

# 2023 MAIDSTONE TOWN SURVEY

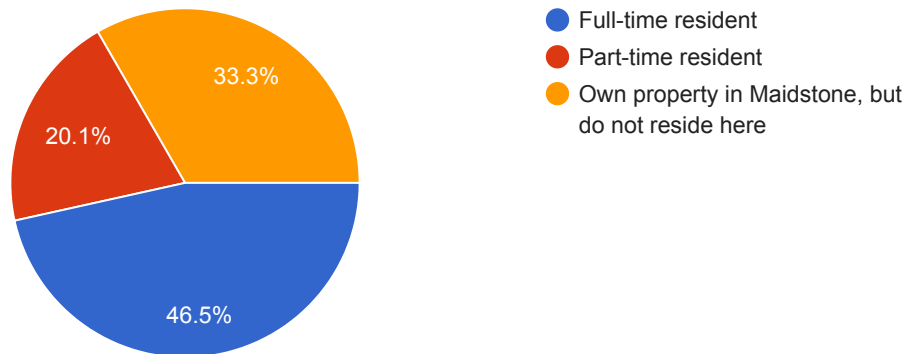
145 responses

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**1. Are you a full-time resident of Maidstone or a part-time resident, or do you own property in Maidstone, but not reside here?**

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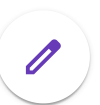
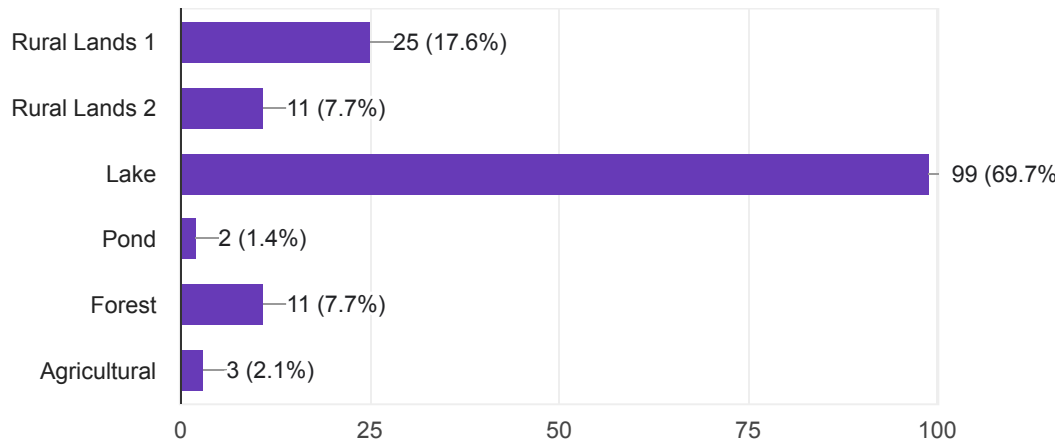
144 responses



**2. What district do you reside in or own property in? Note: the Zoning Districts Map is posted on the Town website. (Check all that apply)**

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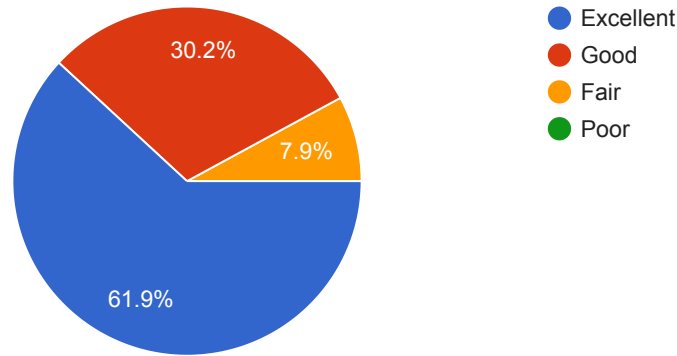
142 responses



### 3. What is your opinion about Maidstone as a place to live?

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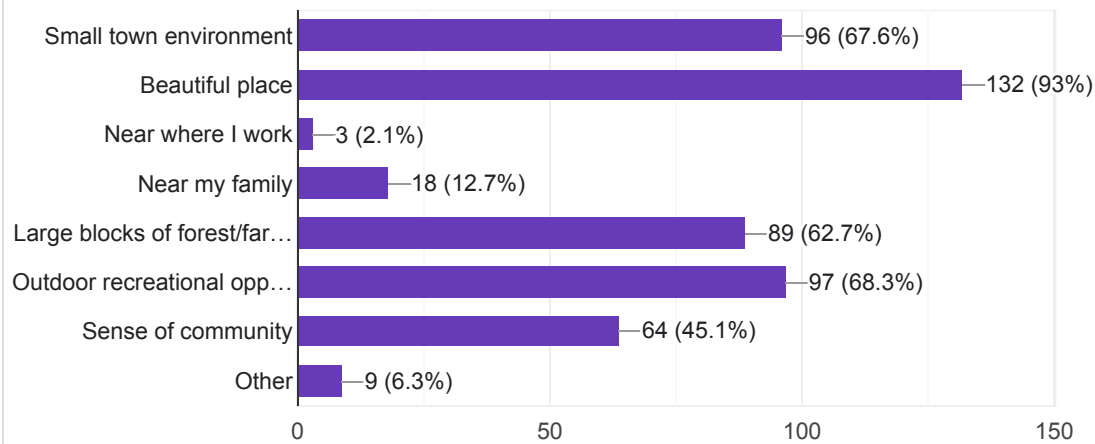
139 responses



### 4. What do you like about living in Maidstone? (Check all that apply)

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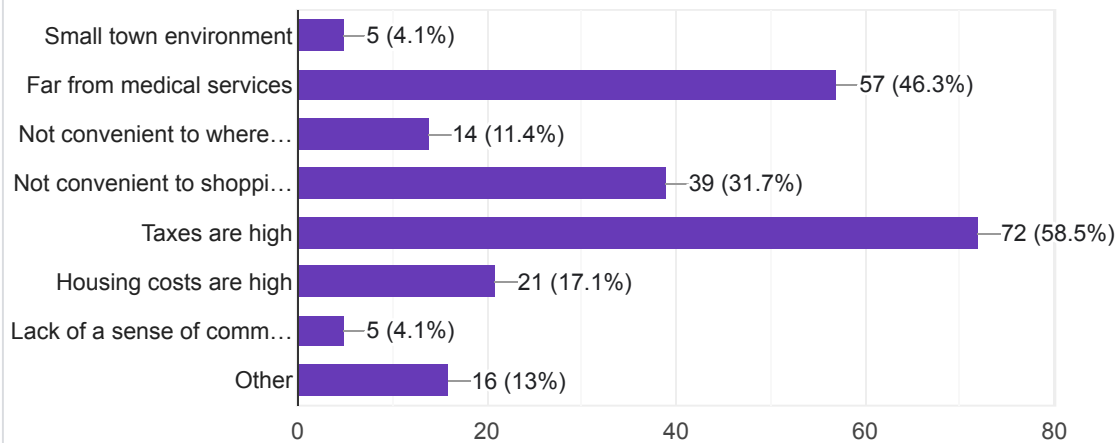
142 responses



### 5. What do you dislike about living in Maidstone? (Check all that apply)

 Copy

123 responses



## Comments about Questions #3, #4, and #5, regarding your opinion about Maidstone as a place to live and what you like or dislike about living in Maidstone:

53 responses

We knew what we wanted when we moved here. Don't want to change a thing.

#3 It's sad that the community is divided between lake people and NON lake people. #4 Being a lake house owner! #5 The constant battle of the maintenance of the lake road.

Garbage and recycling is sub par. Frequently they leave recycling or trash with any inconvenience to them.

Really no complaints, it's rural VT. As long as there's somewhat of a consistent police presence, I'm satisfied.

It's beautiful but to get to any services, you have to drive about a half hour.

Dislike the lack of competent/reliable contractors

It is a shame there is not a general store closer.

increased politics and unnecessary regulations

I love Maidstone!!!!

Don't appreciate "out-of-staters" coming in and imposing their "out-of-state" life style on us.

It is so disappointing to drive by the junkyards and farms becoming junkyards on Route 102 on the way to the lake. I would like to see some restrictions and clean-up efforts. What do they do to the environment? I support farmers and local farming. I do not support farms being used as a dumping ground or vehicle graveyard.

#5 - Wages

Tax increases have been annual for several years and fairly steep.

I feel the regulations regarding use of forest lands are overly restrictive, not clearly defined, and have moved away from a small-town rural philosophy. The forest bylaws should be LESS restrictive, not MORE restrictive.

I'm willing to forgo the convenience of shopping and amenities to have a more rural environment.

Other dislike: jet skiis. It is a wonderful place to live.

Too many outsiders moving here trying to change small town value's into Massachusetts style living. Pushing the Zoning issue so much that eventually we will need a permit for everything



we do. "Why" is the question - we don't need it.

Enjoy the lake and the recreation around it. Wish there were more restaurants closer or more economic development in Lancaster. A walk in care facility would be convenient instead of going to Littleton. A small town store with fresh fruit, veg, eggs, milk, cheese, coffee, other staples, maybe a small coffee shop offering breakfast and lunch..

Better internet service would overcome the fact that it is far from where I work.

The lake residents seem to have the most influence in the Town.

I haven't lived here long enough to answer these questions.

Recent rise in taxes alarming and departure from historically reasonable levels. Town needs to remain prudent and state education cost trend is unsustainable and needs to be reduced.

Most of the initiations for change and more regulations derive from grievances from residents residing at the lake which unfairly impact the rest of us residing in the Town Forest zones.

I like the fact it is quiet and mostly farmland and forestland.

Dirt Road for traveling sometimes not to good. Too far from everything. But a great place for relaxation and getaway. Beautiful lake as we own a pontoon boat 2 sea doo's fishing boat and peddle boat the whole family enjoys

#4 Excellent job of keeping the logging out of scenic views (for the most part)

#5 Noise: some of the fireworks displays are too big for the lake

(Note by Recorder: "Forest" circled in "Large blocks of forest/farm land.")

Taxes are unreasonable. Almost 4,000.00 for a tiny island less than .10 ac of rock with a one season camp of about 310 square feet

Small friendly town. That is why I moved here.

Do not live there - only own land there.

Not too many regulations!

Too reglegated, too high taxes, too may out-of-staters

Long way from anywhere! Six mile gravel road. Mediocre cell & internet service options

I moved to Maidstone because of its beautiful environment, it being a small town, a beautiful clean lake, large blocks of forests, and its wildlife. I came from a town that was a relatively small farming community with much open space when I was a child, but then was developed into a large residential community, with increased demand on services, resulting in higher and higher taxes (not to mention the traffic congestion). When it was time to retire, I moved to Maidstone to escape that, and it has proved to be a beautiful place to live. Hopefully it will



remain that way. The only issue I have is the taxes. The municipal portion seems reasonable to me, but the State portion does not. I hope that the taxes do not increase to the point that they drive local residents from their homes.

Maidstone Lake is so special. Can't get enough of it!

I feel taxes are high for being in the middle of no where.

When the bridge was open, I was less concerned about emergency services.

Like the of lack commercial business, don't want to live in Burlington

We are isolated which makes it difficult to seek medical care, especially in emergencies. It is a welcoming community which tries to include as many residents/non-residents in events.

We don't live there yet but hope to live there at least part-time in retirement.

I also love Maidstone because it is not convenient to shopping and amenities.

I like living in a small, rural town. I knew about the distance to medical services when I moved here and have no problem with that, although the current closing of the Peaslee Bridge is of concern because it makes it take so much longer for emergency services to reach Maidstone. The high taxes are not within the Town's control, but are due to the high education taxes by the State. Education is extremely important and impacts everyone whether they have children or not; I do not know what can be done about these taxes.

Noisy Watercraft

Enjoy it part time but feel it is too remote for me full time

Need to reduce property taxes

I know taxes somehow relate to Vermont rural school funding, but seems unbalanced

We are out in the boonies but that is what I signed up for so no more complaints from me.

Maidstone is a beautiful area. However, over the past 3-5 years the character of the Lake community has changed. But, not for the better. This is due to the influx of people who are not respectful of the historical traditions and those who have been at the Lake for many decades. The Lake has changed dramatically. Some of the change is welcomed though, most has been very troubling.

Like: a quiet, small rural town, lots of wildlife and agriculture community, nice people in the area. Dislike: not much to dislike other than high taxes and increased regulatory requirements.

I am a woods & water person.



Clean water, air. I like that we have trash pick up.

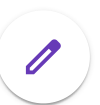
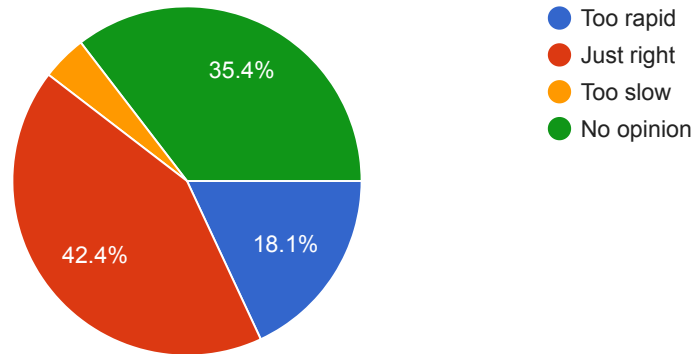
Need to keep town small with basic bilaws.

