

TOWN OF JACKSON
Planning for the Future

Survey Responses
(15% responded to survey)

First, please tell us something about yourself

Q. Do you live in Jackson? 127 Yes 26 No

Q. Do you work in Jackson? 22 Yes 111 No

Q. If you live in Jackson and work outside Jackson, how far do you travel to get to your workplace?
A. _____ miles

22	0-10 miles
7	11-20 miles
9	21-30 miles
4	31-40 miles
8	over 41 miles

Q. Are you retired? 94 Yes 55 No 4 Partial retirement

Q. How long have you lived in Jackson or owned land in Jackson?
A. Lived here _____ years

15	0-5 years
16	5-10 years
27	11-20 years
38	21-30 years
20	31-40 years
20	41-50 years
11	over 51 years

34 Seasonal resident

111 Year-round resident

Been a landowner _____ years

14	0-5 years
15	5-10 years
28	11-20 years
24	21-30 years
21	31-40 years
20	41-50 years
6	over 51 years

Q. What things about Jackson encouraged you to stay here or to move here?

- 47 Beautiful countryside, view, mountains
- 38 Rural setting /country living /small town
- 35 Family roots/Close to family
- 28 Water (River, Lakes)
- 24 Farm area (purchased farm, family farm)
- 19 Quietness / peaceful
- 19 Proximity to job(s)/work / other towns /open market for my services
- 15 Friendly people /good neighbors
- 11 Land /open space /green space
- 10 Found property to purchase / Reasonable property prices
- 10 Location (to other towns, medical facilities, stores)
- 7 School district / education
- 5 Privacy
- 5 Quality of life / relaxed atmosphere /slower pace of life
- 4 Love Washington County / love area
- 4 Hubbard Hall /plays/ theater for adults & kids /arts /things to do
- 3 Good place to raise kids
- 3 Minimal pollution / clean area / clean water & air
- 3 Minimal gov't / well run / easy to deal with local gov't
- 2 Low taxes / reasonable taxes
- 2 History of the area
- 2 Absence of housing and commercial dev't/enterprise
- 2 Not much / habit
- 2 Nice place to live / nice little town
- 1 Best place to retire
- 1 Mary McClellan Hospital
- 1 Dirt roads
- 1 Safety of area
- 1 No zoning
- 1 Land suitable for diverse plant & animal habitat

Q. If you live in Jackson, how large is the lot on which your residence is located?

- 29 less than 1 acre
- 31 1 to 3 acres
- 11 3 to 5 acres
- 24 5 to 10 acres
- 14 10 to 25 acres
- 28 over 25 acres
- 3 N/A (don't live in Jackson)

Please tell us what you think about the present and future of the Town

Q. What things, if any, you would like to change in the Town of Jackson?

31 Change very little / town fine the way it is / none / Preserve what we have

28 Taxes

- Lower Taxes
- High cost of living here
- Improve tax base
- Don't think seasonal residents should be taken advantage of tax wise; we don't use school system, etc.
- Need tax re-evaluation / equalization
- Stop assessing property on its "view". Views change, trees grow... do a re-evaluation
- Cut the trees or lower my taxes
- Decrease Salem School taxes
- I think the future is great; tax rate is too high, some revenue is in order
- Open up Route 22 for more commercial development to help with tax base
- Allow all business to help with taxes (i.e. Dunkin Donuts, McDonald's)

22 Town Planning

- By-laws to provide more protection for landowners (i.e. fences, barriers, junk cars, run-down homes, noisy commercial business 100 ft from homes, etc.)
- Having some back land-use policies to preserve the character of the Town
- Like to see Master Plan and Zoning laws put into place
- Town needs planning and zoning
- Long range planning
- Effort on zoning to preserve present character, health of Battenkill River from continued development & commercial intrusion
- Have control over trailer property w/ 4 junk cars & truck trailer on front yard
- Need control on handmade signs on Route 22
- Need more dialogue among residents & gov't regarding sensible planned development in the town
- Be very watchful of folks who disregard what has provided many years of careful care & direction - for all to accept & want to continue
- Have some basic land-use policies that preserve the character of the town
- I am not for increasing industry or for development
- Very concerned that the unchecked development of Saratoga Cty. will spread to Jackson
- We need zoning to protect everyone... farms/residents
- Maintain limited development; prohibit large subdivisions or big box stores
- No further development on lakes or along the river (i.e. Battenkill Evergreens)
- Sensible land use controls
- Would like Jackson to largely agricultural and rural, but present procedures give the advantage to developers and the rich, not Jackson residents
- Keep it simple; don't need outside influence

- A Town Board that is comfortable with and prepared to move forward w/ the adoption of master plan & other planning mechanisms appropriate/necessary to protect the long term sustainability & character of the town.
- 14 Roads
- Better repaired roads
 - Road support to Ways & Lanes
 - Finish paving Kenyon Hill
 - Lower speed limits & enforce
 - Lower speed limit on Rexleigh Rd. to 35 mph
 - Litter on the road sides
 - Less traffic on roads
 - Put a dead end sign on Fire Tower Rd.
 - Reduced speed limit on Content Farm Rd due to increased traffic (tractor trailers to recycling center)
 - Help the multiple residents living on private roads establish a basic agreement to help maintain their lane or way (homeowners' agreement)
 - Long term plan to improve the infrastructure; there should be town specifications for all roads that budget and work to (statement wasn't finished)
 - Sign at end of Driscoll Lane is not correct. Should be Driscoll Way to conform to 911
- 11 Jobs/Employment
- need more jobs
 - Bring business in
 - Commercial development
- 11 Business
- Have light industry
 - Have business in one place
 - More small business
 - Stop shutting out business
 - Stronger economy
 - Diverse, small, environmentally friendly business
- 9 Local Services
- Access to faster, affordable cell phone & internet coverage, cable services
 - Have a full-time Post Office
 - Public trails
 - More services
- 7 Local government:
- Jackson needs its own code enforcement
 - The Supervisor
 - Town Board
 - 2-yr term limits

