

Question 29- Please comment on any additional issues you believe are important as Jaffrey grows in the next 10 years

TAXES

1. Keep costs and taxes down
2. Keep taxes down.
3. Keep real estate taxes reasonable
4. Find a way to bring taxes down
5. Taxes too high for services received.
6. Keep taxes from spiraling out of control
7. Keep taxes down so people are not driven out of town. Keep out low income housing and development-no revenue.
8. We are moving because the taxes are robbing us of our home.
9. Taxes for seniors should be lowered.
10. Most important issue to us is property taxes
11. Grow tax base through clean industry & commerce
12. For the last 20 yrs property taxes have risen so how about lowering some in the next 10 years.
13. Taxes are too high now after appraisal I can imagine what they will be like in 10 years!
14. Tax control
15. Until we tax on ability to pay, very little will change.
16. Institute fair taxation for all property owners.
17. Housing is not affordable for single people, had to sell home because of taxes
18. Stop trying to become Hollis. Town employees have huge benefit packages that very few of us regular people have. I don't get 4-5 weeks vacation or health insurance but am expected to pay yours. The world is getting harder on the normal person. We have to skimp to pay taxes so that police and public works can go to school and vacation. It's time to cut back, not expand services and costs
19. Property taxes should be lower for people when they turn 65. Turn 70; pay no taxes at all so we can live in our homes for the rest of our lives
20. Remember that business is supposed to be good for the tax base, not funded by residents. Recent assessment and tax rate adjustment was ludicrous- shifting tax burden to homeowners. Stop the entitlements. Would be refreshing to aim for flat or lower budget than 4-10%. Our incomes don't increase that much. Fiscal conservation.
21. Try to inform the "anti-growth at all costs" groups that managed growth is the responsible approach. The idea that we can keep taxes from inflating, encourage businesses to come here or expand, and have no residential or commercial growth is a pipe dream. Identify the correct balance. Modify the land use plan to have a provision whereby the applicant can propose something not specified and have it seriously considered on its merits. it requires thinking "outside the box". Be proactive; be thankful for developers interest in our town if it is shown to benefit us. Try to recognize the opposing point of view but insist on the honesty of the intent, if a group is opposed ask for the specifics of their compromise solution.
22. Open main street to foot traffic and walk in shopping will bring fresh air to Jaffrey. New shoppers bring money, jobs, help with taxes
23. We need to encourage the building of expensive housing to bring in more taxes. We don't need anymore cracker box housing that pay less taxes. If new houses bring more kids for the school we need taxes to offset additional students and drain on our town systems (water and sewer).
24. Need real estate tax relief. Taxes are so high, middle class cannot afford to live here anymore.
25. Lower taxes and work for the citizens. Just because some people are well of in this town, doesn't mean they all are. Quit forcing everybody to move. When I talk to other homeowners about property taxes, I have nothing good to say about this town. If the rich here thinks its ok then let them pay more. There is safety in numbers not dollars. Remember that
26. Keep taxes down. Keep control of runaway real estate speculation which artificially raises property evaluations

27. Lower taxes and costs for community services/water and sewer prices are outrageous. Many people can't afford to live here
28. Property taxes on the lakes will force me and many others to sell. Still other owners will have to rent in order to keep their homes, and short-term tenants are usually not good citizens
29. I feel I am quite capable of answering many of these questions, even after serving as a college professor in Geography and Meteorology for over 40 years. I'm not even sure that government should be involved in some of these issues. I feel that Jaffrey residents, including myself and my family, are suffering terribly from the current taxes. We have just gone through an "outside" revaluation that has almost tripled the valuation of the property, as well as increasing our taxes by over 30% in one year. The inflationary index is slightly under 3% per year. We are paying for the town, schools, the state and for an antiquated county government. All this seems a little bit ridiculous to me. To then ask me what I would spend 10 million dollars on is enough to boggle my imagination. let's concentrate on getting our expenses down and finding other sources of tax dollars
30. When our houses were re-assessed we expected a tax break. Instead our taxes do go down a little but we know how this town works. Soon we'll be paying more every year than ever before. We don't really own our house we rent our land from the town!
31. Taxes are absurd. The increases have got to stop. People are not increasing their income as quickly as the taxes are increasing and what kind of extra services are we getting for our extra \$. How much more does the town need and why?
32. Jaffrey should not grow faster than the town's services can support. Please consider the taxpayers pocketbooks. We cannot afford everything. This was not a good time to ask people to complete a difficult survey
33. Fix the tax system in the state of NH- not holding my breath but this affects many decisions in our community
34. Be more frugal with town money. Stop wasting town money. Get rid of town manager. We did much better before he came. Soon, the average low income worker will be taxed out of town.
35. If you build it they will come and if they do, can the town's tax base support the additional schooling burden that will follow without a massive tax burden or reduction of services
36. Increase business/slow down house growth. Keep a rein on major tax increases. We are taxing homeowner out of their homes, especially seniors
37. Unless Jaffrey gains control of its property taxing, people will avoid buying in Jaffrey and people on fixed incomes will be forced to sell their homes and move
38. Give people a tax incentive to clear land for mountain views from highways. Tax incentives to small high tech industries to move here
39. I am especially troubled by increase tax assessment on property which I believe will make people on fixed incomes have to move, and prevent young people from buying homes. I think if we had more commercial we'd have more income, more industry also. I think we need to apply for grants for low and moderate income housing and housing for elderly
40. People don't want to improve the community (schools, community ctr) because their taxes will go up- well they are going up and we still don't have adequate schools and for 30 years we've tried for a community center. I guess it's easier to complain about youth than shape them
41. Tax rates on new homes are out of control. Must develop business tax base to offset tax rate on higher valued homes.
42. If the tax rate doesn't come down Jaffrey won't need to worry about growth issues.
43. The think egregious tax rate (reassessment) for waterfront properties
44. The letter is dated 12/4, metered on 12/15, rec'd on 12/23 with response due 12/24(today). Were you planning on working on Christmas? This is typical for the office staff when it comes to anything except mailing tax bills and cashing checks. Why is it that if you visit the office and they do not know you, they almost always ask if you are a full-time resident of the town before answering any questions? Shouldn't the attitude be that taxpayers are customers regardless of how many homes or businesses they own? How the town office staff is perceived can have negative or positive impact on Jaffrey's future. There is no part-time tax rate, why should there ever be a part-time residence question?
45. If the tax rate is not comparable to surrounding towns money will leave Jaffrey and quality will suffer