I want the Town to remain a small close community, that is not afraid to keep up with progress. Keeping up with the forward progress does not have to change the personality and charm of Maidstone

## 6. How do you feel about the rate of growth in Maidstone?

 Copy

144 responses



## Comments about Question #6, regarding the rate of growth:

23 responses

What are the facts you can share about rapid growth?

The price of camps has driven out local families and sometimes brought in people who want to change what is here.

Other than the influx of new camp/homeowners at the lake I haven't noticed any rate of growth.

No need to grow. Please don't turn this beautiful environment into lake winnipesaukee

I have not observed much growth and am concerned about losing so many farms.

Inflated and out-of-control housing prices and related costs incumbers the solitary and peaceful existence the town currently possesses and is well-known reputation towards. Making money is great, but at what price?

The reason we choose to live here is because it's a small Town.

i don't have an opinion as we have only been there 2 years

The question is too vague.

Should stay the way it is.

Really, I'm not aware of growth rate

Lake is restricted by number of lots.

Town government should neither promote or discourage growth.

Need to move it up a notch!

We have all the growth we need.

Even though we are isolated, that is part of the charm. Quiet, peaceful, beautiful.

I don't know what the rate of growth is.

At the lake, the growth and change is rapidly occurring and the culture is becoming louder and more party like than quiet and remote in the summer.

We always like it the way it was when we arrived!



Local people have been driven out of the community due to high housing costs.

Parents born and raised locally. I have been at the lake for 67 years. Really concerned about the clearing of land, destruction of shoreline and massive structures.

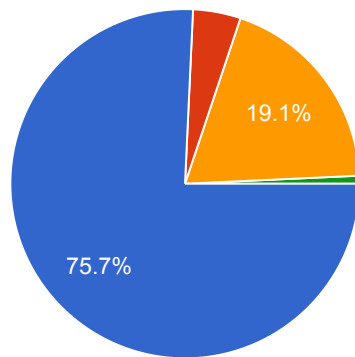
I worry that our population is getting old and things aren't favorable for families with children to move here. For example, we don't provide transportation to schools.

We can't stop people from moving here, so we need to protect our environment while adjusting for what is occurring.

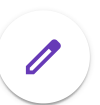
## 7. What should Maidstone be in the future with regard to size of residential community and amount of business and industry?

 Copy

136 responses



- a SMALL residential community with LIMITED business and industry.
- a LARGER residential community with LIMITED business and industry.
- a SMALL residential community with MORE business and industry.
- a LARGER residential community with MORE business and industry.





**Comments about Question #7, regarding what Maidstone should be in the future with regard to size of residential community and amount of business and industry:**

29 responses

There should be a mix

If I wanted to live in a city I would move below the notch.

I'm good keeping it small and the way it is.

Need grocery store, hardware stores along with a small community

You have an oasis!!! Why ruin with more people and bullshit!!!!

Recreational opportunities are Maidstone's greatest asset. However, I recognize that locals are being priced out. I support creating affordable housing opportunities.

Maybe some of the farmland could be developed into solar fields? Logging should continue to be profitable. It's time to implement green energy.

Although I am not opposed to some business and some industry in town, my fear is how much, or how far it may go and the impact it will carry onto this small community. Less is more!

I don't know the extent of the residential need in Maidstone compared to other areas in Vt with a strong need. Some restaurants, small shops in the area would be good for convenience and the tax base.

Keep it small. Limited business is ok but no!!! industry.

The logging industry in the area seems to manage itself well. Better internet would allow some residents to work from home.

If any resident chooses the other selections, I would ask why they still live or moved here?

If any resident wanted to live in a larger community with more conveniences, they would move.

Maidstone does not have the tax base or infrastructure to maintain businesses or much more residential buildings.

Keep it the way it is.

Stay the same

Unsure

No business or industry is needed in Maidstone!



NO industry/businesses

Need more services closer to town. Hair care, grocery, cell, internet, convenience, gas, electric charging, etc

Bringing more business and industry into the community may cause a reduction in the beauty and tranquillity of the Town. A small business may not have such an impact.

We there because of the size of the community

Business and industry would detract from the appeal of the area

Attract small to med businesses that employ the local workforce, small manufacturers. Not sure if low or no property taxes would be enough to entice a company to move here but it is a start. I own a business across two towns and property taxes are not really a big enough factor to move there or not. Become know as small business friendly in areas of permitting and "town coding" this would be something that would make me choose one town over another if I were looking to expand my facilities.

Rapid growth will not be beneficial to those who currently reside in Maidstone. It will cause further diminishment of the town and the Lake community.

Business and industry growth should fit within the scope of the Maidstone's Growth Plan, farming community, forestry, residential. Does the Business or Industry compliment the above community? Yes move fwd, no make changes to fit.

Business's should be welcome in town as they bring in revenue and jobs but would probably not add greatly to the student population.

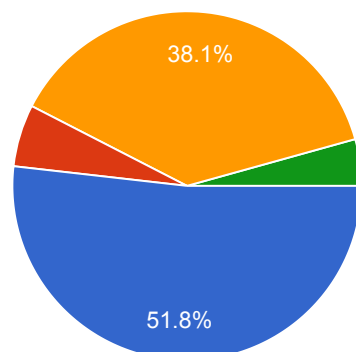
Don't mess with what you have. If people don't like it, they need to see how other areas of the state have been changed by selfish people that think they need every convenience.

Have no opinion

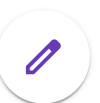
## 8. What is your opinion regarding commercial/industrial development?

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139 responses



- We don't need any
- We need more
- We need only small and clean development
- We specifically need (explain in Comments section below)



## Comments about Question #8, regarding commercial/industrial development:

30 responses

Other than farming we don't need it.

grocery and hardware

A store

Logging is the only commercial activity that should take place in the area

Look for opportunities to support the local farmers by partnering with recreational visitors.

With more lake homes becoming year round homes some type of small gas/food store near the entrance to Maidstone lake road.

Emphasis on clean especially in regards to our waterways: lake, streams and brooks.

I moved here because it's the way I like it.

Too much development will change the nature of the simple quiet friendly town.

I'm only seasonal, but any kind of business would be good to lower taxes.

clean development that respects the environment.

We all chose to live here, because there is no commercial or industrial landscape.

We are a very small Town, why do we want to become a Burlington or Montpelier. Do we really need to attract more outside traffic, pollution and problems?

A seasonal store near the lake would well serve the community.

More is always good

Unsure

NONE Don't change Maidstone!

Get the bridge across the Connecticut River fixed.

see # 7

I moved here to escape commercial and industrial development and question what benefit it would provide to a town such as Maidstone.



We need to be able to preserve what we have in this town. Large business/industry may disrupt what we have now.

Lancaster is 1/2 hour away. That's where the commercial development should occur

Since it is my vacation spot not excited about development g

I hesitate to say "clean development" as it is vague at best might as well say sensible development. Sometimes there are trade off's and what is ok today might not be tomorrow. If the goal is to detract businesses take the heavy handed and combative approach if the goal is to both increase the tax base and employ local citizen be more receptive and willing to openly listen both ways.

Commercial/industrial growth must be slow and very deliberate.

Commercial/Industrial development has a negative connotation. But any business or industrial development can fall in this category. Some would be beneficial like a small off grid farm or negatively impact the Town like a transfer station (Dump), It depends of the business and the fit for the Town.

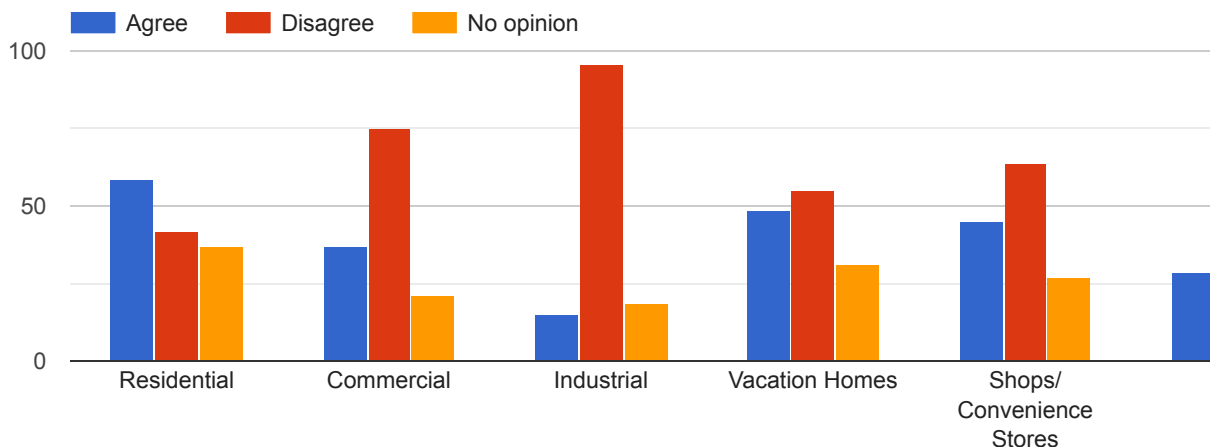
The definition of small is open for interpretation, business should be allowed to grow and thrive and actually create a economy in town.

No opinion

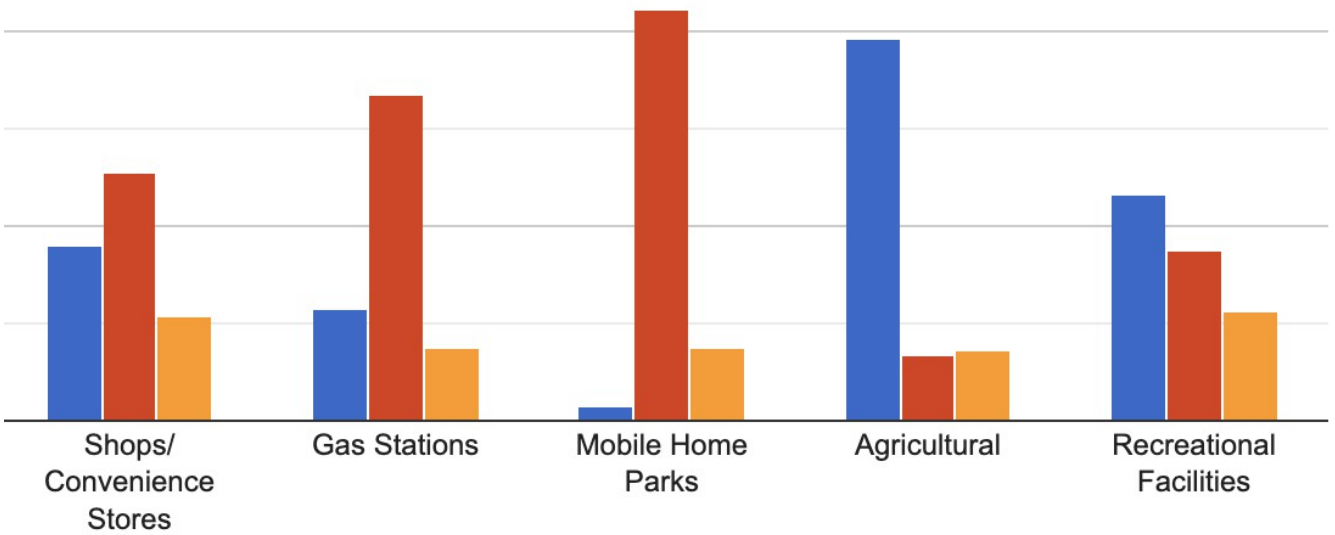
If someone wants to open a business then they should be encouraged. It adds to the tax base. The woodland needs periodic harvesting.

What does any of these questions have to do with the town of Maidstone? Who thinks they have the power to control development or progress.

**9. Maidstone should have the following types of growth in the next eight years:** [Copy](#)



**9. Maidstone should have the following types of growth in the next eight years:  
(continued)**



## Comments about Question #9, regarding the types of growth:

27 responses

Limited Recreational.

need stores

It would be a travesty to try and expand economic growth and business around Maidstone. There is one road "102" in and out. Do not turn this beautiful place into a tourist spot

I support Resident Owned Communities for sustainable manufactured housing, not traditional mobile home parks. that are investor owned and managed. They are a great affordable option and allowing resident ownership provides management accountability.

A family park would be nice. A small store/gas station that could compete with NH prices. A couple solar fields to collect energy to sell.

Understood that small ag is on the decline. Land that will no longer be farmed can be used for commercial as long as it is not a threat to the river or general aesthetics of the area (like Rt. 3)

Strongly disagree with Mobile Home Parks

Mobile home parks are not very efficient in VT. There are better low cost, higher density housing options if needed.

Why do we wish to become a City with City problems?

Majority of the above are reasons why we wouldn't want to live here. Especially Mobile Home Parks!

Strongly disagree re: Mobile Home Parks

it would be great to have more shopping opportunities

I will never vote in favor of atvs or side-by-sides being allowed to travel around Maidstone Lake. I would probably sell my camp if this ever passed. There's a perfectly good trail system in New Hampshire, use that.

Lower income people need places to live, too.

I like Maidstone as it is now.

