

St. Albans Town Planning Survey

Frequency Report

03.23.05

UVM Center for Rural Studies

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Methods

As a part of the State of Vermont mandated Town Plan Update process, towns must provide opportunities for citizen input into the town plan revision process. Beginning in January 2005 and ending February 2005 The Center for Rural Studies confidentially collected St. Albans Town citizen input utilizing a mailed survey methodology.

The Center for Rural Studies utilized a written survey instrument developed by the Town in conjunction with CRS. The instrument was distributed to a random sample of stakeholders using both the St. Albans Town voter checklist and the Town's Grand List of property owners. Copies of the survey were mailed out to 1,478 individuals. All surveys could be mailed postage free back to the Center for Rural Studies. Mailing instructions were provided on the survey.

On January 28, 2005 The Center for Rural Studies mailed out tracked surveys along with personalized cover letters to members of the random sample. On February 11, 2005 a follow-up postcard was sent to members of the random sample from which CRS had not yet received surveys. The postcard noted the importance of completing the survey and provided contact information if another survey was needed. CRS received approximately 20 requests for new surveys and responded by mailing out surveys to those requests.

To provide an incentive for respondents the Town of St. Albans supplied The Center for Rural Studies with \$200 in Franklin County Chamber of Commerce gift certificates for a first place and \$75 for a second place to be given to random drawing winners who replied no later than February 11th, 2005.

The Random Sample

The random sample was pulled from a combination of the Town grand list and voter checklist. There were 3,730 registered voters and 3,022 property owners on the Town's grand list at the time of this survey. This means that 55% of our original sampling frame was selected from the voter checklist, and 45% was selected from the grand list.¹

From the original sample frame 900 randomly selected names were pulled from the voter checklist and 750 randomly selected names were pulled from the grand list. After pulling duplicates from this sample we were left with 694 grand list entries and 784 voter entries. The actual mail-out sample was comprised of 47% from the grand list and 53% from the voter checklist.

Of the 1,478 surveys mailed out, 244 came back as bad addresses due to change of address, address unknown, or seasonal "temporarily away." This left 1,234 valid samples from the random sample list.

Returns

The total number of returned and completed surveys was 520. Of these, the grand list entries represented 52.5% of survey respondents while voter checklist entries represented

¹ It should be noted that many Town property owners (on the grand list) are also registered Town voters. There were extensive efforts by CRS to remove duplicate entries of individuals from the final combined sample.

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47.5% of survey respondents. This breakdown is close to a 50-50 representation of grand list and voter checklist. Given the total number of 520 completed responses taken from a valid mailing of 1,234 this survey achieved a 42% response rate.

Univariate Frequencies and Percentages

Q1: Which of the following statements best describes your attitude about development in St. Albans Town?

	Frequency	Percent
Existing controls should continue	174	34.1
Controls should be relaxed	254	49.8
Controls should be increased	66	12.9
All controls should be abolished	5	1.0
No opinion	11	2.2
Total	510	100.0

Q2a: Please indicate your opinion on the level of importance of each of the following agricultural goals to the people and the future of this community.

PRESENCE OF AGRICULTURAL ACTIVITIES IN THE TOWN

	Frequency	Percent
No opinion	25	5.0
1 "Not important"	17	3.4
2	43	8.5
3	103	20.4
4	153	30.3
5 "Very important"	164	32.5
Total	505	100.0
Mean Importance² = 3.8		

² The counts of "No opinion" are not included in the Mean Importance calculations.

Q2b: Please indicate your opinion on the level of importance of each of the following agricultural goals to the people and the future of this community.

LAND BEING SET ASIDE BY THE TOWN FOR AGRICULTURAL USES

	Frequency	Percent
No opinion	26	5.2
1 "Not important"	60	11.9
2	67	13.3
3	120	23.9
4	116	23.1
5 "Very important"	113	22.5
Total	502	100.0
Mean Importance = 3.3		

Q2c: Please indicate your opinion on the level of importance of each of the following agricultural goals to the people and the future of this community.

REDUCTION OF AGRICULTURAL ACTIVITIES IN FAVOR OF OTHER ACTIVITIES SUCH AS COMMERCIAL OR RESIDENTIAL

	Frequency	Percent
No opinion	28	5.6
1 "Not important"	114	23.0
2	68	13.7
3	148	29.8
4	78	15.7
5 "Very important"	60	12.1
Total	496	100.0
Mean Importance = 2.8		

Q3: What measures should the Town take to promote the development of affordable housing?

