

Town of Chester

Plan of Conservation and Development Project Workshop #2 – Summary – February 10, 2007



CHESTER
We know
where it is !

Town of Chester

Plan of Conservation and Development

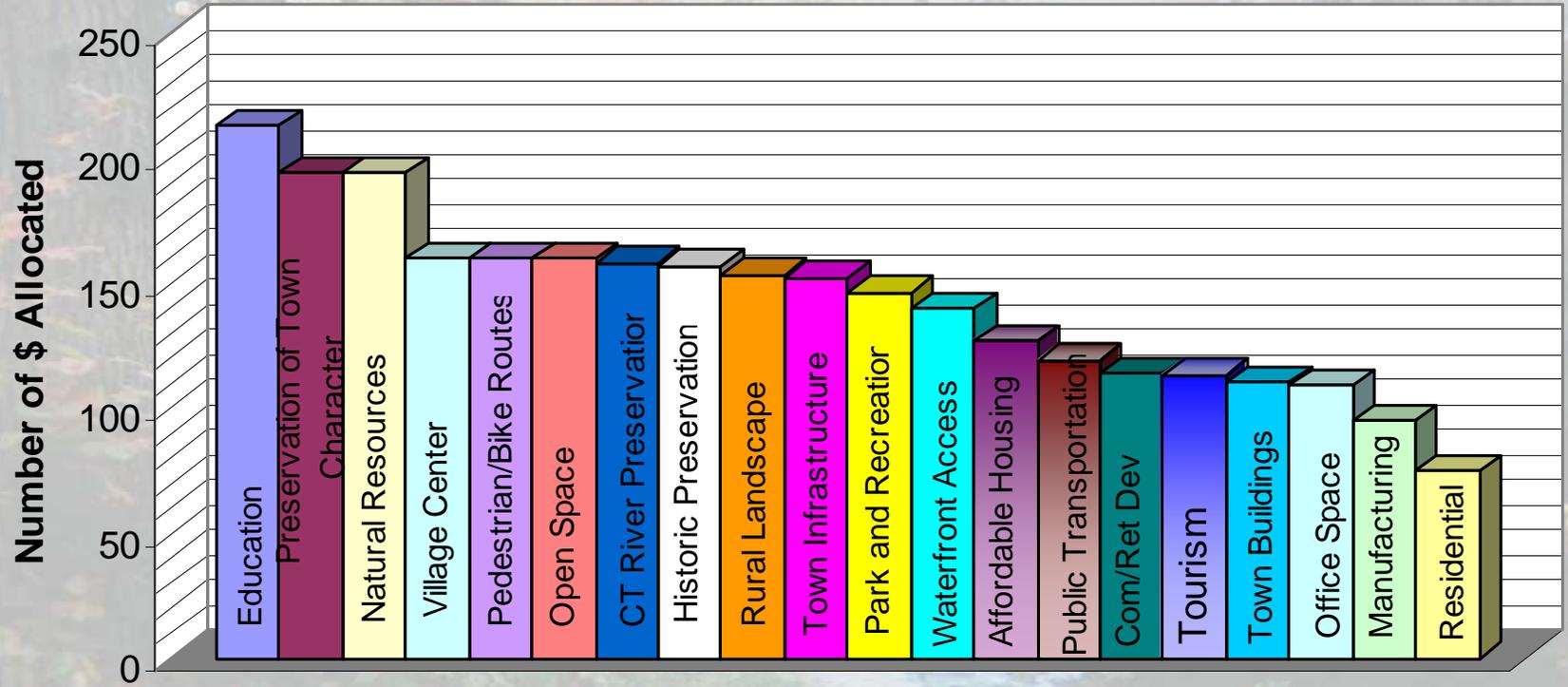
EXERCISE 1 - "Shopping Trip"

You are being given \$40.00 of "Chester Cash" to spend on the Town. There are 20 items. You may spend a maximum of \$3 and a minimum of \$1 on each item. Please budget your shopping trip on the worksheet below. Then spend your "Chester Cash" in the shopping bags at the front of the room.