46. Before thinking about future housing how about taking a good hard look at all these empty multi family homes that sit abandoned. People cannot afford what they have now; why create other empty buildings that will raise our taxes even more. There are elderly & homeless people in our own community perhaps offering some low income housing by occupying these empty buildings would at least help keep the taxes paid.
47. Jaffrey residents don't need the biggest & best like new schools & equipment that removes snow from sidewalks. These are luxuries many residents cannot afford. That kind of foolish spending of taxpayer's money hurts everyone, while only helping a few. The tax situation is way out of control

BYPASS

1. 202 bypass should be built
2. Upon completion of a bypass, go back to diagonal parking
3. We need a bypass
4. Build a 202 bypass
5. A 202 bypass would help business, taxes and jobs
6. Bypass is needed. Traffic in the center of town will continue to grow. No town should have a major highway going through the center of town
7. Building a bypass- this will also create more commercial frontage for development
8. Need a bypass or a big change in the intersection. The lights need to be fixed, sometimes they do not work
9. Create a bypass using Blake St so traffic will still see businesses that are on main St without the traffic jams
10. Bypass 202, get rid of rails trail & follow it right thru town
11. By-pass without good planning- restricting planning- only causes the development of land around the bypass only moving the problem and gutting the downtown.
12. US 202 bypass via sections a&b only which would decrease traffic flow via five-way intersection.
13. In order to attract shoppers to our downtown area, increase economic activity and make a pedestrian friendly center, we must reroute US 202. Bypass is long overdue
14. Bypass essential for growth. Bike paths to both Monadnock parks from a start at downtown Jaffrey

SCHOOLS

1. Would like to see new school
2. School facilities must be improved
3. Improve Schools
4. Our school needs investment
5. Improving schools
6. Fix overcrowded schools
7. Schools, Athletic Fields
8. Better schools
9. Schools are a disgrace
10. We need a new school desperately
11. The schools are not adequate. If anything happens to our kids while in crowded schools, we'll all be sorry
12. We need to seriously consider ways to improve the schools. School environment is crucial to good education as well as the quality of administrators, teachers, supplies and parental support
13. The school system needs better management and the schools need a better strategy to improve the high school facilities that is practical
14. Schools are getting too crowded with excessive growth.
15. The future of our children should be planned out and make it a little easier for them
16. Jaffrey really need to improve education and create a reputation for the best education in NH. Also art and art education including art tours.
17. Schools should be number 1- kids shouldn't be learning out of closets.

18. Need to resolve the school issue- this really impacts families moving into town. We need to go forward to build a new high school or middle school and make a final decision on 202 property. Perhaps that site could become an industrial park if the schools need to be downtown
19. Our schools are good but on the decline. The school facilities need improvement.
20. Our police force is too large and expensive for our town. Put the tax dollars toward the schools.
21. If you improve the schools more affluent families will come to the town and spend money locally
22. Please get new school. Education is the first step to getting quality people to move to Jaffrey
23. Without improving schools and housing for middle class young families, the town will eventually suffer as tax base dwindles due to aging population and fact that young families will choose to live in towns with better schools
24. Improve the schools we already have should not have to build new schools just renovate
25. If Jaffrey grows schools must expand to meet increased population
26. Don't "overdo" it with the construction of public schools. Focus on the basics without a lot of athletic extras. Encourage home schooling.
27. Cleaning up the schools. The kids are not happy.
28. More money poured into schools will not make for better education. Students who want to learn & teachers who want to teach will
29. Schools not manage well. A good start would be to obtain a new superintendent of schools and a new high school principal. School board would be able to receive timely and accurate information.
30. It is important that we look to the school system for a gravitational attraction for new families
31. Quality of JRMS and CHS or families won't move here
32. Education is more important, overcrowding and condition of JRMS/CHS needs to be looked at
33. Need to build the school downtown and with room for expansion
34. New high school with a skating rink with a high school hockey program
35. Public school improvement is key to the success of any future growth in Jaffrey
36. Get a school budget committee much like municipal budget committee
37. As a current renter who wishes to buy a home I will not buy in Jaffrey because of the very poor school district. New buildings and teachers are needed..
38. The key to a better Jaffrey is better educational facilities. Who would choose to move here after visiting our present high school and middle schools? We must upgrade these in order to attract both businesses and families
39. We must offer additional activities and programs for teenagers and younger children. Better school facilities and programs would help. We would not mind paying additional taxes for this. Children are key to the future of Jaffrey