	Frequency	Percent
Allow greater density in certain areas	77	15.5
Give incentives for projects that provide units for affordable housing	164	32.9
Require all subdivisions to include a percentage of affordable units	149	29.9
The Town should not take any measures to promote the develop	90	18.1
No opinion	18	3.6
Total	498	100.0

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Q4a: The rate of RESIDENTIAL development in St. Albans Town has been:

	Frequency	Percent
Too rapid	114	22.1
Just right	308	59.8
Too slow	93	18.1
Total	515	100.0

Q4b: The rate of COMMERCIAL (stores, offices, etc.) development in St. Albans Town has been:

	Frequency	Percent
Too rapid	33	6.4
Just right	133	25.8
Too slow	350	67.8
Total	516	100.0

Q4c: The rate of INDUSTRIAL (manufacturing, warehouses, etc.) development in St. Albans Town has been:

	Frequency	Percent
Too rapid	15	2.9
Just right	223	43.5
Too slow	275	53.6
Total	513	100.0

**Q5a: What type of residential development do you want to see in St. Albans Town?
*SINGLE-FAMILY HOUSING***

	Frequency	Percent	Combined Favor and Against %
Strongly favor	266	53.2	92.2
Favor	195	39.0	
No opinion	32	6.4	6.4
Against	4	.8	0.14
Strongly against	3	.6	
Total	500	100.0	

Q5b: What type of residential development do you want to see in St. Albans Town?
TWO-FAMILY HOUSING

	Frequency	Percent	Combined Favor and Against %
Strongly favor	51	10.6	68.6
Favor	279	58.0	
No opinion	100	20.8	20.8
Against	41	8.5	10.6
Strongly against	10	2.1	
Total	481	100.0	

Q5c: What type of residential development do you want to see in St. Albans Town?
MULTI-FAMILY HOUSING

	Frequency	Percent	Combined Favor and Against %
Strongly favor	32	6.8	35.3
Favor	134	28.5	
No opinion	128	27.2	27.2
Against	137	29.1	37.6
Strongly against	40	8.5	
Total	471	100.0	

Q5d: What type of residential development do you want to see in St. Albans Town?
MULTI-UNIT APARTMENT BUILDINGS / COMPLEXES

	Frequency	Percent	Combined Favor and Against %
Strongly favor	30	6.2	35.2
Favor	140	29.0	
No opinion	92	19.0	19.0
Against	154	31.9	45.8
Strongly against	67	13.9	
Total	483	100.0	

Q5e: What type of residential development do you want to see in St. Albans Town?
MOBILE HOME PARKS

	Frequency	Percent	Combined Favor and Against %
Strongly favor	10	2.1	15.0
Favor	62	12.9	
No opinion	85	17.7	17.7
Against	166	34.7	67.3
Strongly against	156	32.6	
Total	479	100.0	

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Q5f: What type of residential development do you want to see in St. Albans Town?
PLANNED UNIT DEVELOPMENTS

	Frequency	Percent	Combined Favor and Against %
Strongly favor	56	11.6	49.0
Favor	181	37.4	
No opinion	142	29.3	29.3
Against	66	13.6	21.7
Strongly against	39	8.1	
Total	484	100.0	

Q6: Where would you like to see future residential development placed in St. Albans Town?

Place	Frequency	Percent
Wherever land is available	32	11.6%
In planned development areas	19	6.9%
North	15	5.5%
St. Albans Bay	15	5.5%
104 / Exit 19	14	5.1%
Close to City	13	4.7%
Near existing development	11	4.0%
Don't Know	11	4.0%
East side	10	3.6%
105	10	3.6%
South end	9	3.3%
Not on farm land	9	3.3%
Outskirts	8	2.9%
Lakefront	7	2.5%
Rt. 7 North	7	2.5%
On (unused) farm land	6	2.2%
Interstate	5	1.8%
Lake rd.	5	1.8%
West side	4	1.5%
Away from Lake	4	1.5%
Rt. 7 South	4	1.5%
Rt. 7	4	1.5%
West of St. Albans	3	1.1%
Nowhere	3	1.1%
Kellogg rd.	3	1.1%
French Hill rd.	3	1.1%
Fairfax rd.	3	1.1%
West of Rt. 7	2	0.7%

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Rt. 36	2	0.7%
Sheldon rd.	2	0.7%
Brigham rd.	2	0.7%
Old air base	2	0.7%
Bronson rd.	2	0.7%
Other*	26	9.5%
Total	275	100%

*Other responses comprised those answers that did not fit the question and answers that did fit but had only one response.

