

**Master Plan Update  
Community Survey 2017**

Community Character Comments

1. One of my concerns: we are an aging community (NH being the second oldest populated state) and we need to look at how to serve this population best without driving them out of Cornish. Maybe a senior complex with assisted living apartments (not a nursing home).
2. We should do everything to protect historic tree cover along roads; keep up dirt roads to slow traffic and allow for horses and bikers on roads. Keep current use, but provide some assessment respite to owners of five acre lots or less on roadways. Allow for one additional intermittent residence or residential structure on existing lots of five acres or less.
3. What do you mean by natural resources? Mining vs. hiking.
4. In many ways, Cornish has become a wealthy retirement community as reflected in the declining school enrollment. Land use policies should be changed to encourage young people, with children, to settle here.
5. Lot size should be less than 5 acres for average families to afford and live here. That would cure several of the town's problems – i.e. school population, taxes, etc.
6. The local school system is a top factor in attracting families to Cornish and in keeping our community strong. We need to stop making cuts to the school budget in response to decreasing enrollment and instead invest in our school to make it a draw to this community!
7. Cornish's rural caring character has always been a hallmark of our town. This has to continue and we must find ways to not get caught up in the cold uncaring only worry about me attitude that has taken over nationally.
8. Maintenance of existing roads very important. Love the Cornish Flat Store re-opening and maintaining the local feel and goods for sale and pizza night!
9. Low tax rate is very important.
10. Public transportation not important but roads yes.
11. If our taxes get too high, old and young people will not be able to afford housing here. We seem to have less children in our school. In the future I can envision more homeschooling, and children getting courses on the computer, much like college now.

12. I feel the town could save money on the school systems if there would be a combination of the Cornish & Plainfield schools.
13. New resident.
14. The beauty of rural landscape is what attracts new families to Cornish. Claremont and Windsor are not workplaces for most Cornish Residents. They share high taxes and underdevelopment. More costs and taxes is not a viable model for Cornish.
15. Great Town! Leave it alone. Keep the zoning as we have it. Put finer gravel on the roads. Let the market dictate the value of our homes.
16. Local school system must be cost effective. Our town is perfect, no change!
17. I adore Cornish...but I wish the town would take care not to widen the road in front of my house. On occasion service vehicles will use my yard as a road, which I'd like not to happen.
18. Keep as is now.
19. The local school system is important to every community. However, this does not mean that a school that is shrinking and no longer viable should be kept open at all costs. Cornish needs to seriously investigate a partnership with Plainfield. It will greatly improve the end product – the actual education.
20. The question of affordability for home prices and tax rate seems like a nonsensical question since it is relevant to everybody, whether you are a millionaire or a person in poverty. Affordability will be something everyone considers when owning a home.
21. We hope that Cornish will remain a rural community with a varied population.
22. The rural character is what makes Cornish so attractive over the typical gentrified or bedroom community.
23. Important to have places for people to connect in such a small town: school, store, library, post office, other local businesses.
24. Road maintain – preventive – (dead trees) – drains – culverts – patrol once a week. Also when issuing driveway permit on dirt road use common sense not state specs for all.
25. Cornish is a beautiful place, a last town of true historical value.

26. Cornish is a very special community. Its rural character attracts people with shared values and priorities. The sense of pride of its inhabitants is obvious in so many ways. The level of support and care for each other is extraordinary and is only sustainable if its character and values are sustained and continue to entice young people to live here in this wonderful town.
27. Road are important, but public transportation is not realistic.
28. Although I would overall like to keep the rural character of Cornish, I would like to allow more development in the Village Zones (maybe even expand them to avoid flood plains). I would like clustered housing with large open spaces around them – not long roads with small lots all spread out – avoid development in areas with important natural resources.  
\*See Conservation Commission’s Natural Resource Inventory.
29. Local school system and affordable property taxes: Cornish tax rate is the lowest in the area, and town portion is not a problem. The cost of educating the k-8 students is off the chart! If the students were getting a \$25,000 education, that would be one thing, but they or not, and they cannot with so few students – the school costs must seriously be cut!
30. A bank and more retail shopping would be great. Jobs in the town would be great too.
31. What currently makes Cornish such a great place to live is all of the above. Any revision of the Master Plan should seek to keep the town pretty much as is.
32. The rural aspect of Cornish is nice for the most part, but we would like to see more of a ‘main street’ community develop to bring more small businesses, people, and opportunity for Cornish residents to meet casually.
33. Low taxes, good schools, rural characteristics – all important!!
34. View shed and wildlife corridors are very important as well as undeveloped forest land.
35. Keep it the way it is.
36. Liking Cornish just the way we find it. We appreciate the level of frugality that is practiced by our elected officials. We do not begrudge supporting our school. The road crew does a great job with what they have in resources. Access to unposted land is shared by us and our neighbors. This enhances living in Cornish, as it like a giant park. Very lucky to have a local business concern right where we live, away from noise, pollution, and traffic.
37. Please keep us truly ‘rural’ and secure our ‘pastoral’ blessing. Too much around is changing too rapidly. Remember – many, many residents low income – no computers or

smart phones. Please continue to offer landline use or mail – newspaper announcements to these folks.