SHOPPING

1. More industrial and retail centers on the outskirts of town along 202
2. Need more restaurants like Applebee's and the 99
3. Need more family restaurants and a grocery store also a large department store
4. More shopping
5. More stores to shop in like AJ Wrights, T J Max and Kohl's
6. Need affordable large grocery store in town proper. Need a target or Marshall's for clothing that is affordable.

COMMUNITY CHARACTER

1. I am so happy that I live here. I love this town. Thank you for all that you do. Just keep the town events going and build a great community center.
2. It's difficult to grow and remain a town with an atmosphere that's "small". Jaffrey citizens need to be handed into changes slowly so they don't feel they are losing community connectedness. At the same time, citizens need to learn to embrace newcomers to the area far better than they do. When new families

- come to town, getting in to town events is difficult because of sporadic business hours or lack of response from some departments (like the recreation department
3. Jaffrey needs a vision- not obstruction. Rindge is going to out retail us and Peterborough will out culture us- I don't know what we are
 4. Vision: preserve Jaffrey's beauty and history foremost and build around that with computer industry and quality retail. Combine tourist industry with business savvy to draw people to the area that will enhance the vision
 5. Jaffrey is a wonderfully scenic and historic town- to destroy that uniqueness with a lot of building/construction would be a crime. A more professional police dept and fewer stupid events would be welcome. However, since the residents of the town are mostly ignorant drunk simpletons, there is not much to work with. I do not envy your position or the work before you. I just hope that you have the wisdom to do the job justice. Ponds and lakes are dirty and crowded.
 6. Make Jaffrey unique, distinct, fun - Keene & Peterborough
 7. Jaffrey needs to identify and develop a character of its own. It is a great town but has a reputation as a second class relative and a not-very interesting looking place. As New England goes, with all the man talented people in Jaffrey, we could and should transform this town into a tourist destination because of its uniqueness
 8. The next 10 years depend on new ideas from people who care where Jaffrey is going. The town needs fresh young ideas. The powers that be need a facelift, instead of the same people year after year! Jaffrey seems to be stuck in the same old pattern- how about a change?
 9. Encourage pride of place and personal responsibility for a cleaner town
 10. I'm sorry but as far as I'm concerned, Jaffrey was killed years ago when all the developing started. It used to be a quaint little town
 11. Let Jaffrey be a leader in supporting sustainable environmental practices. Preserve the sense of community and continue to foster it.
 12. Keep town moving and running smooth. I like the town, quiet, peaceful when I am there
 13. Encourage economic development while maintaining the rural character and open space of the town. No big box stores, no more gas stations. No fast food. Small locally owned businesses and restaurants. Entrepreneurial businesses and health care/fitness centers, clean industry and mail order/internet businesses would all work to maintain Jaffrey and improve the economy. development of housing should be slow, manageable and preserve open space. not huge expensive homes, but mud-size and town houses for young families
 14. Jaffrey offers a good quality of life and strong community spirit. The pressure to grow unwillingly could change these traits and convert us to a victim of urban sprawl.
 15. We moved to Jaffrey because of its charm, small town feel and friendly people, and we hope it stays that way
 16. Maintain existing character
 17. Jaffrey's rural character, population size and quality of its citizens played a major factor in our decision to buy a home here. It remains a wonderful community
 18. Preserving Jaffrey's rural character and open space is most important
 19. Maintain clean, neat appearance
 20. We love the small town atmosphere and want to protect it. The "country" feel in this town is invaluable. Please...no scars on the land in the future
 21. Keep rural character and enhance natural surroundings but also be able to have the services that the retiring baby boomers will need (health care, home services, cultural
 22. Think small, we moved here for the small town atmosphere
 23. Keep small town feel. Maintain small town values and environments. Don't sacrifice these things for the sake of political or economic gain