Q7a: What type of commercial development do you want to see in St. Albans Town?
FAST FOOD RESTAURANTS

	Frequency	Percent	Combined Favor and Against %
Strongly favor	12	2.5	16.5
Favor	67	14.0	
No opinion	88	18.3	18.3
Against	227	47.3	65.2
Strongly against	86	17.9	
Total	480	100.0	

Q7b: What type of commercial development do you want to see in St. Albans Town?
SIT-DOWN RESTAURANTS

	Frequency	Percent	Combined Favor and Against %
Strongly favor	154	30.5	85.7
Favor	279	55.2	
No opinion	43	8.5	8.5
Against	20	4.0	5.8
Strongly against	9	1.8	
Total	505	100.0	

Q7c: What type of commercial development do you want to see in St. Albans Town?
HOTELS

	Frequency	Percent	Combined Favor and Against %
Strongly favor	60	12.1	57.9
Favor	227	45.8	
No opinion	119	24.0	24.0
Against	67	13.5	18.1
Strongly against	23	4.6	
Total	496	100.0	

Q7d: What type of commercial development do you want to see in St. Albans Town?
SUPERMARKETS

	Frequency	Percent	Combined Favor and Against %
Strongly favor	29	5.9	28.6
Favor	111	22.7	
No opinion	113	23.2	23.2
Against	173	35.5	48.2
Strongly against	62	12.7	
Total	488	100.0	

Q7e: What type of commercial development do you want to see in St. Albans Town?
SMALL-SCALE RETAIL STORES

	Frequency	Percent	Combined Favor and Against %
Strongly favor	86	17.6	72.1
Favor	267	54.5	
No opinion	79	16.1	16.1
Against	45	9.2	11.9
Strongly against	13	2.7	
Total	490	100.0	

Q7f: What type of commercial development do you want to see in St. Albans Town?
LARGE-SCALE RETAIL STORES

	Frequency	Percent	Combined Favor and Against %
Strongly favor	240	47.6	75.2
Favor	139	27.6	
No opinion	35	6.9	6.9
Against	53	10.5	17.8
Strongly against	37	7.3	
Total	504	100.0	

Q7g: What type of commercial development do you want to see in St. Albans Town?
PROFESSIONAL OFFICES

	Frequency	Percent	Combined Favor and Against %
Strongly favor	76	15.3	64.0
Favor	242	48.7	
No opinion	141	28.4	28.4
Against	27	5.4	7.6
Strongly against	11	2.2	
Total	497	100.0	

Q7h: What type of commercial development do you want to see in St. Albans Town?
ENTERTAINMENT FACILITIES

	Frequency	Percent	Combined Favor and Against %
Strongly favor	99	19.9	66.7
Favor	233	46.8	
No opinion	101	20.3	20.3
Against	53	10.6	13.0
Strongly against	12	2.4	
Total	498	100.0	

Q7i: What type of commercial development do you want to see in St. Albans Town?
MOTOR VEHICLE SALES / REPAIR

	Frequency	Percent	Combined Favor and Against %
Strongly favor	19	3.8	27.5
Favor	117	23.7	
No opinion	168	34.0	34.0
Against	149	30.2	38.5
Strongly against	41	8.3	
Total	494	100.0	

Q7j: What type of commercial development do you want to see in St. Albans Town?
CONVENIENCE STORES

	Frequency	Percent	Combined Favor and Against %
Strongly favor	28	5.6	39.9
Favor	172	34.3	
No opinion	155	30.9	30.9
Against	117	23.4	26.2
Strongly against	29	5.8	
Total	501	100.0	

Q8: Where do you want to see future commercial development?

	Frequency	Percent
Rt. 7-Northend	170	45.1%
In the industrial/commercial park	29	7.7%
Rt. 7	28	7.4%
In planned areas	22	5.8%
In existing Plaza space	19	5.0%
Southend/Southside	19	5.0%
Outskirts	14	3.7%
Exit 19	9	2.4%
Anywhere	7	1.9%
In city/Close to city	6	1.6%
Rt. 104	4	1.1%
In current growth areas	3	0.8%
Exits 19 or 20	3	0.8%
By the Lake	3	0.8%
Rt. 36	2	0.5%
SouthEast	2	0.5%
Rt. 7 South	2	0.5%
West of Rt. 7	2	0.5%
Other*	33	8.9%
Total	377	100.0%

*Other responses comprised those answers that did not fit the question and answers that did fit, but had only one response.