38. Roads and Public Transportation are separate categories.
39. Roads and public transportation are 2 different subjects.
40. Like Cornish the way it used to be.
41. We moved here because of its rural charm, lower taxes, and option for school choice. We hope these qualities remain for many years to come. They make this town unique and special to the upper valley and give property more value. We feel very fortunate to be part of this community.
42. There are many obstacles presented by Town that prevent backyard farming and agriculture. This is an agricultural community – we should be able to grow berries without penalty.
43. When considering the historic character you need to decide what period of time you want to refer to. I remember the fifties and the village looked pretty shabby compared to today, is this what you want? Today most of the buildings are in better repair and better painted.
44. We can keep our community character and still encourage locally-owned and operated small business.
45. Cornish is unique – we should emphasize its history and natural beauty – preserving the forests, trails, and historical houses. And the rural character is important – keep the dirt roads.
46. Rural.
47. Adding a park would be great and making a bike lane along Town House.
48. We do not need to promote or encourage city people to come here with their big ideas and try to change the town into the same idealism of where they come from. We have too many people from Mass., Conn., RI, etc., that have been trying to change our town since arrival. This has been a struggle to watch for 40 plus years.
49. We need to allow growth to encourage new families.
50. I would like to see Cornish remain rural with limited requirements as to how you live your life and any changes made to one's property. I would like to see Cornish remain as

is as to limited town restrictions. I feel the fire department and rescue squad should be adequately funded, but I do not believe we need expand police coverage.

51. Maintain inviting to young families, i.e. school and community. Encourage small business growth in Cornish.
52. Town needs to be affordable to young families in order to grow in the future.
53. We are fortunate to have St. Gaudens Site, covered bridge, many beautiful homes, especially view to Mt. Ascutney, Cornish General Store, 12% Solution.
54. If you embrace 'Flatlander' mentality, then keep raising property taxes! We will be just like them!
55. To encourage young families and provide for elders, we must allow for senior housing and small houses where applicable. We also need to allow building on less than 5 acres. Cluster housing, appropriately planned. Let us not zone out our children because they cannot afford to live here. Let's make Cornish a place where everyone is welcome. Continue to build an inclusive – not an exclusive – community.
56. I am happy with current community character. Encourage keeping open land or increasing slightly.
57. No big business. Local owned.
58. We need to keep the school tax portion of our property tax rate low so people won't lose their homes!
59. Could use more people in the maintenance trades.
60. We need some do not litter signs on Sunset Strip.
61. Foliage/country/local beauty/covered bridges/historical areas/scenic roads are all drawing cards for a lovely town – let's protect. Farming is key to good pastoral view.
62. I wish there was something the town could do to help fellow members remove what is obviously discarded junk (I don't mean stored equipment) from front yards. Some of the material could be dangerous to kids and animals – and ground and water pollution.
63. If our children could be better served for the same or less \$ then we should consider tuitioning all of them.

64. I moved to Cornish for its rural character 20 years ago. In that short time, I have seen more development than I would like.

Housing and Land Use Comments

1. What is the difference in taxes between conservation easement land and land in current use?
2. Too much land in current use and easements.
3. In order to retain our school, we need to encourage people to move and live here.
4. In certain areas light industry and heavy industry made sense but only along 12A & Rt 120.
5. No commercial development. Leave as is. No big industry!! We love the quaint village size. No development of industry. We want people to drive through, visit, say how lovely it is here – and go back home!!!
6. Affordable housing.
7. Cornish Flat Village Zone is primarily residential in use – commercial activity should not be permitted use up School St. or Penniman Rd. – Commercial activity should be in area within certain number of feet or Rt. 120.
8. Senior Housing Facilities are a good way to lower property taxes. Home based businesses that do not affect the character of a neighborhood are wonderful. It would be nice to have shops in the Flat again and it would be historically appropriate. There are plusses and minuses to Historic Districts, would like to discuss more first.
9. We need our farms. We need safe local food and meat to eat. We need 4-H programs, and programs that encourage businesses like [local farm stands] in Plainfield.
10. We should remain rural and serving a role for bedroom community for larger towns.
11. Leave [residential development] as is.
12. As an ‘aging in place’ senior we need senior housing so we can remain in the town we love!! If school closes convert to senior housing.
13. Make villages more dense (create communities, etc.) and preserve land in between for recreation (walk, hike, hunt, etc.).
14. A sustainable and healthy tax base and community needs some level of economic development. Cornish has almost none.