- It's a civic function, not a long term job
 - More young people involved in politics and boards
 - The Town Hall & Garage need updating for all ages. They are going to be unusable if money is not put into them. Jackson, Cambridge, White Creek and the County need to merge to better manage highway issues.
- 6 Farming/Agriculture
- Encourage farming & agriculture
 - The aspect of right to farm laws that considers neighbors of farmers should be enforced
 - More sustainable agriculture that doesn't pollute streams or air; smaller specialized farms (less factory farms; more diversity in small scale business (i.e. Phantom Lab, mushroom farm, beer brewers)
 - GMO Crops, factory farms
- 4 Personal Property Management
- Encourage people to keep property neat to make town more appealing
 - repair homes or remove
- 4 Tourism
- Tourism effort /showcase Town (history/beauty)
 - Places for tourist to stay (i.e. B & B)
- 3 Aesthetics of Town
- Bury electric & phone lines, etc.
 - Need more celebration & protection of the natural infrastructure & beauty
 - How to keep old farm barns (preserve); very expensive
- 2 Education
- More education opportunities
 - School districts – Washington County could work with 3 districts: 1) Ft. Edward & Hudson Falls; 2) Northern Schools; and, 3) Southern schools. More efficient, better services and no more school of hard knocks (i.e. Washington Academy)

Other Comments

- Not lived here long enough to judge
- More diverse people
- Grocery store
- Encourage people to move here
- Need incentives for homes, small or large, & factories
- Would like the Town to investigate why people on public assistance are all in the same area
- Not aware of challenges or even exactly the boundaries and current land use issues
- Love board to forge trying to “improve” things with more business

Q. If you have any concerns about the future of the Town, what are they?

35 Taxes/Property Values

- Rising taxes
- Need options for decreasing taxes
- School taxes
- Decreasing property values
- The town is not the concern. It's the county & state that impacts property tax levies. Jackson doesn't have a town identity so its future really has more to do w/ southern Washington County as a whole. A conversation neighboring towns might be useful
- Values and assessments of properties are not up to date
- Property re-evaluation needed

35 Development

- Over development
- Commercial intrusion
- Abuse of the land
- Environment
- I'm not concerned that a lot of open land would be sold to developer to improve tax revenue
- Encourage smart development, not costly development that's environmental sound
- Right balance between development and environmental protection
- With country in drought, there's concern there will be land rush and we will become developed like so much of MA and CT and lose our character.
- Unrestricted development (housing and commercial); lack of zoning
- If the development of the town is not managed, the character of the town will change and property values decrease
- One large development could permanently change direction of town, increase demand for municipal services, resulting in restrictions on agriculture, greatly increase taxes
- Hoping not to have development along Rte 22 along the lakes
- Lack of protective land use regulations. There was recently a real estate ad relating to Jackson. Its final line was "No Zoning"
- Crass commercial development (see sterile & ugly architecture of Rite Aid in Cambridge
- Make businesses that might come to town keep the look and feel the same; don't let fast foods or big dealerships in
- No zoning and more freedom to do what I want w/ my land
- Unrestricted growth, basically there's no restrictions on future land use in place

19 Jobs/Business

- Lack of job opportunities / lack of industry 12
- Without broadband, economic vitality will fade away 2
- No industry, business or eco-friendly jobs
- Do not want a marijuana farm
- No strip development, big box stores
- Provincial mindset which discourages small business & industry

- Fast expansion – everyone wants to be first, richest, etc.
- 17 Agriculture
- Decrease in farms
 - Protect farm lifestyle
 - Open space
 - Too much development of farmland
 - Farmers polluting water & lakes; unwise farming practices
 - Respect by farmers to put manure into land and not leave on top
- 8 Character/Aesthetics of Town
- Subdivisions will change ambiance
 - Change of character and country charm / losing rural setting
 - I'd like to see Jackson stay Jackson and not become part of Cambridge or Salem
 - That it stays a small quiet town with beautiful farms
 - That we will lose the character of our town & that local gov't will decide to try & address issue after the fact when it's too late
 - Town Buildings (Town Hall, Garage) in need of repair
- 7 Personal Property /Aesthetics
- People burning trash/garbage
 - Area becoming over populated with city people who have no respect of property and countryside
 - Old, abandon building or ones in need of repair, painting
 - Properties with too much trash and junk cars
 - Uncontrolled junkyards / need enforcement of law
- 7 Housing
- Increase in houses
 - Don't want housing development
 - Explosive population increase
 - People can't afford to stay here / too many homes for sale
- 7 Public Officials
- No mechanism for direct communication between Town & citizens (besides Eagle)
 - City people moving in and trying to influence the Town Board to upgrade to their standards
 - Cambridge police
 - There are some new people guiding our town. I think it's time for more change
 - Careful selection of public elected office candidates
 - Like to see more young people involved in town committees (i.e. Town Board, Planning, Assessor, BOAR, etc.)
 - Do we need a town government or should we dissolve and combine resources w/ the county
 - Fresh ideas will improve the town