ENVIRONMENT

1. Environmental based planning- not run by real estate developers- is essential to maintaining the quality of our lives
2. Saving the nature and character of the mountain and historic areas will save Jaffrey and keep it from becoming just another crappy commercialized Wal-Mart driven mobile home cluttered New England town
3. Don't change the most important asset- open space and beauty of lakes and forests
4. Maintain character and natural environment
5. Most importantly, keep the land and beauty. It is why we chose this town.
6. Using our culture and scenic lakes and ponds to benefit us all year long.
7. As development encroaches in our area I would like Jaffrey to preserve our most valuable resource which is our natural environment.
8. Open space development is the right direction to preserve open space
9. Need to protect all the lands that make Jaffrey unique. Protect our views. Keep housing, development, businesses away from the views and scenic areas.
10. Need more walking/bike trails around the lakes and ponds that are wheel chair accessible
11. Protect our forests, wetlands and wildlife habitat. Stop developments from taking over our town
12. Preserve and protect open farmland and forests. Preserve and support the Jaffrey airport and its open space.
13. It is crucial to protect the environment that makes Jaffrey such a great place to live.
14. Jaffrey should honor the mountain zone they signed up to protect. Not bend to relationships and dollars
15. Open space is also very important. Jaffrey should try to create a green belt around Jaffrey and protect it from urban sprawl of our neighbors
16. It is my opinion that the large pines in children's woods and Carey Park ought to be harvested and the income derived there from used towards school expenses or conservation commission, recreation Dept expenses. Hardwood trees must be preserved. Especially oaks. This would probably require improvements to Carey Rd.
17. Because of recent flooding/rains that occurred this year, I would argue for expanded wetland protection zones/setbacks. as the rain storage capacity of wetlands gets compromised by development you magnify the potential of catastrophic events
18. Preserve land
19. Our greatest asset is the mountain, ponds, lakes. This adds to quality of life, brings visitors who can spend money.
20. Best served by putting on a map those areas that contribute to open space and make a concerted effort to regulate with zoning and require conservation with single purchase and or conservation easements
21. Smart development with clusters more than sprawl; protection of land around undeveloped waters; strengthened protection of the mountain zone and most parts of c
22. Saving the nature and character of the mountain and historic areas will save Jaffrey and keep it from becoming just another crappy commercialized Wal-Mart driven mobile home cluttered New England town
23. Jaffrey must control development and not let developers control it, the town needs to preserve Mt Monadnock from development
24. As one looks at Mt Monadnock, they shouldn't see any buildings. Monadnock IS Jaffrey
25. The mountain zone should be left as open space forever- no building
26. Do not build in the mountain zone or impinge on the scenic view areas. Keep Jaffrey rural
27. No development in the mountain zone
28. Protect the mountain zone
29. The Mountain Zone should absolutely be protected.
30. No growth on the mountain
31. An increased area around Mt Monadnock should limiting growth and building allowed
32. Maintain rural character and preserve open spaces. Refuse shoddy building plans particularly near Mt Monadnock

TOWN MANAGEMENT/TOWN SERVICES

1. More cooperation with neighboring towns.
2. Communication between town bodies and citizens such as this survey
3. If possible combine services with the surrounding towns such as the fire dept
4. With inclusion of bordering towns input, enhance, strengthen and respect restrictions as stated in the Mountain Zone District Regulations. Additionally, correct and prohibit state intrusion designed to weaken regulations caused by business and industry pressure of state politicians
5. Enforce laws on speed and noise from motorcycles
6. Age limit of driving should be enforced
7. Keep town government minimal and town ordinances in check
8. It is important for all town boards to comply with town ordinances and not be so quick to grant variances. The rules are there for a reason, but we have too many people who do not want to live by them
9. enforced noise ordinance
10. Growth should not exceed town services- police, school, water, sewer, fire, etc
11. Need to keep small town and keep it from expanding. it is really disappointing that those in office, town and school, do not listen to the votes of the people but continue to push their own agendas.
12. Stop wasting money on endless studies (ie schools, business plans). Hire people with experience to figure out these things
13. We must stop the growth in spending.
14. Fight the natural inclination to increase or improve public services by town government
15. Adhering to the Master Plan as it preserves rural & historic qualities of Jaffrey is most important
16. Adherence to Master Plan is critical
17. Support our town Fire, Ambulance and Police Personnel support School needs
18. We have a strong Fire Dept & Police Dept, I'd like that to continue.
19. Getting the public works and police to stop wasting money
20. Communicate town information in better ways to the people
21. Patrol schools for vandals and drug pushers
22. These 'public improvements' only benefit the FEW that use them. They cost us all too much
23. Improve Dump Rd, improve store fronts maintain zoning regulations
24. The town would be better served by the ambulance service under control of the fire dept
25. Cut police budget, eliminate highway dept and privatize or put someone in charge so we don't see two top personal spending the day riding around in company vehicles, checking the dump and visiting other areas for hours at a time. Doesn't anyone on the planning board see this or is it that you just don't care
26. Full time fire dept, at least day shifts
27. Don't need as many full time police officers as we have now. That money should be going toward schools
28. Police force who do more than harass essentially law-abiding citizens and focus on actual change
29. Reduce police dept budget which will lower taxes. We don't need high paying positions, too many police officers
30. Revamp police dept, as they do NOT provide quality service, due to having a chief who resembles Hitler. Must have community orientated police department- they could learn from the fire dept who is grade "a"
31. Police force is too big
32. Stop police from targeting young people. Improve the hours of the dump
33. Too many police for such a small town. Need to cut back
34. Have police clamp down on J-walkers. Kids riding bikes must obey road rules. Stop the drivers that are drunk
35. We need to downsize the police department and cut its budget. It is way too big for our town.
36. Town need to not have the police chief sending press release to all the NH major news paper telling them our minor problems