15. Would like to see a continuation of the rural character of Cornish and encourage businesses at nearby towns such as Windsor and Claremont who are better equipped.
16. Cornish would do well to be a residential community working in the greater Upper Valley. Lack of water [in the Town House and Parsonage Village/Residential Districts] makes this area a poor choice for development. Protect the agricultural land in the 12A Residential Zone.
17. The town should have all building lots in town have the same acres. For example, have all building lots in the town a minimum of two acres instead of different acres to build in different parts of town.
18. Protect the farm land!!!
19. Leave industry to Claremont.
20. Since our Heavy Industry days (logging for ship masts), we've become bedroom communities for 1<sup>st</sup> Claremont and Windsor, to now, the Upper Valley. Farming/along with density building is restricted to some of the same areas due to soil conditions within town. I think controlled residential development is a good direction. Expansion of some Village & Residential areas are needed. Didn't there used to be a Village Zone for Mill Village and South Cornish areas?
21. Conservation and 'smart' development on a small scale are not mutually exclusive.
22. Suggest offices: CPA, financial planning, bank, medical office.
23. Conservation zone with lot size – 25 acres should be included to “East of Route 120.” Corbin Park protects our water source – assuming they don't do anything to pollute it.
24. Continue to preserve land for future generations but need to keep it affordable.
25. With Lebanon to the north and Claremont to the south, I think there is limited ability for Cornish to develop much in the way of retail business. Windsor to the west is not thriving. Limited residential development could be encouraged.
26. Some of the changes would add to our tax base. If the school is to remain viable, we need to give families a way to make a living.
27. 15 acre [conservation zone].

28. I believe Cornish should expand the residential zoning to encompass all areas of the town that abut state maintained roads (12A, Town House, 120). The cost of land associated with the 5 acre minimums is pricing many lower middle income families out of the Cornish market. If we want to see our school enrollment go back up into the hundreds, we need more families to be able to afford to buy in.
29. Kind of liking things just the way they are. Main concerns with businesses is impacts on abutters: noise, pollution, odors, visual impacts to natural settings, traffic. Not liking noise from puppy mills and pollution from outdoor boilers; things not easy to fix.
30. [Regarding] #9 & #10: That land was zoned residential knowing it would never be developed by the family. Find a new location that could actually be developed.
31. [Senior housing] with ability to have/retain dog/cat according to Cornish law enforcement. Encourage cleanup of or demolition of several existing junk-laden properties. Mention of and support for Cornish Rescue Squad.
32. Encourage tavern & restaurant business. Is Cornish still a 'Dry Town'?
33. Leave town as is.
34. Re: Expanded Cottage Industry – categorical suggestions needed for ex. solar farms not using prime farm land would be great. RE: Heavy Industry – categorical suggestions should allow for further discussions via special town meetings as need arises.
35. In order to have more young people stay in town, there needs to be smaller parcels available of land, to help make building more affordable. There also needs to [be] more local jobs. If you really want a true historic district, you must remove all buildings of any kind and give the land back to the Indians.
36. Residents can't afford to own property that is fully taxed due to the fact that more than 80% of land in Cornish is in current use. Individuals and businesses have to bear the burden of property that doesn't have 10 acres or more. Since most of the land in Cornish is under current use, the town is unaffordable for smaller business development. The only development would be home-based and for existing buildings.
37. Concentrating housing in focused areas and leaving unfragmented lands should be encouraged.
38. Modular/mobile homes only if meet current building codes for current normal resident construction.
39. We need more families with children to keep our town alive!

40. Encourage small business.
41. We are a rural bedroom community and should remain thus.
42. Turn the school into a senior housing facility.
43. Rural is good. Home business okay. Don't over develop.
44. Tiny homes.
45. I think we need to allow 'tiny-small' houses which are less than 400 square feet. Tiny houses, well sited and planned, are the wave our future – creative living that has less impact on the environment, small footprint, affordable for elders and young families that are not in a position to carry a heavy mortgage. Let's consider 200 min. square feet. Let's allow gray water where appropriate, as do VT and Maine. Here we require full septic even with a composting toilet in use. Work with your community to make housing affordable. It doesn't have to be all or nothing.
46. Municipal resources, water, sewer, road, etc., are minimal in Cornish. It should remain so and thus limit development.
47. No Section 8.
48. We like Cornish as it is.
49. Perhaps a service station would be useful.
50. Spreading out houses eats upland that wildlife needs – cluster units are much better.
51. Everybody has to be somewhere. Substantial portions of Residential and Village Zones are unavailable or not developable. The elitist North end has as much potential for Village and Residential as anywhere. Also Center Road. You can't encourage young families with 5 acre restrictions or manufactured housing either. The town can't have growth needed for a viable school without adjusting and/or adding to those 3 zones.
52. I would like to preserve the mainly rural character of Cornish, but believe that it might make sense to have clusters of village residential zones as long as large rural areas could still be preserved. The village zones would make it possible to reduce energy use because neighbors could share resources. I am in favor of doing whatever preserves the environment in the best way. I know that's a complex issue.

