

2001 SURVEY Town of Danby

DANBY PLANNING COMMISSION

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RUTLAND REGIONAL PLANNING COMMISSION

MAY 10, 2001

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RESULTS OF THE "2001 SURVEY"

INTRODUCTION

The primary objective of this analysis is to help gain some understanding of the feelings of Danby's residents on a number of issues critical to the planning and development of the town. The analysis helps to characterize the key issues in town and facilitate a communication base between residents and town government.

This report analyzes data from the 2001 Survey for the town of Danby, conducted in early March by the Town Planning Commission. A total of 1,000 surveys were mailed to residents of Danby. By the end of March, 211 completed surveys were returned. The majority of the surveys were said to represent households of 2 to 3 people.

Please note that while 211 surveys were returned, not every respondent answered each individual question. Therefore, the percentages listed in the various charts were prorated to the number of respondents for each given question. The number of blank questions is listed at the bottom of each chart.

A: CHARACTERISTICS OF RESPONDENTS

Question 1: Age, gender and voter- Respondents were predominantly over 45 years old. All told, 47 percent were between 45 and 64 years old and another 23 percent were over 65. The proportion of respondents dropped off below age 35, with only ten percent in the 25 to 34 age group and one percent under 24. Note that these proportions are somewhat skewed from the town population. In particular, those over 45 are significantly over-represented, while those under 25 are significantly under-represented.

The majority of the respondents were registered voters (74 percent) with a permanent residence status in town. Fifty-three percent of respondents to the survey were male (consistent with 1990 Census data).

Table 1: Age (2000 Survey vs. 1990 Census)

AGE	SURVEY		1990 CENSUS
	2001	% of Total	% of Population
> 19	0	0.0%	28.2%
20 - 24	3	1.4%	9.9%
25 - 34	23	10.9%	* 33.2%
35 - 44	45	21.3%	
45 - 64	95	45.0%	18.7%
65 +	45	21.3%	10.0%
Total	211	100.0%	100.0%

Question 2: Marital status - Households were divided in two types for the purpose of this survey - married couples and singles. Seventy-nine percent of the respondents were married. In addition, 70 percent reported having children, with the age distribution fairly evenly spread given the population breakdown.

Table 2: Marital status and Age -Grade children

STATUS	POPULATION	
	Survey 2001*	% of Total**
Married	154	79.7%
Single	39	21.3%
Children	80	70.1%
No children	24	29.9%

Did not respond (marital status): 18
 Did not respond (children): 97

Figure 3: Age - children

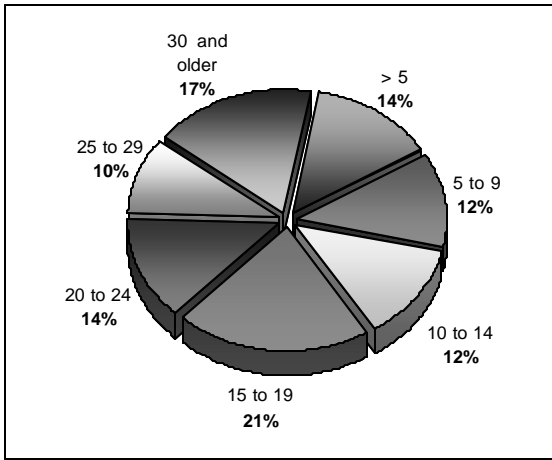
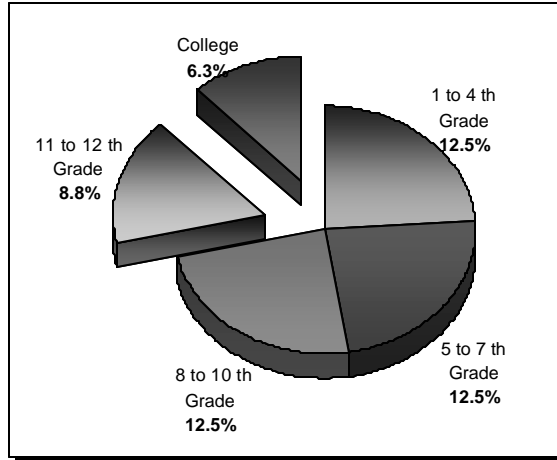


Figure 4: Current or maximum Grades -children



Question 3: Occupation – Managerial – professional occupations made up the largest type of work in the town (27 percent), with teaching and health care being major contributors. Other categories, such as retirees, are highly represented as well, while students are under-represented (in part due to the survey’s demographics).

Table 3: Occupation

TYPE	PROFESSION	
	2001 Survey	% of Total
Farming forestry and fishing	10	5.3%
Agriculture	6	3.2%
Woodworking /logging	4	2.1%
Operators, fabricators and laborers	19	10.0%
Laborer	8	4.2%
Operator	5	2.6%
Manufacturer	2	1.0%
Truck driver	4	2.2%
Craft and repair occupations	8	4.2%
Carpenter	5	2.6%
Electrician	2	1.0%
Florist	1	0.6%
Service occupation	15	7.9%
Sales	3	1.6%
Services	12	6.3%
Technical sales and administrative support	18	9.5%
Administration	6	3.2%
Technician	1	0.6%
FIRE	6	3.2%
Coordinator	1	0.6%
Secretary	2	1.0%
Assistant	1	0.6%
Representative	1	0.6%
Managerial and professional specialty	56	29.5%
Consultant	1	0.6%
Manager/marketing	4	2.2%
Teacher/educator	23	12.1%
Health care - social care	16	8.4%
Attorney	2	1.0%
Engineer	4	2.2%
Scientist	3	1.6%
Writer	1	0.6%
Pastor	1	0.6%
Artist	1	0.6%
Home occupation	20	10.5%
Housewife	2	1.0%
Self employed	18	9.5%
Others	44	23.2%
Student	1	0.6%
Unemployed	1	0.6%
Disabled	1	0.6%
Retired	41	21.6%

Did not respond (marital status): 21

Question 4: Residence Status - The overwhelming majority of respondents (91 percent) live in detached family homes, with the remainder distributed between multi-family homes and mobile homes. Home ownership is also very high among respondents, with 97 percent reporting so. The majority of renters were found to live in multi-family homes. Seventy-nine percent of respondents reported their home in Danby to be a permanent residence, with the remainder listing as seasonal (weekends, vacation time or holidays).

