

Stakeholder Group Meeting 4

October 25, 2012

Participation from the Public

- 3 Meetings
 - Oct 4 & 10 with similar agenda
 - Oct 15 with different agenda
 - Participation
 - 100 distinct members of the public
 - 14 Stakeholder Group members
 - Project Team
- Online input
 - Content same as Oct 4 & 10
 - ~50 people responded, among them
 - 7 also attended one or more public meeting
 - 3 were Stakeholder Group members

Public Input Themes 1: a place that...

- Is safe (including in abutting neighborhoods)
- Is easy to get in and out of by car
- Is walkable & bikable, connected E/South
- Has added value & character (pretty, welcoming, rural or town-like, enhanced, appropriate scale)
- Will not burden the town financially
- Will protect or enhance nearby land values

Public Input Themes 2: a place that...

- Protects open space
- Protects the golf course
- Uses landscaping and design for visual enhancement and buffering of any commercial
- Has nice design on Ten Rod Road right of way
- Prevents large scale commercial
- Prevents commercial creep from Rt 4
- Varied opinions on
 - Whether new commercial should be included: some say limited mixed use is ok, others say no additional commercial

Public Input Themes 3: a place that...

- Some support more residential units if age-restricted
- Any commercial should
 - Be 2 floors high max.
 - Have small footprint (15K or less)
 - Preferably be local / independent
 - Preferably serve local needs
 - Not have drive-throughs

Public Input Themes 4: Uses

- Residential:
 - all support single families (standard or cluster)
 - some also support duplexes & townhomes
 - many fewer like apartments
- Agricultural: farm stand, crop growing, winery
- Offices: none or small offices
- Recreation: golf or none
- Services: none or restaurants

Public Feedback on 5 Scenarios

Varied opinions / not always consistent

From public events & online input

Feedback on Scenario A: Conservation Design

LIKE

- Primarily residential, residences at Bald Hill
- Keeps golf course
- Low density
- No add'l or big commercial
- Maintains character of neighborhoods
- Creates open space
- Cluster
- Well-layed out

DISLIKE

- Not enough services (neighborhood scale)
- Want setback of commercial
- If 3-4BR, schools & water demand
- Isn't much neighborhood
- Small lot size for homes
- Added traffic from new homes
- Car-dependent

Feedback on Scenario B: Mixed-Use Village (Residential Focus)

LIKE

- Ratio of commercial to residential reasonable
- Buffer of Plain Rd homes
- Bike path

DISLIKE

- Residential too dense, lots too small
- Concern about traffic
- Impact of clustered homes

Suggestions: age restrict housing, add parks/playground, buffer Rolling Greens with trees, create safe street crossings to be walkable

Feedback on Scenario C: Village Scenario (Commercial Focus)

LIKE

- Walkable / bikeable
- Only residential on 102
- Keeps golf course
- Creates open space
- Creates a reason to visit
- Small commercial, coffee shop, offices (size limit)
- Age restricted housing
- Cluster housing
- Keeps rural character
- Residential portion

DISLIKE

- Too much & too large commercial, vacancies
- Too many low-quality residential units
- Not enough green space
- Traffic congestion
- No buffer for Plain Rd
- Not walkable between pockets of commercial
- Pressure Exeter to develop
- Impact on schools
- Schartner parcel not residential

Feedback on Scenario D: TDR Village Scenario (Commercial Focus)

LIKE

- Preserves open space + ag. land + golf course
- Nothing
- Setbacks for RG
- Less auto-dependent
- Village / boulevard
- Convenience of commercial
- Community feel
- Not too high
- Smaller homes & top of shop apartments

DISLIKE

- Too much commercial
- Volume too dense
- Out of character
- Everything
- Bad entry to NK
- Will lead to traffic in neighborhoods
- Light pollution
- Impact on property values
- Western side remains same

Feedback on Scenario E: Current Buildout

LIKE

- Nothing
- Limits on commercial development
- Residential only on RG
- Maintains current zoning, continuity with neighb. character
- Feels suburban; space between residences; large lot size
- Fewer homes, less school impact

DISLIKE

- Eliminates golf course
- Large commercial size & layout
- Large lot residential
- Lack of open space, loss of ag land
- Impact on aquifer
- Too dense, all built out

Clarifying Questions?

Discussion of Visions for the Future (Scenarios)

Reminder

- Goal = reach agreement if possible for Town Council to consider the recommendation
- No need to agree with other peoples' perspectives, but should strive to meet their interests and yours to find a workable solution
- Agreement threshold: 8 of 11 voting members + ideally the 5 non-voting members

Deliberation

- Can be very difficult
- Involves asking “what if” & testing ideas
- Requires participants to
 - Consider themselves key voices
 - Think creatively
 - Participate fully
- This is the chance to see where we can get

Your Hopes for the Process (mtg 1)

- That residents get to weigh in on several options and get to voice their thoughts fairly
- That participants start with an open mind and clean slate
- That it respects the landowners
- That the interests of all participants are surfaced jointly
- That residents and business representatives work together productively
- That it becomes a model process for other sites in town
- That the excellent members and support team are creative and get to solutions

Your Hopes for the Outcome (mtg 1)

- Acceptable for all Stakeholder Group members
- Will benefit & meet the needs of many
- Adds to NK & Exeter's agricultural / rural character, no significant negative impacts
- Considers impacts on all of NK
- Makes sensible growth possible; enables development while maintaining town character; streamlines permit approvals process
- Describes development acceptable to neighbors in scale and scope
- Model for what future growth might look like in other parts of NK
- Evidence based, as much as possible
- Fits with current regulations and state guidelines
- Is environmentally sound & protects water resources
- Prevents sprawl
- Is economically viable for landowners
- NK Town Council respects any package consensus
- Gets incorporated into current Comprehensive Plan & 2013 re-write

Key Interests to Meet (mtg 2)

- Added value for neighbors:
 - High quality design
 - Sense of community
 - Rural/town scale
 - Visual buffers, nice landscaping
 - Protects nearby residential land values
- Safe movement of people & vehicles (incl peds & bikes)
- Financial impact on NK: No undue financial for NK
- Workable economically for land owners in study area
- Nice transition zone to South County & Exeter
- Protects open space
- Protects water quality & quantity