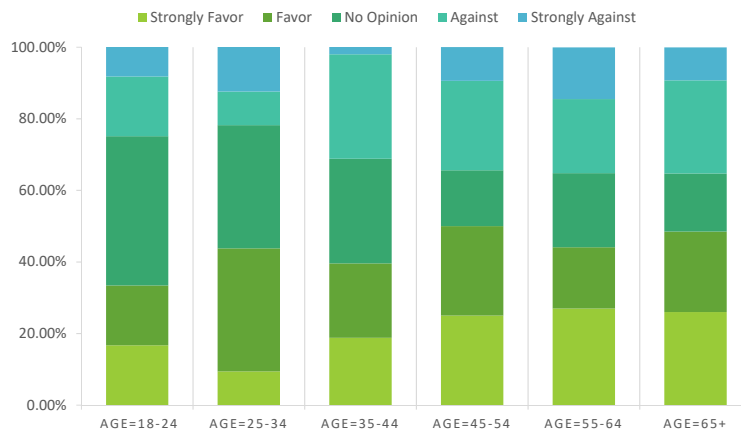
There was a significant association between age and opinions on reuse of the DPW site. ( $\chi^2(6) = 17.1, p = .009$ ).

**Q11: SHOULD THE TOWN ENGAGE IN WATER QUALITY IMPROVEMENT EFFORTS THROUGH THE IMPLEMENTATION OF A STORM-WATER UTILITY THAT WOULD COST BETWEEN \$34-75 PER HOUSEHOLD, ANNUALLY? (BY EDUCATION)**



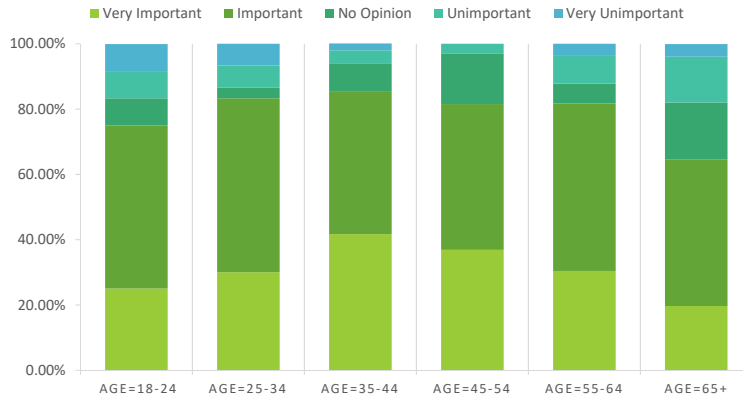
There was a significant association between level of education and opinion on implementing a stormwater utility ( $\chi^2(12) = 40.877, p < .001$ ).

**Q12: SHOULD THE TOWN CONSIDER MOVING TO A NEW TOWN HALL? (BY AGE)**



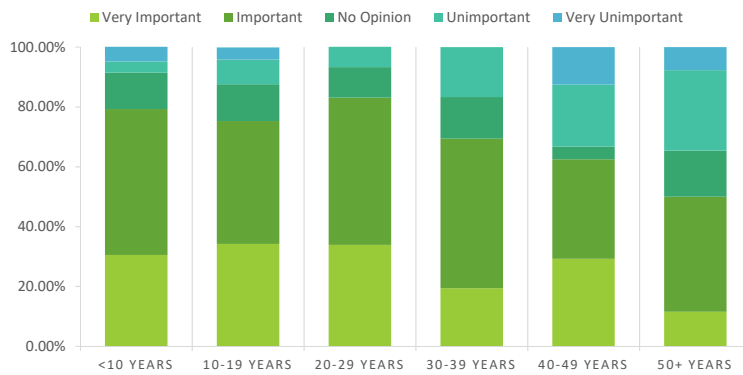
There was a significant association between age and opinion on moving to a new town hall ( $\chi^2(8) = 16.99, p = .030$ ).