Table 4: Residence Status

STATUS	RESIDENCE	
	Survey 2001	% of Total
Single family home	171	91.0%
Multi family home	6	3.2%
Mobile home	11	5.8%
Own	147	96.7%
Rent	5	3.3%
Permanent	110	78.6%
Seasonal	30	21.4%

Did not respond (home type): 23
 Did not respond (own/rent): 59
 Did not respond (perm/seasonal): 71

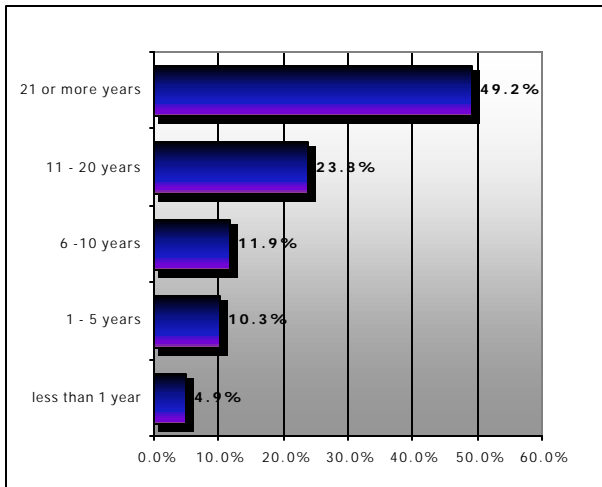
Question 5: How long have the respondents lived in Danby? – A large proportion of the respondents have lived over 20 years in the town of Danby (49 percent). Another 24 percent have lived in Danby for between 11 and 20 years, *suggesting that those who responded to the survey know a great deal about their town.* In **Figure 7** ("why residents have chosen to live in Danby") the majority of respondents listed the rural and peaceful atmosphere as their main reason.

Table 5: Living status

YEAR	LIVING	
	Survey 2001	% of Total
Less than 1 year	9	4.8%
1 - 5 years	19	10.3%
6 –10 years	22	11.9%
11 - 20 years	44	23.8%
21 or more years	91	49.2%

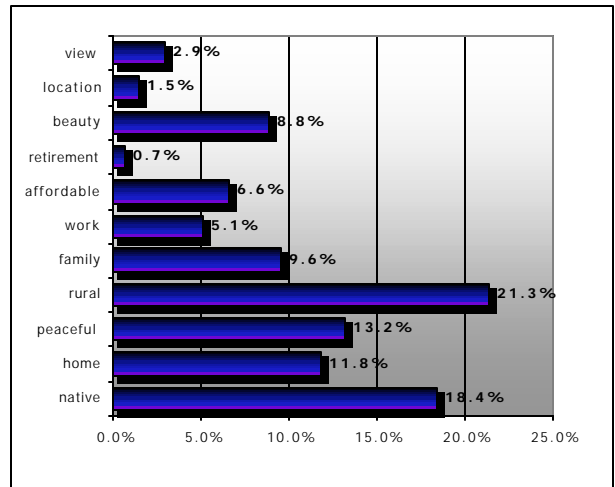
Did not respond: 26

Figure 6: Living status



Did not respond: 26

Figure 7: Reasons of living in Danby



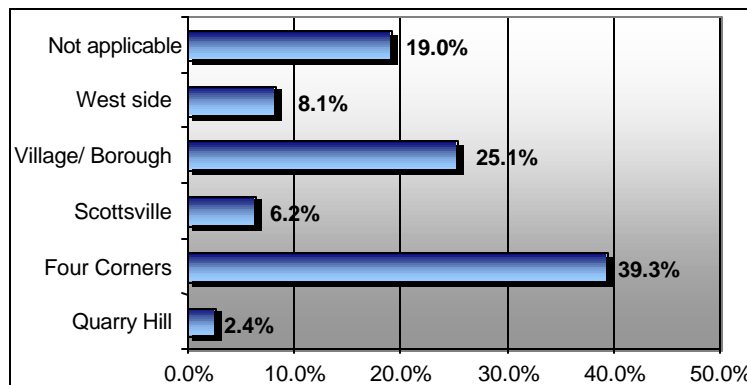
Did not respond: 75

Question 6: What part of town do the respondents live in? – The Four Corner area is best represented in this survey, with 39 percent of the respondents. Another 25 percent live in the Village/Borough area. The remainder was split between the West Side, Scottsville, and Quarry Hill. Nineteen percent of respondents were unable to categorizing their place of residence among the choices given.

Table 6: Location

AREA	LIVING STATUS	
	Survey 2001	% of Total
Quarry Hill	5	2.4%
Four Corners	83	39.3%
Scottsville	13	6.2%
Village/ Borough	53	25.1%
West side	17	8.1%
N/A	40	19.0%

Figure 8: Residence Location



B: SATISFACTION

Question 1: As a place to live Danby is – Respondents were asked to rate their overall satisfaction with the town of Danby; 85 percent listed the living standards as good.

Table 1: Living status

Good	% of Total	Poor	% of Total	No opinion	% of Total
155	84.7%	17	9.2%	11	6.0%

Did not respond: 29

Question 2: How long do you intend to live in Danby? – An impressive 80 percent of the respondents marked that they intend to stay forever in the town of Danby, while only 7 percent expected to be gone three years from now. Respondents also had space to write in why they expect to stay or leave. Forty-eight respondents wrote in with positive attributes; another 10 listed negatives.

Figure 1: Living status

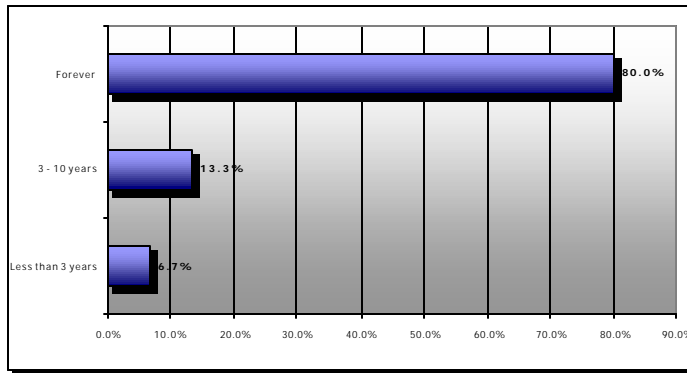


Table 2: Reason staying / leaving

REASON	SATISFACTION	
	Survey 2001	% of Total Positive resp.
Positive Aspects		
Good place	10	20.8%
Home	8	16.7%
Beauty/ peaceful	7	14.6%
Vacation	5	10.4%
Work	4	8.3%
Retirement	4	8.3%
Family	3	6.3%
Location	2	4.2%
Rural	2	4.2%
Friends	2	4.2%
Expensive	1	2.1%
TOTAL	48	100%
Negative Aspects		
OMYA	3	30.0%
School system	3	30.0%
Health	2	20.0%
Rural	1	10.0%
Flatlanders	1	10.0%
TOTAL	10	100%

Question 3: Your satisfaction with the current level of services – Respondents were asked to rate various local services (Satisfied, Dissatisfied, No Opinion). In general, respondents were satisfied with the services listed in **Table 3**, especially road maintenance, fire protection, garbage disposal and snow removal. Town government, health services, and recreation, however, received mixed reviews.