RESULTS

- Education - \$213
- Natural resources – \$194
- Preservation of town character – \$194
- Village Center – \$160
- Pedestrian/ Bike Routes – \$160
- Open Space – \$160
- CT River Preservation – \$158
- Historic Preservation – \$157
- Rural Landscape – \$153
- Town Infrastructure – \$152
- Parks and Recreation – \$146
- Waterfront Access – \$140
- Affordable Housing – \$127
- Public Transportation – \$119
- Commercial retail development – \$114
- Tourism – \$113
- Town Buildings – \$110
- Professional Office Space - \$109
- Manufacturing – \$95
- Residential Development – \$75

Chester Workshop - Part 2 - Exercise 1





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Thomas J. Dodd Research Center, University of Connecticut

If you could spend more on any of the above or anything else, what would it be?

About half of the participants commented on this section. Preserving town character (7), open space (7) natural resources (6), and waterfront access (5) were the most often cited. Other multiple responses included public safety/ police and fire (4), education (4), town infrastructure (4), tourism (4), capital reserve and savings (3), rural landscape (2), and pedestrian/bike routes (3). Other answers included social services, sustainability, new agriculture and farming structure, farmers market, community garden, disaster planning, parks and recreation, facilities to support a research park, a youth/community center, community green power options, fiber optic cable, speed bumps, fund pension liabilities, and future planning. One person wanted money returned to the tax payers. Three people objected to the methodology, feeling that it did not provide an opportunity to express a negative opinion on certain items.

EXERCISE 2 - “Beauty Contest”

We will now show a collection of slides displaying a wide variety of images. Please respond to each slide on the ballot below by noting whether you like it/find it appropriate or dislike it/find it inappropriate for the character of Chester. Use several words in the Comments column to describe any extreme reaction.

Slide	# of pics	Subject	Score				
				13	3	urban streets, sidewalks	315
1	2	boats in fog, undeveloped river bank	375	14	4	new suburban subdivision houses	158
2	2	urban-pedestrian river bank	270	15	4	shopping center - strip malls	86
3	3	urban-market, fountain, square	265	16	collage	commercial signage	63
4	2	riverwalk at night, riverwalk	326	17	3	undeveloped paved rural roads	350
5	4	Chester village, shops	420	18	4	Chester village street	310
6	2	modern glass office bldgs	115	19	2	village shopping, stone buildings	360
7	4	dense Euro village	247	20	3	various office building styles	136
8	collage	produce, market, fields	384	21	2	suburban subdivision aerials	60
9	2	Chester marina aerials	262	22	3	fall foliage, hills, barn	411
10	4	sports field, playground, pools	234	23	3	urban street life	327
11	3	traffic scenes	52	24	4	new urbanism village (Florida)	204
12	4	rustic parks, benches along water	398	25	3	Chester - Main Street rear	138

Red – Highest “Likes” Score

Green – Most Commented On

Blue – Lowest “Likes” Score



Beauty Contest Comments:

* Some slides, including 1, 5, 6, 12, and 32 received no comments on the lower half of the scale, meaning that all responders approved in varying degrees. Slide 32 received the highest number of tens, at 29, followed by slide 12, with 28 high scores.

* Some slides received no comments higher than 5, including 6, 11, 15, and 16, meaning that no responders approved or thought the slide appropriate for Chester. Slides 11 and 16 received the lowest possible score from 35 people, with slide 15 receiving 30 lowest scores. Slide 6 received 24 lowest scores.

*Slide 18, a view of Main Street in Chester, received thirteen comments, all relating to power lines, e.g. “too many power lines”, “hide power lines”, “remove the lines”, “lose the poles”.



SLIDE #5
Received the
highest score
"Most Liked"



Photograph by
Mark O. Cappadona
www.CTBValley.com



SLIDE #22
Received the
2nd highest
score
"Most Liked"





SLIDE #11
Received the
lowest score
or
“Least Liked”





SLIDE #21
Received the
2nd lowest
score
or
"Least Liked"



SLIDE #18
Received the
most
comments
“Negative
about wires
and lines”



EXERCISE 3 – “Planning the Future – What’s at Risk?”

As planners we must speculate as to what the future needs of Chester will be. Help us speculate what you and future generations will need to enjoy Chester as we do today, but better. Below are some questions to spark your imagination.