If gas, store, and industry needs to be here put them at the lake.

(Note by Recorder: "Facilities: circled, with question mark written beside the circle.)



Only single residences. No large developments. Maidstone is a nice rural town. If growth is important to someone they should go to a more urban area!

Limited Residential. NONE! to the rest. Single family. Keep it rural. DO NOT RUIN MAIDSTONE

See responses above for all the above growth areas

More eating establishments

I like Maidstone just the way it is...let's not ruin it with too much growth.

pay taxes take very little out of the town

Small commercial and small industrial only. People who come to the day use area may welcome an area for recreation - i.e., volleyball, horseshoes, badminton. It would move some of that action off the beach into a designated area.

hope it has a small amount of growth, it's "just right" :)

Slow commercial growth. Recreational facility growth should be considered before commercial growth for the enhancement of outdoor activities.

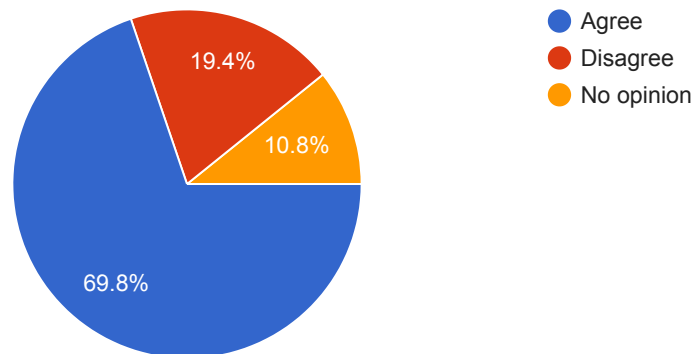
Who is creating these questions? Seems irrelevant to this town.



**10. Current Maidstone zoning bylaws for the district "Rural Lands 1", within which are all the lots along Route 102, include conditional uses that could permit extensive commercial development, i.e., gas stations, hotels, restaurants, essential services, stores, etc.**

**Commercial development should be restricted to certain areas along Route 102..**

139 responses



## Comments about Question #10, about restricting commercial development to certain areas along Route 102:

30 responses

Keep commercial limited

It would be nice to have a mini-mart on the road to Maidstone Lake or near the campground

Make residents clean up their junkyards along 102, terrible !!

I don't want to see a "Dollar General " on 102. Or a citco sign. What is wrong with you people?

I prefer conditional uses for the farmers to sell their products in a clean and customer friendly retail environment. Agritourism would be another good use of the land.

Again, small gas/food store maybe partially energized by local solar fields. There may be areas available for green energies that are not right on 102.

No growth is needed.

Lancaster and Groveton provide the services we need.

No Industry - keep it a small town!

No commercial development should be allowed that would pose a high risk to contaminating waterways, including the CT River. Therefore, the restrictions should be based on both location and the details of intended use.

Why at all? Rt 102 certainly isn't a road friendly to high traffic.

I agree commercial development should be restricted.

Why do we want to commercialize our small Town with few full-time residents?

There shouldn't be any development. Route 102 should be designated a scenic highway - no development,

No commercial development needed.

Put them at the lake.

I am not certain what "commercial development" entails. I think a mom & pop operation elsewhere might be okay, if no toxic waste are involved.

No commercial development is needed in Maidstone!

Keep rural





Leave it wide open

If there is to be commercial development, then I think it should be restricted to certain areas, potentially along Route 102.

Parts of 102 are an eyesore, and having unlimited development would make it worse.

Prefer no commercial development

less, the better! As little commercial (with the exception of farming) as possible is my preference. If the town needs a larger tax base, and therefore more commercial development is needed, then as ought of site as possible. Also, only enviornmental friendly endeavors would be preferred.

I think within reason a business is in a better position for long term suces in choosing where it should be placed along rt 102.

Be very careful and selective relative to the amount, where and what kind of commercial/industrial Must ensure significant input from the people of the town and must be of benefit to them as well. Not just for certain individuals or entities.

What do you want this area to look like in the future 15 to 25 years later? Look at the big picture for town development in this area.

Development on 102 In my opinion should be some how made by the landowners along 102 not by a majority from other parts of town.

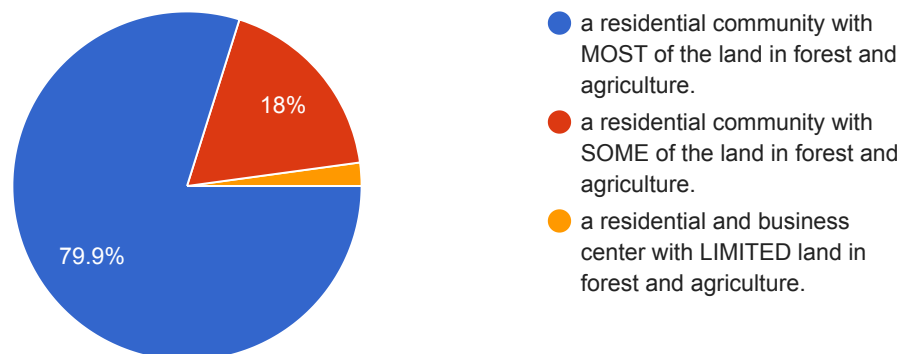
WHO is opening a hotel? GAS STATION? live and let live is my moto.

If we don't want businesses as a community we must zone to the wishes of the community

## 11. What should Maidstone be in the future with regard to forest and agriculture?

 Copy

139 responses



## Comments about Question #11, what Maidstone should be in the future with regard to forest and agriculture:

16 responses

The more protected land, the better

I live here because this is the way it is and should stay.

Don't change

Logging is important to the area. The forest and animals are important to the hunters. The land is beautiful and should be protected.

A small town center with store, gas, hardware, pub/deli, med stop...

Preserve what we currently have and all enjoy most about Maidstone.

Preserving what we currently have, is why people choose to buy and live here. If you're so worried about maintaining the quality of the Lake, why do you want to develop the Town and add more pollution generating issues? Further Development also does not protect the wildlife habitat.

I like Maidstone as it is now.

Leave the way it is

(Note by Recorder: "Most" in first option crossed out, with "ALL" written in.) Don't change our small, quiet Maidstone!

I would qualify my answer to "a SMALL residential community with MOST of the land in forest and agriculture."

I feel we are blessed to be in the forest, and I believe the farms are beneficial, and natural. (ie., I do not believe cows are causing global warming...ha). GMO corn growing, however, I believe are detrimental to the environment, especially in conjunction with the use of Roundup and Paraquat, as those are carcinogens that get into everything. Not sure how to keep the cows, yet allow the farmers to grow gmo corn and use the chemicals (Roundup and Paraquat)

4th choice: a residential and business center with SOME land in forest and agriculture. ....

Must make sure that the rural lifestyle is not impacted or diminished.

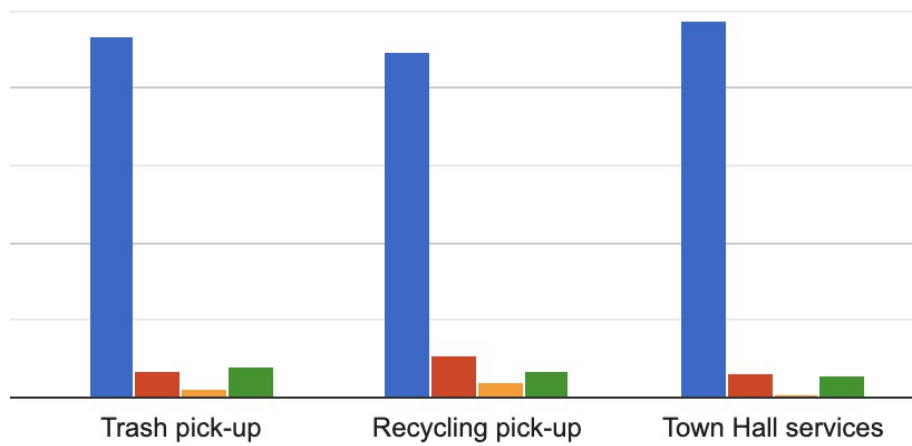
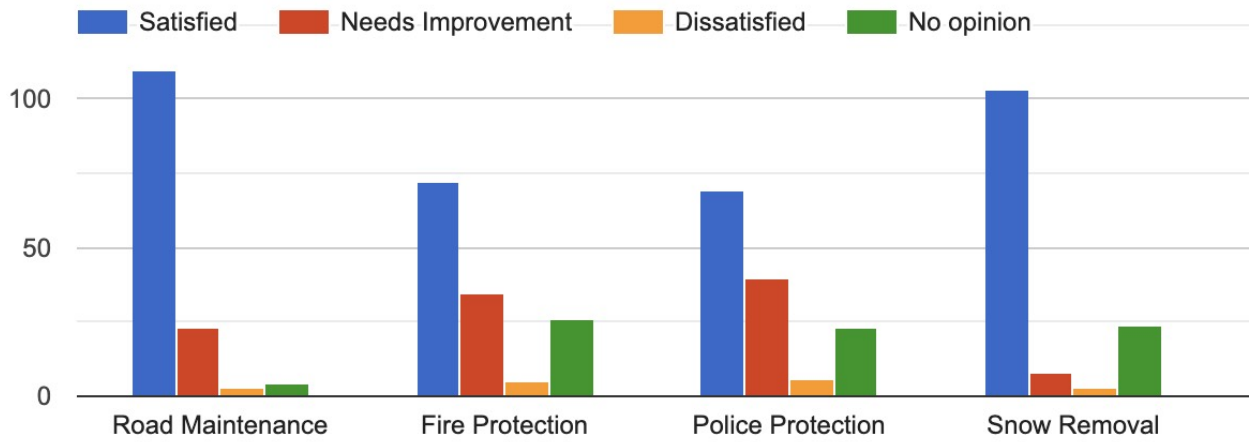
Most farms are struggling to stay open. THEY are what make Vermont look like Vermont.

Maidstone's forests are in highly degraded state due to the extensive harvesting of lumber over the past 200 years. These commercial activities have resulted in a lack of species diversification and a loss of wildlife.



## 12. How satisfied are you with the current level of the following municipal services?

 Copy



## Comments about Question #12, regarding your level of satisfaction with municipal services:

36 responses

Unfortunately- nothing can be said about road maintenance without a lot of backlash. I think the level of road maintenance has improved immensely and the snow removal is great. I would say that there are times when it would be nice if a more proactive stance was taken on grading the roads rather than waiting till folks complain about conditions. Again, immense improvement over the years and appreciate the town's effort.

We are fortunate to have these services here.

I believe there is room for improvement in all of these areas.

With the bridge closed in Stratford Hallow my house would probably burn to the ground before the firetrucks got here.

Town hall needs to be open more than 1 day a week and have the purple trash bags available outside the building. I am hauling my trash and recycling back home from camp.

See if there is a federal grant for a small fire boat, pumping system that volunteers at the lake could operate.

For a very small town, everything works out fine

I have been impressed by the road maintenance and the trash/recycling pick up service. We are close to the sheriffs office which is very helpful.

Bear Hill Rd receives little to no road maintenance. Yet, taxes continue to increase to landowners.

Always a pleasant visit, courtesy and helpful and professional.

Need Janice Peaslee Bridge reopened.

would be nice if recycle happened weekly year round...increased cost??

102 is a nightmare most of the winter season.

I know we have a County Sheriff, but don't know if it's a full or part-time force. I also don't know when exactly they work, i.e., 9am - 5pm, 9am - 12 midnight, daily, but not weekends?? Then call State Police?

Being a camp owner on state leased lands limits my opinion and use of these services.

It's hard to answer as we are not there all the time.



Maidstone Lake road can be hazardous at times with potholes and washboards. It's better than it used to be, but even after it's graded, within weeks it's back to what it was in certain places. The potholes are always in the same places too. I grew up on dirt roads and have never seen one deteriorate as fast as this one. Maybe some engineers can figure out how to better crown the road or different materials could be used to prevent potholes. My car is paying the price and I don't speed, just trying to dodge the holes and ruts.

I am at my residence at the lake for a limited amount of time in the summer because I still work out of state full time.

OK

I marked "no opinion" because I haven't had any experience with these services yet.

We don't need any more.

Grade the lake road more often. Trim the brush along the lake road mid-summer.

Town office needs more regularly scheduled hours of operation

One good rain storm after road grading and road not in great shape...a little more crown to get run off into ditches quicker would help. Trash drives me nuts!! You need 5 boxes out front for recycling and then it's still not good enough. The bags are too heavy and get left..seriously?

Lake properties pay the vast majority of the town taxes. Maidstone lake road should have much better maintenance , we should have the best dirt road in the state.

Municipal services are impacted by the bridge being closed. Also, trash and recycling can be unpredictable at times.

If we could get the Maidstone bridge open it would be great for fire protection

The only reason we need improvements to the fire is related to the bridge. Once we have a functioning bridge, that should improve. Having the sheriff, state police take a spin up here if they are in the area would be helpful. We could expand on some of the uses for the Town Hall. Having the CPR classes is a great benefit. Not sure if we could have some craft classes or a general health class to aid in keeping well.

When I am there (summer), everything is great.

we should pay the sherif dept more to do more frequent patrols, and provide the fire trailer with as much equipment as requested, and as we can afford. Perhaps organize a response team, should a fire occur, but probably Linn Mixer would be all over that ;)

No interaction with the Police or Fire Department, a good thing for sure but Very HAPPY they serve.