37. Expand cable TV and cell phone service, WIFI
38. Need residential universal broadband internet
39. High speed internet would allow engineers, architects, etc to enjoy our area
40. Get rid of town manager!
41. Town manager must live in town
42. Get a new town manager
43. Need better management
44. Fire the good-old boys politicians. They do not represent the people who live here, just themselves
45. Find community resource officer position
46. We need to cycle in new selectmen and women and to keep the governance of the town transparent
47. Planning board needs to run town like a finely tuned corporation- needs to think up fresh and ingenious ideas
48. Planning boards should not be stuffed with individuals whose interest conflict with issues brought before the board. Jaffrey should hire a professional town planner. Need more specific growth ordinance that can not be changed by the ZBA
49. The planning and zoning boards should have a citizen review board to improve the look of new houses/buildings and avoid cookie cutter development like Lord's Way and the Bradley Jackson OSDP on rt 137, and the Van Dyke proposal. Planting and substantial trees should be required if farm land has to be converted. contractors work in other towns should be Reviewed and evaluated so that a builder with a lousy record for compliance with a town's wishes could be burned or very heavily fined if he/she ignores town agreements
50. Members on planning board (M. Shea) should excuse himself when voting on building issues, since he stands to inherit more businesses (conflict of interest).
51. Planning board and buildings should be more accurately checked on
52. Citizens of Jaffrey must elect town officials and those officials must appoint boards that will work to preserve the traditional character of the town and NOT sell out to rapacious, irresponsible developers
53. We need government to get rid of the old boy structure and listen to all. May I recommend a professional consultant to make up the questionnaire? There appears to be several validity
54. Keep regulations to a minimum, keep local government to a minimum, elect planning board
55. Have an outside party investigate what is going on between Marty Dunn & Jonathan Sistare
56. Bias & corruption in town office staff
57. A town government more responsible to all town people
58. Future planning should include provisions for increased infrastructure (police, fire), when "big box" comes to Jaffrey (more hours open- more people) perhaps change from town manager form of government to administrator form
59. Jaffrey needs better informed and more professional land use boards: planning, HDC, ZBA - once & for all Jaffrey has no parking problem. Never has and is unlikely to have one in the future.

WATER/SEWER

1. Water and sewer that meet environmental EPA standards
2. Water, sewer, garbage collection, better water quality, public transportation and walkways
3. Keep plugging away on town water/sewer problems
4. the high cost of water
2. Get the water and sewer problems fixed
3. It is important that sewage treatment and water service be expanded to help with environmental quality throughout the town
4. water, sewer
5. Water supply and sewer service precarious to maintain present obligations large expenses for the town are in the future so to talk of expansion when status quo is not adequate should be out of the question
6. Do not add anymore users to town water or sewer systems
7. Water & sewer paid for buy subscribers. Use tax for these but expand them out US 202

8. The water system needs to be fixed first. How can you have non-operating fire hydrants in busy residential areas and call this safe?
9. Keep growth controlled that use public water and sewer until the existing facilities are adequate for existing users, and the whole town should share in the expense with developers paying an impact fee

GROWTH

1. "stop filling all fields with houses that pop up like a bunch of mushrooms"
2. Jaffrey is a great town but we should encourage growth of 2-3%.
3. Put the brakes on it. Growth rates greater than 2% a year will bankrupt and harm fixed income residents - many of which are and have made the Jaffrey charm and "hominess".
4. I would like Jaffrey's growth to be in tourism with our natural spaces preserved.
5. Set some realistic growth strategies
6. Growth should be controlled to keep population and services aligned. Business development should be kept in keeping with the character of the neighborhood in which located. Uncontrolled growth will destroy the nature of this wonderful community. If you doubt me, travel to Weare or Nashua to see the results
7. See what other towns & cities have done. Quechee, Woodstock, Stowe Vt. Hanover NH, Keene, Manchester VT. Look outside the box. Growth is good if done with taste
8. We need some growth but it must be tempered with concerns for the environment, most importantly we need to make elder care a consideration
9. Growth should be negligible
10. Really slow growth
11. Jaffrey is under intense growth pressure given the commercial development of Rindge. The restrictions to growth in Peterborough and Dublin also contribute to the pressure in Jaffrey
12. Being aware of residential growth and what type of housing will attract long-term residents while also preserving the integrity and history that the town of Jaffrey emulates
13. Growth should be slowed. Suggest tightening zoning to make this happen
14. Just keep it small. No more fast food restaurants. I live here from Boston to live in a rural atmosphere
15. We moved here because of how Jaffrey is today. I would not want to see Jaffrey overpopulated or built up
16. Control growth with public input
17. Manageable growth in housing vs industry
18. Control growth through water/sewer expansion
19. Jaffrey should avoid arbitrary growth moratorium
20. It's not the amount of development, it's the kind of development
21. It's not the rate of growth but the type of growth
22. Growth should be guided by what is best for the common good not necessarily what is favored by developers
23. Jaffrey can only grow as fast as support systems are in place (water, sewer, etc)
24. Growth patterns are the quality, beauty and integrity of housing stock is more important than your simple ABCD questions. Development should be around revitalized downtown, not out in the country side of woods. Some of the huge old houses could be turned into multi-family units
25. Allow housing growth around the golf course. That will help it to survive which will allow it to continue to be an asset to the town
26. Slow growth before you ruin our town
27. Reduce lot size and frontage requirements in rural areas to reduce urban sprawl
28. We need no more people or traffic in this town
29. Eliminate urban sprawl. Limit population. Quality of life should be goal of town government
30. The more people who live here brings more schools - this leads to more taxes more police more fire protection
31. Stop the growth - keep the mountain zone unoccupied. Keep open land open not full of new construction. Jaffrey seems to be on its way to a little city. Stop building up all the old farm land.

