

Land Use Planning & Zoning Open House

February 16 and 17, 2018



Hosted by the Groton Citizen Planning Committee

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Part 1 – Overview

The Groton Citizen Planning Committee hosted an Open House to provide residents and property owners with information on the reason for a Master Plan, and zoning and land use regulations. More than 50 people



participated in these two events. The participants provided feedback at five information stations, participated in group discussions, and provide additional comments that will help direct the work of the Committee over the next year.

The feedback received at these two events has been recorded in this report, and several themes have emerged. These include the following:

- Participants would like to keep Groton rural, quiet and dark;
- There is interest in protecting natural resources from future development;
- The minimum lot size should be reconsidered to avoid a suburban development pattern;
- Conservation Subdivisions are desirable to many people if they are designed well;
- Home businesses need to be defined and allowed by right;
- Commercial businesses are not desirable, and if allowed at all must meet a high standard of design and environmental protection.
- There is some confusion about setbacks and other standards as they relate to current lots;
- Need to address housing types allowed in the zoning and compliance with State workforce housing laws.

Part 2 - Feedback Organized by Topic

The following section of this report includes the feedback received at the Open House organized by theme. Statements followed by (+_) indicate the number of other responses that indicated the same exact language.

Dimensional Standards (lot size, setback, etc.)

I notice several comments about shape of subdivision lots. I agree that narrow lots are undesirable. I agree with 5-acre minimum lot size. I do not think frontage requirements are the way to go. My ideal is 15 foot frontage for a driveway and 20 acres not visible from any road. Lot shape is the issue.

I would like to see a limit on the height of structures to keep apartment building from being more than 2 stories (+4)

Keep Groton rural. Do not have a 2 acre minimum. (+1)

- Instead incentivize cluster development by having a ten acre minimum.
- Really? Young families wouldn't be able to afford this type if lot size- we need younger folks coming in!
- 2.5 acre is a reasonable lot size. 10 + can go to current use and we don't need any more current use.
- 2.5 acres ok depending on frontage!

Conventional designs should require large minimum lot sizes- 5 acres

- 10 acres

Minimum 5 acre lots better

5 acre minimum- no spaghetti lots (+1)

5 acres no less. (+4)

10 acres.

Subdivision lots need to be square not long rectangles. (+1)

No lot size limit.

A lot of lots in town are under 5 acres. Grandfathered to build 2?

Maximum setback no more than 25 feet from boundary. If fence installed, it should be no closer than 2 feet from the boundary.

As long as it clearly does not impact town and/or abutter's property. Road frontage should be at least 100 feet or more.

How do setbacks affect current lots?

I support 2-acre minimum lot size. 30' frontage setback and 15' side setback. Minimum 400' frontage on a Class V road. Great vision statement. Should define what uses (commercial) are not allowed. Exclude steep slopes (over 20%) and wetlands from calculations defining a buildable lot.

To shape Groton's future growth, it's what I see your real purpose here is lot size. If I after getting my home don't want the land next to me developed, then I buy that land. If I can't then I am being selfish to try to stop the next one. Even our children's children from having their own land to. I am against any more zoning regulations. A bunch of busy bodies getting into the affairs of others where they don't belong.

Heartily agree that minimum lot size should be instituted along with other best practices and stipulations with regards to items such as frontage, setbacks, etc.

We have lots in town that are quite small. Minimum lot size? 2 acres.

We need regulations on lot size. 5 acre minimum (+1)

Commercial/zoning should never affect or try to retard small businesses such as excavation companies, up to 10 trucks, excavators, tractors, or combination that's not housed in garage. They should get tax break for those workshops and garages. Rules may not be applicable over entire town sometime a case by case basis is better.

Looks like 90% of building lots are already spaghetti lots.

Buffer zone for cutting along property line

Create a buffer zone next to property lines to prevent clear cutting of trees up to property line

Regulating Use

Opposed to trailer parks of any size

- Agree

When we tell our neighbor he can't run a business from his home just because we don't like our rural country developed its wrong

Watch any commercial use as an accessory to housing

Limit condos and townhouses on ridgelines!

- No (4)

Small development with open spaces, minimum commercial, encourage small home businesses

- Agreed

No multi-family or condos.

No condos- duplex ok. No multifamily.

I don't want to sue any new commerce in town.

No workforce housing.

No mobile home "parks"

- Co-op parks are good!