- 5 Lakes
- No more home construction on Lake
 - Concerns about development around the lakes due to no adequate sewer system
 - To protect the lakes well-being, curtail fuel-driven watercraft use
 - Natural resources (i.e. forests, lakes, fields, streams) need protection
 - Meaningful enforcement of use, near lakes, rivers, etc.
- 4 Keep the Town the way it is
- 2 Roads
- Conditions of the state highways in Jackson
 - Need money for road repairs
- Other
- Restore the Shushan Post Office
 - Money spent in past poor decisions (i.e. burn plant)
 - Deer population too high/Lyme disease concerns
 - Regulations/codes
 - Budget
 - Increase cost of living
 - Depressed real estate market
 - Lack of financial supplements from state & county
 - Aging population
 - Young people leave the town
 - That human choices & interests will cause habitat loss for other species & general decline in quality of life
 - Accountability

Q. Is the physical beauty of the town something that is important to you? If so, what things most appeal to you?

- 52 Farmland/farming
 - Mix of agriculture, residence & local business interests
 - Attempt to move farming to organic orientation
- 48 River / lakes / creeks
- 37 Beauty of area / views / glorious sunrises
- 33 Mountains / hills
- 22 Green Space / Open space
- 20 Rural character / countryside / country setting
- 12 Good roads / low traffic / country roads / Good care of our roads, byways, infrastructure
- 12 Peace & Quiet of area / slower pace
- 10 Minimal pollution
 - Views aren't impacted by development
 - Free of trash
 - Clean air & water
 - No traffic, no industrial noise, no smoke stacks
- 8 Forests / woods / trees
- 8 Property owners' upkeep of property (i.e. mowing)
- 8 Recreational /Arts Opportunities
 - County Park
 - Town parades
 - Good dining, art, museums, live music
 - Bike & hiking paths
 - Hunting land
 - Camping opportunities
- 5 Wildlife
- 4 Proximity to other small cities/towns (i.e. Saratoga)
- 4 Rich history of area
 - Covered bridges
 - Encourage restoring old buildings/architecture
- 3 Landscape & versatility of the land
- 2 Friendly people
- 1 Jackson is not a Town with a downtown, but a township
- 1 Everything
- 1 The beauty of the area helps bring people to the area, but our area cannot survive on tourism
- 1 Few housing developments
- 1 Industries could design plant to "fit into" the rural area, if they were encouraged to come to town

Q. What businesses should we try to attract to the Town of Jackson?

- 32 Agriculture
 - vegetable growing
 - small scale farming especially organic farming
 - specialty agriculture
 - crops
 - Ag-related
 - Agri-tourism
 - Wool & Fiber products
- 23 Restaurant / bakery / cafes / coffee house
- 22 Small manufacturing / light industry / non-polluting
- 19 Small business - no large warehouses, factories, box stores, chains, malls, car dealerships or repair shops
- 13 Tourism / tourism accommodations / hotels / Bed & breakfast
- 13 Eco-friendly business (i.e. solar, wind power, software development, etc.)
- 9 Retail: variety store, general store / Cumberland Farms
- 7 Arts & Crafts / jewelry design / music
- 11 Home-based businesses / electronic cottage (work from home via internet)
- 6 Clinics / health care / assisted living
- 6 All business
- 5 Grocery store (regular or for healthy living)
- 5 Business that reflects & preserves rural / country business that enhances the area
- 4 Outdoor Shop (fishing, hunting, all recreational, etc.)
- 4 Whatever business will be successful
- 4 Services
 - Wedding or event site
 - Repair shop
 - Service Jobs
 - Business to support the trades
- 2 Antiques
- 2 Healthy options for teens in work and recreation (form youth committee for ideas)
- 2 Smart, small sustainable business
- 2 Marijuana
- 2 Recreation – bowling alley, skating rink

Other comment/suggestions

- Decent employment and opportunity
- No marijuana growing
- Equipment rental
- Educational
- Auto Parts store
- Community interest events
- Locally owned businesses
- There's sufficient business in nearby towns
- Something that could employ a variety of people (office staff, light industry, service, etc.)
- What would benefit all residents?

- Before attracting more business, start w/ strengthening & capitalizing on what's already here. Farmers, artists, small business & cottage industries, etc. Think creatively: capitalize on the organic farm-to-table movement (which is drawing many young people to farming). Also, think green and future: renewable energy & the broader "green economy," eco-tourism, etc.

Q. What development would you like to be encouraged in the Town?

32 Businesses

- Small business
- Environmentally friendly business
- Light industry / light manufacturing
- Resort / hotel
- Hi-tech / low impact
- Intellectual business such as internet 2
- No commercial
- Competitive grocery store done tastefully
- Florist
- Anything that employs people and pays taxes
- Locally owned businesses
- Develop various sizes of businesses (retail, industrial)
- Family owned business
- Incentives for small businesses
- Almost anything as long as it's done correctly
- Satellite college or course offerings at Town Hall
- Hospital nearby

17 Agriculture

- Anything that supports and doesn't hinder agriculture
- More organic farming
- Small farms
- A cannery to support local growers
- Encourage better use of manure