53. The minimum lot size, available housing and developable land may be factors in school numbers. However, declining school enrollment can be attributed as much if not more to school outcomes, readily available DOE public school data and reports, the health of the regional economy, and general population trends nationally.

54. Already doing a very good job!

Transportation Comments

1. The idea of public transportation is a genuine progressive proposal and could also enhance “aging in place.”
2. Would a similar bus service be possible from Windsor Station to Claremont to connect with Amtrak?
3. Many residents commute to DHMC, and I would have used the 120 service when I worked there.
4. Live and work on Rt. 120 side.
5. I would not use public transportation but I think it should be supported.
6. We live off 12A.
7. I, due to my work, would not use these facilities but the idea of a bus service for others makes sense.
8. Park ‘n’ Ride are magnets for criminals and drugs. Do not put here!!!
9. Do not live in Cornish – out of state.
10. We would use a bus that travelled to local high schools up 12A to Hartford or Lebanon or to Windsor or Claremont.
11. The bus would help people who need a job, but have no car or license. It would also help the elderly get to doctor appointments or shopping.
12. [Question] #15 depends on several variables not discussed here.
13. I work at home so my answers about transportation are not useful.
14. I might occasionally use Park and Rides in these locations – but not frequently as I don’t have a day job.
15. If still working, would definitely make use of a park and ride.
16. Retired, no longer commuting.
17. For Park and Rides to be viable, I think we would need more through traffic. Not really necessary.

18. I would answer 'yes' to all of the above except I am retired and so will not need the services but would have during my working years if it had been available.
19. Support all three options, but they do not meet my needs.
20. To have Park and ride facilities are important for fuel conservation.
21. Only usage is Dartmouth Coach to Logan and NYC.
22. I have my own transportation. I think a bus route and park and ride would be good for the town.
23. Location – time and manner of buses.
24. These may all be good ideas, but I live out of the Cornish area.
25. If I were still working in Hanover, I'd definitely use it. I used to drive to exit 9 and take Advanced Transit to Hanover.
26. Maybe for [questions] #15, 16, 17.
27. Being retired some of it would not work.
28. It would not work for me, but I think these are great ideas.
29. Although I currently would not use public transportation or a park and ride, given that I do not need to drive to work and I am able to drive my own car, I am 71 years old and may need to use public transportation sooner rather than later.
30. I would like to see a bus service in Cornish Flat for these residents.
31. At this time, we are able to drive when and where we need to. In the future, this is likely to change and public transportation would be desirable.
32. If this were an option for work – Yes! An AM and PM commute. Otherwise I would want frequent time options for shopping, etc.
33. More bus services would be great, but we presently do not need to use them.
34. Retired. Limited need of transportation, but feel it's a definite need for many living in Cornish.

35. I have no need for public transportation at this time. Not sure how many other townspeople would use it.
36. The scheduled times of pickup would determine my answer to [question] #15.
37. I would not regularly use a park and ride on either but might use it occasionally (as well as a bus service occasionally).
38. Hard to answer given the lack of public offering.
39. I know others that could use a weekday bus service. If it ran consistently, I would consider using it for work in Claremont.
40. [Answer to] #15 depends on time.
41. If there were and [public transportation] in this region, I would use it.
42. I am handicapped and depend on public transportation.
43. Good for people who work along the route.
44. I have a short commute (to Meriden). Depending on the schedule, I would encourage a bus service on Route 120.
45. No local public transportation is available but we'd use it if it was. We do use Dartmouth Coach and Concord Trailways to Boston and NYC.
46. The bus service sounds like a great idea and I would occasionally use it.
47. Re: #17 'No' only because I live closer to 120 and Cornish Flat.
48. Park and ride would not be on a regular basis. I do not use the ones in Weathersfield and in Hartland/Windsor.
49. I don't live in Cornish, but if I did, I would use these services!
50. No public transportation available!
51. Would welcome public transportation; particularly as I age and don't like driving in the snow and ice. So far as I know there is currently no public transportation on either the 120 or 12A side of Cornish.

52. I only say no because I don't commute to Lebanon or Hanover. I could see this being beneficial to people who do.
53. I think a weekday bus service would be helpful for elderly people to travel or people who don't have a vehicle.
54. Occasional use but not regular. I support the idea, but personally wouldn't use it enough.
55. I like the idea around #15 for elderly people.
56. Although we would not be using we encourage proposed service. Encourage senior bus to senior centers and shopping.
57. As I get older, public transportation becomes more necessary.
58. [Public transportation] still a good idea for those who would use it.
59. I would like a Park and Ride on 12A with a bus that goes to West Lebanon a few times a day.
60. Any Park and Ride locations should be carefully designed to avoid an ugly parking lot in view of neighbors and passersby.
61. Ride sharing should be encouraged.
62. I'm retired, so not commuting.
63. My work requires the use of private transportation, but elders especially who cannot or prefer not to drive desperately need good public transportation.
64. Park and Ride good for some. Town not liable for what goes on at P&R.
65. All are great ideas. I have no need of them but they are/could be very important especially to Upper Valley and Claremont. #16 and #17 are excellent ideas to minimize traffic and save air pollution.
66. Retired so no need.
67. If a bus service stopped on NH 12A in Cornish, it would be helpful.