32. There must be adequate water and schools for anymore growth in Jaffrey
33. Control growth
34. Growth may be comparable to neighboring towns but support services like water sewer schooling etc have to expand ahead in order to support. These services need to be worked on as well as a growth plan in order to attract the quality this town was historically build on
35. Stop the rich developers from building in wildlife areas and other places. The developers are changing Jaffrey too much just to get rich

HOUSING

1. Affordable housing for single mothers, town hall needs to have different hours for working people
2. There is a low income housing problem. Something needs to be done about it.
3. The homeless and the need for housing for those who have a hard time affording an apt must be addressed
4. More affordable housing for low to moderate income people.
5. Keeping Jaffrey an affordable place to live especially for single parent households
6. Single residence only when building unless it's for low income housing. No cluster homes or developments- we have enough
7. Affordable housing- towns population is only getting larger- we need to avoid homelessness and costs associated with it by providing housing people can actually afford. We need to help each other be a community in the truest sense of the word
8. Keep Jaffrey affordable for heritage families and their ability to continue to hold/own large tracts of land
9. Elderly housing
10. Need appropriate housing for older residents who don't want to maintain big old houses and aren't ready for Rivermead, but want to stay in Jaffrey.
11. Housing, especially seniors. Not just a bedroom town
12. more senior housing
13. Jaffrey is a great town for retirees. Encourage 2br developments "open space" along with assisted living and full nursing care facilities
14. Think of people over 60 as retired with money and not as elderly and a liability. Retirement communities are bigger assets than new factories
15. I have lived in Jaffrey all my life. I love Jaffrey. Some day I would like to own my own home in Jaffrey. People should be able to build their own homes. I am against all large developments in town
16. Stop major subdivisions
17. Limit sprawl, new buildings should be avoided in favor of redeveloping and improving existing ones
18. Single family housing and a few good businesses will be good for tax base. Higher grade of families will not be afraid to spend money on things like schools & other town necessities
19. condominiums - small housing like in the 50's green areas in and around these developments
20. I'd like to see better enforcement of set-back laws such as on Stratton Rd & Ellis St for new construction
21. Mixed use development should be encouraged. Cluster type development should be encouraged. I feel the planning board is out of line with the growth management. The town needs to grow moderately in all areas proportionately.
22. Flexible assessments to match housing market. Current seems to have been done at the peak of value. Need some plan for relief of elders on fixed income
23. Some standard of aesthetics should be set for housing (especially developers) approval. Even McDonald's is required to have an approval of appearance. Jaffrey should take note of the awful looks of the Cutter Farm and the Foley Apartments on Stratton Rd.
24. Not increasing frontage requirement for residential lots
25. Most of the growth will be in health care. Have group of aged and assisted living homes through the area. This would bring in people and others who want to live in a good location

26. We are very concerned with the rate of housing growth with little thought given to conservation of attractive housing not pre-fab tasteless units
27. Encourage development (job opportunities and housing), encourage business of all kinds/means, encourage residential development, housing ownership and rental and manufactured housing double wide
28. Change regulations to allow for units to be closer together. When Ed Cutter's land was developed on both sides of the road I was nauseated. It was an awful thing to occur. Next on the block to the desecrated is Peter Sawyer's farm. I would work tirelessly to protect this land. I know that the house builders who have no connection to the land are lining up
29. I support well planned cluster development for all age/income levels. Keep rural character/views from summit of mountain. protect the mountain zone from high density development
30. Jaffrey needs housing which accommodates the diversity of our population. Why would you allow 38 condos at the base of the mountain?
31. Would like to see future development tied into existing business/residential rather than building into untouched pristine land
32. Don't want Jaffrey to be a bedroom community
33. Clean up properties, old cars, buildings in disrepair. 202 elite cleaners and vacant houses behind, Amos fortune rd fallen trailers etc
34. Since the mid 1980's no private developments have become accepted as town/public roads. This is wrong. All citizens of Jaffrey deserve the same rights
35. Growth should be allowed but controlled. Emphasize open space development
36. Slow down building housing, attract business into vacant buildings. Expand town government into vacant buildings
37. Don't be so fast to approve housing on natural properties, e.g. Mt Monadnock and environs

PARK THEATRE

1. I don't believe park theater is realistic
2. Don't waste money on the theatre
3. With the opening of park theatre won't there be need of another small coffee/ soup/sandwich shops, also small dress/gift shops for locals and visitors. I'd love to see a boutique
4. Parking for movie theater is very important
5. Please open movie theater.
6. Renovate Park Theatre
7. Don't open the theatre - not worth it
8. turn park theatre into Tax paying businesses and town can grow around it (movies, live theater, etc)
9. The theatre should not open. It will cause more traffic/parking problems.