THE QUESTIONS

- **What would you change and what would you want to remain the same?**
- **What do you see happening that will affect us?**
- **How’s the future going to change Chester?**
- **How does the development of Deep River, Tylerville, Westbrook and Killingworth affect us?**
- **How will changes in transportation affect us?**
- **How will the advancement of telecommunications technologies affect us?**
- **Add any other question or answer you deem appropriate.**

14 Page Answer Sheets from Exercise 3
Are Located in an Attached Microsoft Word Document

EXERCISE 4 – “Greatest Hopes and Fears”

Describe your hopes and fears for the town of Chester



The following is a compilation of *some* responses from the Workbooks

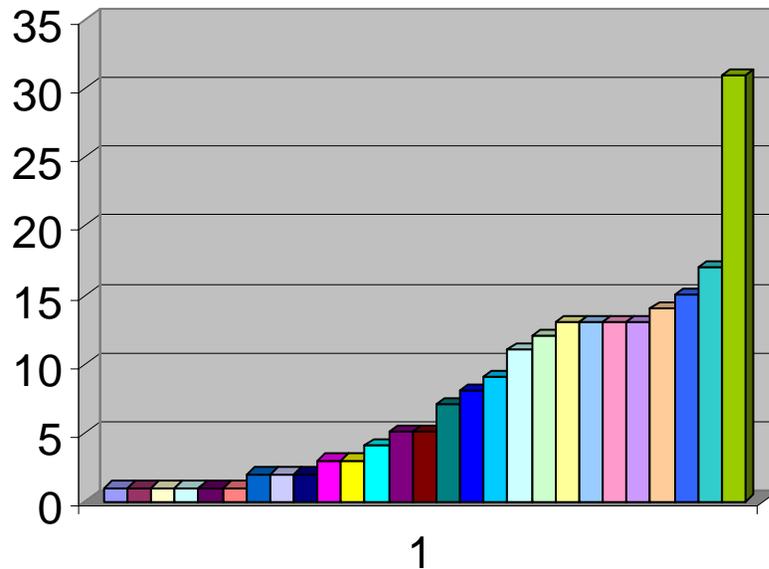
Answer Sheets from Exercise 4 are located in an attached Microsoft Word Document

Hopes

- “Development of small businesses should be promoted, specifically shops. Certain businesses cannot survive due to Franchises, large stores selling things cheaper.”
- “Original residents will/can stay in Chester. The town will maintain a diverse population.”
- “The Chester Industrial Park to be returned to forest land.”
- “That the Arts will thrive and inspire.”
- “That people realize that young people do not have an inherent right to own property at the beginning of their adult lives. They will need to mature in their careers and earning potential and will actually benefit from coming-into-their own with the baby-steps of renting and learning to manage having a limited budget that will need to go to basics such as food, utilities and, student loans.”
- “That people bond together to buy up available vacant land!”
- “That residents realize (based on real estate prices, taxes, etc), Chester is a pretty exclusive place to live and that is what keeps town from changing too quickly, affordable housing won’t be an asset.”

Chester Greatest Hopes

#of Topic Reference
from 76 Workbooks



- expand commercial space
- join to buy-up available vacant land
- pass a scenic road ordinance
- sumer boat rentals at Cedar Lake for kids
- townboards keep up on educating themselves
- vision is long term - 30+ years
- maintain standard of education/ or improve it
- Max development/ zone changes
- residents realize purchase of town hall was excessive
- have river launch accessable- small boats/ interface with waterfront
- look at lrg tracts/ conservation
- support agriculture and farming
- solve issues with technology smart/cutting edge /cost effective
- support small business/ mixed use/ cottgae industry
- limit impact of cars/transportation alternatives/
- alter zoning/planning to enhance smart growth objectives
- senior/young adult starter affordable housing
- reduce and limit tax burden
- more diverse socio/economical development
- concentrated development/ preserve rural/ mixed use
- expand the arts
- open space/cluster housing encouraged
- sustainable vision/social/envirmental/ economic
- develop river front space/park, bike paths
- comm center for youth/ library in town
- greening of town
- preserve, maintain and enhance unique sense of place/historical

HOPES

preserve, maintain and enhance unique sense of place/historical	31
reduce and limit tax burden	11
limit impact of cars/transportation alternatives/	7
alter zoning/planning to enhance smart growth objectives	8
concentrated development/ preserve rural/ mixed use	13
sustainable vision/social/environmental/ economic	13
support small business/ mixed use/ cottage industry	5
more diverse socio/economical development	12
maintain standard of education/ or improve it	2
senior/young adult starter affordable housing	9
greening of town	17
Max development/ zone changes	2
vision is long term - 30+ years	1



support agriculture and farming	4
have river launch accessible- small boats/ interface with waterfront	3
open space/cluster housing encouraged	13
look at large tracts/ conservation	3
pass a scenic road ordinance	1
develop river front space/park, bike paths	14
community center for youth/ library in town	15
residents realize purchase of town hall was excessive	2
join to buy-up available vacant land	1
summer boat rentals at Cedar Lake for kids	1
expand commercial space	1
expand the arts	13
town boards keep up on educating themselves	1
solve issues with technology smart/cutting edge /cost effective	5