Table 3: Satisfaction level

SERVICES	SATISFACTION						NR*
	Satisfied	% of Total	Dissatisfied	% of Total	No opinion	% of Total	
Education	82	42.0%	46	23.6%	67	34.4%	16
Road maintenance	148	76.2%	36	18.6%	10	5.2%	17
Fire protection	153	81.4%	3	1.6%	32	17.0%	23
Police protection	122	57.8%	51	24.2%	38	18.0%	0
Recreation	83	43.2%	62	32.3%	47	24.5%	19
Health services	57	30.5%	66	35.3%	64	34.2%	24
Garbage Disposal	157	78.5%	31	15.5%	12	6.0%	11
Snow Removal	180	87.0%	15	7.2%	12	5.8%	4
Town Government	84	44.4%	66	34.9%	39	20.7%	22
Ambulance rescue	114	61.0%	28	15.0%	45	24.0%	24

* Lists the number of "No Responses" for each question

Question 4: Your comments on any of the above or other services – Respondents were encouraged to write in comments on any of the services listed in the previous question. Many of the comments expressed communication problems with the town government. Other comments focused more on improving the school system, the need for a doctor or a better health facility, problems with the police protection and the need for better roads.

Question 5: Do you feel Danby has adequate facilities for recreation? - Respondents were asked to evaluate the adequacy of recreation facilities in the town. A significant proportion (42 percent) was unsatisfied with the current state.

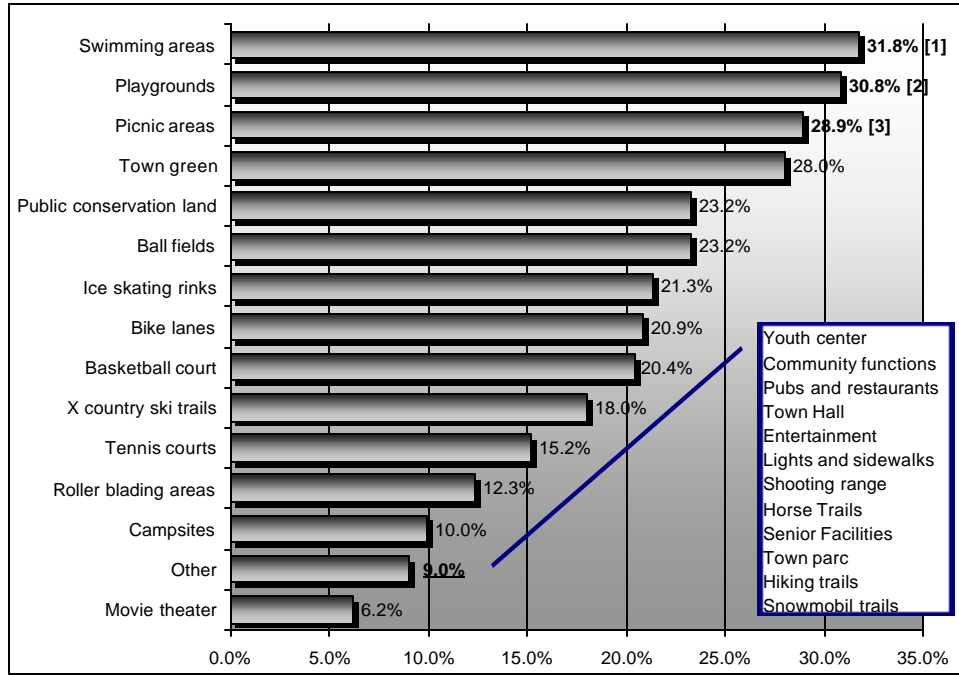
Table 4: Recreation facilities

Yes	% of Total	No	% of Total	No opinion	% of Total
64	31.8%	85	42.2%	52	26.0%

Did not respond: 11

Question 6: Please indicate the recreation Facilities you would like available -
 Respondents were asked to evaluate the listed recreation facilities. Swimming areas (32 percent), playgrounds (31 percent) and picnic areas (29 percent) were the most frequent responses.

Figure 2: Recreation Facilities



Comments: Most of the comments addressed new improvements in the recreation field. Some respondents (16 percent) proposed ideas and made remarks with the following contents:

More recreation facilities for families, adolescents and young people (all ages)

Solutions: playground, a youth center, town park (Danby Pond), community center, downtown facilities, hiking trails = volunteer projects, town owns 65 acres, could be used for the recreation facilities or community center.

Problems: high costs, resident involvements in recreation projects are low and recreation facilities could destroy the rural character.

C: REVENUE EXPANSION/ DEVELOPMENT

Question 1: A tax base is the foundation of any tax structure and, in Danby, would be described as mainly residential. If Danby does not expand its non-residential tax base (commercial, industrial, vacation homes, etc.) taxes on single-family units will become too high. Fifty-four percent of respondents agreed with the statement; 32 percent disagreed.

Table 1: Tax base

Agree	% of Total	Disagree	% of Total	No opinion	% of Total
107	54.3%	64	32.5%	26	13.2%

Did not respond: 14

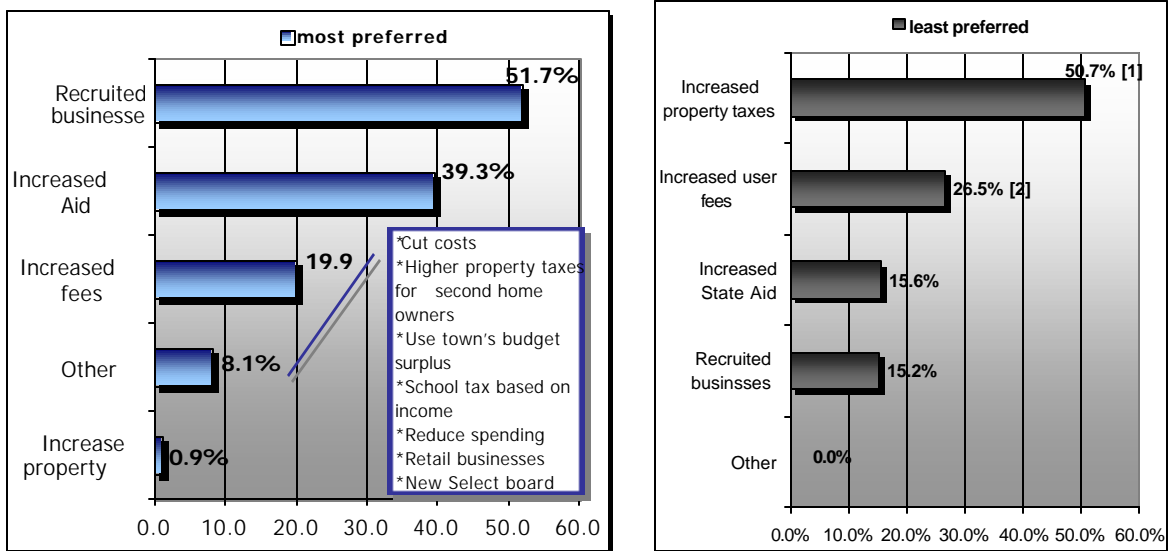
Note: Some respondents mentioned that the question in its current form was confusing.