Limit on parking and signage and lights for home-based businesses (+1)

Ensure that businesses do not have a large environmental impact.

No apartment complexes. (+1)

All pre-existing business should always be grandfathered and governed by regulations prior to new rules/regulations. New homes and existing homes, pre-existing businesses to any of these rules/regulations must never be forced (grandfathered) to these overpriced soil, erosion, EPA fanatics.

Currently in Groton: We are allowed residential businesses (not as strictly residential per your poster). We are allowed agricultural (not as stated on your poster). This should not change. No special exception for home-based business and for agriculture is required. This should not change.

I have a concern about people buying small building lots or even large ones and placing a camp trailer there and leaving it and using it as a vacation or holiday destination. There are examples of this in town and I believe should be severely restricted to protect the town's rural character.

Avoid trailer parks and condos (+2)

Need regulation re: state accessory dwelling regulation- can it be commercial? (+1)

Occupying buildings- no rental condos.

Good commerce- grocery store. (+1)

- Yes, small local store. At one time we had that in Lewis Albert's home.

We need no commercial zone. (+1)

Already the town is spread out as residential and forestry so there is no good area long enough for commercial.

- I disagree. Some limited home low impact commercial business activities would provide jobs. I don't want to see big industry.

Landowner/resident run small businesses should be allowed and should be in character with surroundings. Small repair shops/garages, landscape/garden, farm stand, homestyle bakery.

No commercial zone! (+1)

Commercial industries should be limited to small mfg without any hazardous materials. (+3)

A village district would be good so we have a cohesive community center (+3)

118 commercial

Home-based businesses.

Groton has very limited road access for commercial businesses. Wouldn't it be reasonable to restrict commercial development (if any) to areas with closest access to main road?

No mobile home parks but allow on individual lots and make individual lot size minimum 3 acres or 5 acres.

We need residential growth- less=higher taxes. Reasonable building not some small group idea of what is should look like, bust reasonable!

Limit sand and gravel pits (+2)

Groton's Community Character

Moved here for peace and quiet (+3)

- Also for clean water

Keep Groton rural! (+1)

I would like to see Groton preserve its natural beauty by encouraging the passage of enforceable zoning regulations that promote intelligent well planned development.

Junk yards should require high fencing to observe the junk.
Yes, I total agree! And the town should pass a junk-car ordinance.

My key concerns are consistent with these listed on the table- especially those related to "undesirable businesses", "impact on natural resources", and love of "quiet, small-town character".

Keep quiet town character.

Regulations on unregistered vehicles. TRASH YARD.

Want a noise ordinance with teeth in it

- Do not want ATV parks, etc.

Follow Dark Sky recommendations- let's not lose the stars! (+4)

Zoning can protect our quiet, rural community.

Junk yards should not be seen. Junk yards should have to be cleaned up. (+1)

Concern- noise and light pollution. Present benefit- we can see the stars in Groton and hear the whisper of the wind in the pines.

- Yes! I come home to see the milky way.

Concern- keep this rural and quiet. (+2)

Get transfer station neater so papers don't blow all over the area. Looks like crap.

If quiet is what you desire, build your house in the center of your ten-acre lot. Also- we all have neighbors if they are noisy, perhaps that should be taken up with them, not making a law that says "keep quiet". I understand not a bunch of semi-trucks or lots of machinery running.

I also appreciated the town vision statement...preserving town's aesthetics and pristine water resources especially STREAMS and WATER BODIES. Bravo! Keep up the good work!

I support defining districts such as a village district, commercial district, and residential district. Groton's rural and wild character is what makes it special. We should protect that if all lost.

The aspects of Groton we should seek to hold onto are summers. I pray for global warming. No pact of town should be set side for special development I was the warms of freedom spread evenly.

Preserve the undeveloped nature of King's Highway. (+1)

Groton should be frozen in time.

- I wish!

Protect Province Road, the last of the King's highway. Only portion not yet developed. (+1)

Make Province Road a scenic road.

Encourage a beautification effort for all residents, make Groton "look" better. Clean up, more pride.

Too much recreational vehicles is not good (+1)

- Only if not organized and policed by clubs following land owner and state guidelines
- Need to prevent noise and ruining life on adjacent and nearby homeowners

Health & Safety

Problems with septic and wells on Groton's ledge designs!! (+1)

- Many types of septic systems – some can overcome this issue!