68. Answers are based on my current use. My needs would change if my driving became restricted by age.

69. I would very much support the idea of a public transportation system. I personally don't drive on 120 on a regular basis, but I think it would be a great idea for a lot of people.

Public Facilities and Services Comments

1. I also frequent St. Gaudens NHS and love having that site in town.
2. Didn't know we had them [Town Health and Welfare Services].
3. I don't use them [town facilities] for recreation but I think they should be supported.
4. I appreciate all of these being available and would support the town promoting the use of these facilities more. Offer free rent for benefits/fund raisers/charities and charge for private events/use (building).
5. I consider the Town Hall and Fairgrounds a great resource for the town. It could be marketed more.
6. Only if it [new cell towers] helped us more. The one we have serves VT.
7. Use Community Center Claremont. Do you think opportunities for fitness are not available? How about KUA?
8. If I was younger, would definitely use CREA, Town Forest.
9. Despite being a resident for many years, I know next to nothing about any town facilities.
10. I would really love broadband and would be willing to pay.
11. For outdoor events: cross country ski, outdoor guided tours.
12. Public Facilities only used for events organized by others.
13. The outside of the Little Town Hall needs to be scraped and repainted by a contractor.
14. Cable too expensive to pay individual line. Cell phone is 50% of time.
15. Stop wasting \$ on library \$.
16. Land trust trails.
17. Insufficient broadband.
18. I have used some in the past and appreciate these.
19. I would support cell towers but controlled by regulations.

20. See attached sheet 'Inventory of Town Owned properties.' There are 10 buildings that the town is responsible for maintaining. A capital reserve fund should be established for those buildings (with the exception of the school) – similar to what is in place to town equipment for the Highway Department. The Selectmen and volunteers should encourage greater use of these buildings and think twice before we take on any more.
21. We need media equipment compatible with computers.
22. Would love to have better cell and internet service here and services available to everyone. Very happy to be aware that places like the Town Hall are available as needed.
23. I have occasionally used most of these facilities.
24. Not many opportunities have arisen for us yet, but we did enjoy the fair this year.
25. DSL slow and intermittent. Fan of the Town Forest.
26. CREA is excellent, as is Town Forest.
27. Cornish is a fantastic town. Make the school great and families will come. We did 23 years ago.
28. We enjoy sharing access to our own land as well as partaking of access to other privately held land in our area. This is our main source of recreation and exercise.
29. No Park & Rides. They draw crime.
30. Town Forest needs to be open to ATV use not just personal use restrictions benefitting selected peoples uses.
31. Need F.T. local police force. No reason for half time and pull from NH State Police.
32. Use all [facilities] occasionally.
33. St. Gaudens, hike on "snowmobile trails", boat launch on Rt. 12A, bike paths on Rt. 12A, 120, and Town House Road.
34. We like the Town Clerk. She's helpful. We recently moved here and love Cornish.
35. Please consider Cornish Energy Committee as a service to the town.
36. Used during special events.

37. Fixing up the Town Hall would be nice. Developing more hiking trails would be great.
38. Do not use for rec. activities, but I have been to the Town Hall, Fairgrounds, School and Town Offices for events. Maybe that is what this question means?
39. Very happy with town facilities and rec options.
40. Titles and registration services could be better hours and knowledge of personnel.
41. My lifestyle is atypical, so these opinions are not particularly meaningful.
42. No cell phone service in Cornish Flat is unacceptable.
43. No Comcast.
44. Member of Cornish Historical Society.
45. I do not get cell service.
46. CT River Boat Landing could be upgraded.
47. Should add United Church of Cornish.
48. I find our administration very open and willing to allow local use of facilities for various meetings and functions.
49. Town Forest is a gem!

Energy Comments

1. I don't consider biomass/wood on par with the others. It may be "renewable," but it still generates pollutants and releases carbon so it has a negative environmental impact.
2. Would like to see improvements in solar energy option.
3. We should always seek to encourage and improve all renewable and sustainable energy sources.
4. Even though biomass is supposed to be clean it makes our family sick (asthma). The children really suffer at school.
5. As we use more energy, we will need more resources. Self-sufficiency should be encouraged.
6. Intermittent power generation is boondoggle for advocacy groups. I think costs should not be hidden. Lower taxes would be a better way to afford energy costs.
7. Kind of ambivalent on this. I think a commercial power installation somewhere could be a positive, but doubt others would agree.
8. Solar energy will charge batteries. These batteries can be used for heating and light.
9. Solar appears to me as the most practical at the moment. Battery storage in the future makes sense. Then maybe I can do away with a backup generator.
10. I favor clean energy whenever possible. Wood energy yes.
11. I don't know enough about this [commercial renewable energy] to comment, but I do believe we should do all we can to use alternative energy sources to reduce our impact on climate change.
12. I don't think Cornish as a town should encourage or discourage residential power. Residents can make this decision for themselves.
13. If encouragement means government support.
14. Biomass puts more carbon in the air.
15. Geothermal should be encouraged.
16. Renewable needs to be encouraged. Non-polluting, available resources.