The Lake road is in the best condition it has been in over 50 years. With the Stratford Hollow bridge being out of service Fire protection has been diminished. There needs to be a



contingency plan in place due to the current condition of the bridge is questionable for dependable extended use. Defective conditions of this bridge will appear again in the future. The Police /Sheriff presence should be made more visible if there is going to be any commercial/industrial growth.

I think for emergency services we should have a stronger voice with the state of NH Dot regarding the maidstone bridge closing

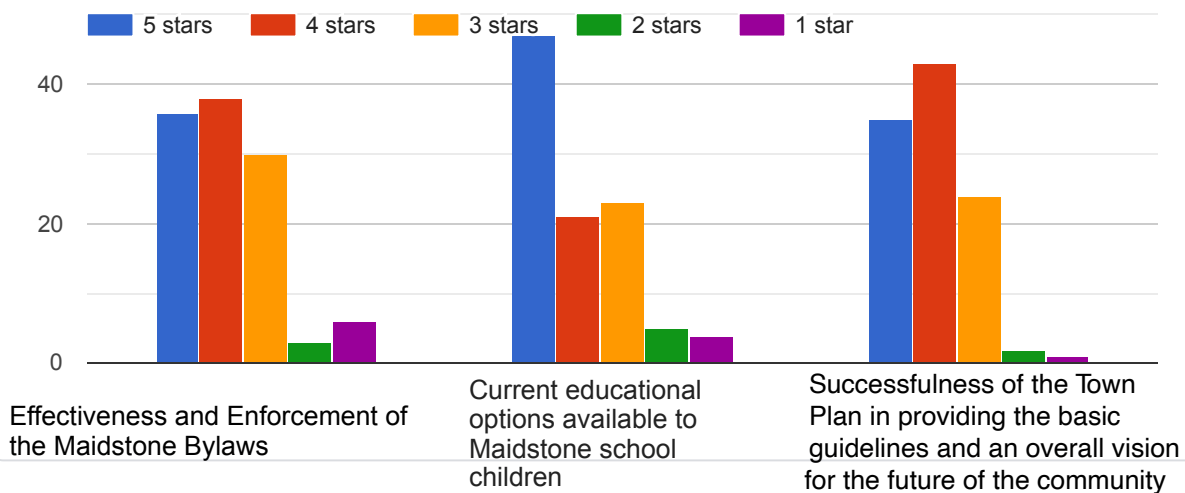
These responses are from a Summer resident only.

The town provides payment to the sheriff's department and they're never at the lake.

No sort recycling

### 13. On a 5 star rating, with 5 being the best, how would you rate the following?

 Copy



## Comments about Question #13, regarding the ratings of the listed items:

30 responses

Depends on who you know in Town. Rules should apply to all or none.

There are no school children living on the lake.

In all honestly, not overly familiar with the educational options for Maidstone school children. I understand schools are few and far between in the north country. However effectiveness and enforcement of Maidstone by-laws seem reasonably effective.

Not familiar enough with the above to give a rating.

Not having a local school May be limiting new families with children therefore resulting in an aging community.

Forest land bylaws are overly restrictive, unclear, and inconsistently enforced. Some examples: 25 acre minimum, GOOD. 800' frontage, OVERLY RESTRICTIVE. Why are there yard dimensions and setbacks in forest land? - OVERLY RESTRICTIVE. Why are travel trailers taxed if they are not hooked up?- OVERLY RESTRICTIVE. Is a shed an accessory building (not according to bylaw definition)? What is the definition of a shed? - UNCLEAR. Why is a shed subject to permitting and taxed in forest land?- OVERLY RESTRICTIVE. There are no definitions of what is taxed on forest lands, and what those rates are. - UNCLEAR. The fact that any non-dwelling buildings (no utilities, no foundation, wheels, less than a defined square footage, etc.) require permits and taxation on forest lands is OVERLY RESTRICTIVE. One example of inconsistent enforcement: Enforcing of vague "bylaws" in remote forest lands, while an eyesore of unregistered junk vehicles line both sides of a public highway (RT 102). An obvious and public eyesore along the state highway is ignored, while minor, unclear, forest "zoning" is enforced. Why is there any zoning other than minimum lot size in remote forest lands? Why are obvious and public zoning violations ignored? These examples (and others) do not represent the Overall Vision Statement 2016.

As a seasonal camp owner, I don't know enough for an educated answer.

I am comfortable with the way things are.

The State should not have put the burden of education for all students in the State on all towns and should not have closed the small schools.

Bylaws are too strict. We are not in Chittenden County! Some of the permitting issues are just plain foolish and lack common sense.

Seasonal, we don't follow the development of the town right now..

Enforcement of the bylaws apparently is discretionary as seen along Rt 102.

Judging by the previous questions, we are heading in the wrong direction. As far as



enforcement of by-laws. It depends on who you are in the community.

I really don't know much about the school situation. If it's public school, do they go to Groveton, NH or Lancaster, NH?

I have no knowledge about the above subjects.

Does not affect us as we don't live there year round

Bylaws: n/a; no info to base my opinion. Educational options: no knowledge of this subject.  
Town Plan: I don't know - no opinion.

I don't have enough personal knowledge to answer the above. I just know that my family and i love Maidstone.

Unsure

I don't have children in system so don't feel I have enough information to answer. Have not read Town Plan.

No experience with education options. I look forward to seeing a Town Plan.

Keep quiet & RURAL!

Deceptive question. Zoning enforcement follows zone regulations. The thing the town really needs is decent zoning districts that provide services.

selective enforcement

I'm not sure what is available for our Maidstone children at this point, so it is hard to give an opinion on this. Enforcement of the Bylaws has improved.

I wish I knew more about all options - no opinion.

The Zoning Administrator is doing a good job of enforcing the Bylaws, which is a very good thing for the Town.

bylaws are a nice mix of rules and allowances for the locals, with the Academy as an option the opportunity is incredible!, With Chris directing the Town Plan, I feel we will be as well protected as possible.

Have no opinion

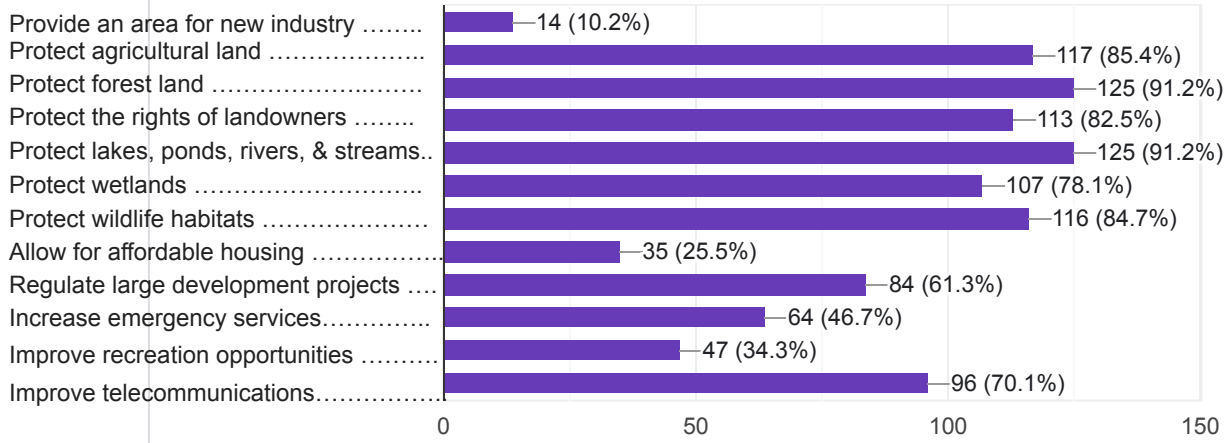
I was sorry to see us discontinue our town bus. As things stand, it is difficult or impossible for working families to get their children to a school.





### 14. The following are important long-term goals for Maidstone (Check all that apply):

137 responses



## Comments about Question #14, regarding long-term goals:

15 responses

Continue to allow the forestry (logging) and hunting and fishing while also protecting these precious resources.

Protecting the rights of landowners is tricky. You have to balance it with protecting the rights of their neighbors. It can't be a free for all.

Need cell tower acce

Use of farm lands that we are losing for green energy industries.

I know Colebrook build a beautiful recreation facility supported by the community that had to be closed. A small natural park with a child play area, a walking trail, a dog area?

Quote: "The small scale, rural lifestyle will be maintained." The town officials appear to have lost track of this.

Step out your door if you want recreation opportunities, you live in Maidstone. Keep affordable housing out of Maidstone as it only leads to property value decline and higher taxes.

Protect the land and water.

Provide an area for new industry only if new industry MUST be permitted.

I don't want to increase the # of people coming in.

Landowner rights and privacy are very important.

Do not want new industry here. Maidstone should stay the same for all living here. Do not change our area to suit other city people.

Phone and internet go down often...needs upgrading

When will we all have good internet access?

[By Recorder: "More laws means less private property rights. Lakes, ponds, rivers, and streams already federally protected. Wetlands are already protected. Wildlife habitats already protected."]

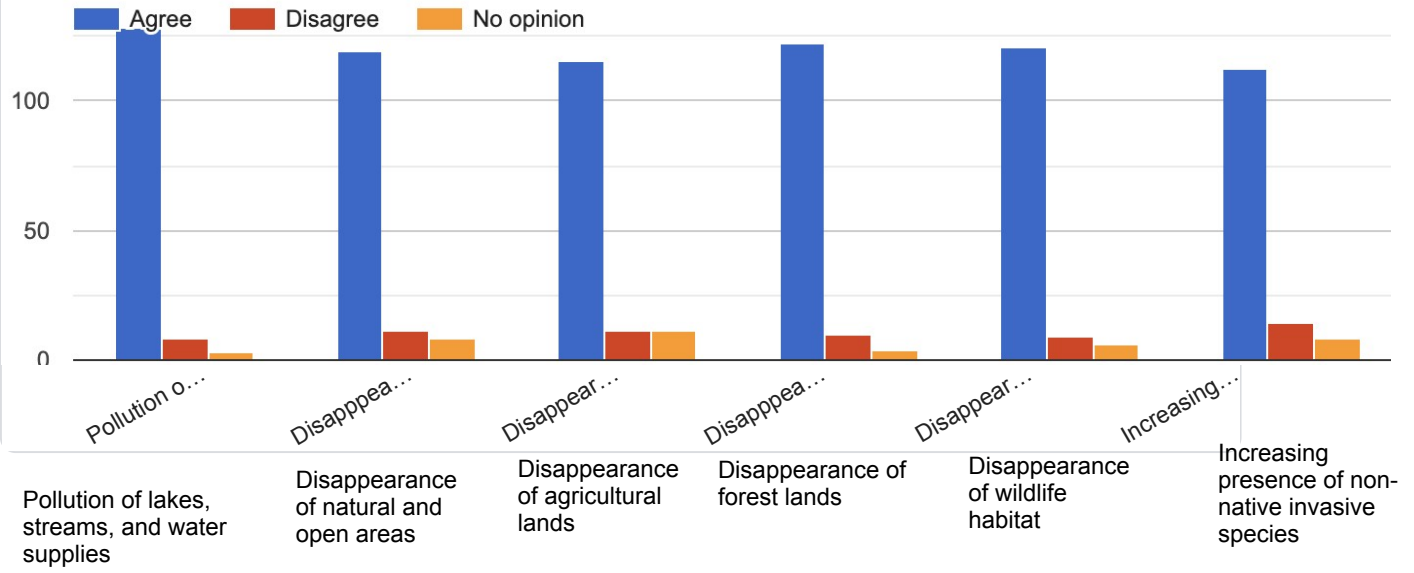
We lack affordable housing .

I would like a safe paved recreation path for biking and walking. More of our tax dollars should support such luxury considering the amount paid in.



### 15. The Town should take steps to protect the Town from:

 Copy



## Comments about Question #15, regarding the things the Town should take steps to protect against:

15 responses

No more regulation!

Finding a solution that keeps the beauty of the area but brings clean and green economic opportunities.

Millfoil - we check all the boats people bring but there is no method to check canoe's & kyaks people bring

You only have to worry about all of the above if you allow commercial and industrial development. Maidstone Lake appears to still be pristine after centuries, so why open opportunities to instate more red tape.

Don't allow residents to have non-native pets.

Keep wild. Do not mess with Maidstone!

(Note by Recorder: Double circle drawn around Increasing presence of non-native invasive species.) The town should buy back the boat landing at Maidstone Lake (with or without the MLA) from the State and police boats entering 100%. The spotty inspector coverage and inability of these inspectors to enforce anything makes the current system useless to protect our lake.

Plenty of open land

These issues are mostly state controlled issues Town involvement will only muddy the waters

Why would we want invasive species?

We have one of the cleanest lakes in Vermont and we need to keep it that way. Assuring we continue to have funds for the milfoil watch, assuring septic systems are up to code are a couple of ways.

There are already federal & state regulations in place. For the above protection, any further laws or protections will override on private property rights which could be unconstitutional. The vast majority of owners do a very good job maintaining the above concerns.

No need for any local enforcement - the State already controls enough.