Q9a: Please indicate your level of satisfaction with the following current services:

ROAD MAINTENANCE

	Frequency	Percent
No opinion	6	1.2
1 "Not satisfied"	28	5.5
2	43	8.4
3	115	22.6
4	204	40.1
5 "Very satisfied"	113	22.2
Total	509	100.0
Mean Satisfaction ³ = 3.7		

³ The counts of "No opinion" are not included in the Mean Satisfaction calculations.

**Q9b: Please indicate your level of satisfaction with the following current services:
FIRE PROTECTION**

	Frequency	Percent
No opinion	25	4.9
1 "Not satisfied"	5	1.0
2	6	1.2
3	71	13.9
4	208	40.7
5 "Very satisfied"	196	38.4
Total	511	100.0
Mean Satisfaction = 4.2		

**Q9c: Please indicate your level of satisfaction with the following current services:
POLICE PROTECTION**

	Frequency	Percent
No opinion	22	4.3
1 "Not satisfied"	59	11.5
2	79	15.4
3	128	25.0
4	141	27.5
5 "Very satisfied"	84	16.4
Total	513	100.0
Mean Satisfaction = 3.2		

**Q9d: Please indicate your level of satisfaction with the following current services:
AMBULANCE SERVICE**

	Frequency	Percent
No opinion	39	7.6
1 "Not satisfied"	3	.6
2	10	2.0
3	77	15.0
4	216	42.2
5 "Very satisfied"	167	32.6
Total	512	100.0
Mean Satisfaction = 4.1		

**Q9e: Please indicate your level of satisfaction with the following current services:
HEALTH SERVICES**

	Frequency	Percent
No opinion	26	5.1
1 "Not satisfied"	17	3.3
2	26	5.1
3	83	16.2
4	208	40.7
5 "Very satisfied"	151	29.5
Total	511	100.0
Mean Satisfaction = 3.9		

**Q9f: Please indicate your level of satisfaction with the following current services:
LIBRARY**

	Frequency	Percent
No opinion	65	13.0
1 "Not satisfied"	16	3.2
2	20	4.0
3	87	17.4
4	170	34.0
5 "Very satisfied"	142	28.4
Total	500	100.0
Mean Satisfaction = 3.9		

**Q9g: Please indicate your level of satisfaction with the following current services:
SNOW REMOVAL/PLOWING**

	Frequency	Percent
No opinion	17	3.3
1 "Not satisfied"	15	2.9
2	22	4.3
3	84	16.5
4	215	42.2
5 "Very satisfied"	156	30.6
Total	509	100.0
Mean Satisfaction = 4.0		

Q9h: Please indicate your level of satisfaction with the following current services:
PARKS

	Frequency	Percent
No opinion	23	4.5
1 "Not satisfied"	25	4.9
2	35	6.9
3	96	19.0
4	221	43.7
5 "Very satisfied"	106	20.9
Total	506	100.0
Mean Satisfaction = 3.7		

Q9i: Please indicate your level of satisfaction with the following current services:
HOMELESS SERVICES

	Frequency	Percent
No opinion	146	29.0
1 "Not satisfied"	27	5.4
2	52	10.3
3	134	26.6
4	102	20.3
5 "Very satisfied"	42	8.3
Total	503	100.0
Mean Satisfaction = 3.2		

Q9j: Please indicate your level of satisfaction with the following current services:
SCHOOLS

	Frequency	Percent
No opinion	46	9.1
1 "Not satisfied"	13	2.6
2	27	5.3
3	107	21.1
4	191	37.7
5 "Very satisfied"	122	24.1
Total	506	100.0
Mean Satisfaction = 3.8		

Q10a: How important is it to you that the following services be explored for possible Town-based provision?

TOWN RECREATION PROGRAM

	Frequency	Percent
No opinion	27	5.3
1 "Not important"	39	7.7
2	44	8.7
3	132	26.1
4	144	28.5
5 "Very important"	120	23.7
Total	506	100.0
Mean Importance⁴ = 3.5		

Q10b: How important is it to you that the following services be explored for possible Town-based provision?

TOWN POLICE DEPARTMENT

	Frequency	Percent
No opinion	25	4.9
1 "Not important"	40	7.9
2	47	9.3
3	101	19.9
4	140	27.6
5 "Very important"	154	30.4
Total	507	100.0
Mean Importance = 3.7		

Q10c: How important is it to you that the following services be explored for possible Town-based provision?

