

**2004 SUTTON MASTER PLAN  
PUBLIC INFORMATION SESSION SURVEY  
FUTURE LAND USE AND REGIONAL CONCERNS RESULTS**

1) What are the 5 most important regional issues that Sutton needs to be prepared for?  
Please indicate whether these are positive or negative impacts.

- Negative
  - Threat of over-population
  - Population growth (x3)
  - Growth (x8)
  - Sprawl that scatters along every road (x2)
  - Loss of rural character due to overbuilding
  - Rampant development (since we have no zoning in Sutton)
  - Spot zoning (existing) expanding in town
  - Lack of affordable housing
  - Pressure for residential development
  - Trailer parks (x2)
  - Pressure for commercial development (x3)
  - Threat of cell towers
  - Race tracks
  - Inconsistent zoning
  - Loss of wildlife habitat (x3)
  - Water supply (x4)
  - Wetlands
  - Land quality
  - Loss of open space
  - School (x6)
  - School funding issues
  - Limit growth - schools and services
  - Skyrocketing property taxes (x2)
  - Too much traffic (x6)
  - Roads
  - Sidewalks
  - Streetlights
  - Traffic lights
  - Pollution (x3)
  - Safety
  - Soaring property values (pricing ourselves out of town)

- Positive
  - Growth
  - Preserving open space (x4)
  - Water recreation
  - Preservation water resources (x2)
  - Country nature/rural
  - Housing
  - Education/schools (x5)
  - New town hall/offices
  - Things for the kids to do - rec. center
  - Roads
  - Emergency services
  - Have restrictions in development set-up before building begins
  - Commerce (x2)
- Location relative to Concord and Boston
- Establishment of commercial/industrial zones near town boundaries
- Commercial need for a tax base (x2)
- Growth of manufacturing and business (x2)
- Uncontrolled residential growth (x2)
- Area growth (x7)
- Population densities
- Large subdivisions
- Housing
- Mixed-income housing, low and moderate income (x3)
- Multi-family government funded housing subdivisions with duplex housing
- Cluster development
- Densities need to be varied in different sections of town- this is a positive or negative depending on whether you want to shut the door on growth or leave it open
- Elderly care
- Land use/Zoning (x2)
- Protection of surface water and aquifers (x4)
- Open space for public use (x2)
- Require that all subdivisions donate a minimum % of land for public use
- Increased population and protection of land areas
- Protection of historic and natural resources (x2)
- Preservation and conservation of natural lands (x2)
- Preservation for wildlife (x2)
- Schools (x7)
- Solid waste disposal
- Adequate police and fire protection

- Retain scenic roadways
- Taxes
- Traffic
- Transportation (x2)
- More people, more cars, not schools – these will be positive/negative depending on how handled
- Not burdening the communities support services so that taxes are driven up
- Defining/maintaining “rural character” (x2)
- State and federal mandates
- Preserve rights of landowners (x2)
- Lawsuits – towns can legislate only to lands they own – Supreme court decisions

2) Should Sutton have an area in town dedicated for commercial/industrial development? If yes, where should this area be located?

- Throughout town
- Close to state roads (x2)
- Area around Exit 10 (x14)
- Village areas (x9)
- Somewhere near to I-89 (x6)
- Route 114 (x6)
- Shaker Road(x4)
- Hominy Pot Road
- North Road
- On way to Exit 9 at the site of town and school buildings
- Route 103 area
- Wadliegh/Blaisdell lakes
- Near fire hall
- Country Club
- Sutton Mills
- Should be located near existing commercial businesses (x6)
- Located in existing buildings
- Industrial park
- Places less attractive for residential development
- Very limited for tax base
- Away from homes
- Somewhere where it does not impact the rural nature of Sutton
- You don't own it, you have no say - unconstitutional
- No where (x4)
- Study (x2)

3) What types of non-residential development should Sutton encourage?

- Tourism (x2)
- Environmentally "clean" (x8)
- Conservation (x5)
- Recreation (x9)
- Cultural
- Historical (x3)
- Single-family and manufactured homes
- Assisted living facility (x2)
- Controlled commercial
- Light industrial/commercial (x8)
- Manufacturing
- Small business (x2)
- Small specialty shops/businesses (x12)
- Craft-oriented
- Grocery stores (x2)
- Movie theater
- Restaurants, not fast-food (x3)
- Shopping center
- Office Park/professional offices (x4)
- Home businesses (x2)
- Bed and breakfast inns
- High-tech
- Non-profit
- Agriculture (x7)
- Forestry (x2)
- community center (x2)
- bigger library
- None (x8)
- All