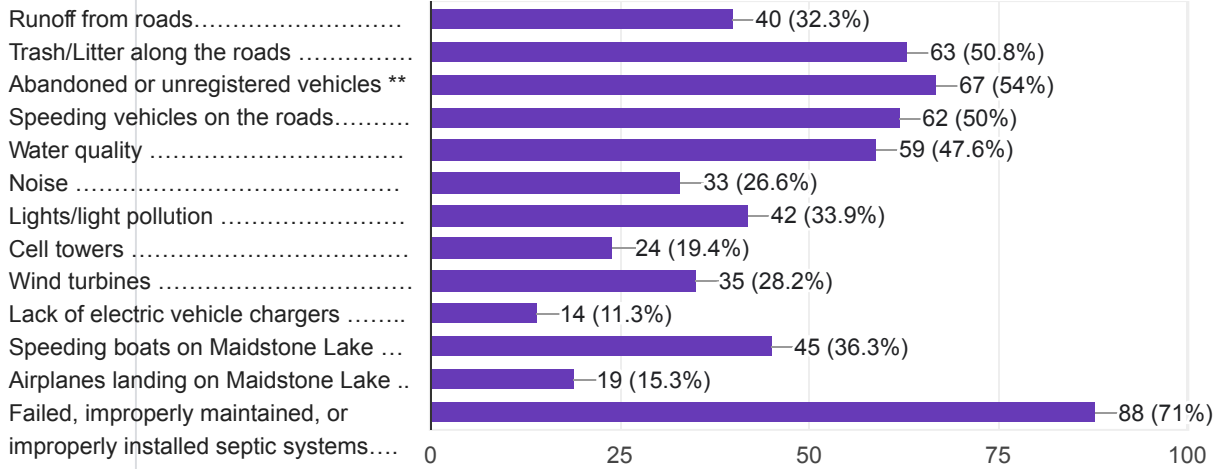
Those questions all sound like someone has a personal agenda.



### 16. Are any of the following of concern to you? (Check all that apply)

 Copy

124 responses



## Comments about Question #16, regarding your concerns:

36 responses

No more local controls necessary!

Is it illegal for a plane to land on the lake ?

What is a speeding boat on the lake. If they are following the rules and stand off distance why should we be directing this conversation based on individual bias?

Water quality is a very important attribute to protect, as it is essential to life, as well as the beauty of the area (for human health, wildlife, etc.). This may include groundwater protection, rivers, streams and lake water quality.

Yes, to more cell towers and wind turbines.

Fertilizers should also be added to this list.

I live across from the race track. I thought there was once a limit on the noise, no longer seems to be the case.

Excessive jet ski use, should be limits

Running and biking on 102 over the past 7 years I've observed a great and wonderful reduction in trash and litter on the road.

Abandoned or unregistered vehicles on private property - (1) Inoperable vehicles, household appliances, and other household debris shall not be stored on any property unless shielded from view of any public highways.

(2) No more than one unregistered, inoperable vehicle shall be parked in any yard of any property for more than 30 days.

I would prefer to see an enforcement of or an act towards to, the abolishment of the age old practice of keeping numerous, abandoned, or unregistered vehicles in plain sight on private property. This is such an eyesore and detriment on our town. Let us please act to keep these spectacles out of the public view.

I would like to say yes to Cell Towers, as long as it brings about improvement in broadband and emergency services as it seems pretty necessary in this day and age.

Change speeding boats to wake boats

It's an Eyesore to see all the farm equipment and cars rusting away and sinking into the earth as you drive on 102. It takes away from the beautiful scenery driving on this " scenic route." Wondering how long this issue has been addressed...

An EV charging station uses fossil fuel, so why would anyone want to own a battery operated car up here in frigid temps that deplete battery performance and require even more charging.



Or for that matter, use more electric power out of their homes to charge an EV.

Noise: barking dogs. Extensive chem trails in our sky.

If your concerned over the lack of EV chargers, you can't be concerned about the environment. EV stations are powered by fossil fuels. Clean energy electric companies are affiliated with main electric companies.

I'm concerned about these things but don't think they are currently an issue in Maidstone.

These are all concerning issues that people are concerned about

Noise: parties on the lake; some of the fireworks displays are too big for the lake

Protect wildlife and wild lands. Maidstone Lake is Maidstone. The most beautiful lake in VT. Lets do everything possible to keep it that way.

Not sure if you are asking if we want more or less cell towers - would vote for more cell, no wind.

No cell towers, no wind turbines, no major solar development

Keep rural. (Note by Recorder: The following was written in - "Remove all" by "abandoned or unregistered vehicles". "Bear dogs should be banned" by "Noise". "None allowed here" was written over both cell towers and wind turbines.)

On the lake, on small lots, look at placing septic fields across the road.

Not in favor of large commercial wind turbines, but if local resident wishes to set up a smaller personal turbine on own property as long as it is not intrusive on neighbors.

Abandoned and unregistered vehicles are a part of the Vermont landscape good luck trying to do anything about it. Town does not need to be concerned about speeding boats on Maidstone lake. Whats speeding 25MPH,30MPH, 40mph, 50mph Who sets the limit who enforces it ?

There is no way to police the trash, so the Spring pickup as well as the ongoing attempts have been a help. One area especially of 102 is an eyesore and does not reflect the Town as a whole. Trying to slow traffic seems an ongoing issue. Not sure how to solve the problem.

Speeding vehicles on Route 102

We've got to get those failed septic systems corrected or removed

Not sure about the airplane landing, amazing to watch, but if it harms the lake in any way, and if the pilot is not a lake cabin owner, I would be opposed.

[By Recorder: Added comments above - "private property" underlined; by Noise, "Race Track - really have no option here it's in N.H."; by Wind turbines, "large commercial turbines".] Failed septic systems on the Lake would be a concern. Suggestion would be to ask homeowners to



have system inspected if beyond 25 year to ensure system is still safe to operate or in need of repairs on lake properties.

Speed limit on Maidstone Lake is 50 mph by state law and that won't change. We don't need to see wind towers. Airplanes fly over the lake before landing to note the location of activity before touch and going or landing. Enforcement on the town roads speed limits would be beneficial. The locals are mostly to blame.

We need noise regulations. Those who live along 102 really suffer from the increased daily noise from the race track. One or two days a week is manageable but it has become almost daily.

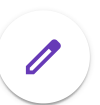
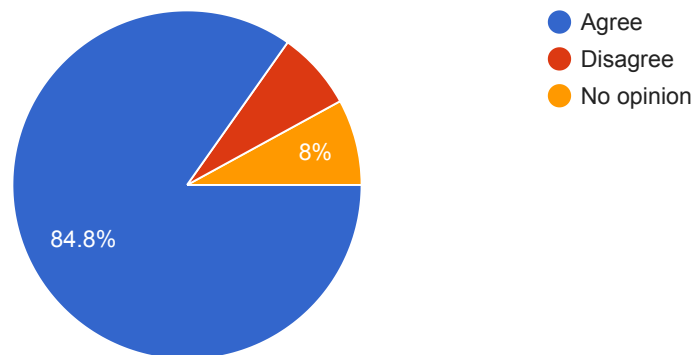
Once again, personal agenda? None of these things concern me

CELL SERVICE IS NEEDED IN THIS REMOTE AREA, DUE TO LONG EMERGENCY RESPONSE TIMES. IT WOULD BE VERY HELPFUL IN AN EMERGENCY.

**17. The Town of Maidstone typically donates \$1,000 to the Maidstone Lake Association's Aquatic Nuisance Prevention Program each year. The Town should expand its support of efforts to preserve the quality of water in Maidstone Lake and keep it free of invasive species.**

 Copy

138 responses





**Comments about Question #17, regarding the Town strengthening support of preserving Maidstone Lake water quality and keeping it free of invasive species:**

25 responses

The Town and the lake are part of the same ecosystem

Pease do whatever is needed to protect our water

with the amount 'lake people' pay in taxes the town should donate considerably more

No milf oil!!

If it is needed.

Yes, but I'm not sure it should financially impact all folks. Where does the state park fit into this responsibility? Does paying for a state park pass include water protection?

Everyone wins or everyone loses. Small price to pay to keep our water resources active and vibrant. I for one would love to see a full-time paid person monitoring the boat ramp and the invasive species prevention during high season months.

Is the \$1K doing the job? I haven't heard any complaints, but don't know how the Lake residents feel. I'd agree if there is a concern. We don't want invasives at the Lake.

Millfoil on canoes & kyaks tubes etc.

Unless the Town is placing a net over the lake, I believe it's an unrealistic goal. Besides, sewers, boats and people, wildlife also transport invasive species on their fur, feathers. How are you preventing that?

As far as I know, the Town has no property at the lake - no Town beach or docking facilities. Invasive species are an issue to be dealt with and funded by lake property owners and the state of Vermont.

We're moving towards developing the Town which adds and attracts more pollution issues... right??? You can't balance development along with preservation without a negative, uncontrollable impact outcome for the lake and wildlife.

yes it should be preserved

The lake is the jewel of the Town and should be preserved.

Wish I had the finances to donate to protect this beautiful oligotrophic lake.

Keep cost at a minimum.



VT should place the burden on the boat owners to protect from invasive species. Lock down the boat launch areas. Limit boat launch access to times when boats can be inspected.

Please refer to answer to #15. The MLA aquatic program should be funded by lake property owners only.

Town does not need to be involved

1000 is enough.

Maidstone Lake is perhaps the cleanest lake in Vermont and a natural resource treasure for the Town. Everything possible should be done to protect the lake and keep the water clean.

Would like to see continued preservation of the lake but also think more should be done to enforce current laws and standards. Not sure if this program is the only place to put money towards for that.

Any thing we can do should be maximized

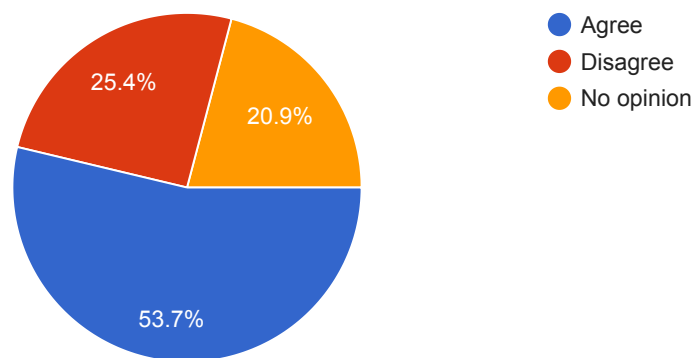
I'm a lake property owner and this isn't something that should be passed onto non-lake residents. State and Federal funding for sure but not from the town.

Keeping non-native invasive species out of the lake water and other surrounding ponds and rivers is imperative to the environmental well being of the lake it's inhabitants both human and animals as well as surrounding land areas.

### 18. The speed at which boats and personal water craft travel on Maidstone Lake should be limited for safety reasons:

 Copy

134 responses



## Comments about Question #18, limiting the speed at which boats and personal watercraft travel on Maidstone Lake for safety reasons:

36 responses

I have not seen where boats speeding on Maidstone has been an issue

Explain this question better. Poorly worded and conceived.

Some personal watercraft are very aggressive I. Their behavior, and come too close to shore

Let's not let the erratic behavior of a few ruin it for others.

Speed limits require enforcement, how would that be implemented? Greater patrols, leading to more officers providing coverage and increased cost to the tax payer base. We've been up on the lake for 38 years, and have not seen issues regarding speeding boats or watercrafts.

Not a town issue, leave it to game wardens and VSP.

DISAGREE %

I don't waterski but I don't care if you like too

Some lakes in VT limit the hours for personal watercraft, because of noise we should consider the same limits.

Newer more powerful boats are creating large wakes. Impacting shoreland, speed and noise are a concern the lake is too small for some of this activity

I believe there is a "no wake" rule till noon which is wonderful. Weekends sometimes folks get out a little early. Not

Sure if there are State park boundaries where kayaking, canoeing, paddle boarding etc would only be allowed?

I really haven't seen this problem but limitations should be set.

Let the Lake residents battle this one out.

Whatever state policy is should be the standard.

everyone should obey the limits of speed on the lake to prevent accidents

Wake boats could be a problem if they don't maintain their speed, causing shoreline erosion and safety issues with paddle boarders and kayakers. The biggest safety concern I saw were people riding on the front of pontoon boats, very dangerous, and people using their docking lights to travel across the lake at night. Not smart or safe.



Is there a speed limit? There is an offshore rule 200 feet. Boating courses should reinforce this rule.

State police have a constant presence and deal with boater issues at the lake.

Don't go to the lake. Too many unfriendly people

Control jet skis!

It is already limited. It should be enforced.

Speed is relative, more police patrols would be beneficial.

Currently I do not have a problem with the "speed" at which boats and personal water craft travel on Maidstone Lake, but I am concerned about the distance from shore that some of the speeding boats, usually personal water craft, travel.

I don't see anything excessive happening in regards to this. Very few high speed boats. Personal watercraft are fast but I don't believe we need to outlaw them. And no I don't own one

Boat speed is not a problem. This sounds like the lake snobs trying to have control over what others do. Ref: question 16

The "agree" is to the speed when close to shore. Some don't observe the "no wake" rule.

There is also a concern about how fast and close to shore they are.