Question 2: An increased tax base has the effect of lowering individual taxes. On a scale of 1- 3: #1 the method you most prefer, #3 the least preferred, which alternative revenue sources do you believe Danby should rely upon for additional revenue? - The majority (52 percent) of respondents rated the recruited businesses as the most preferred method for additional revenue. The least preferred method was increased property tax (51 percent), followed by increased user fees.

Table 2: Revenue Expansion

TAX BASE	REVENUE EXPANSION					
	#1	% of Total	#2	% of Total	#3	% of Total
Recruited businesses	109	51.7%	25	11.8%	32	15.2%
Increased property taxes	2	0.9%	27	12.8%	107	50.7%
Increased State Aid	83	39.3%	45	21.3%	33	15.6%
Increased user fees	42	19.9%	43	20.4%	56	26.5%
Other	17	8.1%	0	0.0%	0	0.0%

Figure 1 : Revenue Expansion - Rating



Question 3: What kinds of development would you like to see in Danby? On a scale of 1- 3: #1 - the most desirable and #3 - the least. – Just over 65 percent of respondents indicated that agricultural development would be the most desirable form of development in the area, followed by professional services (56 percent) and home based businesses (47 percent). By contrast, 56 percent of respondents indicated heavy industry as the least desirable type of development. Respondents were also concerned about new vacation homes (33 percent), housing (30 percent), and motel/restaurant (29 percent) development in the area.

Table 3: Development

SERVICES/ FACILITIES	DEVELOPMENT					
	# 1	% of Total	# 2	% of Total	# 3	% of Total
Professional Services	117	55.5%	34	16.1%	29	13.7%
Motels, Restaurant	58	27.5%	50	23.7%	61	28.9%
Health care Facilities	91	43.1%	48	22.7%	34	16.1%
Housing	33	15.6%	60	28.4%	63	29.9%
Home Based Business	100	47.4%	46	21.8%	22	10.4%
Educational institution	75	35.5%	48	22.7%	41	19.4%
Small craft, Artisans	96	45.5%	32	15.2%	21	10.0%
Light Industry	95	45.0%	37	17.5%	44	20.9%
Heavy Industry	34	16.1%	16	7.6%	119	56.4%
Tourist, recreation, attractions	66	31.3%	38	18.0%	56	26.5%
Vacation Home development	42	19.9%	52	24.6%	69	32.7%
Agricultural development	138	65.4%	20	9.5%	12	5.7%
Senior citizen facilities	94	44.5%	64	30.3%	18	8.5%
Other	6	2.8%	0	0.0%	4	1.9%

Note: Respondents were asked to mark each option as either 1, 2, or 3, with #1 being a highly desirable development and #3 being an undesirable option.

Figure 2: Most Desirable Development

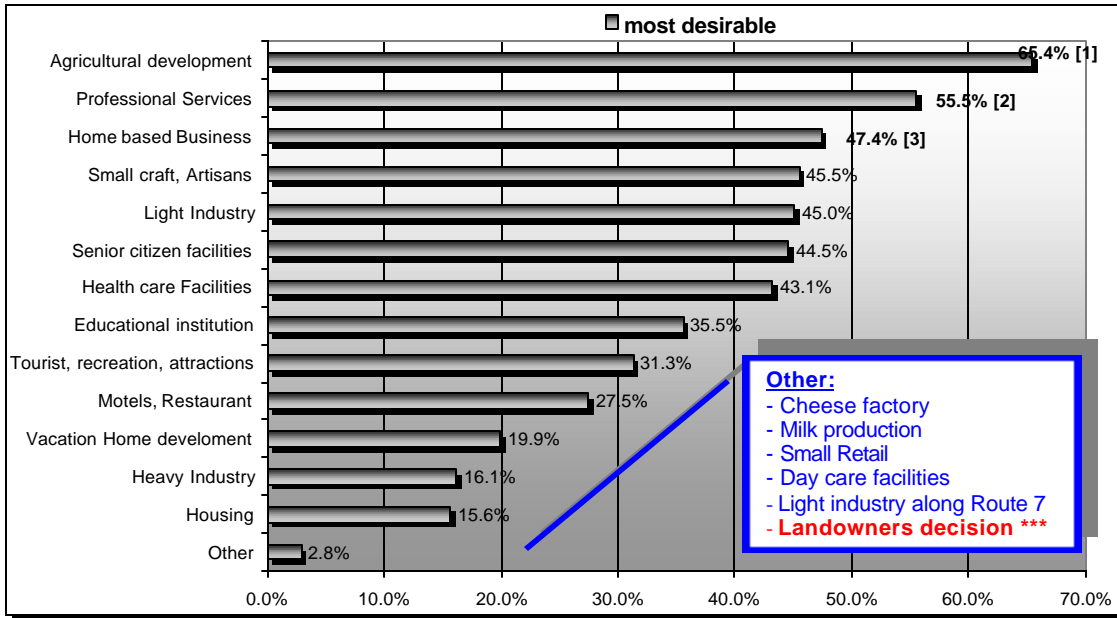
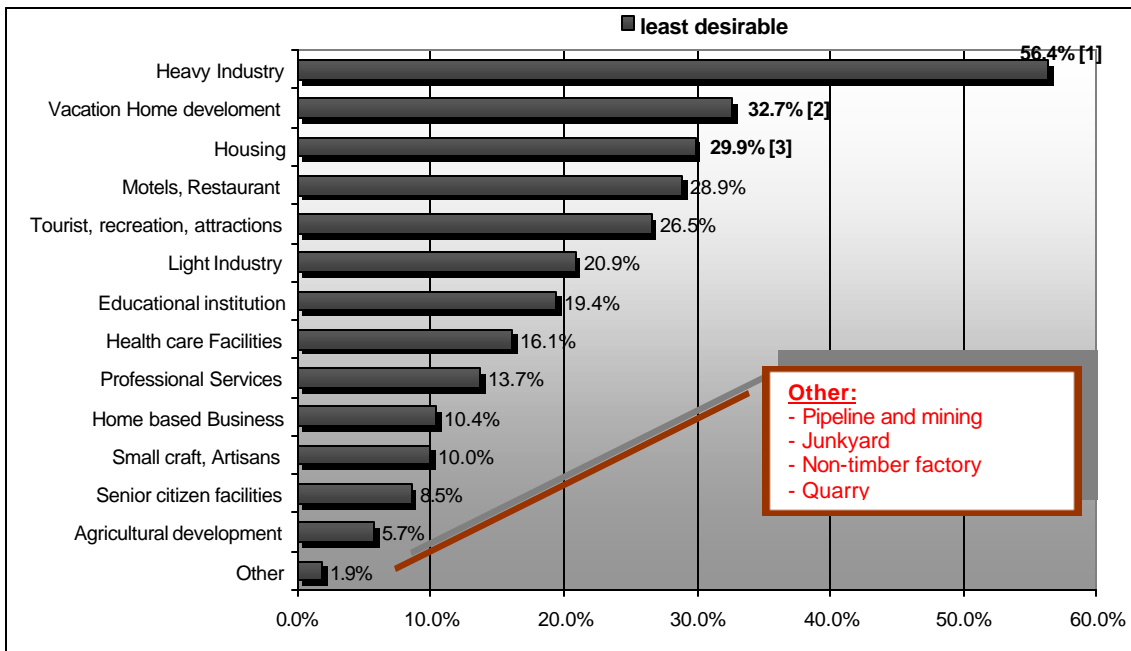