EXERCISE 4 – “Greatest Hopes and Fears”

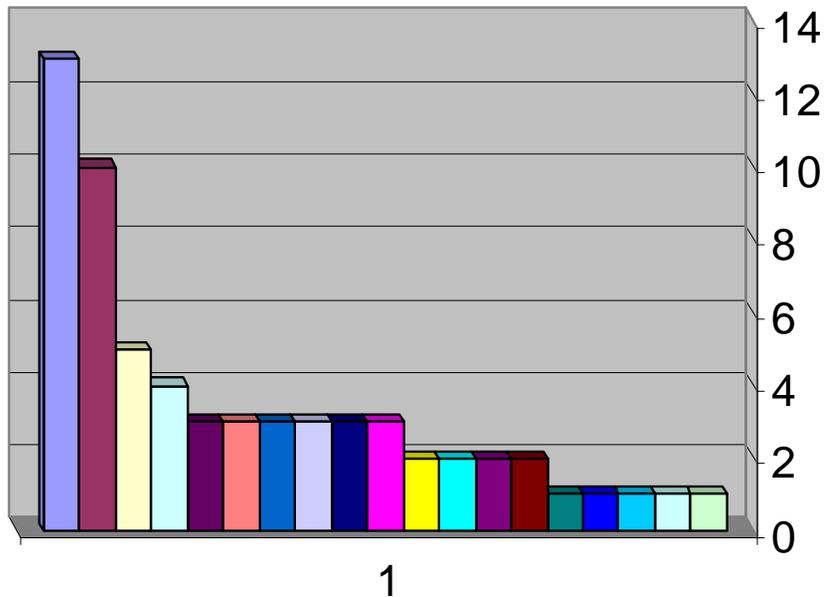
Describe your hopes and fears for the town of Chester

Fears

- “The new town office Building/TownHall is a prime example of that we should avoid. 154 is becoming a real eyesore – a mish mash of varying unattractive uses completely at “variance” with a bucolic rural New England Town.”
- “Won’t be able to flush the toilet.”
- “I grew-up here and feared development of any kind would change our quality of life and the nature of the town more than the threats of any nuclear war.”
- “That the only jobs to entice our youth to stay in Chester will be towel boy at the spa, waitressing, or gallery clerk. The ‘people’ who want to put this into Chester are not raising their kids to take these jobs.”
- “Developers will gain entry and some of our greatest assets will be overlooked and given-up for the ‘Almighty Dollar’(greased palms, ability to slide things through.)”
- “That we do not retain the talent and spirit that defies Chester.”
- “The sewer project is quite scary. We need to avoid/vote down..”



Chester Greatest Fears



- young won't come back/ old will have to move away
- too many people to tax water system/ divide town
- taxed out of town/residential development
- town of WOOFers
- will have retail chains in town
- lack of public involvement
- Cul-de-sacs/plastic houses/McMansions
- Coordinate towns so don't compete for same resources
- changes in zoning = pressure for larger and larger development
- 154 will become really developed
- residential over development
- over development based on current regs
- No vision/ not keeping up
- any kind of change
- town government has hidden agendas
- tourist needs are priority over residents
- narcissitic environment of big cities
- move away from town/ disgusted with town
- any kind of affordable housing

FEARS

town of WOOFers	4
154 will become really developed	3
Coordinate towns so don't compete for same resources	3
Cul-de-sacs/plastic houses/McMansions	3
young won' come back/ old will have to move away	13
too many people to tax water system/ divide town	10
changes in zoning = pressure for larger and larger development	3
taxed out of town/residential development	5
narcissistic environment of big cities	1
will have retail chains in town	3
residential over development	2
move away from town/ disgusted with town	1
any kind of change	2
town government has hidden agendas	1
tourist needs are priority over residents	1
any kind of affordable housing	1
lack of public involvement	3
over development based on current regulations	2
No vision/ not keeping up	2