TOWN MUNICIPAL WATER SYSTEM

	Frequency	Percent
No opinion	33	6.5
1 "Not important"	56	11.0
2	46	9.1
3	88	17.3
4	109	21.5
5 "Very important"	176	34.6
Total	508	100.0
Mean Importance = 3.6		

⁴ The counts of "No opinion" are not included in the Mean Importance calculations.

Q10d: How important is it to you that the following services be explored for possible Town-based provision?

TOWN MUNICIPAL SEWER SYSTEM

	Frequency	Percent
No opinion	32	6.2
1 "Not important"	53	10.3
2	45	8.8
3	82	16.0
4	109	21.2
5 "Very important"	192	37.4
Total	513	100.0
Mean Importance = 3.7		

Q11a: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

PROTECT OPEN SPACE AND NATURAL RESOURCES

	Frequency	Percent
No opinion	6	1.2
1 "Not important"	19	3.7
2	43	8.5
3	143	28.1
4	125	24.6
5 "Very important"	172	33.9
Total	508	100.0
Mean Importance = 3.8		

Q11b: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

PROVIDE OPPORTUNITIES FOR LOCAL JOB GROWTH THROUGH BUSINESS DEVELOPMENT

	Frequency	Percent
No opinion	3	.6
1 "Not important"	4	.8
2	12	2.4
3	70	13.8
4	170	33.5
5 "Very important"	248	48.9
Total	507	100.0
Mean Importance = 4.3		

Q11c: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

IMPROVE SCHOOL QUALITY

	Frequency	Percent
No opinion	18	3.6
1 "Not important"	15	3.0
2	21	4.2
3	99	19.8
4	169	33.8
5 "Very important"	178	35.6
Total	500	100.0
Mean Importance = 4.0		

Q11d: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

MAINTAIN MODERATE TAX RATES

	Frequency	Percent
No opinion	2	.4
1 "Not important"	3	.6
2	2	.4
3	40	7.9
4	109	21.5
5 "Very important"	351	69.2
Total	507	100.0
Mean Importance = 4.6		

Q11e: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

DEVELOP RECREATION TRAIL NETWORKS

	Frequency	Percent
No opinion	10	2.0
1 "Not important"	61	12.2
2	73	14.5
3	148	29.5
4	129	25.7
5 "Very important"	81	16.1
Total	502	100.0
Mean Importance = 3.2		

Q11f: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

MAINTAIN THE TOWN'S CHARACTER

	Frequency	Percent
No opinion	11	2.2
1 "Not important"	22	4.3
2	41	8.1
3	128	25.3
4	147	29.1
5 "Very important"	157	31.0
Total	506	100.0
Mean Importance = 3.8		

Q11g: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

ENHANCE VIABILITY OF BUSINESS COMMUNITY

	Frequency	Percent
No opinion	10	2.0
1 "Not important"	11	2.2
2	20	4.0
3	118	23.5
4	187	37.3
5 "Very important"	156	31.1
Total	502	100.0
Mean Importance = 3.9		

Q11h: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

DEVELOP AFFORDABLE HOUSING

	Frequency	Percent
No opinion	6	1.2
1 "Not important"	43	8.5
2	54	10.7
3	113	22.4
4	164	32.5
5 "Very important"	124	24.6
Total	504	100.0
Mean Importance = 3.5		

Q11i: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

EXPAND MUNICIPAL WATER AND SEWER SERVICES

	Frequency	Percent
No opinion	20	4.0
1 "Not important"	50	9.9
2	39	7.7
3	123	24.3
4	118	23.3
5 "Very important"	156	30.8
Total	506	100.0
Mean Importance = 3.6		

Q11j: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

DEVELOP ELDERLY HOUSING

	Frequency	Percent
No opinion	10	2.0
1 "Not important"	19	3.7
2	27	5.3
3	130	25.6
4	168	33.1
5 "Very important"	153	30.2
Total	507	100.0
Mean Importance = 3.8		

Q11k: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

DEVELOP HOUSING FOR ALL INCOME LEVELS

	Frequency	Percent
No opinion	9	1.8
1 "Not important"	40	7.9
2	35	6.9
3	133	26.2
4	147	28.9
5 "Very important"	144	28.3
Total	508	100.0
Mean Importance = 3.6		

Q11l: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

IMPROVE PUBLIC TRANSPORTATION SERVICES

	Frequency	Percent
No opinion	22	4.3
1 "Not important"	62	12.2
2	75	14.8
3	151	29.7
4	110	21.7
5 "Very important"	88	17.3
Total	508	100.0
Mean Importance = 3.2		

Q11m: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

INCREASE ROADWAY MAINTENANCE SERVICES

	Frequency	Percent
No opinion	11	2.2
1 "Not important"	16	3.2
2	47	9.4
3	193	38.4
4	146	29.1
5 "Very important"	89	17.7
Total	502	100.0
Mean Importance = 3.5		

Q11n: Please indicate your opinion on the level of importance of each of the following planning goals to the people and the future of this community.