**Q14: INDICATE YOUR OPINION ON THE LEVEL OF IMPORTANCE OF RECREATION PATHS TO THE FUTURE OF ST. ALBANS (BY AGE)**



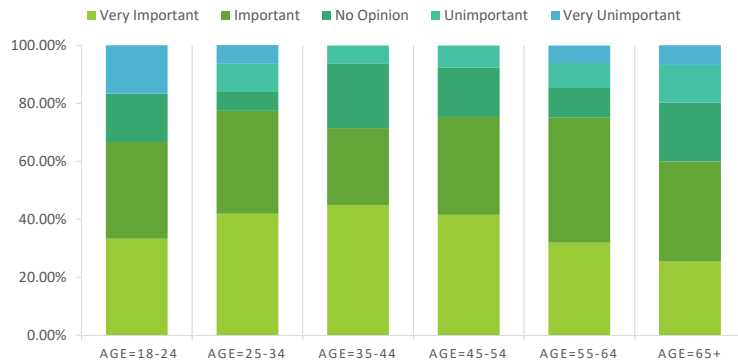
There was a significant association between age and opinion on the importance of recreation paths. ( $X^2(8) = 19.5, p = .013$ ).

**Q14: INDICATE YOUR OPINION ON THE LEVEL OF IMPORTANCE OF RECREATION PATHS TO THE FUTURE OF ST. ALBANS (BY YEARS OF RESIDENCE)**



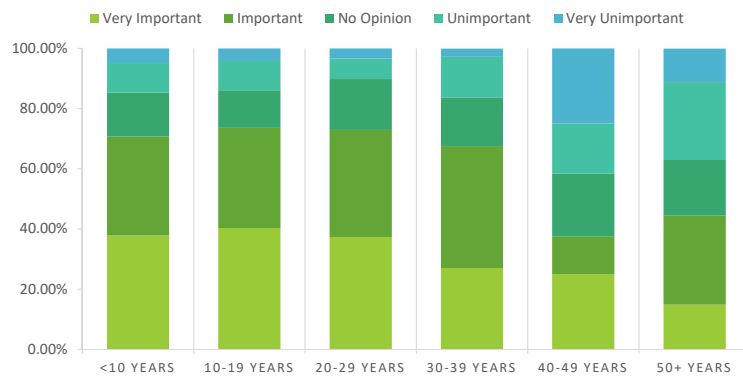
There was a significant association between years of residence and opinion on the importance of investing in rec paths ( $X^2(20) = 33.432, p = .030$ ).

**Q14: INDICATE YOUR OPINION ON THE LEVEL OF IMPORTANCE OF IMPLEMENTING THE BIKE/PED PLAN TO THE FUTURE OF ST. ALBANS (BY AGE)**



There was a significant association between age and opinion on the importance of implementing the bike/ped plan ( $\chi^2(8) = 19.6, p = .012$ ).

**Q14: INDICATE YOUR OPINION ON THE LEVEL OF IMPORTANCE OF IMPLEMENTING THE BIKE/PED PLAN TO THE FUTURE OF ST. ALBANS (BY YEARS OF RESIDENCE)**



There was a significant association between years of residence and opinion on the importance of implementing the bike/ped plan ( $\chi^2(20) = 34.161, p = .025$ ).



## Questions?

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## Contacts

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**Amy Kelsey, MS**  
802-656-4337  
[amy.kelsey@uvm.edu](mailto:amy.kelsey@uvm.edu)

Research Specialist  
Center for Rural Studies  
University of Vermont  
Room 206 Morrill Hall  
146 University Place  
Burlington, VT 05405

**Michael Moser, MS**  
802-656-0864  
[mmoser@uvm.edu](mailto:mmoser@uvm.edu)

Coordinator, Vermont State Data Center  
Research Specialist  
Center for Rural Studies  
University of Vermont  
Room 206 Morrill Hall  
146 University Place  
Burlington, VT 05405