14 Limited / none

12 Development (general comments)

- Development that doesn't ruin our green space or character of town.
- Development that would not be the box lot mentality (limited development)
- New buildings should not be visible from roads in summer.
- Anything but homes on large scale
- Smart growth that adheres to strict environmental guidelines
- Balance preservation & development; don't sell out to developers like some towns
- Planned development

12 Housing (also see Seniors/Veterans)

- Primarily residential / single family homes

- Proper enforcement of homeowners responsibility to maintain the presence et.al / seems like people make up their own rules
 - Gated communities w/ rental type single story apartments
 - 10+acre high-end housing
 - Cluster development for residential subdivisions
 - Slowly – no large condos
- 10 Seniors
- Housing/apartments
 - Activities for elderly & veterans
 - Services for elderly & veterans
- 8 Recreation
- Fishing
 - Bowling
 - New parks
 - Bike trails
 - Snowmobile trails
 - Allow more public recreational activities
- 7 Eateries (variety of ideas)
- Restaurant
 - Cafe
 - Deli
 - Restaurant that use local products/produce
 - Bakery
 - Meat shop
 - Candy Store
- 6 Tourist attractions / tourism
- 2 Roads
- Road repairs w/ full shoulders for walking/biking; Cty. Rt. 61 west of Hedges Lake is disgraceful
 - Better care of dirt roads
- Other Comments
- Revitalize Shushan historic buildings
 - Allow more public recreational activities
 - Careful for benefits of all services
 - Could we consider the notion that growth is good?; Infinite expansion is not possible on a finite land base
 - Hire a professional to evaluate our town and create a plan based on other small towns similar to ours.
 - Need high speed fiber optic - check out VT's approach to electricity by building solar grids

- Models from other towns (i.e. Salem's Gardenworks, Greenery or Greenwich's small shops)

Q. Should landowners who want to build commercial or industrial structures or more than five residential structures on the same site be required to obtain town approval of their plans for things like driveways, parking lots, commercial outdoor lighting, signs, & distances between the buildings and the road?

A. 128 Yes

Comments

- 7 In order to maintain the beauty of Jackson, it makes sense to require landowners to obtain town approval over such matters. Having these requirements is the only way to preserve the character of the town as the town grows.
- 6 Need to keep control of commercial development (outdoor lighting, noise, building size, location, country atmosphere, neat view from road, waste management, pollution)
- 4 Within reason/ strict but reasonable
- 4 Especially if it could impact neighbors or changes radically the past character of an area /need to respect neighborhoods and residents input
- 4 Absolutely
- 2 Town should maintain building guidelines so new structures fit into community
- 2 There must be consistency; and apply evenly
- 2 Not on good farmland / could destroy farmland

Other single comments with a YES response

- They should be investigated fully before any development.
- Don't encourage large industry structures or housing developments
- There needs to be controls.
- Development should be environmentally friendly and kept in good shape. park lots should go behind buildings.
- Don't think it was required when transfer station was built.
- It seems so obvious, it's a shame this is even a question
- We live in a suburb that is starting to look like a city because of neon lights on all night.
- An industrial structure will have an impact on the whole town. If a family wants to build a family compound, the town should make sure it is not a "eye sore".
- To protect local people.
- With low water /swamp areas, hate to see industry type business pollute the system as what happened with GE in Fort Edward
- Too much is done with little regard to what is already there.
- Building w/o proper review is not acceptable or intelligent in today's environment
- Keep it clean; at least 5 acre minimum
- Yes, this should be obvious; any and all aspects of ____ efforts should have oversight. ____ state /county regulations okay, but Town should have final affirmation or denial
- How could anyone wish to entertain what so many communities have succumbed to, never in Jackson
- Keep old town looks, but open to big business
- As conservative as possible
- Inconceivable that they not be required
- Think back to Clifton Park 30 years ago and you will see what unregulated development can do to ruin a neighborhood

- Need to meet code and other people safety
- Need some planning for future to keep our town the special place it is
- Keep Jackson unique - uncrowded on a small parcel of land
- Town has to control development and unfortunately, that takes zoning regulations
- Limited zoning needed
- Town should develop a comprehensive plan and fair zoning/land use policy to preserve the rural atmosphere
- Zoning & planning by the Town need input on design elements
- Protect small town culture
- Don't want to meddle in other people's business, but I also don't like short sighted development
- How will it impact current businesses (i.e. dairies or land residents)
- Not too commercial
- Evaluate plans for storm water run-off
- This is a very qualified "YES". There should be a thoughtful community consultation process to determine what uses are appropriate and where.
- Yes, so the Board can make informed decisions and give feedback to developers to ensure that these structures meet appropriate regulations.
- Our community needs to guide land use & structures. Greenwich allowed growth for far too long w/o attention to impacts.
- Developers will follow planning routines when they are clear. And NOT to require safe driveways, appropriate signs and lights is an invitation for developers to build in an unsafe and unsightly way.
- Landowners should be able to develop their property. However, the surrounding area should not be adversely impacted and residential neighbors should be protected from evaluation of property.
- Some review needed; not sure what the proper thresholds should be.
- Yes this would be a bare minimum requirement
- Zoning?
- Yes for approvals, so it make the tax map; no on the nitpicking & signage, etc.
- You are suggesting – w/o leading people – site plan review. I think site plan review is an inadequate level of protection. As set out above, my thinking would be that more is appropriate.
- Very important; lots of due diligence
- It's about working together with developers to continue to keep the ambiance of our community and to create better relationships with neighbors.