INCREASE TOWN EMERGENCY SERVICES SUCH AS FIRE HYDRANTS AND AMBULANCES

	Frequency	Percent
No opinion	16	3.1
1 "Not important"	25	4.9
2	43	8.4
3	172	33.8
4	143	28.1
5 "Very important"	110	21.6
Total	509	100.0
Mean Importance = 3.5		

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Q12: Where do you work?

Place	Frequency	Percent
St. Albans Town	93	18.98%
St. Albans City	85	17.35%
St. Albans	74	15.10%
Georgia	11	2.24%
Swanton	4	0.82%
Franklin Co.	2	0.41%
Fairfield	2	0.41%
Highgate	2	0.41%
Sheldon	1	0.20%
Enosburg	1	0.20%
Richford	1	0.20%
Montgomery	1	0.20%
St. Albans Combined Total	252	51.43%
Franklin Co. Total	277	56.53%
Chittenden Co.	1	.2%
Burlington/South Burlington	34	6.94%
Williston	18	3.67%
Colchester	12	2.45%
Essex	9	1.84%
Winooski	5	1.02%
Milton	3	.61%
Shelburne	1	.2%
Chittenden Co. Total	84	17.14%
Others*	12	2.45%
Retired	118	24.08%
Total	490	100%

*Non-Chittenden or Franklin Counties, and non-VT.

Q13. Where do you live?

	Frequency	Percent
Maquam Shore rd	23	4.8%
Kellogg rd	23	4.8%
Newton	16	3.4%
Hathaway Point rd	15	3.2%
Rt. 36	12	2.5%
Green Mt. Dr	12	2.5%
Rt. 7	10	2.1%
Georgia Shore rd	10	2.1%
Bronson rd	9	1.9%
French Hill	9	1.9%

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Tanglewood Dr	8	1.7%
Lebel dr.	8	1.7%
James Circle	8	1.7%
Nason	8	1.7%
Lake rd	8	1.7%
Fairfax St	8	1.7%
Sunset Terrace	7	1.5%
Lower Newton rd	7	1.5%
Eastview Dr	7	1.5%
Bayview Dr	7	1.5%
Freeborn St	7	1.5%
Fisher Pond rd	7	1.5%
Pike dr.	6	1.3%
Parsons Ln	6	1.3%
Jewett Ave	6	1.3%
Brigham rd	6	1.3%
Prospect Hill rd	5	1.1%
Orchard	5	1.1%
Clyde Allen rd	5	1.1%
Hill farm rd	5	1.1%
Middle rd	4	0.8%
Potter Ave	4	0.8%
Shore rd	4	0.8%
Pearl St.	4	0.8%
Route 104	4	0.8%
Laurie Ave.	4	0.8%
Lakemont Dr	4	0.8%
Thorpe rd	4	0.8%
Cardinal Ln	4	0.8%
Dunsmore rd	4	0.8%
Gricebrook	4	0.8%
Fairfield Hill	4	0.8%
High St	4	0.8%
Button rd	4	0.8%
Other (3 respondents and less)	147	30.9%
Total	476	100%

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Q14: Age groups of respondents.

Age groups	Frequency	Percent
19-30	16	3.1
31-40	44	8.6
41-50	109	21.4
51-64	181	35.5
65 and over	160	31.4
Total	510	100.0
Mean Age = 55.7 Median Age = 55.5		

Q15: How many years have you lived in St. Albans Town?

Number of years	Frequency	Percent
0-5	93	18.8
6-10	74	15.0
11-15	52	10.5
16-20	56	11.3
21-25	35	7.1
26-30	39	7.9
31-35	30	6.1
36-40	24	4.9
41-45	26	5.3
46-50	27	5.5
51 and more	38	7.7
Total	494	100.0
Mean Years Lived in Town = 22.7 Median Years Lived in Town = 18.0		

Q16: How many people live in your household?