Figure 3: Least Desirable Development



D: HOUSING

Question 1: Do you consider living in Danby to be affordable? – A strong majority of respondents (67 percent) considered living in Danby to be affordable. Twenty-five percent of the respondents were concerned with the current housing situation.

Table 1: Affordability

Yes	% of Total	No	% of Total	No opinion	% of Total
137	66.8%	51	24.9%	17	8.3%

Did not respond: 6

Question 2: If you rent your home or apartment, please check those that may apply to you:
 - The majority (94 percent) of respondents did not answer that question. Among those who did, two thirds indicated that they would prefer to be homeowners, but have not taken the step yet.

Table 2: Housing

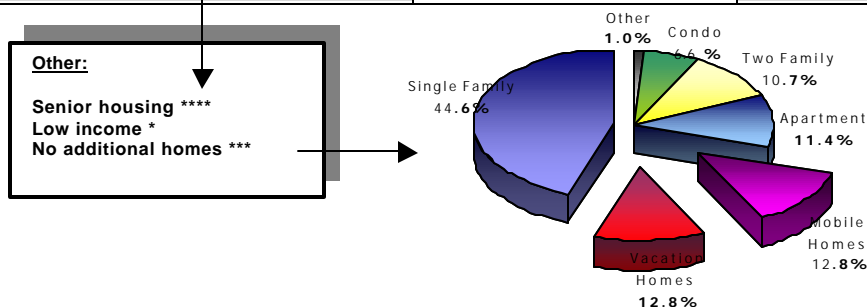
TYPE	HOUSING	
	Survey 2001	% of Total
I prefer to rent	2	16.7%
No other housing options	1	8.3%
No other housing options	1	8.3%
I prefer to own a house	8	66.7%

Did not respond: 199

Question 3: What type of additional housing do you feel would best fit the needs of our residents - The respondents felt most confident with single family homes (45 percent) in the Danby area. Condominiums (7 percent) and two family homes (11 percent) were the least frequently chosen options.

Table 3: Housing Type

TYPE	HOUSING TYPE	
	Survey 2001	% of Total
Other	3	1.0%
Condominiums	19	6.6%
Two family	31	10.7%
Apartments	33	11.4%
Mobile homes	37	12.8%
Vacation homes	37	12.8%
Single family	129	44.6%



Question 4: Using a scale of 1-3, with #1 the most preferred and #3 the least preferred, what kinds of housing would you prefer to see encouraged in Danby? - A majority of respondents (74 percent) indicated that they would like to see single family permanent residences encouraged in the area. In general, respondents were concerned with larger-scale new housing developments, including cluster (54 percent), condominiums (53 percent) and low-income housing (43 percent).

Table 4: Housing Developments

TYPE	HOUSING					
	#1	% of Total	#2	% of Total	#3	% of Total
Housing Developments	15	7.1%	30	14.2%	121	57.3%
Cluster Developments	19	9.0%	34	16.1%	114	54.0%
Open Developments	19	9.0%	33	15.6%	86	40.8%
Single family permanent residences	157	74.4%	17	8.1%	11	5.2%
Apartments	25	11.8%	54	25.6%	82	38.9%
Condominiums	19	9.0%	31	14.7%	112	53.1%
Mobile Homes	21	10.0%	38	18.0%	111	52.6%
Multi Family Permanent Residence	33	15.6%	46	21.8%	79	37.4%
Vacation Home	53	25.1%	49	23.2%	65	30.8%
Low Income Housing	31	14.7%	45	21.3%	90	42.7%
Other	1	0.5%	0	0.0%	0	0.0%

Note: [1] High or most preferred development is based on score #1 on a scale of 1 to 3, with one the most preferred and three the least preferred.