DOWNTOWN

1. Traffic on Main St
2. We must fix the downtown traffic problems
3. Working on downtown traffic
4. Ease congestion downtown. Jaffrey needs to maintain its integrity of a Main St community. Keep its quaint country charm.
5. Jaffrey has a mill downtown that would make an good Inn, Restaurant & Shops. The town should help make it happen
6. Renovate Mill space, shops, restaurants etc
7. Development of the mill bldg
8. Enhance Downtown, Put retail in Mill and mixed income housing. Be thoughtful, planful, and intentional. Listen to taxpayers
9. Would like the mill to have more culture and businesses inside. More open to the public
10. Before building more & more-fix up what we have, downtown is ugly and needs a face-lift

11. Highlight the river more downtown, borrow a page from Peterborough's revitalization of downtown
12. Need more parking downtown- diagonal.
13. Parking for uptown. There is none
14. Parking downtown needs huge improvement
15. Diagonal parking
16. Get back street parking, downtown is a disaster. We are still paying for the dogleg mistake. If something isn't done to improve the parking and traffic flow of town, no shops will move here
17. Encourage growth in the center of town, mixed use buildings- downtown as a destination. Restore park theatre- teachers are awesome, new buildings are needed
18. Do think the 202 through town could be problematic in years to come as the area grows, especially if the downtown becomes more of a tourist or destination area.
19. Fix up the downtown apartments, develop mill, spruce up downtown to make a good town better
20. If there are not adequate schools and downtown continues to be an unappealing conglomeration of poorly rehabbed buildings, Jaffrey will over expand as a blue collar step child of Peterborough and Rindge
21. The negative visual of rte 202 intersection and main street keep Jaffrey from competing with Peterborough and more desirable towns. If the main shopping areas and streets were more attractive the town would look a lot less like a poor people town
22. Get rid of yellow bricks downtown
23. Blond bricks downtown need to be fixed/changed. DD bean needs to paint and clean up its buildings. It's an eyesore as one enters downtown. Slite laundry is an eyesore too
24. Downtown growth or out of town shopping center
25. Jaffrey doesn't look quaint or very interesting when approached from rt 202 south. Drab yellow brick buildings with no landscaping or softening features have bars on windows
26. No building near the mountain or the center. Fix up what we have in downtown. Promote local business- keep large corporations out (like rite-aid) and from tearing down unique buildings and putting up fake and cheap ones. Use what's there. Focus on preserve our land and water. Support local farmers

ACTIVITIES

1. Something for young people to keep them off the streets loitering
2. Too many juveniles hanging around, need an ice rink
3. More year round ATV and snow mobile trails
4. Organized affordable youth programs.
5. The children of Jaffrey ages 10-17 who live in town have no where to play or skateboard without getting in trouble. How about a public park close-by, where your kids will play ball, skateboarding park. The lack of places they can go to play, for the number of children who live downtown is amazing
6. Build skateboard park, High School Football, Sliding Hill with tow rope, Support musical arts
7. I think instead of building more baseball fields the town should think of the kids who are not sports oriented. Hopkinton/Contoocook has a wonderful skate park/bike park that keeps the teenage boys who don't play baseball out of mischief.
8. Jaffrey needs to keep up with changing interests of today's youth- no more baseball fields!
9. Need extensive bike/walking paths, ATV restriction especially on lake Contoocook in winter
10. Public tennis courts and a municipal pool and playground are needed
11. Need more activities for our jr. high and high school kids
12. Would like to see canoe/kayak launch downtown(g); more shops & restaurants(1) with less turnover; more land conserved, walkable downtown
13. Preteens and teens have little or no recreation opportunities- a rec center would be great for them
14. water and recreational safety, community center for multiple needs, unified life/safety building, affordable entertainment
15. Keep kids busy with activities, impressed with police covering area, seem to be patrolling well
16. There are not many opportunities here. Not enough cultural experiences. Children are getting into trouble out of boredom.

17. Discourage teens from hanging around
18. Need a teen center

BUSINESSES

1. Allow Mrs. Murphy's to make donuts
2. expand current industrial park
3. Post office needs more parking. Need a grocery store (large)
4. More employment opportunities in town a family restaurant like the ones in Keene open for lunch and dinner
5. There are very few jobs in Jaffrey
6. Grocery store
7. Industry should be located on that land you are holding for that new school
8. Build more, including in the mountain zone. Bring in better businesses other than churches and antique shops
9. Need to encourage local business activities
10. push for Mill Rehab, Develop community center, rehab theatre, move MDS/REDS
11. Encourage new business if it can be done in a classy, not trashy way. Offer more family restaurants
12. Try to attract high tech
13. The town should attempt to purchase any properties in the center of town to help develop an active town center for cultural and planned commercial development
14. It would be good to see Plantation Drive full of thriving businesses
15. Encourage Business
16. Promote and support existing businesses as much as new ones.
17. Proper Industry is a great way to increase the Town revenue along with modest housing growth
18. Encourage jobs, businesses.. Support small businesses to hire and improve properties

ROADS/SIDEWALKS/TRANSPORTATION

1. Road sign needed on Howard Hill rd driving west from lake split from Michigan. "Blind driveway" or "slow children"
2. Clean up Stratton Rd.
3. Sidewalk between Jaffrey Center and downtown
4. Need more sidewalks
5. There need to be better roads
6. Mountain Rd has dangerous curves.
7. They should make more sidewalks towards the ambulatory
8. There is a need for public access across Red Dam to Route 202. Mr Sangermano has sealed it off after many years of public use.
9. Please, we need some type of public transport. Handicap accessible would be fantastic
10. Improve sidewalks, lighting and tennis courts
11. Better sidewalks & bike paths.
12. Control speeders and those who run intersections
13. Parking within a few feet of roads entering onto a busy road in a serious problem