The only question in development that should be asked is safety of the neighbors.

Town could use better use of runoff waste and water hole to fight fires- building and forest. Home owned business should always be allowed to expand to within 50% of the property unless becomes a traffic or safety. Also be allowed to diversify into a secondary business as long as it doesn't create environmental impact beyond cutting trees.

Find a way to gently but efficiently get rid of and prevent decaying buildings and camps. This could be done in many ways. One way – punitive tax on unsound/uninhabitable structures; eventual remedy- tax lien

Layout of roads is such that houses could go up in flames! We have too many dead-end roads that mean with only 1 way in and out. People will be trapped, fire will spread, etc. Don't know how or who can connect roads to offer a second and third way in and out.

Cisterns for fire protection. Lower maintenance costs.

Can anything be done about structure that are falling down or travel trailers that are rotting? (+1)

- Can there be a tax or penalty for this type of thing?

Concerns should go no further than safety issues and health outside of that is to be considered in what way this will cause can increase on town road cost and how that business growth will help pay for this cost.

Do not allow full time living in structures without water and septic. There are currently people living full time without either. Unsanitary for all!

Administration

Need to ensure that zoning laws/regulations are clearly defined; not left to the Zoning Board of Adjustment.

Zoning regulations should be clearly defined and not left to the ZBA's discretion. I agree with the concerns and benefits listed.

Building codes or standards

- Can be expensive to enforce, but good idea

Also ensure that any environmental regulations are enforced.

Is there anything that can be done about development off class 6 roads? Limit it? No subdivision?

Zoning ordinance sounds good!

- Why ZBA appointed?
- No- voted in

Who would do oversight? Paid? Not paid? No pay=no authority!

Yes. Town select board regulated the same.

If commercial zoning is allowed need to have oversight and regulation enforcement.

No ladder permit.

Definitions!

Have a reporting system to residents to raise concerns about pollution of aquifers, air, and forests.
Water/well testing requirements.

Environmental Standards

Setbacks from water sources should be in place to prevent contamination (+2)

Consider wildlife preservation (+2)

Wildlife need corridors- see other state studies (+4)

Have a minimum % slope requirements for buildings.

Important aspects to hold onto: pristine water quality of town's rivers and streams, forests, open space, untouched/unspoiled areas.

In service of the town, yes, town could have difference regulations for different areas, e.g. Village Center, where appropriate, to cluster development, thus leaving other natural areas untouched and pristine and protected.

We need to preserve natural areas. (+2)

If I don't live within 5-6 acres of a swamp, then wetlands regulations should not be applied to me. Housing on hillside is fine as long as built into hill/mountain. Water runoff should go into local new water hole for that area or expand pre-existing that happens to be next. No poles supporting a building, porch extension of ok.

I feel strongly (so does my family) that Groton must preserve its rural quality, clean water and air, and quiet. So I do think 5-acre minimum lots are a good plan. Views should be protected- no McMansions coming off hilltops for all the rest of us to look at instead of forested hills. We don't want commercial building and businesses coming in with parking lots and big heights and traffic. I am also afraid some residents will suffer if commercial business zones are created. We want Groton rural and residential for all residents- not just the ones who got lucky...

Define a buffer zone around wetlands (50 feet?). This should be a no cut/no disturb zone to protect the wetland. Define maximum slope for driveways (10%?). We are so fortunate to have so much open space already preserved. I am delighted to see the town undertaking this effort to spice up the planning and zoning regulations.

Natural resources to be addressed/protected via zoning. Above all WATER- clean, pure, and cold. We are 97% water. If we don't preserve, protect, restore, we are in trouble. Open space, forest, views, ridgelines. Biggest threats- undesirable, damaging, excavation, stream-crossing, development around or near water bodies, streams, etc. The eyesore factor- insufficient regulation regarding what you can build and its negative impact on the town's aesthetics. ATV use and its damage to natural resources as well as VERY undesirable NOISE pollution.

Water- will it stay clean?

- Probably Not

Let wetland be! Call 634 Acres (+1)

Wetlands and bog areas

Excavation that disturbs and pollutes rivers and wetlands (+1)

- Agreed we need to enforce existing laws

ATV trails in summer creates erosion in streams and dirt (+1)

What's a reasonable slope?