17. Wind energy yes, but protecting wildlife and views are important.
18. Any move away from carbon based energy sources should be encouraged.
19. If wind energy is proposed, it must not cause huge noise or any damage to wildlife or its habitat.
20. We are in favor of cleaner energy that doesn't have to impact the environment...residential solar!
21. Please keep things, i.e. these issues, local.
22. I would encourage more information on, specifically, solar energy. Too much of my income goes to Eversource.
23. Add gas station.
24. Solar is affordable only to the wealthy. Local biomass/wood is more affordable.
25. We must move from fossil fuel use. Any efforts in that direction should be encouraged.
26. Local energy allows town of Cornish to be resilient to weather events and market fluctuations.
27. Most solar energy would not have been built if there were no tax rebates and other incentives.
28. Commercial and private parties should gamble with the risks/rewards of alternative energy production. Expensive capital investment does not always work out. Look at the Jefferson County, Alabama, Sewer debacle (and bankruptcy).
29. The outdoor wood furnaces should not be encouraged. They lack emission safeguards. That is my concern with residential biomass wood energy.
30. On their own land let people do as they wish. I'm not sure if commercial energy production would be good or bad. Just do not mandate a renewable energy policy!! This is turning into less of a free country all of the time!
31. Use of real estate should be considered when considering sites for such, i.e. taking farmland and clear cut forest.
32. This [commercial renewable energy] would need to be carefully planned around aesthetic and environmental concerns.

33. Go Solar.
34. [Commercial wind energy] only if towers are financed for de-construction after decommissioned!
35. Go renewable!
36. I encourage any power generation that can be self-sufficient without government subsidy and mandated (non-competitive) rate schedules.
37. Only if Cornish is on positive side of it. Save town money. Not industrial looking.
38. Acceptance of plan with abutters' approval – plan needs to be public and thoroughly examined.
39. Drives up energy costs.
40. We need to protect wildlife while producing energy. Large wind turbines are 'old' now and hydro is very effic. We need to use only the really cutting edge energy generation – try to get the town off the grid.
41. It should be an individual desire and any type of energy. Don't force people to change.

Conservation Comments

1. We seem to be very conscientious about our resources and need to continue on that path.
2. Very beautiful here! We can always try and do better.
3. Please continue to conserve whatever we have to the best of your ability – thank you! We would like to see cellular/wi-fi free “dark zones” preserved. They are becoming increasingly scarce and some people need to live n them for health reasons.
4. I am concerned about more government regulation and less flexibility for individual property owners.
5. Keep good farm land in flood plain and along river and brooks.
6. The biggest shame is that the Department of the Interior is letting the Blow-Me-Down-Farm fall into disrepair. Would love to see it restored, even by a private owner.
7. Too many road signs each on its own pole. This gives a ‘visual pollution.’ Let the state not overdo this. Also keep local signs to a minimum! Enforce no more than two unregistered vehicles on a property.
8. Don’t need any more scenic roads. All the roads in town need the trees trimmed back so when highway and fire trucks go down them they don’t get damaged by tree branches. My tax dollars go toward buying the equipment and I don’t like seeing them get damaged by something we can do. Trim the trees back.
9. We should really enhance or capitalize on the area near the covered bridge to Windsor. So many tourists are standing in the poison ivy. Donation box?
10. Although farming is one of the great things about Cornish, it is most likely the single greatest cause of pollution for local streams. Farm practices such as storage of manure next to streams and waterways is common.
11. Protect groundwater/aquifers at school.
12. I don’t believe you can do too much to protect our environment and natural resources. I believe environmental protection should be a top priority.
13. All Cornish roads are scenic – they don’t need to be designated as such. All this does is put people’s lives in danger from dead rotten trees falling on someone because they don’t want trees cut. When the town is notified of a dangerous tree and neglects to do anything and someone gets killed, does it go from an accident, act of God, to negligent homicide?