MISC

1. Realize Americans are rarely satisfied. We can get by with a lot less. Always plan for the poor.
2. Division between Peterborough- wannabees (anti-everything) in the western part of town vs. Rindge wannabees (pro-everything) in the east. Cant we work together instead of forcing votes and moratoriums on each other?
3. Just because there are many religions in the world, does not mean they are all right
4. God bless St. Patrick's church. Keep it open forever

5. Keep up the good work especially by the wonderful volunteers
6. Find a way to show the kids and young adults in Jaffrey that the police will strictly enforce the law. They could also be counted on to be considerate and compassionate to any individual who respects that
7. Baby boomers will be a large percent of the population in the next 10 years. The town should prepare for it and create jobs and services by building senior center- housing-nursing and health care facilities for this next boom
8. Less under aged kids smoking and skateboarding everywhere. The cops harass innocent people
9. Because there is no shopping Jaffrey, we should have the internet so that we can shop using the internet
10. Let's take care of and help the citizens we already have instead of selling Jaffrey off to wealthy out of towners
11. Build up the infrastructure (schools & roads) provide incentives for companies to relocate to Jaffrey, create jobs, enforce classic small town charm (less chain stores, less neon signs etc).
12. Maintain wide diversity of citizen ages young, middle age and elderly for economic health of Jaffrey
13. Landowners should have the right to do what they want for themselves on their property within the boundaries of their land
14. It's up to the graduate and families to plan the kids future, not the town- town is not responsible for job opportunities for all young people
15. Partnership between the town, businesses and child care centers to enable affordability and quality of care for our children. The people taking care of our kids need to be paid more but in a way that still keeps costs to families low.
16. It's important for kids to come back to Jaffrey to work. Let them know what the opportunities here are.
17. There is always room for improvement despite this being a great town
18. Someone needs to educate certain landlords of privacy laws and manners. Prices of registering your car. Have a welfare office closer than Keene. Get rid of burnt out building next to Mr. Mikes. Lower gas prices. Adjusting the hours of operation at the liquor store. Bring back Mrs. Murphy's donuts. More parking at the post office. Expand rite aids pharmacy and open them 24 hours. Longer hours of operation at the post office. Build a credit union not just a bank.
19. Suggest use of GIS generated co-occurrence data to determine where we are now - See NH GRANIT. When you know where geo/culture/social/business places are then you can determine whether it's a good idea to continue to change. All we citizens can do is offer opinion - you need information
20. I believe this needs to be done in 7yrs with certainty
21. Need to think with our hearts & minds rather than our pockets & prejudices. Mostly we need to think
22. I think Jaffrey is working hard to improve the town but they need to hurry.
23. Mixing industry, open space and housing is your only chance to establish a community that is friendly to, and encouraging of, those things we hope to preserve. if your planning indicates that a 10year old on his bike can safely get around you have a pretty good plan.
24. Jaffrey cannot be all things to all people. Jaffrey should not only prioritize its needs but also decide which of those needs should be addressed locally and which regionally. Then Jaffrey needs to develop plans to support the local and regional participation
25. Planning for the future preserves the future. Act with a one hundred year vision minimum
26. I wish residents would exert newcomers with more patience. They make me feel unwanted or unneeded
27. Volunteers are getting burned out
28. Must continue to protect historical structures
29. Need more places to work, more ways to integrate needs of young and old together
30. Improve technology access- high speed internet, cell phone coverage
31. Faith based community outreach, assistants in concord with town government
32. There is more to Jaffrey than the meeting house

ABOUT THE SURVEY

1. You don't pay any attention to these answers unless they suit your purpose
2. I suggest future surveys be dropped off at town hall instead of paying for postage on many surveys which will not be returned
3. Most of these questions are not fair in that the answers can be used to show we do not need growth in Jaffrey and that is what the final tally will be!
4. This survey is a good idea. I no longer live in the Monadnock region, but I appreciate the challenges Jaffrey and other towns face in the era
5. Schools, bypass are essential - questionnaire does not offer a "pro growth" question within the current land use plan.
6. Who on earth tied the Park Theatre to the question about parking. An extraordinarily poorly expressed question
7. I don't understand this, you do what you want. The town government is a total joke like this town is. I know I've lived here my whole life and sad to say it sucks!
8. Why were return envelopes stamped rather than using a reply permit? Seems like a waste of money to me
9. Good survey, communities like Jaffrey will become more and more rare as time passes.
10. Keep the rural and historic nature of the town
11. The map is useless for responding to questions. Sections are much too broad, roads and zoning districts not identified, there is no way to refer to areas on map except as "A-D"
12. Sorry I didn't answer some questions but I don't know Jaffrey very well and at my age other than senior issues I don't have an opinion
13. Survey is too long
14. This survey is very one-sided. If I took this 24 years ago when I moved here it may not have had the improvements its had
15. Always appreciate the efforts of leadership and time given by many. Thank you.
16. Surveys are only good if some of the suggestions are actually implemented.
17. Just moved here, didn't know how to answer a lot of the questions
18. Have not lived here long enough to have opinions on all questions
19. I find this survey an example of do-gooder socialism run rampant!!