A. 11 No

Comments

- We have too many rules and taxes in NY.
- Would like to leave our town "real"?; if we wanted all of the above, we would live elsewhere.
- Only unless it causes safety issues
- Enough government; the county handles this already
- Don't discourage business, we need it

Q. Should the town take steps to have development of similar uses (for example, commercial structures) occur in the same area, separate from dissimilar land uses?

A. 88 Yes

Comments

- 3 Question difficult to answer; need more details
- 3 If you want to preserve people's property values & protect open space for agriculture and recreation, gov't must / could destroy farmland
- 2 Full zoning is too much but we do need some control
- 2 Case by case / some areas can sustain commercial development better than others
- 3 Yes, without regulating / may enhance community
- 2 If industry is coming to Jackson, it should be contained to one area. This will preserve the beauty of the rest of the town. Pollution monitoring

Other comments with a YES response

- You want to make sure that it's not over commercialized and not over run.
- Absolutely
- Very important
- Don't understand question; depends on type of business; competition isn't always bad
- I think this could be better discussed on a regional level (i.e. southern Wash. Cty.)
- Can't be too strict; should encourage new business
- No strip mall which could hurt village business. Needs to be businesses suited to area (i.e. Gardenworks; Battenkill Creamery)
- Yes, light industry
- Yes, but we do not need any commercial development
- There may be some development necessary to attract families but an organized developed area would be smart.
- It makes sense to shop, work, and take care of business in one location.
- Scattered development is not a good idea for many reasons
- Should be no infringements on present well-kept properties or farms
- This is obvious and possible
- But there's enough in Greenwich; don't want this town to look like that
- Be as conservative as possible
- Keep the beauty of what is here now; neighborhoods with families who know one another
- This is the best way to minimize the impact of development on neighboring uses
- Limit the large enterprise the Route 22 area
- Town should develop a comprehensive plan and zoning accordingly
- Require approval & permits
- Residential & commercial can mix (depending on business type) providing the business is not putting the residential area at risk for harm or danger – not unusual business hours, noise, etc.
- Industrial area's should be kept in approved area's which make for easier enforcement; commercial should have more leeway depending on size.
- There is plenty of farmland for sale to keep developments & commercial structures separate from the farmers and residential areas of the town.
- Makes good sense
- Yes, development of commercial structures should be buffered from the rest of the community

- Yes, some uses can co-exist, but others should not. This should be determined through a thoughtful community consultation process.
- Perhaps! There are “out of the way” areas of Jackson that could adapt well to small/medium commercial uses without being in the middle of quiet residential areas.
- Better for sustainability if you group small businesses in a common area
- Like an industry section
- It would be more sensible and people might feel better if development is located in specific location

A. 23 No

Comments

- Single structures are not usually as disruptive as a large cluster would be – noise, traffic, landscaping (lack of), would be on a large scale.
- Not necessary
- Mixed – use projects add vibrancy to town; Industrial uses should be kept separate.
- Not in favor of over-regulation
- Your property is yours; you shouldn’t have restriction on what you own.
- Should be on a case-by-case basis
- What could be a benefit to the joys we have
- Zoning may require bad decisions
- As long as it’s safe, you should be able to do what you want with your own property
- Enough government

Other comments to question (didn’t answer yes or no)

- Depends. This should not be based on political favor or benefit.
- No opinion
- Not sure... if done well a mix can be fine as opposed to a large industrial zone. Phantom Labs is a model tucked away in landscape, off road and provide jobs. //
- Keep developers out
- Keep commercial to minimum
- This is case by case development
- A study should be done to see how it would affect property owners in the area
- Possibly, not sure; it’s convenient for shoppers to have businesses in the same area.
- Maybe – what kinds of development? What attributes are worthy of protection? What if we consider a new “bottom line” or let go altogether of this way of thinking?
- I see the question as misleading. The Town needs effective mechanisms to protect itself from unwanted development. But zoning may not be effective. Some development looks good for tax revenue initially. But later infrastructure needs can quickly outstrip those revenues.
- Probably
- Question requires specific examples to answer properly. For example, retail on first floor and residence on second floor would be okay.
- You are suggesting w/o leading people - zoning. Traditional zoning can lead to problems; however dissimilar uses when done in appropriate ways (such as Phantom Labs) can lead to sensible results.

Q. Should we encourage more people to live and work in the town? If so, how do you recommend we accomplish that?

46 Jobs/Business

- Need availability of jobs / industry / jobs for young people / decent paying jobs with benefits
- Be business friendly / not too strict but maintain country living
- Give small business owners a incentives/reason for wanting to come / support small business
- Yes, increase clean business
- Tax break for home businesses
- Although it makes sense to encourage people to work locally, it is difficult as the opportunities are so limited.
- Need more retail and commercial
- Unless you bring in big industry, Jackson will not change much
- Yes, help new residents & business owners with loans & advice
- Commercial development along Route 22 corridor will produce more jobs which bring more residents
- Get more business
- Encourage businesses of technology, medical, etc. ; DO NOT encourage low level pay jobs; Give young people the desire for higher education
- Support your local businesses & people will find you
- Promote local business and the notion of “buying local”
- Only enough to support business
- Yes, we are not far from larger towns with more employment opportunities
- Encouraging people to live in town will come once the town is thriving and vibrant. Need shopping, arts, dining and theatre
- Provide more jobs to improve tax base without diminishing the character and quality of the town