14. Lands to be conserved should be prioritized based on their importance, i.e. environmental value (ex. farmland, wetlands, grasslands).
15. Water is a #1 priority.
16. Any activity to protect natural resources should be encouraged.
17. Protect wildlife corridors and blocks of undeveloped land { } with recreation access.
18. Scenic roads are not maintainable.
19. Pollution from wood fuel is particularly painful. As in other states, outdoor boilers should be no closer than 1,000 ft. from adjacent dwellers. Outdoor boilers are 1000 x's more polluting than oil fired boiler. Temperature inversions in the Flat cause harmful levels of pollution from wood heat on frequent occasions. It is unhealthy and painful at times.
20. Develop, promote, invite local agriculture.
21. I am not up to date on what Cornish does in these areas.
22. 'War' on invasive species.
23. Work at protecting ridgelines – west side of town along Connecticut, east side is protected but not permanently. Work at protecting wildlife corridors.
24. Cornish does a lot of protection/promotion, but we can always do more.
25. Not sure exactly what conservation committee accomplishes. Must be time to revamp-relook at missing vision and goals of committee. Do they have the right members on board? Are grants used as intended? Do they have the best interest of Cornish at heart? Very easy for committees to become stagnant and ineffective over time.
26. We need to keep our open land but also be able to give our children a place to build a home if we have land. We really do not need a zoning or planning board. That's just another big city idea to let other people control what you do on your own land.
27. Protect Class VI roads and enforce regulations of them.
28. We should continue to promote the health of our resources in considering uses of lands adjacent to our water resources.
29. We are not sure what is currently being done – new to Cornish.

30. Conservation of all kinds is very important – land, water, space, energy, natural and human resources, history, local culture and ‘flavor’, scenery, etc., local government, etc.
31. Actually, I have no idea if the town needs to do more to protect its natural resources. However, conservation efforts can be expensive and I know they after get relegated to the bottom of the list. Hence my response.
32. Doing a good job.
33. Protect them.
34. We need to follow state laws and no bias to hunters whether we like hunting or not. I am not a hunter but do respect the sport when food is needed.
35. I feel certain activities along local streams are being overlooked. Also I’ve noticed a lot of extreme flooding in areas due to beaver activity.
36. Let’s come up with a renewable energy plan for the whole town!

Additional Comments

1. The most amazing thing about Cornish is it is Cornish!! I pray it stays our amazing community. We don't need growth, we need unity.
2. We love Cornish and its important history and would like to keep small/quiet and quaint and protected from development.
3. Love Cornish but reside in Connecticut. Therefore we are unaware of and unable to answer many of these questions. Please excuse us. Thank you.
4. We should permit restaurant/inn in rural zones – such as Chase House. Encourage caretaker/in-law apartments either attached or detached. Review definition of an appropriate lot configuration in subdivision regs. A large lot may not need to be as uniform in dimensions as a small lot.
5. It would be so nice to have a walkable little village filled with shops/restaurants with homeowner above. It would also be good to encourage home based businesses as communing is rough in the winter and it is great to work at home if you are older, or have kids. We would rather see a Walmart than a cheap residential development that has identical houses on tiny lots. Nothing destroys rural character faster.
6. We love the rural character of Cornish. Sad that local farms are slowly disappearing. Can see small family farms returning in the future, so should protect farm land.
7. Lower taxes and lower school costs promote affordable housing and costs for tax payers. That will attract more new families and broaden the tax base. Undeveloped space in Claremont, Windsor, and Springfield is cheap, but eroding tax base is problem. Why compete by attracting businesses we don't need by offering tax abatements? School costs should decline with declining enrollment followed by tax relief for residents.
8. I own land in Cornish but my house is in Plainfield.
9. I will just reiterate that the school situation is dire and that the town needs to take serious steps to rectify it soon. The school is shrinking and becoming untenable. Our kids deserve more resources and opportunity. Combine with Plainfield.
10. For seniors public transportation is of great importance.
11. Most concern I have is public transportation, when no longer able to drive, but I like to stay in my home. Shopping, doctors, recreation then become an issue.
12. We need to stop putting land in current use and reduce the building lot size down to 2 acres. By doing this younger people can have a place to build a house and afford to pay

taxes and have kids to keep the school running. We need to trim the trees back on all the roads and quit level funding the highway budget.

13. Thank you.

14. 92 years old. 6 ½ years active in two wars: WWII~Korea.

15. (1) Access to high speed internet on some back roads needs improvement. (2) Work with farmers to have buffer zones for storage of compost/manure. (3) Provide benefits to landowners that keep land open to hunting.

16. Thanks for asking!

17. I love Cornish!

18. Thank you for all you are doing to keep Cornish the amazing and wonderful community it is.

19. Want to thank the Planning Board for doing a good job.

20. On the whole, Cornish is a great place to live. I've been here 46 years and have no desire to leave. As a 'gray' community, the Town needs more for its seniors – help from the school, a place to meet, transport for errands, etc. We seniors can and do help each other through Neighbor to Neighbor, but we also need interactions with youth in town.

21. I have decided to write a short note instead of filling out the attached questionnaire.

I believe Cornish Flat has enough houses – focus for new development should be in areas that are less developed. Restrictions such as the overlay on the West side of town prohibiting the building of prefab houses is not only discriminatory, but perhaps illegal. To make these restrictions to just one area of our town seems a bit snobbish.