Figure 1: Most Preferred Housing Developments

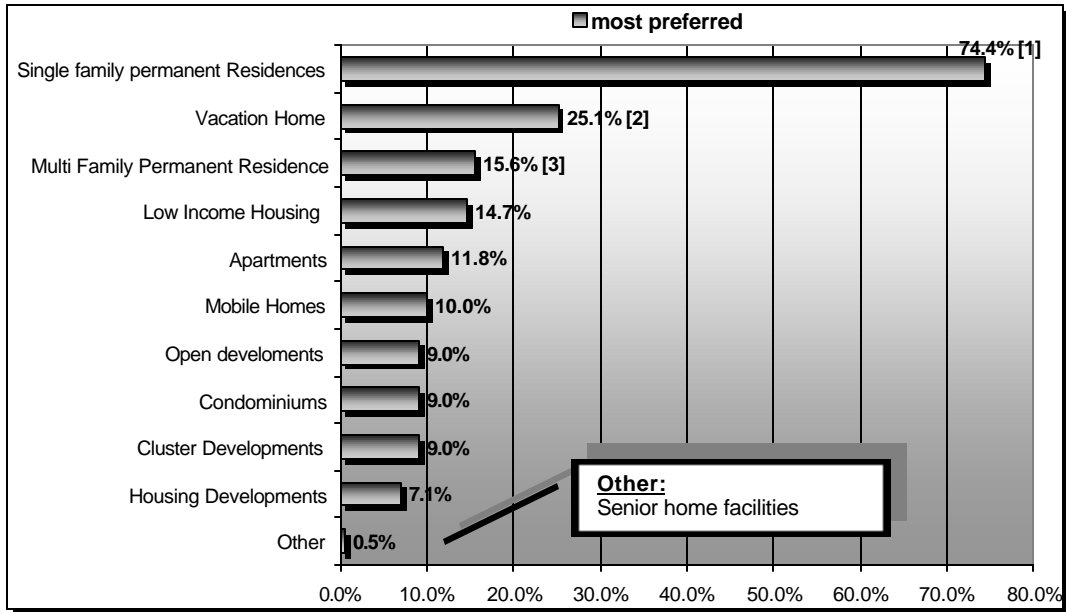
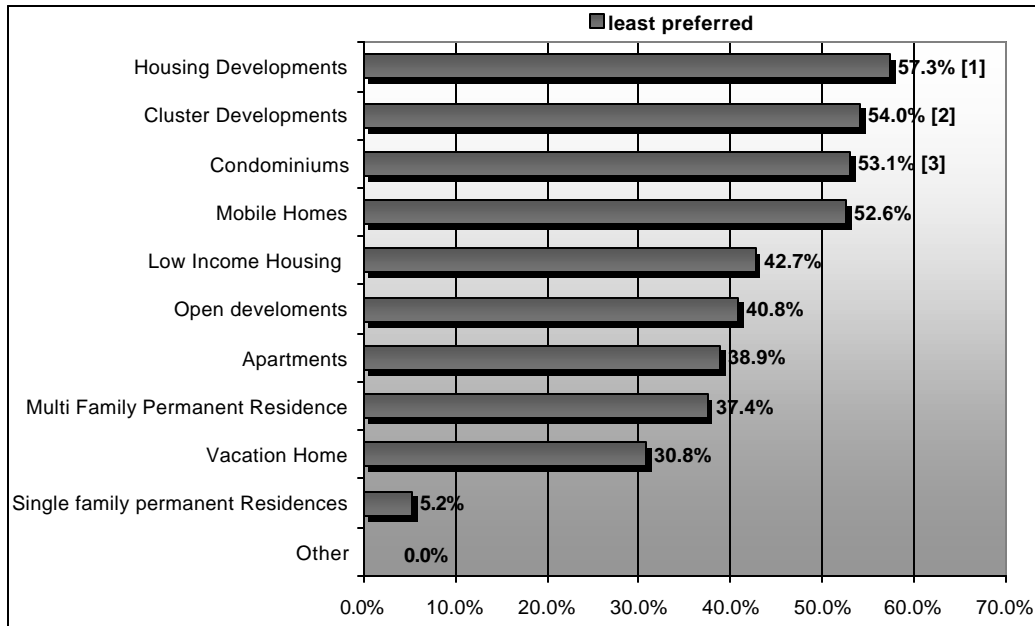


Figure 2: Least Preferred Housing Developments



D: LAND DEVELOPMENT

Question 1: The physical characteristics of Danby should be maintained – Eighty-three percent of respondents agreed with the statement, while nine percent disagreed.

Table 1: Physical Characteristics

Agree	% of Total	Disagree	% of Total	No opinion	% of Total
163	82.7%	18	9.1%	16	8.1%

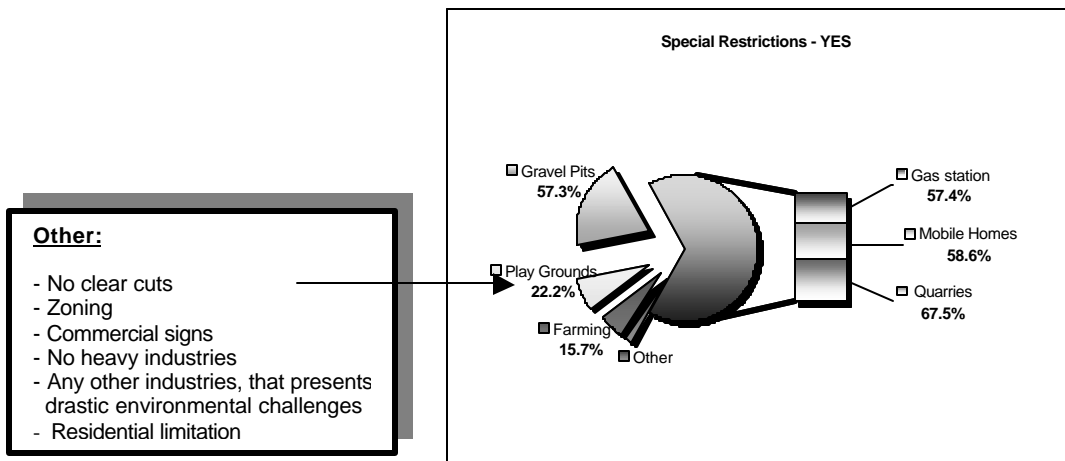
Did not respond: 14

Question 2: Should special restrictions or conditions be placed on any of the following commercial or residential land uses? - In general, the majority of respondents indicated a need for special restrictions on quarries (68 percent), mobile homes (59 percent), gravel pits (57 percent), and gas stations (57 percent). Respondents felt that neither Farming (79 percent) nor Playgrounds (65 percent) need special restrictions.

Table 2: Special Restrictions for Commercial and Residential Land Uses

TYPE	RESTRICTIONS						NR*
	Restrictions Yes	% of Total	Restrictions No	% of Total	No opinion	% of Total	
Other	7	100%	0	0.0%	0	0.0%	26
Farming	29	15.7%	146	78.9%	10	5.4%	17
Play Grounds	39	22.2%	114	64.8%	23	13.0%	35
Gravel Pits	106	57.3%	67	36.2%	12	6.5%	26
Gas stations	109	57.4%	64	33.7%	17	8.9%	21
Mobile Homes	116	58.6%	65	32.8%	17	8.6%	13
Quarries	129	67.5%	56	29.3%	6	3.1%	20

* Lists the number of "No Responses" for each question



Question 3: Are there areas in Danby where development should be discouraged? -
 Sixty-eight percent of respondents agreed that there should be some areas discouraged for further development. Only 25 percent disagreed with the statement.

Table 3: Land Development

Yes	% of Total	No	% of Total	No opinion	% of Total
123	67.6%	45	24.7%	14	7.7%

Did not respond: 29

Comments: Most of the comments addressed the environment and keeping the rural scenery in the area. Some Respondents (26 percent) proposed ideas and remarks with the following contents:

Environmental protection: Preservation and protection ****
 Protecting fauna -flora habitat /wild life habitat ***
 Water treatment **
 Protection of wetlands ***
 Watersheds *
 Flood plan
No quarry/OMYA ****
 No heavy industrial development

Agriculture: Encourage farming and agriculture ***

Scenery and community: Protect historic and scenic beauty **
 Development not against the native (flatlander try to change too much)

Economy: Retail and light industry along Route 7 **

Note:
 **** Significant # of responses

Question 4: Should building lots under 10 acres be controlled more than they are already controlled by Act 250? – A majority (59 percent) of respondents indicated that the control of building lots under 10 acres should not be intensified, while 31 percent agreed that there is a need to intensify the control of building lots of less than 10 acres.