I have not noticed speeding boats. Seems like they all are just having fun. yet, I am not on the lake with a boat for reference, just watching them all have fun from the shore.

Should be set by the state, just like roads. Didn't we have quite a few sailboat accidents up there last year?

Based on personal observations it is personal water craft (PWC's) that are the main concern relative to speed and safety concerns. This is not to say that there has not been a few questionable events witnessed relative to the speed and safety of boats that are considerably over sized and over powered for the acreage of Maidstone Lake.

People should be able to recreate but it is and has always been a quiet lake but this allows tubing, water skiing, etc. Speeds in excess of this is unnecessary.

Looks like someone has an agenda.

The state has laws to regulate speed of boats. Associations do not make LAWS. Suggest appropriate speed, fine.

Not our choice (state regulated)



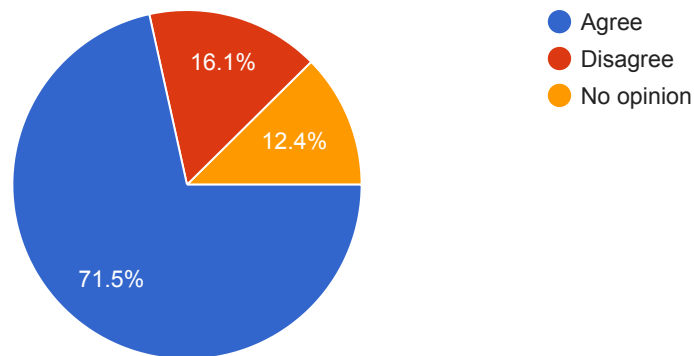
I have concerns about wake boats and their impact on the shoreline.

There are already speed limits and laws. I wish people would stop posting when law enforcement arrives.

**19. Failed, improperly maintained, or improperly installed septic systems supporting homes on Maidstone lake parcels will and are degrading the quality of water in Maidstone Lake. The Town should take steps to ensure all septic systems are properly designed, installed, and maintained, and should seek financial assistance so that these failed systems may be fixed, if required.**

 Copy

137 responses



## Comments about Question #19, regarding septic systems:

43 responses

If the Town or State want to assist in this great. When there is a failed system. The State controls how this works so why is the Town trying to change this?

Very important

I agree BUT the financial assistance should not be a burden to the people that have the properly installed septic systems.

Unfortunately when the majority of camps were built, septic and building codes were not as efficient as they are designed today. Upgrades should be made with state assistance to the land owners. A new septic system is extremely expensive to install and homeowners should receive assistance to ensure that their system is updated

Systems should be monitored and forced to upgrade if necessary, some camps are now operating with failed or overworked systems. There are no limits on rentals which can have too many people using ancient overworked systems.

Need monitoring, too many inadequate systems still exist polluting the lake. Outhouses are still being used

In my opinion this is the responsibility of the camp owner who should be fined if not remediated within a certain time frame. Possibly a loan program through Maidstone with the interest paying for the management of it and a reputable business who competes for the Maidstone work as a combined solution. (I do not know what the current situation is.)

Again, everyone wins or everyone loses. We are all in this together. If we aren't, we will fail as it is only on matter of time. We collectively must do our due diligence to keep our waterways clean, clear and safe.

I believe this should be a State issue

Financial assistance leads to higher taxes, instead the Town should require sold properties to install updated septic systems.

This is a state issue. Permits for septic are state issued. Town does not have resources for this.

But should not "seek financial assistance so that these failed systems may be fixed, if required."

shit doesn't run uphill

Too much control at the Towns discretion that could be excessive. Septic's are designed by a licensed engineer and inspected after install. Since when does a Town dictate if a resident at the lake (which this rule would spill over to every resident in Town) can afford to pump their



system out when required? Why don't you require all Sellers to have their systems inspected before they put their property up for sale and if the system fails, the seller has to either pay to have it replaced prior to the sale, or put the cost to replace the system into escrow at closing for the buyer to replace the system within a reasonable amount of time? Financial assistance is not the answer nor is allowing an authority excessive power.

I thought the State regulated this issue.

Strongly agree. The state has funds for such issues. Education for these funds would help.

state responsibility

I have no knowledge of the camps on Maidstone Lake.

yes this is a must and very important

I have not heard that septic systems are hurting the Lake. I thought new rules already went in. What about grass fertilizers? Those are known to be bad for the lake.

This is a must!!! I have noticed the water quality slipping away over the last 5 years. This lake is the best of the best in VT. Please! let's keep it pristine.

Not sure of the extent of this problem.

I don't think this is the towns responsibility and the town shouldn't have to seek financial assistance. Fine the property owner unless they fix the system and increase fines to property owners who don't comply within a given time. The fine should cover cost to fix system. It's inexcusable to not have a working septic system.

Not the Town's responsibility to go into debt for landowner problems - ordinance/law should be enforced.

The homeowner should be responsible for fixing their own septic system.

Up to homeowner.

The town needs to be sure of the source of pollution prior to any action.

All of Vermont septic systems are now governed by the State of Vermont. The town doesn't need to be second guessing. Besides the Town has a difficult time enforcing anything including zoning so septic systems are even more difficult. Additionally I'm not aware of any septic systems at Maidstone Lake that are polluting the Lake.

The property owner should pay for their own repairs.

Does the Town have, and will have in the future, the qualified personnel and resources to perform this function? Maybe this function should remain with the State.



As long as the town pays.

This is a state issue. The state maintains it owns the water and has jurisdiction from the shoreline back 250'. Town does not have the resources or expertise to do anything except report any possible problem to the state.

Maybe a yearly check with dye tablets

state permitting

perhaps have a fund to help those who truly cannot afford the necessary upgrade, as this is a key polluter of the lake

Fine with the permitting and design aspect, even when someone purchases a home or camp, but after that I don't want the town walking my property.

Why would the Town seek financial assistance for private property owners? If systems are leaching into water, then system need to be repaired or replaced.

Poorly managed shoreline protection, GRASS creating polluting run-off and fertilizer are as much of a concern as the poor septic systems.

How? Are you suggesting the town inspect each property and follow then have the owner update if they're current system doesn't meet the new rules?

It's the year around homes with enproper septic or old system for the original camps and never upgraded for full year around living with washing mech. 2-3 Bath.

With all the new construction on the lake most people have septic systems that are up to date. Who would pay for all this?

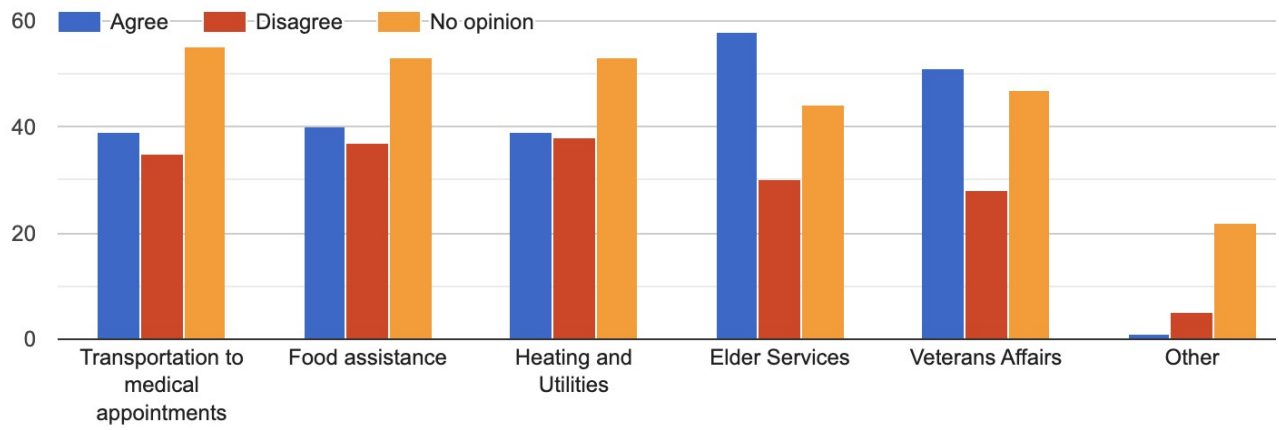
state

The Zoning Administrator could help get people funding to assist with failed systems





20. Maidstone should take a more active role in providing access to services in the following areas:



## Comments and suggestions about Question #20, regarding what Maidstone should take a more active role in providing access to:

22 responses

Great to help the folks in the town You can't select Agree on first selection

These are state issues and not the responsibility of the local towns.

I'm not sure what the current situation is in these areas.

I would hope these are social services that would be funded by the state, not the community but community citizens could participate and volunteer time and services. There would have to be some kind of communication system.

I do not know what services exist

I'm not sure what current services are available to us and if they being used. If we need more, they should be more available.

If these options all create higher taxes, then those who are currently struggling to pay their taxes will then require most of these services.

There are other organizations which are funded to deal with these issues. Town does not have the resources.

The taxpayers are impacted by all of the above.

these items are covered by state agencies

Maidstone needs more services to provide for family's

Meeting the aforementioned needs of local income residents. (Note by Recorder: "Local" is the term written in the survey.)

Question is too general.

Any and all of these services cost money and with the exorbitant tax rate already in place, I don't think anyone can afford it!

I don't think that the Town should provide the services, but should take a more active role in aiding availability to existing services.

Maybe this could be one of the areas the Town Hall could be utilized for. We could have representatives from the various available services to make the public more aware.

By taking "more active role" I do not mean raising taxes. I mean ensuring that residents receive as much up to date information as possible and perhaps facilitating residents working together to help each other when needed. This is something that should be discussed at a



meeting to share ideas, to determine if there is a role for the Town and, if so, how that would work.

Because I'm old!

I have not heard of problems in the town beyond the lake... If there are real problems needing these services, I would like to be made aware, educated. Certainly, they are all necessary for the elderly or poor. And most residents on the lake are blessed.

All good causes for sure but not the role of our small town government or budget. The State of VT and Federal government provide funding for all of these services already.

Get the bridge back open and shorten travel times. Tell the legislature to squash bill S-5 which will hurt all of Essex county residents heating fuel costs. Solar and heat pumps aren't the answer for folks, especially those that can afford them or an new vehicle.

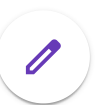
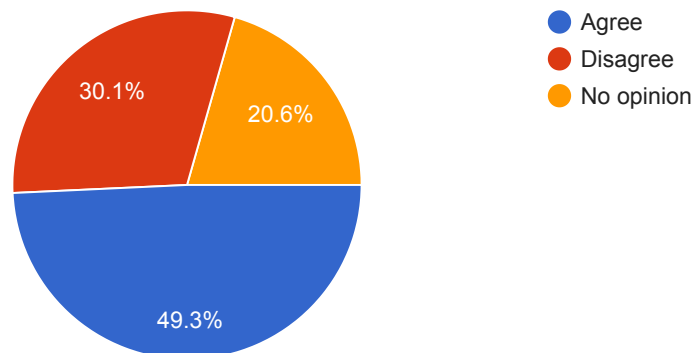
The state has services for people in need of welfare.

People from the community should be able to get helpful information on services available from town officials.

**21. The percentage of a household's income spent on home energy bills for needs such as heating/cooling, lighting, and more, is three to five times higher for rural communities such as Maidstone when compared to the national average. Maidstone should therefore establish a plan to help our community transition to clean, affordable energy, and help to weatherize homes in the community by reducing air leakage, properly insulating, and upgrading inefficient heating systems, in a manner that does not unfairly burden our citizens.**

 Copy

136 responses



**Comments about Question #21, regarding the Town establishing a plan to help transition to clean, affordable energy and help weatherize homes in the community:**

35 responses

The property owners should be responsible for their own homes

The State has programs for this.

Again I feel this is the State and Federal level responsibility not the local level.

Your home is your responsibility if you aren't happy with your energy bills you should make the changes to rectify your situation. This does not affect your neighbors. Where as a failed septic system can effect the entire lake

We should allow self-financed solar and wind projects

This should apply to low income

Help for lower income

Bring in green energy, a low interest loan program using a competitively earned business. Sounds great, hard to establish.

It would be nice, but Maidstone doesn't have those resources. That should be left to organizations like Efficiency Vt.

A few years ago, there was a plan where we would help others with their projects, and we would help them. I think the State provided materials, not sure.

This should be a State issue. Our town pays plenty of tax for the State to fund this not the town.

Who determines the source of suggested clean affordable energy and what homes would qualify for upgrades? Sounds like more opportunities to enforce more policies.

Strongly disagree

This would allow and lead to the invasiveness of our rights to privacy in and on our properties. There are a lot of camps here, it would be unreasonable to require such a mandate. Who decides what clean, affordable energy is enforceable. More tax hikes! This is getting scary.

I've already upgraded my HVAC system.

homeowner responsibility

In Vermont I feel wood & oil or gas is the best options for heating a home. Good windows,



doors & insulation are important too.

home energy is very high and we have no other means of getting help

It should be left up to the household, not the government.

I believe the State of VT already has a general rebate program for upgrading your home. Perhaps the Town should get that message out on how to access that program.

(Note by Recorder: "does not unfairly burden our citizens" is underlined.) But impossible

The State already offers this assistance!