Protect the forests and water and lands (+2)

Wetland protection (+1)

Wetland but this is already covered by law, leave it alone

Protect the viewshed! Limit development on top of hills and mountains!

- Limit removal of existing vegetation to protect the views
- Agreed! There are appropriate ways to do this! See Newfound Lake Region Association

I am in favor of buffer zones: rivers, streams, property lines. Protect not only our mountain views but the view I see from my neighbor's house (+1)

Quit clear cutting! Mars the land for years!

- Somewhat disagree- logger should de-stump and smooth area and landowner must seed it at the very least

No commercial zones. Protect natural resources. (+2)

- Clean air and water is worth more than gold and will become scarce over time

Protect residents who moved here for rural residential environmental quality who live in "developable" areas". Don't sacrifice us please.

Cluster/Conservation Subdivision

Change name from cluster design to conservation subdivision. I strongly favor conservation subdivision development rather than spreading lots out throughout the parcel. Leads to shorter roads and utility lines too.

STRONGLY favor the cluster design to preserve open space and minimize impact on the environment. Impact on Groton's streams and waterways should be a key consideration in evaluating/approving any development in town.

I would prefer to see cluster development leaving a lot of open space.

Slow growth, a combination of conventional and cluster development. Cluster development should include common land that is protected to offset small lot sizes.

- 10 acre minimum for lot on cluster lots

Keep it green- no clusters! (+1)

- I agree with keeping it green, but clusters could facilitate this by including associated green spaces.

Cluster.

Misc.

Concern- That we are putting regulations on people which makes having their own home unaffordable. This is done not because we really care about weather they build their own home or work on their own vehicle but because we selfishly don't want to give them the same opportunities we had so that our loved trees don't disappear. I say tough on us not on them.

Part 3 - Record of Verbatim Feedback Received by Table Topic

The following sections of this report reflect the table topics at the Open House and the feedback received at those stations.

How do you see Groton in the future?

- **What should the development pattern in Groton look like in the future?**
- **What actions, policies, or ideas related to land use do you think are important for Groton to consider for future generations?**

I notice several comments about shape of subdivision lots. I agree that narrow lots are undesirable. I agree with 5-acre minimum lot size. I do not think frontage requirements are the way to go. My ideal is 15 foot frontage for a driveway and 20 acres not visible from any road. Lot shape is the issue.

Change name from cluster design to conservation subdivision. I strongly favor conservation subdivision development rather than spreading lots out throughout the parcel. Leads to shorter roads and utility lines too.

STRONGLY favor the cluster design to preserve open space and minimize impact on the environment. Impact on Groton's streams and waterways should be a key consideration in evaluating/approving any development in town.

Moved here for peace and quiet

- Ditto
- Yes!
- I agree strongly! Also for clean water

Opposed to trailer parks of any size

- Agree

I would like to see a limit on the height of structures to keep apartment building from being more than 2 stories

- Agree
- Ditto
- Agree
- Agree

When we tell our neighbor he can't run a business from his home just because we don't like our rural country developed its wrong

Watch any commercial use as an accessory to housing

Keep Groton rural. Do not have a 2 acre minimum.

- Instead incentivize cluster development by having a ten acre minimum.
- I agree
- Really? Young families wouldn't be able to afford this type if lot size- we need younger folks coming in!

Limit condos and townhouses on ridgelines!

- No
- No
- No
- No

Setbacks from water sources should be in place to prevent contamination

- Ditto
- Yes- agree

Keep Groton rural!

- Please!

Conventional designs should require large minimum lot sizes- 5 acres

- 10 acres

Small development with open spaces, minimum commercial, encourage small home businesses

- Agreed

Consider wildlife preservation

- Good point!
- Agree

Wildlife need corridors- see other state studies

- Ditto
- I agree
- Agree
- Good point!

Minimum 5 acre lots better

Problems with septic and wells on Groton's ledge designs!!

- Many types of septic systems – some can overcome this issue!
- Agree

I would prefer to see cluster development leaving a lot of open space.

The only question in development that should be asked is safety of the neighbors.

2.5 acre is a reasonable lot size. 10 + can go to current use and we don't need any more current use.

2.5 acres ok depending on frontage!

5 acre minimum- no spaghetti lots

- Ditto

5 acre minimum. No multi-family or condos.

No condos- duplex ok. No multifamily. 10 acres.