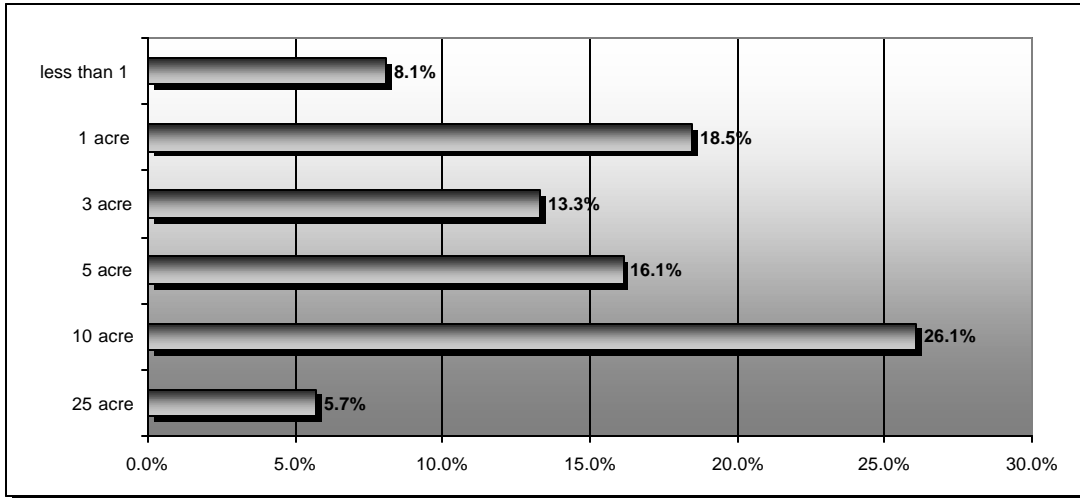
Table 4: Control of Building Lots less than 10 acres

Yes	% of Total	No	% of Total	No opinion	% of Total
59	31.0%	112	59.0%	19	10.0%

Did not respond: 21

Question 5: What minimum lot size would you prefer to see? - Generally respondents (26 percent) recommended ten acres as minimum lot size. Another 26 percent believed that the minimum size should be at or below one acre.

Figure 1: Minimum Lot Size



Question 6: Would it be reasonable to control some types of land use in some areas of town while allowing them in other areas? - A small majority of those who answered the question (54 percent) agreed that controlling of some land use types would be useful.

Table 5: Control of some Types of Land Use

Yes	% of Total	No	% of Total	No opinion	% of Total
83	53.9%	60	39.0%	11	7.1%

Did not respond: 57

Question 7: Should there be restrictions on the number of dwelling units that could be built in any given year? - Almost 51 percent indicated that there should be no restrictions on the number of dwelling units. Some had concerns that it could affect the freedom of the landowner. Thirty-four percent of the respondents agreed that there should be some restriction to control the growth of the area better.

Table 6: Restrictions on the Number of Dwelling Units

Yes	% of Total	No	% of Total	No opinion	% of Total
71	33.6%	107	50.7%	31	14.7%

Did not respond: 2

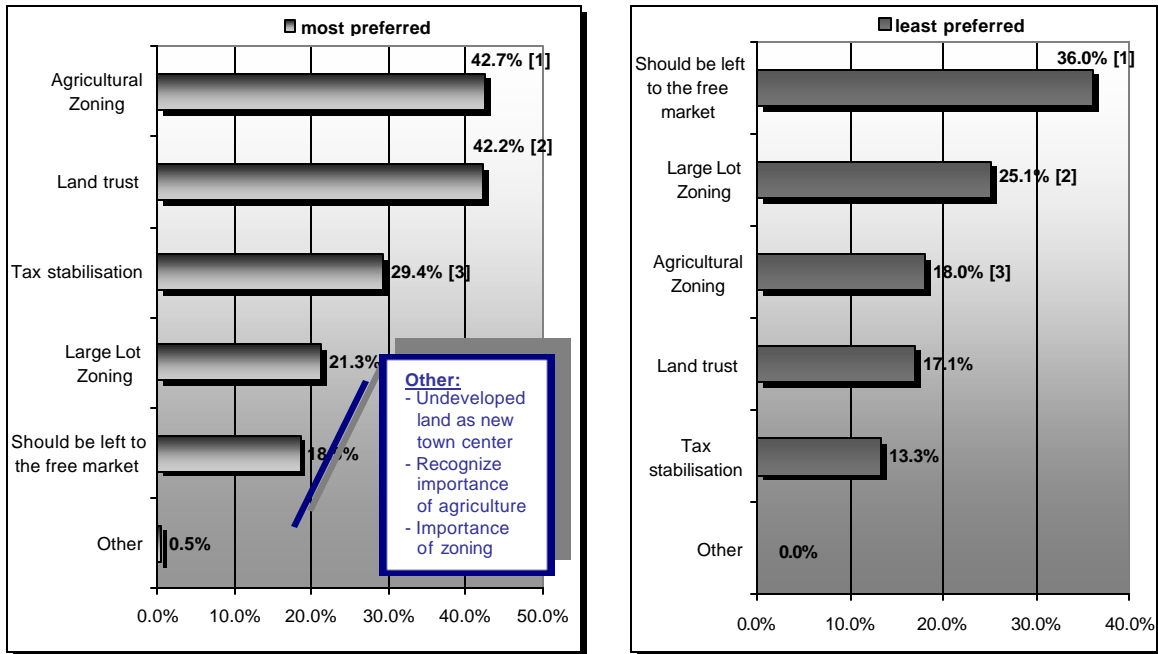
Question 8: How do you feel Agricultural land/undeveloped land could be protected? On a scale 1-3: #1 the method you most prefer, #3 the least preferred. – Forty-three percent of respondents preferred agricultural zoning, followed working with land trusts (42 percent); the least preferred method according to the survey was leaving the protection to the free market.

Table 7: Protection of Agricultural/Undeveloped Land

METHOD	LAND DEVELOPMENT					
	#1	% of Total	#2	% of Total	#3	% of Total
Tax stabilization	62	29.4%	40	19.0%	28	13.3%
Large Lot Zoning	45	21.3%	44	20.9%	53	25.1%
Agricultural Zoning	90	42.7%	21	10.0%	38	18.0%
Land trust	89	42.2%	35	16.6%	36	17.1%
Should be left to the free market	39	18.5%	22	10.4%	76	36.0%
Other	1	0.5%	0	0.0%	0	0.0%

Note: [1] High or most preferred development is based on score #1 on a scale of 1 to 3, with one the most preferred and three the least preferred.

