

Focus Group Meeting Summaries

Downtown Revitalization

02/27/2020

WHERE IS DOWNTOWN?

- Town Hall to Centennial Park-extensions further north and up side streets (Canal, High, Bunker Hill, etc.).
- Main Street between north and south junctions of Routes 2 & 3 include areas of Canal and Summer Streets.
- Places along combined Routes 2 & 3 with excessive curb cuts.

INDICATORS OF REVITALIZATION

- Reconcentration of goods and services
- Businesses of value to community
 - Polish Princess, Granite Grind, Copper Pig
- Numerous gathering places for community
 - Eateries
 - Co-working spaces
 - Art Gallery
- Amenities
 - Pedestrian friendly
 - Crosswalk
 - Speeding
 - Parking
- Farmers Market, Concerts, Community events
- See what works other places

HOW TO ACHIEVE REVITALIZATION

- Pedestrian & Bike Friendly
 - Bump Outs
 - Change parking from angled to parallel
 - Enforcement traffic laws
 - Speed limit signs (Digital at entrances to Town
 - Bike lane, larger shoulders
- Street Trees
 - Identify ideal species
- Building Design
 - Continue with the existing patterns and forms
 - Preserve what is there.
- Parking
 - Create roadway west of Main Street for ATV (trailer) parking
 - Parking garage
 - Shared parking

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WHERE IS DOWNTOWN?

- Mechanic to High Streets

INDICATORS OF REVITALIZATION

- No empty storefronts
 - More retail
 - Evening dining-All Year

HOW TO ACHIEVE REVITALIZATION

- Pedestrian and Bike Friendly
 - Crosswalk safety
 - Snow removal
 - Sidewalk maintenance (Repair and Elevate)
 - Bike racks
 - Access to parking
- Street Trees
 - Taller
 - Include landscaping
 - Window/sidewalk flower boxes
 - Hanging baskets
 - Proper location-Do not block businesses
 - Focal points-E.g. Littleton pianos
 - Unique features-Fountains
- Building Design
 - Keep existing character
 - Building color
 - Keep cohesion
 - Form, color, elements
 - Plaza design

Economic Development

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Land for existing and new businesses

- Remote Businesses-Shared spaces
- Existing underutilized businesses
- Old FB Spaulding property
- Gaynor Field
- Canal Street-Thompson Manufacturing building
- Skate Rink
- North Main-Industrial Park
- Brickyard Road
- 69 Mechanic Street

- Causeway Street
- North end of Summer Street
- Bridge Street
- Fairgrounds

What is lacking?

- Broadband
- Customers
- Investment
- Diversity-Arts & Culture
- Jobs/Workforce
- Co-working space

Types of Businesses

- Small-scale retail
 - Root Seller
 - Polish Princess
 - Beauty Parlors
- Restaurants
- Public restrooms
- Home-based/Telecommuting
 - Shared space
 - Broadband/Cell
- Agricultural Development
 - Forest based
 - Small scale farming
 - Farmers Market
 - Supporting-Next Level Industry

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Land for existing and new businesses

- Vacant Main Street lot
- Underutilized buildings
- FB Spaulding-Residential not Commercial

What is lacking?

- Theme/Destination
- Customers
- Labor Force
- Lancaster Pamphlet
- More visibility of Welcome Center
 - Move to EXIT Realty/GMS Church

Types of Businesses

- Small Scale
 - Evans Market
 - CMW
 - Heart, Hearth & Home
 - Fullers
 - Simon the Tanner
- Home-Base/Telecommuting
 - Internet-Fiber
 - Shipping Center/Office Support business
 - *****Retain Youth*****
 - Roads and Infrastructure
 - Adult Education
- Agricultural Development
 - Forest Based
 - More focus
 - Carbon sequestration\$\$\$\$
 - Farmers Market
 - Small scale farming-more year round
- Industrial Development
 - Revenue generating
 - Industry of future
 - Renewable energy manufacture
 - Bring back railroads
 - Retain Youth

Housing

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Types

- Elderly Housing
 - Close to Town/Services
 - Provide property maintenance
- Single Family
 - Cluster Development
- Affordable
 - Close to Town

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Types

- Travel Trailers on lots
- Single Family/Elderly
 - Diverse Stock so there is a natural rotation as people age
- Single Family is OK
- Elderly

- Affordable
- Walkable-Close to amenities
- In-Home elderly resources
- Multi-generational/Shared homes
- Workforce housing

Land Use

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Rate Lancaster Land Uses

1. Residential/Open Space
2. Commercial
3. Agricultural
4. Commercial/Industrial

Natural Resources

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Types & Where

- Forests
 - Northeast side of Town
 - White Mountains
 - Kilkenny
 - Out East
 - Town Forest
 - Bunker Hill Woods
 - Behind Hospital
 - Weeks Park
 - Mount Orne & Pleasant
 - Community Camps
- Mountains
 - Prospect, Pleasant, Orne
 - Kilkenny
 - Cabot
- Rivers
- Water-All Sources
 - Connecticut River
 - Martin Meadow Pond
 - Evans (Blood)Pond
 - Weeks Pond
 - Weed Pond
 - Town Forest beaver ponds
 - Israel River
 - Garland Brook
 - Bunnell Brook