13 No, not at all / not necessary

11 Taxes/Property Assessment & Values

- Lower taxes
- Tax incentives usually effective; keep real estate & taxes reasonable
- Yes, only if we can get taxes under control and can offer employment
- Quality schools draw families; offer businesses “tax stabilization” if they bring their business here, a charming downtown with necessary services

7 Town beauty/character

- Yes, living in Jackson by supporting its quiet, rural beauty
- Yes, but with aim of preserving the town’s heritage and character
- Make Jackson a self-sustaining, unique place to visit

6 Development

- Tourism based development; agricultural diversification (like Battenkill Creamery); selling the lifestyle of country life to small clean industry (i.e. Phantom Labs)

- Do you need more people, if so make 10-acre residential zones and give a tax break to developers and new home owners; Set standards of construction such as 2300 sq. ft. max. height; stick built, etc.
 - The town already attracts farmers and artists – best is to assure those people that the beauty that is Jackson will not be jeopardized by weak or non-existent planning procedures
 - Yes in clusters with green space around it; via pamphlets and word of mouth
 - Slowly and the right conditions to preserve the integrity of a small town
 - On a limited scale to balance the natural beauty (& other strengths) of the area w/ limited development
- 4 Internet /Cell Phone Services
- Must have good cell phone coverage and fast internet
 - Need reliable electric, phone and internet services
 - Impossible without universal internet access
- 4 Yes, tough question /not sure how to accomplish it
- 3 Agriculture
- Be an ag-industry leader
 - Expand farming opportunities
 - Raise up more farmers
- 2 Activities
- Need to bring attractions (i.e. fairs, carnivals, youth center)
 - Attract healthy activities for young and old - Winter Carnival at Lake Lauderdale, ice fishing, regulated year-round campground

Other comments

- Slow growth will be accomplished as we are without encouragement. It will happen naturally (2 commented)
- I'm afraid my answer is tainted by age & status. Good medical care, appropriate services are things you are doing now
- More advertising throughout the country / advertise to small business and retirees 2
- Yes, make town attractive for seniors to retire and start small businesses in town
- By “live and work” do you mean individuals doing both as I do, or individuals living or working here? I'm not clear which you mean.
- If people like it the way it is now, they will move here on their own
- Encourage? There's no reason to encourage – there are no jobs here or no signs of pending jobs; the Town Board negates everything positive so why encourage
- There should be a growth to keep a town viable; plan difficult to accomplish or execute
- Have them spend a serious period amount of time to enjoy what we have
- Let people discover it and move here because they are committed to the way of life it represents.
- Encourage a small “town center” along Route 22; is there a grant for this purpose?
- It's a difficult task for the town board to accomplish

- As a commuter to Albany, we made the decision to live where we do for special reasons. Living and working in the town sounds great but very rare.
- To a limited extent by controlling growth in the town

Responses of NO (or uncertain responses)

- No – other than inhabiting & improving current, poorly maintained structures, a crime to see so many barns falling down. (2 commented)
- No, just look at what happened to Clifton Park over a 30-40 year period
- No, see explosive population increase; it's not realistic to offer employment speculation
- No, a commuter or bedroom community environment will help preserve the landscape & rural feel
- No, the community does that itself
- Not sure... too many people create more problems
- I don't know – work with real estate, highlighting business possibilities of properties
- You can't
- Not really possible to do this; people will live in the town if a home they want to buy come on the market. There is no much else to attract them.

Q. Do you have any concerns about the Town having too many or too few, land-use regulations?

A. 26 Too Many

Comments

- 4 No concerns about having too many or too few regulations.
- 4 Not sure – need to know what land use regulations are on record (* “Too few)
- 3 Already have too many regulations; pay your taxes and enjoy your property
Freedom
It prohibits commercial particularly and even residential
Too many regulations on owners properties and taking away the rights and reasons that we live here
As long as it is not a safety hazard, you should be able to do what you want with your property
Discourage development
We have too many “one size fits all” regulations.

A. 53 Too Few

Comments

- 19 I don't know enough about our current regulations, but agriculture plays a major roll for a great percentage of Jackson. Not sure about what regulations Jackson has to comment.
- 3 Just right
- 2 We don't want to make this area like NYC or Saratoga so fewer rules are better, but make people comply with rules that are in place / small town atmosphere
- 2 Regulations need to be in place to assure future development maintains the town's rural character
- 2 Need to find models of best practices in dealing with manure and support those with lower taxes