I would like to see Groton preserve its natural beauty by encouraging the passage of enforceable zoning regulations that promote intelligent well planned development.

Subdivision lots need to be square not long rectangles.

- Ditto

Slow growth, a combination of conventional and cluster development. Cluster development should include common land that is protected to offset small lot sizes.

- 10 acre minimum for lot on cluster lots

5 acres no less.

- I agree
- Ditto
- I agree

Benefits and Concerns

- **As a resident/property owner, what questions do you have about zoning?**
- **Please list any benefits or concerns related to zoning in Groton that you are aware of.**

Town could use better use of runoff waste and water hole to fight fires- building and forest. Home owned business should always be allowed to expand to within 50% of the property unless becomes a traffic or safety. Also be allowed to diversify into a secondary business as long as it doesn't create environmental impact beyond cutting trees.

Find a way to gently but efficiently get rid of and prevent decaying buildings and camps. This could be done in many ways. One way – punitive tax on unsound/uninhabitable structures; eventual remedy- tax lien

Junk yards should require high fencing to observe the junk.
Yes, I total agree! And the town should pass a junk-car ordinance.

Have a minimum % slope requirements for buildings.

Layout of roads is such that houses could go up in flames! We have too many dead-end roads that mean with only 1 way in and out. People will be trapped, fire will spread, etc. Don't know how or who can connect roads to offer a second and third way in and out.

Need to ensure that zoning laws/regulations are clearly defined; not left to the Zoning Board of Adjustment.

My key concerns are consistent with these listed on the table- especially those related to "undesirable businesses", "impact on natural resources", and love of "quiet, small-town character".

Keep quiet town character. No lot size limit. Regulations on unregistered vehicles. TRASH YARD.

A lot of lots in town are under 5 acres. Grandfathered to build 2?

Ability to decide as a town what character should be.

Zoning regulations should be clearly defined and not left to the ZBA's discretion.
I agree with the concerns and benefits listed.

Want a noise ordinance with teeth in it

- Do not want ATV parks, etc.

Follow Dark Sky recommendations- let's not lose the stars!

- Yes! I agree
- Yes
- I agree
- I agree

Zoning can protect our quiet, rural community.

Concern- That we are putting regulations on people which makes having heir own home unaffordable. This is done not because we really care about weather they build their own home or work on their own vehicle but because we selfishly don't want to give them the same opportunities we had so that our loved trees don't disappear. I say tough on us not on them.

Cisterns for fire protection. Lower maintenance costs.

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- Yes, agree

I don't want to sue any new commerce in town.

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- Agree
- Can there be a tax or penalty for this type of thing?

No workforce housing.

No mobile home “parks”

- Co-op parks are good!

Concern- noise and light pollution. Present benefit- we can see the stars in Groton and hear the whisper of the wind in the pines.

- Yes! I come home to see the milky way.

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- Agree

Concerns should go no further than safety issues and health outside of that is to be considered in what way this will cause can increase on town road cost and how that business growth will help pay for this cost.

Concern- keep this rural and quiet.

- Quiet!
- Agree!

Get transfer station neater so papers don't blow all over the area. Looks like crap.

Ensure that businesses do not have a large environmental impact. Also ensure that any environmental regulations are enforced.

No apartment complexes.

- Agreed

If quiet is what you desire, build your house in the center of your ten-acre lot. Also- we all have neighbors if they are noisy, perhaps that should be taken up with them, not making a law that says “keep quiet”. I understand not a bunch of semi-trucks or lots of machinery running.

Keep it green- no clusters!

- Agree!
- I agree with keeping it green, but clusters could facilitate this by including associated green spaces.

Is there anything that can be done about development off class 6 roads? Limit it? No subdivision?

Overview of Existing Standards

- **How should these standards be revised to best achieve Groton's Master Plan vision?**

Maximum setback no more than 25 feet from boundary. If fence installed, it should be no closer than 2 feet from the boundary. All pre-existing business should always be grandfathered and governed by regulations prior to new rules/regulations. New homes and existing homes, pre-existing businesses to any of these rules/regulations must never be forced (grandfathered) to these overpriced soil, erosion, EPA

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Avoid trailer parks and condos

- Yes!
- I agree

Need regulation re: state accessory dwelling regulation- can it be commercial?

- Agree!