VT State responsibility

All of these programs are expensive. If one chooses to live in Maidstone, they need to be prepared for higher costs. The town needs to work on getting those services and products closer to town at affordable costs.

Each homeowner can bear their own cost to make their home more efficient.

I agree with developing a plan, but I may not agree with the plan that is developed. That would remain to be seen.

Providing contact information and having representatives speak on this would be helpful.

I don't think this means raising taxes, but perhaps finding grants to help people make this transition themselves.

I do not believe, for example that wind or solar is any kind of solution for Maidstone. Weatherization is a fabulous improvement. Seems like the question is worded in a way that implies unrealistic goals for this rural community.

Heating and cooling my places here is way cheaper than my other home just outside of Concord NH, not even close. Again not the place for our small town government or budget.

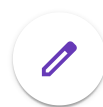
Not the responsibility of the Town to mandate demands on private property owners. There are many options already available to help with this.

More control by some folks to go fossil free when locals struggle to afford their current heating sources be they wood products or fuel.

People need to take responsibility for themselves.

home owners choice

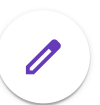
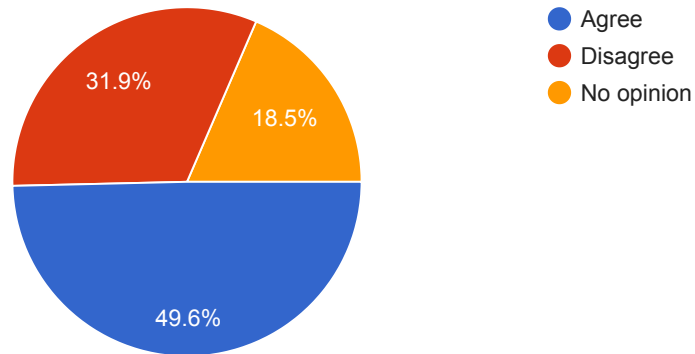
If there are state or federal programs the town could help network people with the resources.



**22. Maidstone should seek to provide affordable means of weatherization, i.e., upgrading insulation, windows, and HVAC systems, that will reduce the amount and cost of energy consumption in Maidstone homes and make homes more comfortable.**

 Copy

135 responses



**Comments about Question #22, regarding if Maidstone should seek to provide affordable means of weatherization:**

33 responses

Same as response to prior question

State program

Who would pay for this

Our home is energy efficient. Some are seasonal camps which would not need the assistance

No these people already receive state assistance.

See question 21

That should be the responsibility of the homeowners.

I believe the State has a program for this. Not sure of the town's role in this.

Low income only

Low income help

See previous responses

See above

Maybe those homes should be valued at less. I don't think Maidstone taxpayers should be responsible.

The State has programs in place for this already. Why burden our residents with more tax.

Just another opportunity to create more rules, codes and policies on residents.

This is up to individual owners.

Again, stop heading in the direction of tax hikes and instead implement your suggested policy onto new constructions, renovations and additions. It takes energy to produce all the materials mentioned above to put into these homes. When you estimate what these homes use for energy versus how much energy is burned producing those energy saving products, it's apparent that maybe we should be directing our concerns over to reducing industry pollution and industry energy use.

could increase taxes



it would be nice to get help for these things

Aren't there state programs for this?

It should be left up to the household, not the government.

(Note by Recorder: "Seek to provide" is underlined in the survey.)

I agree to a point, but the property owner must be willing to provide at least half of funds to do these upgrades.

Not enough information - where does \$ come from

The State already offers this assistance! This would lead to higher taxes. Someone's home is their responsibility not the Town's!

VT State responsibility.

Efficiency Vermont has many programs to help homeowners. The town should not add on an expensive program that places the burden on town taxpayers

See #21

See above (Providing contact information and having representatives speak on this would be helpful.)

I don't think this means raising taxes, but perhaps finding grants to help people make this transition themselves.

It's not the Town's responsibility to provide this any and all cost will be transferred to the taxpayer, makes no sense. The Town is not a resource for private property investments. Homes & upgrades are the owner's responsibility.

Now this makes sense if grant money is available. Don't raise town taxes to accomplish it.

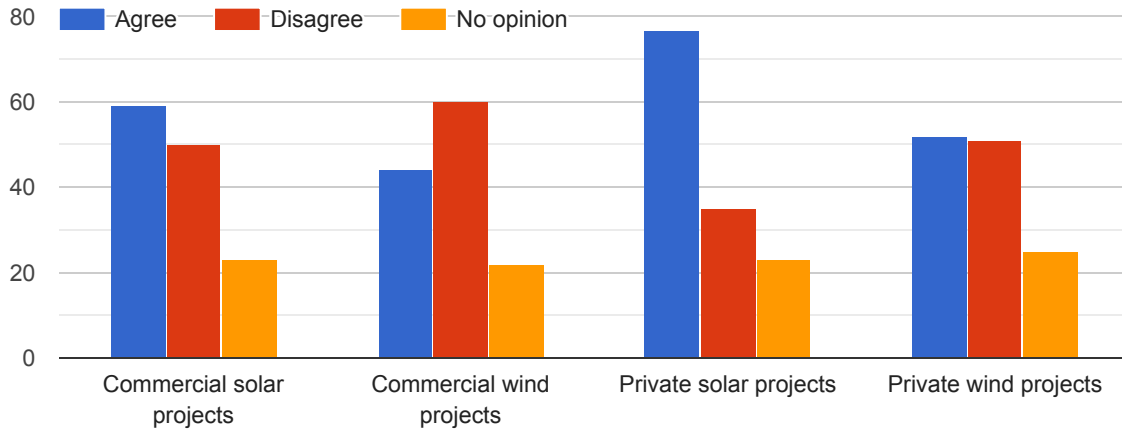
The State paid for some friends of ours to winterize their home. They then sold the pellet stove that the State provided and benefitted by selling their house with all new replacement windows at a great profit to themselves.





**23. The Town should adopt renewable energy policies that encourage the projects listed below. These policies should include specific standards to guide the siting of such projects. Commercial projects should provide electricity directly to the Town and/or provide some form of financial benefit to the Town. Private projects provide electricity directly to a private home.**

 Copy



**Comments about Question #23, regarding the adoption of Town policies that encourage commercial solar and wind projects and private solar and wind projects in Maidstone, setting specific standards for siting such projects:**

18 responses

Land owners who are able and willing to host these energies and sell/share them locally. I don't believe Maidstone should regulate private green energy use.

The State has programs for this already.

Solar panels create dangerous conditions for firefighters by not allowing them to open up the roof. This could lead to the spread of wildfires. Wind turbines destroy the beauty of the landscape, are difficult to dispose of and create noise disruptive to wildlife.

Solar panels are expensive and are not beneficial or reliable in snow regions. Wind turbines are unsightly and hurt the wildlife.

it really does matter, and everyone should choose what works better for them

These issues should be left up to the homeowners, not the Town.

Disagree button for #23 commercial wind not working.

(Note by Recorder: "How?" written above circled "that encourage".)

If a homeowner wants to add solar or wind energy to their own property they should pay for it themselves. The State already offers assistance.

Homeowner should be responsible!

Again the Town of Maidstone does not have the resources or expertise in any of these areas and adding that expertise is way too expensive.

We should be using water power.

Solar projects may help defray costs to the Maidstone residents. Not sure wind projects would fit into the need to keep Maidstone picturesque.

I think large commercial wind projects are an abomination! Smaller solar fine, large commercial solar projects I would object to. Tax incentives on private solar would be great, private wind generators only on a very case by case basis. ( I used to sell those for a company, and know all the pitfalls)

Windmills are ugly, noisy and kill birds, they destroy the ecosystem of the local area. I enjoy seeing the Bald Eagles, Loons, Osprey, Cormorants and Owls alive and flying around. Not sure solar panel fields are much better they sure are ugly. Want to ensure electric prices go up, switch to solar and wind and enjoy the brown outs like they do in California.



Private homes not private investment projects. Beware of money grants given to town's for investments on climate change initiatives, this usually has demands for the Town to follow and steps on private landowners rights.

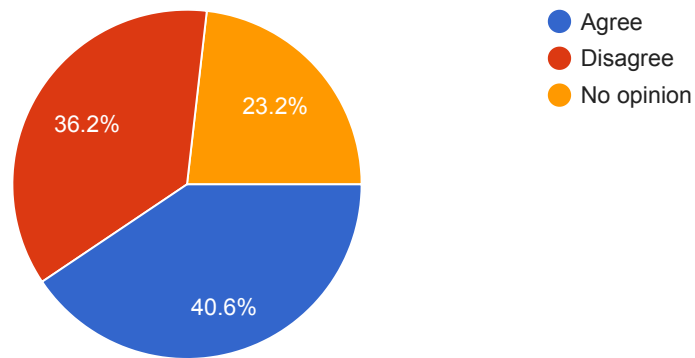
No, they're eye sores.

If Electricity cost less to the residence and there was a "kick back to the town" then yes I would be in favor of an alternative power source.

**24. Maidstone should support the development of a program that addresses low and moderate income persons' housing needs.**

 Copy

138 responses



**Comments about Question #24, regarding if the Town should support development of a program that addresses low and moderate income persons' housing needs:**

19 responses

Low Income people get plenty of state assistance.

Only low income

I am afraid the population will decrease due to inability to afford energy and taxes. Some incentive program to keep people in their homes.

Groveton should do that.

Again - this is a State issue

Only if we want to attract city and policy issues from doing that.

The Town should not be involved in this.

We want lower taxes, not higher taxes, nor do we want the devaluation of our properties.

there is always a need for low income housing

Take advantage of State, Federal, and private grants.

In appropriate areas - if someone is needing "affordable" housing it stands to reason they also might need affordable transportation or access to public transportation.

No low income housing, no mobil home parks!

Who will pay?

The town can encourage services that lower costs for all residents not just low/moderate income persons

First would be to identify those in need. There may be some residents who would be hesitant to divulge their status.

This is an issue that needs some research. I do not believe it means raising taxes, but figuring out what these needs are, and finding ways to help people meet these needs through more information and maybe grants.

again, I would like to see a description of the need. With inflation, and a coming recession, things will get a lot worse, so probably a program should be started now.

There should be state funds set in place for welfare. Someone should head up or be contact

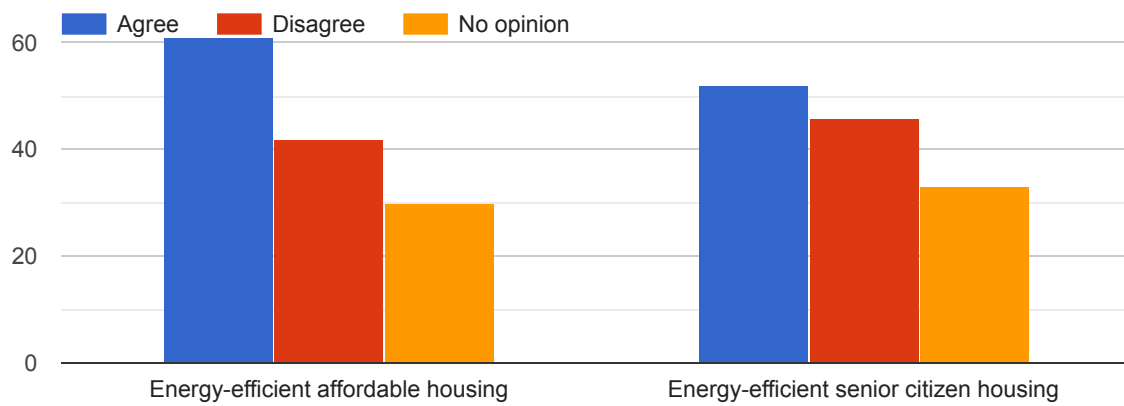


person for acquiring fund for support from state and fed gov.

Essex county is moderate and lower which should be included.

## 25. Maidstone should encourage the development of:

 Copy



## Comments about Question #25, regarding developing energy-efficient affordable housing and senior housing:

15 responses

Too far from medical or stores for elderly housing.

Senior housing should be limited to where there are services for them including public transportation. We don't have enough population here to support these options

These things would be wonderful but I'm not sure there are homes to convert in Maidstone (many in Guildhall). Senior housing would also require readily available services and they aren't available now?

We are a small-Town heading to adopt big city problems. No development!

This area is a tough place to live. Encouraging people that need financial help of the basics shouldn't be done.

Elder ly are always in need of housing

(Note by Recorder: "Encourage the development" underlined in the survey.)

Whatever housing - it should be energy efficient as determined by building codes. But if you can't or won't enforce those codes, it really doesn't seem fair to enact them.

NO NO NO. No growth - if people want this stuff - move!

Who will pay?

Helping to defray the costs of renovating/building a house would encourage people to pursue this.

Senior citizen housing seems to require being close to shopping and medical services. Issues related to this need to be considered before trying to encourage senior housing.

those sound like commercial endeavors that would bring a different (poor and elderly) population into the area that would only dilute the attributes of the area.

What does energy efficien mean, does it mean they have to be off grid or fossil fuel free, electric stove only, maybe no A/C. We already have more codes and rules than needed.