Other comments with a 'Too Few' response

- By not having strict zoning code, we are inviting chaos

- I think there are too few
- People are doing as they please – other people’s values are affected.
- Concern about legally protecting Jackson from larger housing developments or large business area.
- Hope to keep farming a big industry
- While no one wants the town to be anti-development, willy-nilly development is also bad
- Question too vague to answer; it would depend on nature/toxicity of the business/industry
- Do we have any in place with any power to control development?
- Liquid manure in winter is too much for land to absorb and pollutes water.
- Need happy medium of regulations
- I’ve seen what unchecked development can do in southern Dutchess County. It eventually becomes a burden of the town’s taxpayers.
- Regulations both protect present landowners and encourage new owners because they realize their investment will be protected.
- Closeness of neighbors should be a factor when deciding land use issues, particularly concerning light manufacturing.
- Town has too few tools to guide development along the lines that most residents want.
- Would like to see regulations for hazardous industry
- We should plan now or future influx of large development (i.e. one, 200 home subdivision, not unlikely given development in Saratoga County) will result in others planning for us. Lived through this previously – farms now industrial parks.
- Land use should be non-rental, residential, single family ownership and family farms (i.e. check out the rental property on Route 22 just north of the park entrance to Lake Lauderdale)
- Limited amount of unregistered vehicles on property
- Support your farmers and the lakes to protect rapid development
- Depends – agricultural practices have federal and state oversight. However, private landowners should have some town oversight.
- I’m concerned that uncontrolled development could affect the town.
- Not arguing for the heavy hand of government here, but rather for a sensible regulation that helps preserve the many strengths of the area while pivoting it to a prosperous future by capitalizing on rather than undermining these strengths. Many other rural communities have made the mistake of over developing - to their peril.
- We would like the Town Board to have in place tools and mechanisms which enable them to have a say in how the town develops.
- Safety, parking, etc.
- We are sitting ducks for a shady developer who sees “no zoning” and overwhelms us.
- Freedom is great, but realistically once bad development happens it gets entrenched for a long time.
- In a nearby village recently, a “developer” attempted to work around the existing zoning laws and regulations. If successful, the results could have been quite negative.
- One level of land use regulations is not sufficient to accommodate/guide growth in a way that is consistent w/ maintaining the character of our town in the long term.

- Currently, the town has no say about any type of development. If a company who handles hazardous material wishes to buy land in Jackson to use as a dumping ground, neither the town nor its residents have any say about it.
- People are doing as they please – other people’s values are affected.

****Several respondents didn’t mark “too many or too few” (or marked both), but did write that they weren’t sure that regulations Jackson currently has – or – they wrote one of the following comments below:**

- This requires care as it can easily go either way and cause poor results. This is too general and these things can only be handled on a case by case basis
- Review the old; be ready to learn of current needs, but if the regulations are in force, enforce them.
- The number of regulations is not the issue. Regulate what you must to keep Jackson safe from exploitative development and to protect the land
- No enforcement of what it has now (2 commented)
- There needs to be some rules, but too much regulation is not good either.
- None
- It’s about right now (2 commented)
- Regulations need to reviewed and then enforced by everyone
- Not concerned
- Not from where I live, but can see why some would be concerned
- If regulations become too restrictive, no one will want to live here or bring a business here either
- As long as the regulations make sense and are good for the town, I have no concerns
- I really feel the town does a great job having been a part of various aspects of plans for land use, I felt the town was fair and reasonable
- Is it the number that is of concern or the direction those regulations lead us?
- We can reach the right number
- There are far too many layers of government, so much so, that the regulations often overlap and/or contradict. Minimize.
- Adjust rates for taxes; need modifications
- No – we don’t want to make this area like NYC or Saratoga so fewer rules are better but make people comply with rules that are in place.

Q. What else would you like us to consider in planning for the future growth and development of the Town of Jackson?

27 Development

- More Town Hall meetings to be able to get the community people involved in their thoughts and ideas for Jackson/ brainstorm with other residents
- I live in NJ in small, crowded town mostly 50x100 lots. I come to Jackson where my neighbors don’t breathe down my neck. I would hate to see that change
- Better regulations of laws and land use
- Increase laws to protect landowners
- Keep town environmentally friendly

- Please consider the lakes and lake community in your planning. The health of the lakes is vital to keeping a thriving summer community. Consider enforcing boating regulations such as excessive speed, jet skis; and washing boats before putting in lake to prevent invasive species. Help make people aware of this valuable natural resource. Post signs about keeping dogs on leads.
- Zoning, zoning, zoning... Continued cooperation with ASA to keep land in agricultural use
- There needs to be some form of regulation concerning the type of businesses wanting to come in the town such as NO ADULT ONLY shows as an example.
- Surveying the town is a great step. Then look across the country for great models where other towns have done great planning to create wonderful towns to live in – like more affordable taxes based on solid land use.
- Look at models from similar size towns and their climate in Vermont.
- Use common sense
- Strict land use regulations, strict zoning
- Take time to consider where the town wants to be in 20-30 years. It's hard to be a "Jackson", easy to be a "Clifton Park".
- Try to minimize traffic and visual impact
- Subdivisions of existing farmland and other acreage should be restricted to avoid high-density housing developments
- Things are in a constant state of flux so one must accept the fact that things simply don't stay the same. However, I certainly hope that the basic character of Jackson can be preserved – rural with scenic beauty
- It's developed enough
- There needs to be enforcement of current laws such as the junkyard law, dog licensing, etc. The Town should definitely take steps to protect the future of the lakes. For example, halting further development on the lakes is needed as well as excluding "dumping site or hazardous waste" from coming to Jackson.
- Like to see regulation for site planning
- Tax treatment favoring agricultural use. Land use planning to channel development that preserves rural atmosphere & vistas as much as possible
- I know people from the city that would move here because of the beauty here but don't want the responsibility of an apartment or house. Need retirement condo-like development. No stress on schools and they would support local business.
- I don't believe in over regulation/zoning, etc. but some structure/regulation is necessary.
- Don't "pave paradise to put up a parking lot with a pink hotel, a boutique and a swinging hot spot" – Joni Mitchell
- Quality of development
- I think we should take another look at the town goals. The goals should reflect improvements to the town to make it a better place. Then, good planning and management is needed to manage the increases in taxes. The stated goal of not increasing taxes.... (not finished)
- Look to and review best practices that are already in place. I would volunteer for a citizen exploratory committee.
- The Town needs to move forward with a master plan. The town needs to hold public education meetings and then work with residents/property owners, what makes sense

from people's point of view. A planning charette led by a skilled and trained professional would be a good idea.