Many places you have indicated for expanding or lessening of acres needed, are bordered by Town owned property, Fair property or have easements. How about an across the board, for all areas, a minimum acreage. As far as the 25 acre minimum for west (sic.) of Cornish Flat...I bet none of you own land there – where did that come from?

I believe that Zoning Laws restrict development but are not upheld or enforced by the Board of Selectmen. An example of this would be the three private homes currently operating as B&B's through Air B&B. These operations are only allowed with a Special Exemption. Owners should go through the proper process, pay the proper fees, and the Stat's Room and Sales tax. I am surprised that the ZBA who has come down so hard on the operator of the Chase House, would not have brought these up?

Beavers – How to give the land owner the right to protect their property from flooding, keep beavers in the area and protect our roads when dams start eroding the road?

Solar – 100% - a little unreasonable, electric cars, etc...perhaps we should leave that as a personal choice. Not everyone can afford, and not everyone wants to go solar or have electric cars.

Zoning Board and Planning Board – time to consider limiting the terms people serve. There are many actions and decisions by the Zoning Board that are questionable.

We don't want cell towers in town – yet, we want cell service??

Again, thank you!

22. 40K+ per student per year for public elementary education is far too much. When does it get to a point of drawing a line in the sand and saying no more?
23. I moved to Cornish from a very urbanized area. Striking a balance between preserving the rural nature of town and encourage growth to potentially increase revenue is very difficult. I encourage limited development so as to keep the town the place I truly want to stay in. Good Luck.
24. Promote local jobs for local residents. PT/FT
25. Love this town – I grew up here and was excited to move back 2 years ago. Thank you for all you do!
26. Great job on survey.
27. The school should be combined with neighbor towns to provide better school experience for students and stop town from being largest employer – many fixed income residents forced out of homes due to high taxes as a direct result of school system.
28. Thank you for doing this. Shows lots of thoughtful hard work. Looking forward to seeing the results. Try using a graph as well as anecdotal summaries. We'd like to see an electronic version of the survey developed for future use.
29. I grew up in Claremont and am a new resident of Cornish. I really appreciate the rural nature of the town. I also appreciate the mix of small modest homes, old historic homes, farms, large fancy estates, etc. I also really like the tax rate. Question: if we keep doing what we're doing will Cornish still be a success 10, 20, 50 years from now?

30. In 42 years there has been little visual change to Cornish. Good job! Thanks for the questionnaire.
31. (1) I am worried that Saint Gaudens acquisitions are hurting our tax base. (2) Perhaps on a case by case basis, and as appropriate, the 5 acre rural lot could be less strict, thus helping the tax base, and, possibly, school enrollment.
32. Thank you!
33. Roads in town need to be graded properly and perhaps reconstructed. Mud season response has been slow at times.
34. #1 – cell phone service. Pretty much nonexistent. #2 – need better internet/cable.
35. Appreciate the recycling center. Love the small town character of Cornish. Would like to see a bank again, or at least an ATM machine. Increase the number of cell phone towers. Love the Cornish General Store. School budget continues to increase yet the education our children receive continues to decline every year. Hopefully this will change with the new SAU.
36. I love Cornish land the way it is. I wouldn't mind seeing a small housing place for seniors who can no longer live in their own homes and need some assistance.
37. We need to keep Cornish free from the welfare community. We need to keep good hardworking people in town to be able to support the out of control school system. No Section 8 Housing and as few apartments to non-family members as possible.
38. Let's keep Cornish the way it is! It would be nice to see more help for the elderly so they can stay in their homes longer and thus be a taxpayer.
39. We should continue to present and encourage growth and invitation for young families to live in Cornish. Young working families provide healthy schools and income to our community. Need to do more for elderly who want to live in home or with family in community.
40. Hope we can help seniors. Hope we can help young families.
41. Thank you Planning Board and all who worked hard putting this survey together.
42. No big developments. No big business. No mobile homes. Campers ok.
43. We are very fond of Cornish. As newcomers we are two things we think could be improved upon. (1) There appear to be several homes with much junk. Is there no

ordinance that requires these hazards to be removed? (2) There are no speed limit signs on dirt roads. There should be on Clark Camp Rd! And – dirt roads should be sprayed in summer.

44. What plans, if any, are for the Town Dump?
45. We need to shore up the rules for safety – we have some roads for walking that have become unsafe due to vicious dogs and police action did not take effect to safety for those of us who walk. Real detriment to making safety a priority.
46. Do not favor increasing housing, business because it would then increase demand on our school and town roads. Our Highway Department does an outstanding job with such limited resources. Selectboard should be exempt from overseeing Highway Department. They have no road maintenance or budgeting experience. Road Agent should go back to being elected.
47. This town does not need more governing.
48. We want to stay in Cornish as long as possible. Every bit of work the town does to minimize property tax increases helps us. – Thank you