Number of people	Frequency	Percent
1	66	13.0
2	258	50.8
3	72	14.2
4	76	15.0
5	26	5.1
6-9	10	2.0
Total	508	100.0
Mean People per Household = 2.6 Median People per Household = 2.0		

Q17: How many people in your household are under 18?

Number of people	Frequency	Percent
None	377	74.4
1	58	11.4
2	49	9.7
3	16	3.2
4-6	7	1.4
Total	507	100.0
Total Households with 1 or More People Under 18 = 130		25.6
Mean People Under 18 per Household = 0.5		

Q18: How many people in your household are over 65?

Number of people	Frequency	Percent
None	338	67.1
1	85	16.9
2	81	16.1
Total	504	100.0
Total Households with 1 or More People Over 65 = 166		32.7
Mean People Over 65 per Household = 0.5		

Q19: Is your primary residence in St. Albans Town?

	Frequency	Percent
Yes	468	91.1
No	46	8.9
Total	514	100.0

Q20: Do you Own, rent, or other?

	Frequency	Percent
Own	453	96.2
Rent	9	1.9
Other	9	1.9
Total	471	100.0

Q21: What type of dwelling is your primary residence?

	Frequency	Percent
Single family home	395	78.8
Duplex/Multi-family home	12	2.4
Seasonal/Camp	23	4.6
Condo/Town home	30	6.0
Mobile home	38	7.6
Other	3	0.6
Total	501	100.0

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Q22: How many years have you lived in your primary residence?

Years	Frequency	Percent
0-5	110	22.8
6-10	91	18.8
11-15	62	12.8
16-20	68	14.1
21-25	34	7.0
26-30	38	7.9
31-35	28	5.6
36-40	16	3.3
41-45	12	2.5
46-50	10	2.1
51 and more	14	2.9
Total	483	100.0
Mean Years in Primary Residence = 17.4 Median Years in Primary Residence = 14.0		

Q23: What other comments do you have?*

want/need walmart-51
want large department/retail stores i.e. Lowe's, Wal-Mart, K-Mart, Target, Home Depot,-24
need retail/department store-8
tired of driving all the way to Williston to shop
want businesses such as pizza place, Chinese, fast food, auto
professional office space
need more shopping options
need mini university mall
shopping options in St. Albans are horrible
need mid-range shopping market
need department stores, restaurants,
St. Albans is made up of pizza places, auto body shops- most people who shop at Wal-Mart would not shop at stores in the city-driving to Williston hurts environment because of car pollution
thanks bob Johnson for helping us get Wal-Mart need it-tired of traveling to Burlington for everything-should vote on it
Issues/Concerns with or don't want Walmart-6
don't want more development
major retailers don't need to be in St. Albans-Williston is a good place for them
this place is going to turn very ugly with Wal-Mart , no locally owned business = no wealth
school taxes are too high
high taxes force you to develop open land
we pay taxes for both city and town cause our land is on both
older citizens are finding it harder to live tax-wise
lower taxes-3
people on social security should not pay school tax-many people with kids in school do not pay property tax-burden on the elderly
police department should be payed with the sales taxes from the big box stores
preserve open land, less houses thus less taxes

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taxes and real estate are too high-1
being made to pay for a water and sewer system I don't want
want services and willing to pay for the taxes
improve the board and DRB relationship
development review board needs to be more business friendly
DRB needs overhauling
take the flat-landers off the boards
don't let outsider determine what the town does
do something about the DRB, not ethical
want DRB Have to make decision on Wal-Mart
oppose limiting square footage to stores, DRB is wrong to make Wal-Mart jump through so many hoops
zoning rules are in bad judgment, decisions such as anti growth and underutilizing resources
would like a limit on number of housing permits issued per year
town should work with the state so developers can develop
zoning need to handled case by case
we need planning
town planners must be proactive in planning for growth.
there is favoritism by town government, some people get away with a lot.
development people make too many decisions
if the majority wants Wal-Mart then it should be allowed
developer Sam smith needs to be closely monitored
decisions are all being made by too few people, issues should be voted on by town
people working for state, town, etc. need to do what the people want
other people need to be able to say what goes on in the town not just a few selected people.
officials need listen to the majority of residents in town
town select men should listen to people, decisions made too slow
town/city discussions are a great idea
listen to the people here
the town needs to talk about how big this Wal-Mart really will be.
all businesses should be treated equally, no matter what size, town should allow
all types of housing
town wants too much control over our houses
the permit process in the town needs improvement/simplification-4
lot sizes should be smaller
survey is ten years too late-2
survey is too simplistic and contradictory
some wording made it difficult to choose the correct response
questions are too vague-2
St. Albans is an affordable town-keep it that way
we don't want the town to lose its uniqueness.
abide by existing controls and regulations
We can still keep the towns character, yet still grow.
I love St Albans town
happy the way things are
I'm proud of St. Albans
no town like Williston