- Thoughtful consideration should be given to what makes the town unique. Build on these strengths (natural beauty, agriculture and historic assets) before trying to attract new business to the area. That said, if new business is necessary, capitalize on Jackson's strengths and tap into the new, green economy. At the same time, view this as an opportunity to work together with other nearby towns on a joint regional plan. As a town planner, I am happy to provide assistance/advice if helpful, but would definitely recommend you hire a consultant to help you craft a sensible, thoughtful and well-informed plan in the town long-term interest.

12 Services

- Improvement of broadband / TV / phone services / technology
- Put electrical lines underground
- The Town will have no growth or development until it has routine cell phone & fast internet coverage that's reliable
- Need medical facility close for emergencies
- Work with lending avenues to entice reasons to be in this area. Have a couple time & places that trash (junk) can be disposed of without high charges to encourage up keep.
- Work with neighboring towns to create a network of services – not one created just for the sake of creation. I like what Jackson does on terms of parks & rec to bring the town together.
- More help for seniors who want to stay in the area.

10 Roads/Infrastructure

- Like to get road plowed in the winter before we pour that money into some other project. I think my neighbors & I have paid our taxes here long enough to have earned that at least. (Correct the sign – Driscoll Way)
- Repair roads especially after the winter season; more sanding after storms
- Repair bridges and roads
- Think you do a great job on roads. Correcting some issues is almost impossible
- Continue year round excellent care of town highways
- Town purchase my road (Battenkill Evergreens - private now)
- Infrastructure around Hedges Lake is an issue with septic systems
- Repair the infrastructure, it creates jobs.
- Encourage people to enjoy the farms and natural beauty of our area through well thought out infrastructure improvements

10 Taxes

- Lower taxes
- Increase tax base
- Property values need to go up, not down
- Less tax exemptions (i.e. farmers, new businesses, etc.; everyone should pay their fair share; no "free" rides
- Keep budget in balance and taxes as low as possible

- Helping taxpayers achieve their goals for whatever improvement, industry or commercial operation they aspire to. More value in the town means less taxes per parcel
- Taxes are out of this world and retirees moving to more tax friendly states.

8 No Regulations/Development

- Leave it alone, it's working well
- No regulation / have enough rules & regulations
- Cut the regulations
- Little emphasis on growth; primary emphasis on stability, quality of life & surroundings; Growth is not the positive factor it is said to be, nor is development; more often than not they both produce negative results.
- No zoning!
- I'm not favor of growth and development in the town (i.e. Rite Aid in Cambridge – what an eye sore – we don't need that in Jackson)

8 Activities

- Town-wide picnic is a wonderful idea
- Increase cultural and recreational activities
- Bike path would be wonderful

7 Agriculture

- Save the farms and farmland
- More agriculture
- Protection of agriculture & open space
- It would be great to see more farms providing food locally – dairy, chickens and eggs, fruit, vegetables, meat, beef.
- Farming so important to our area but farmers are using way too many pesticides & herbicides – look at the stats on cancer, auto immune diseases, parkinsons – all related to use of pesticides.

6 Jobs/Business

- Be more business friendly
- More small business or industry
- Attract compatible hi-tech business
- Encourage family-type businesses will help local people
- The town should encourage businesses to make their home in Jackson by making it profitable for them to do so.
- Anything that will create jobs and a tax base

6 Communication

- Be concerned for people that live in the town and inform us of what's going on.
- Need more information about the Town and it's challenges; perhaps an informational meeting hosted by Town officials would be very helpful

- Don't push the process. Talk w/ residents repeatedly. Think of what you would like to hand over to your grandchildren. Resist quick fixes that promise money/jobs/etc.
- Answer this: what group should be responsible for preserving the character and beauty of the town, and what tools will that group need?
- Outreach to residents like this survey is the best way for our wishes to be expressed – otherwise it's just a great place to live.
- Not sure but keep reaching out for ideas and feedback. This was a good idea
- I would like to brainstorm with fellow Jackson residents to share/hear their ideas.

Other comments:

- Have less people try to control us
- Investigate why people on public assistance are all in the same area.
- Consolidate with Salem.
- Need better caliber restaurant (i.e. Wallie's)
- Need bigger/better movie theater
- Support our school
- Hope my family plans to live here in their retirement
- Need to consider what will keep or attract young people to stay and/or live here
- Don't lose the quaint, rural look; structures should be kept in good condition.
- To us Jackson is a farm, agriculture and bedroom town. Most other growth would tax and encumber what we have.
- Need motel for guests.
- Nothing will change until the people on the Town Board are replaced by positive, outgoing people who strive for future growth and development. I say "out with the old, and in with the new"
- Be mindful of the residents who live in Jackson because it is rural.
- Try not to let homes fall apart or be an eye sore.
- Jackson is a great place to live and hopefully it continues that way in the future
- Our human-centric beliefs get us into all kinds of trouble. Let be guided by new ideas of success, of community, of "improved" land. Perhaps including all other species in our deliberations will bring wiser use of land, water, air. Thank you for including the community & thank you, too, for this hard work.
- Could consider cooperation with Salem integrating empty factory building or VARAK Park in Cambridge. Facilities available.
- I feel we are losing the beauty of our town to outsiders that are interested in running our town – people that love the area are natives but are leaving due to foreclosures.