To shape Groton's future growth, it's what I see your real purpose here is lot size. If I after getting my home don't want the land next to me developed, then I buy that land. If I can't then I am being selfish to try to stop the next one. Even our children's children from having their own land to. I am against any more zoning regulations. A bunch of busy bodies getting into the affairs of others where they don't belong.

Zoning ordinance sounds good!

- Why ZBA appointed?
- No- voted in

We have lots in town that are quite small. Minimum lot size? 2 acres.

We need regulations on lot size. Occupying buildings- no rental condos.

- 5 acre minimum
- Ditto

Number of Zoning Districts

- **What aspects of Groton are important to hold onto as we grow?**
- **Where should future development go?**

- **Should the entire town of Groton be regulated under the same rules, or are there areas that need their own standards?**

Commercial/zoning should never affect or try to retard small businesses such as excavation companies, up to 10 trucks, excavators, tractors, or combination that's not housed in garage. They should get tax break for those workshops and garages. Rules may not be applicable over entire town sometime a case by case basis is better.

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- Yes, small local store. At one time we had that in Lewis Albert's home.
- I agree

We need no commercial zone.

- Agreed – no commercial zoning.

Already the town is spread out as residential and forestry so there is no good area long enough for commercial.

- I disagree. Some limited home low impact commercial business activities would provide jobs. I don't want to see big industry.

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No commercial zone!

If commercial zoning is allowed need to have oversight and regulation enforcement.

Commercial industries should be limited to small mfg without any hazardous materials.

- Agree
- Yes, I agree
- Yes, I also agree

A village district would be good so we have a cohesive community center

- Yes- agree with
- I agree with this
- Would be nice

The aspects of Groton we should seek to hold onto are summers. I pray for global warming. No part of town should be set aside for special development I was the warmth of freedom spread evenly.

Preserve the undeveloped nature of King's Highway.

- Ditto

118 commercial

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- I wish!

We need to preserve natural areas.

- Ditto
- Yes I agree

Looks like 90% of building lots are already spaghetti lots.

Protect Province Road, the last of the King's highway. Only portion not yet developed.

- Yes!

Make Province Road a scenic road.

Natural Resources

- **What natural resources should be addressed in the zoning ordinance?**
- **What are the biggest threats to Groton's natural resources and quality of life?**

If I don't live within 5-6 acres of a swamp, then wetlands regulations should not be applied to me. Housing on hillside is fine as long as built into hill/mountain. Water runoff should go into local new water hole for that area or expand pre-existing that happens to be next. No poles supporting a building, porch extension of ok.

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Cluster. No ladder permit. Home-based businesses. Definitions!

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negative impact on the town's aesthetics. ATV use and its damage to natural resources as well as VERY undesirable NOISE pollution.

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Encourage a beautification effort for all residents, make Groton "look" better. Clean up, more pride.

Water- will it stay clean?

- Probably Not

Buffer zone for cutting along property line

Let wetland be! Call 634 Acres

- Ditto

Wetlands and bog areas

Excavation that disturbs and pollutes rivers and wetlands

- Agreed we need to enforce existing laws
- Ditto

Create a buffer zone next to property lines to prevent clear cutting of trees up to property line

Too much recreational vehicles is not good

- Ditto
- Only if not organized and policed by clubs following land owner and state guidelines
- Need o prevent noise and ruining life on adjacent and nearby homeowners

ATV trails in summer creates erosion in streams and dirt

- True

What's a reasonable slope?

Protect the forests and water and lands

- Yes, agree
- Ditto

Limit gravel pits

- Ditto
- Yes and sand pits

Wetland protection

- Agree

Wetland but this is already covered by law, leave it alone

Protect the viewshed! Limit development on top of hills and mountains!

- Limit removal of existing vegetation to protect the views
- Agreed! There are appropriate ways to do this! See Newfound Lake Region Association

I am in favor of buffer zones: rivers, streams, property lines. Protect not only our mountain views but the view I see from my neighbor's house

- Ditto

Quit clear cutting! Mars the land for years!

- Somewhat disagree- logger should de-stump and smooth area and landowner must seed it at the very least

We need residential growth- less=higher taxes. Reasonable building not some small group idea of what is should look like, bust reasonable!

No commercial zones. Protect natural resources.

- Agree
- Ditto
- Clean air and water is worth more than gold and will become scarce over time

Protect residents who moved here for rural residential environmental quality who life in "developable" areas". Don't sacrifice us please.