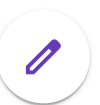
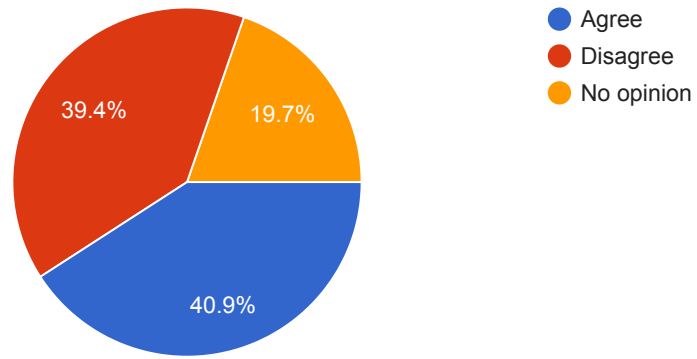
There are already standards in place for building with more energy-efficient housing. Putting more regulations in place creates more laws & bylaws slowing down an already heavily regulated system which restricts private ownership.



## 26. Maidstone should develop a policy about short term rentals:

 Copy

137 responses



## Comments about Question #26, regarding the development of a policy about short term rentals:

31 responses

Are we trying to solve for a non existing problem? Suspect some owners may need the income to help support the taxes that will be imposed. This is not the answer to solving for a housing shortage. This is dictation of the use of personal property to solve for what problem?

If it is my property, I should be able to rent as I wish!

Short term renters are unaware of noise, light and safety issues.

Rentals impact the lakes quality of life.

Lots are too small and rentals are too invasive people that rent don't care because they are not here to experience the commotion plus it adds stress to often inadequate sewer systems

Other than the lake I'm not sure if much of this goes on.

Keeping an emphasis on public safety in regards to monitoring compliance thereto, with written warnings and failure notifications as needed. (Examples; smoke detector, emergency exits, fire extinguishers, compliance with safety codes enforcement, etc.)

I do not know if this is an issue around Maidstone. If it IS hindering affordable housing in the area, then it should regulated.

Keep policies out of people's personal affairs. What happens when a homeowner who relies on renting their home out to support and keep that home in order remain in our Town? Is the Town going to be the authoritative body that drives them out of their home and forces them to sell? It should not be any Towns right to determine nor pry into the reasons why a resident does so.

The Town should enforce bylaws pertaining to excessive noise or nuisance. Property owner needs to be held accountable for guests.

You want to attract short term visitors into our Town by allowing development of all kinds, so why are you seeking to develop intrusive, discriminating, targeted policies on short term rentals? Is a Lake resident complaining about a noisy neighbor who rents out their home to pay their bills? What if their neighbor has noisy family that visit short term? People have a right to manage their own property.

answer would depend on what kind of policy

doesn't concern us

Issues with noise, damage to natural resources, littering, etc.

Short term rentals bring in tourists and tourists spend money.





I live surrounded by short term rentals. They do lessen the feeling of "community" and they can be noisy. But, I don't know if those are problems Maidstone is encountering.

The property owner on record should be made responsible for any problems resulting from any problems with a renter. If they put their property with a property management comp, then the property management comp. would be responsible.

Short term non-owner rentals should be prohibited.

I don't think that the policy should restrict short term rentals, but should receive some benefit from them, such as a small "destination" fee that would go to the Town.

This again sounds like the lake snobs trying to control how things should be . Property owners have the right to rent short or long term or any way they see fit.

Now that we have more and more owners turning their camps/homes into VRBO or Air BnB, it seems that is something we should be thinking about.

Short term rentals provide income to property owners to help with the cost of taxes and upkeep. The property owner should set limits on the number of people in a rental, no parties, bedtime at 10pm, etc.

My property is with Air BnB. I agree to make sure not being abused, but by Air BnB, not the town.

We're seeing more Air BnB's on the lake

Not sure of the ramifications, but sounds like something that should be explored. AirBandB for example might have disadvantages, such as investors buying lake properties just to capitalize, which dilutes the small community of local lake lovers.

Especially lake rentals. Those who are renters need to be informed relative to the current state and town laws and regulations to keep the renter safe as well as the lake community property owners.

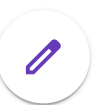
The town should have nothing to do with how people rent out there own property

No one will honestly report their income from the rentals, but don't depend on taxing campers when the property owners are renting for thousands of dollars.

Rental property is out of contro on the lake in a zone which bussines are not allowed. Its a single resident zone.

Live and Let Live.

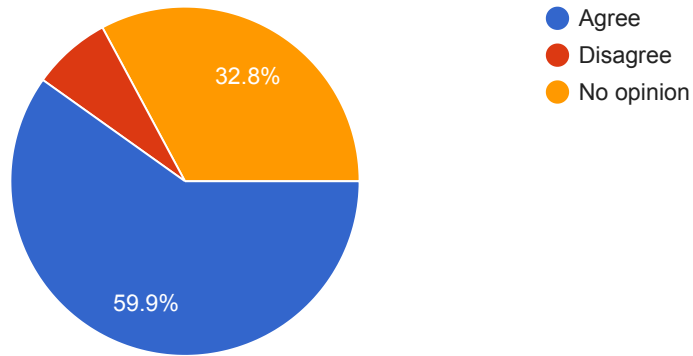
It is necessary.



**27. Maidstone Town Hall is the community center for the Town. The Town should expand the use of the Town Hall building for volunteer services.**

 Copy

137 responses



**Comments about Question #27, regarding a town center, specifying where such a center should be located and what it should include:**

12 responses

No then the taxpayers would have to foot the bill.

I believe the town hall is only open two days of the week. I believe that the building could be used for other purposes involving the community

If the town center ran on green energy it could be open more days to provide some volunteer services without adding costs.

We are not a big community that have existed without these services. Residents who need these services move to bigger communities with these services.

Would it be worth the expense and taxpayer burden to do this project for a few full-time residents? Most go back to their full-time residence in winter which probably supply these amenities. We're not a big Town.

It's a town resource. Use it when you can!

i have no comment

It is public space; I don't have a problem with it being utilized for public services.

Town of Maidstone town hall is NOT the center of town if you've ever looked a map. You want it to be convenient for citizens, move it closer to the geographical center of town.

The Town Hall has enough space to use for different activities. Crafting classes, general health classes, possibly a blood pressure clinic, diabetes teaching, etc.

If the space is available and town offices are not effect the Town's operations. Also depends on the type of volunteer services.

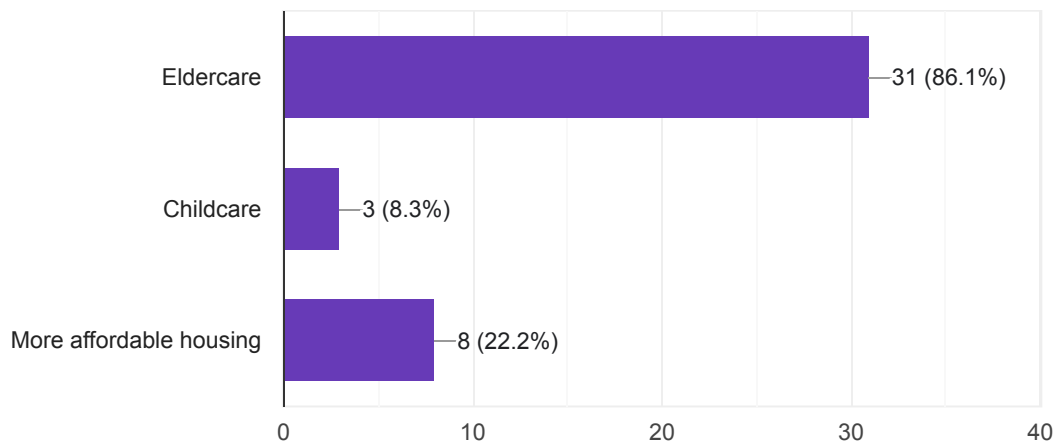
If someone wants to volunteer they should be able to, there is room at the town offices.



**28. Do you or any member of your family expect to need any of the following in the next 5-10 years? (Check all that apply)**



36 responses



**Comments about Question #28, regarding what you or a family member expect to need in the next 5-10 years:**

10 responses

I'm very fortunate.

I'm fortunate that my family will take care of me. If that changed, I'd go to Lancaster or Groveton where they have affordable housing and elder care.

Maybe, you never know?

If we do, it's our own family responsibility.

Don't expect it and would not expect the town to provide it for me or my family

The town should take efforts to slow the purchase of homes for rental properties. As a non-resident, I'm unaware of the need for lifestyle services of the residents but do support healthcare and safety needs for all.

can't think about it .....sorry!

No services need at this time.

Don't know

The only way the town can help is by controlling the taxes. Increasing the taxes is hurting many people on fixed incomes.



**Thank you for filling out and submitting this survey. We welcome and appreciate any additional comments.**

34 responses

No new regulations please!

Think some of these questions are leading and also delve into areas the Town does not need to create for itself. Some questions do not provide enough background. Some questions are not appropriate

Thank you for taking the time to compile the answers to many issues, concerns and questions in our beautiful town!

Thanks to all involved with the Planning Commission. I am hopeful the town's special qualities will be preserved for many years to come. I am very respectful and appreciative of ALL town services and the dedicated people that volunteer their time for key roles and responsibilities.

I have a very strong preference for keeping Maidstone as clean, natural, and free of development as possible.

NOTE: I selected "No Opinion" on several questions, based on limited knowledge of the topic.

Appreciate your dedication and hard work

Too much government for a small town ~ Limit it. DON'T add it.

I love Maidstone with all my heart. Please don't turn it into winnipausakee

The town should pursue getting mail delivery at the lake either relocate boxes or deliver to residents addresses. There are not enough boxes for the number of residents. How many of the existing boxes are no longer used and the post office is not aware of which ones are still in use. The lake roads are now well maintained town roads and there is no longer an excuse not to drive up there. One post vehicle going up is more energy efficient than all the full time residents going to the boxes every day.

Pursue mail delivery at the lake, in the past the PO said no because of road maintenance, this is no longer an issue as our roads at the lake are better than many of the roads that the PO services. We don't have enough boxes/parcel boxes for the amount of residents that we know have. Parcels are often left at the PO because of lack of parcel boxes and The Guildhall PO is quite a ways from the lake and hours are limited

Mary Jane Tappen

Thanks for your hard work. I do feel we don't need to expand much because we have services nearby, but if the town chose to do services in the Hall such as the CPR, that would be convenient.



Too many Bylaws. Bylaws are great to have but it is getting out of hand and going too far. This is not Massachusetts!

Please do not turn our wonderful SMALL Town into a City! People choose to live here now for what currently exists here. Thank you!

Maidstone is a small town and should remain so. The Town handles essential services well and should remain focused on that. There is no need to expand services and resources. Within reason let people be.

Let's work more on preserving the rights of property owners, and the integrity of Maidstone and less on transitioning into a city. We all moved here because of the Town's current condition and appeal. If we wanted all the above, we would have either stayed where we came from or moved to a City.

My family has leased the same piece of land and built a camp on it for 102 years at 3541 North Road. I'm now 78 and have passed it to my son, and grandkids, 5th generation. My only disappointment was being denied the use of my 4 wheeler on the North Road, as I am disabled but still wanted to get out and hunt & fish. Maidstone is my favorite place in the world to be.  
Marshall Faye

- If you want to create businesses, make a business park so it can be tucked away from view.  
- Interesting the Vermont Homeowners Association not mentioned. - I fully support protection of land, water, ruralness, natural beauty.

We love the Town and don't want to see it change. We would spend more time there, but we need to be at a different location for our work, and don't do well in cold weather!

Keep up the good work!!

Want to say, this is a well thought out survey. Thanks.

Lofty dreams!

I would like to see some consideration made to pet/dog control ordinances and their enforcement.

Maidstone should remain a rural community where the residents can enjoy the beauty and simple way of life it currently offers. Don't citify Maidstone!

Don't mess up our small community with "green" agendas, social junk, commercial development. The residence moved here for a quaint, rural (underlined) development

Looking forward to the published results of this survey.

Maidstone is a small rural agricultural town which is lucky to have a beautiful lake that the properties support most of the town. Leave well enough alone. Over involvement by the town will only create issues that the town does not have the resources or expertise to manage. How about the planning commission pushes back on the state to deal with current issues like fixing



the Maidstone bridge!!! Does the state contribute anything to the town ? They have a state park what does that do other than create additional traffic in summer months. How about some DUST control . Many things are being considered how about AIR QUALITY for the property owners on Maidstone lake road side of the lake.

Make this survey times 2 because my wife and I both feel the same way.

Thanks for the concern and push to get a consensus, and protect our future!

I think all of these matters that effect private property should be viewed for a lens of current state & federal laws in place, and how need restrictions may effect the Town's growth & development. Private lands and homes should be protected from over regulation.

Maidstone MUST not allow non-locals to make decisions for them. It has a help each other attitude & does not need to be overmanaged by others who moved away from what they didn't like but now want what they had here. Lets not change so quickly & without thought to what we already have. Lastly, if there is EVER any talk of tarring the lake road, STOP IT. It will destroy that area. Thank you.

We hope that the filling out and submitting this survey proves to be on the whole a positive, not a negative response to the desires of the residents of the Town of Maidstone. Thank you.

Maidstone need no more regulation.

The town voted to implement a "leash law" but has done nothing to manage it. Why have laws if they can't be enforced.

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