- Wildlife
 - Deer-Orne, Pleasant & Prospect
 - Raptors-Prospect
 - Martin Meadow-Eagles, Loons
 - Amphibians
 - Beaver
 - Moose
 - Bunker Hill Woods-Danger
 - Hospital Woods
- Fields/Open Lands
 - Across from Rogers
 - Lost Nation/Grange/PV Road
 - Forbes
 - Main Street (Gaynor)
 - North Road-Not Forbes
 - South Lancaster Road (135)
 - Mount Prospect
 - Corrigan Hill
 - Stebbins Hill
 - Fair
- Trails
 - Heritage Trail
 - York Pond
 - Tekwood
 - Mount Prospect trails
 - Corridor 5
 - Railroad bed in winter
 - Behind Hospital
 - Community Camps
 - Kilkenny Trail
 - Bunker Hill
 - Stebbins Hill
 - Main Pump Station to Main Street
 - Falkenham Land
 - Between Brook and Hodge Road
 - Cross Country water line
 - Railroad ROW-Greenway
- Roads-Access
- Wetlands
 - Martin Meadow Pond area
 - Town Forest
 - Weed & Weeks Pond
 - Fairgrounds & Connecticut Rover area
 - Garland Mill

- Water intake
- South Lancaster before Orne Bridge
- Views
 - Top of Mount Prospect
 - Across from Rogers
 - Corrigan Hill
 - Out East
 - Fairgrounds
 - Gore Road
 - Page Hill Road (Gaynor property)
- Fresh Air-Where it isn't
 - In winter on RR tracks
 - Farms
- Weather

Recreation

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Types and Where

- Organized Team Sports
 - Colonel Town
 - Lancaster Elementary School
 - Skating Rink
 - WMRHS
- Fishing
 - Rivers/Ponds
- Road & Mountain Cycling
 - Roads
 - Mount Prospect
 - Hospital Woods
- Skiing-Downhill & X-Country
 - Mount Prospect
 - Community Camps
 - WMRHS
- Hiking/Walking
 - Area Mountains
 - Town Forest
 - Community Camps
 - WMRHS
 - Roads
 - Hospital Woods
 - Mount Prospect
- Paddling
 - Rivers/Ponds

- Dog Sledding
- Snowmobiling
 - Town Forest
 - Bunker Hill Woods
- ATVing
 - Town Forest
 - Bunker Hill Woods
- Horseback riding/Horse pulling
- Hunting
- Tennis
- Snowshoeing
 - WMRHS
- Swimming
 - Rivers/Ponds
 - Colonel Town Pool
 - Hospital Woods
- Road & Trail Running
 - WMRHS
 - Roads
- Motorized Racing
- Concerts
 - Centennial Park
- Nature Viewing
 - Mount Prospect

Land Use

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Zones and Acceptable Uses

- Residential
 - Single Family Homes
 - Multi-Family homes
 - Creative Residential Developments
 - Walkable/Bike elements
 - Condos
 - Multi-Use
 - Cluster Development
 - Tiny House
 - Village Residential Development
 - Place close to Town infrastructure/service
 - Utilize Safety Standards
 - Crate Design standards
 - Professional Offices/Small Markets
 - Weigh Adult vs Family type businesses

- More strict standards & enforcement
- Agricultural
 - Farming
 - Forestry
 - Agritourism
 - Residential
 - Conservation
 - Camps-Summer Youth
 - Intentional Communities
 - Shelters-All Districts
- Commercial/Industrial
 - Retail
 - Professional Offices
 - Manufacturing
 - Consider Traffic, Product made, Waste produced (Raw Materials), Infrastructure

Natural Resources

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Types

- Land-Mineral Rights, Fracking
- Air
- Water-Rivers & Lakes
- Forests
- Silence
- Town Forest/Community Camp
- Town (Public) Water
- Views
- Open Space
 - Hinkley Land
- Expand Town Forest
- Weeks State Park
- Steep Slopes-Preserve them
- Easements

Recreation

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Types Missing

- Accommodations for Bikes
 - Racks
 - Motorists
 - Education on Biker rights
 - Hostelry

- Outreach
- More bike paths
- Bike Lanes-Study
- Alternate Routes
- Signage-Speed radar/Pavement

Types & Places

- Sleds
- OHRV's/Bikers (Signs for noise)
- ATV-Free zones-Community and/or region
- Heritage Trail
- Colonel Town Recreation
- Fat Tire Biking
- Wetlands creates limits
- Horseback riding
- Hiking-Cabot
- Kilkenny (Cohos)Trail
- Clubs/Groups

Other Topics

- Innovative ways to preserve existing character
 - Assets
 - Easements
- Master Plan Group
 - Diverse Group
 - Subsequent Focus Groups meetings and sub-groups
- Infrastructure
- Public availability of plans
- Unkempt yards/junkyards