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best place I have ever lived
very convenient place to live
nice place to live
St. Albans has great potential as a place to live
take care of lake Champlain pollution
solve weed & algae in the bay, improve access to dock, clearly mark old sunken dock
regulate farms that are polluting the lake
farms should stay farms and not turn into cluster homes
farms are not family farms they are businesses should be controlled that way.
farmers should be responsible for keeping roads clear of agricultural debris because it's a hazard for drivers
We need to save our farm lands
forget farming you cant make a living off it
increase quality of school education without increasing taxes-2
constant improvement in education
More education
set and demand teaching standards
schools should have anger management classes
more funding for library
improvement in recreational facilities
proper lighting on streets
need more recreation trails and parks
happy with current emergency services
break-ins and drug traffic should be stopped
police services are essential
sheriff of town is never around we deserve better
roads close to city limits should be high density residential
better snow removal and sanding
road crews use way too much gravel when plowing makes winter a mess
snow removal has improved this year
sanding of roads needs to be picked up in spring
keep mud out of highway& lower manure odor
lake rd is not sanded or salted enough during the winter
excellent road maintenance-snow plowing too frequent-can drive in 1/2" snow
better road maintenance, snowplow and sand Swanton town and Kellogg rd
the town doesn't plow our road cause it is 4 houses. Why is that?
clean out the ditch along Brigham rd, the water doesn't drain,
downtown traffic must be addressed
stop removing traffic lanes
road maintenance
look at our water/sewer system
Sewer /water bill should be adjusted, bills too high-2
need sewer services at lake-2
Municipal water and sewer systems (join w/city)-6
services should be beneficial to people in both town and city
need controlled growth-both residential and commercial

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expand but maintain it's character
preserve rural character-2
need to maintain identity
needs growth in appropriate locations
need a smaller store to fit our needs and not take away from the town's charm
need responsible growth
should allow denser construction expanding outward, thereby keeping more open spaces.
keep 50000 square feet of retail development and keep open spaces
Wal-Mart next to price chopper, to concentrate shopping area
more development will help but do not want town to lose the identity
don't need super stores, mid size will suit community needs-3
do not be afraid of growth in the city
favor wal-mart type stores to keep off I-89 and support the local economy
continue planning commercial and industrial growth in designated area
commercial growth needs to be on exit 20
commercial development in designated areas and still preserve farms and the town
Commercial area growth in an area that doesn't take away from the town
Keep planned growth
No industrial development on Brigham rd
keep commercial activity in industrial park and rt 7 north
More industry and large stores
put up buildings for industrial and manufacturing so new businesses can come in-set up fund to help businesses get started with town/state incentives
need supermarket south of the city, town hall should be north of the city and not in St. Albans bay
more industrial for better tax base
need to expand industry to help with taxes- need to expand local and commercial stores to accommodate people in area-take stand against environmentalists who think we should live as we did in 1800's
need more development in industry and services
more business and industry
more housing needed-3
better senior housing
need affordable housing to rent/own-6
need more jobs with livable wages
need good jobs to keep young, educated people in area
more jobs/job development-4
more, higher paid, manufacturing jobs
merge city and town, how much with section 10 cost?
combine service between town and city and make middle school
town should join w/ city on /recreation/police & fire & schools
better relationship with St. Albans city
Don't mix town and city, allow business that is good for town
do not see city/town merge of services as a benefit
make every effort to consolidate services with city of St. Albans
commercial land prices too high because shortage of available land
difficult for small business owners to purchase land
a dog park would be nice-2

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ban dogs in recreational areas
bayside should be turned into a town center, use the area for financial gain
mail service with each home in Lapierre park
I have to run my business according to my income so should the town
hope the selected city town worker work for the welfare of all to enjoy
has to be balance between employment and housing development
get someone different to take care of the parks
people own real estate as an investment, let them use it as such.
elderly need taking care of.

*Numbers beside responses denote the actual number of respondents making the statement. Responses were grouped into general categorizations for ease of reading.