Figure 2: Most/Least Preferred Protection Method of Agricultural/Undeveloped Land



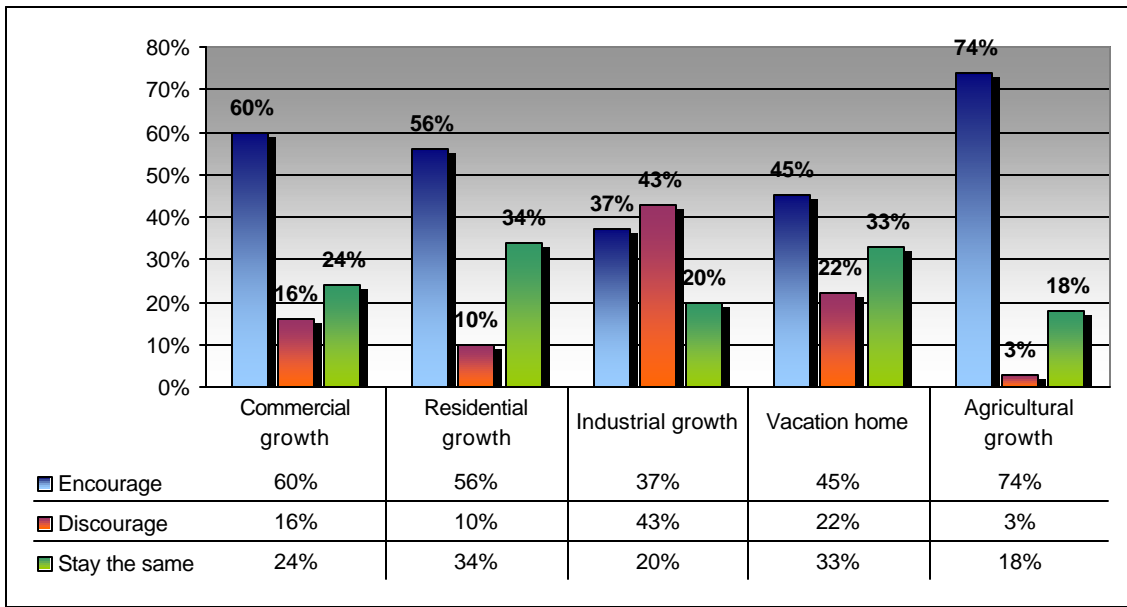
Question 9: How do you feel about the following activities in Danby? - Agricultural growth is one of the most encouraged activities in Danby at 74 percent, followed by commercial (60 percent) and residential growth (56 percent). On the other hand, industrial (43 percent) and vacation home growth (22 percent) should be discouraged as future activities.

Table 8: Encourage/Discourage Activities in Danby

TYPE	ACTIVITIES					
	Encourage	% of Total	Discourage	% of Total	Stay the same	% of Total
Commercial growth	105	60.0%	28	16.0%	42	24.0%
Residential growth	101	56.1%	18	10.0%	61	33.9%
Industrial growth	66	36.7%	78	43.3%	36	20.0%
Vacation home	84	44.9%	41	21.9%	62	33.2%
Agricultural growth	142	74.3%	5	3.1%	34	17.8%

NR*
36
31
31
31
24
20

Figure 3: Encourage/Discourage Activities in Danby



F: JOB MARKET

Question 1: Do you feel there are adequate job opportunities in and around Danby? -

Thirty-eight percent of the respondents felt that Danby has adequate job opportunities, compared with nearly half who described themselves as unsatisfied with the job opportunities in town.

Table 1: Job Opportunities in and around Danby

Yes	% of Total	No	% of Total	No opinion	% of Total
70	38.0%	91	49.5%	23	12.5%

Did not respond: 27

Question 2: What types of job opportunities would take advantage of your particular skills? – While only half of the respondents filled out this question, there were some definite patterns to the results. Education topped the list with 17 percent of the count, followed by agriculture, professional work, and industry..

Table 2: Type of Job Opportunities

TYPE	PROFESSION	
	Survey 2001	% of Total
ADMINISTRATION/OFFICE/ MANAGEMENT		
Management	3	3.3%
Telecommunication	1	1.1%
Accounting	3	3.3%
Administration	2	2.2%
Volunteer	1	1.1%
BUSINESS		
Mediation	1	1.1%
Business	3	3.3%
EDUCATION/ CRAFT		
Education	15	16.5%
Crafts	2	2.2%
ENVIRONMENT		
Agriculture and Green Industry	11	12.1%
Environmental - Consultant	3	3.3%
FIRE		
Insurance	2	2.2%
Tax and finance	3	3.3%
INDUSTRY		
OMYA	1	1.1%
Construction	3	3.3%
Commercial and industrial jobs	7	7.7%
Truck driver	1	1.1%
Logging	5	5.5%
SERVICE		
Computer	5	5.5%
Retail sales	7	7.7%
Hair salon	1	1.1%
Restaurant	1	1.1%
Mental and other Health Services	10	11.0%

Did not respond: 120

Question 3: What occupational skills do you have? - Forty percent of respondents reported their skills:

Table 3: Job Skills

TYPE	SKILLS	
	Survey 2001	% of Total
Artistic/craft	3	3.6%
Agriculture/farming	9	10.7%
Accounting	3	3.6%
Botanic	1	1.2%
Carpentry	2	2.4%
Construction	3	3.6%
Computer	5	5.6%
Drafting	1	1.2%
Education/teaching	16	19.0%
Health	10	11.9%
Massage	1	1.2%
Marketing and management	6	7.1%
Mechanical	8	9.5%
Office	4	4.8%
Planning	1	1.2%
Sales	7	8.3%
Woodworking	4	4.7%

Did not respond: 127

Question 4: Do you operate a business from your home? – Nearly 20 percent of respondents reported running a home business in Danby.

Table 4: Operate a Home Business

Yes	% of Total	No	% of Total
32	19.2%	135	80.8%

Did not respond: 44

Question 5: Are you planning to do so? – This question shows a small increase from the present, up to 22 percent.

Table 5: Planning to do a Home Business

Yes	% of Total	No	% of Total
41	22.4%	142	77.6%

Did not respond: 28

G. PERSONAL PARTICIPATION

Question 1: Are you involved in local government issues? – Fifty-eight percent of respondents wrote that they were not personally involved in local government.

Table 1: Personal Participation

Yes	% of Total	No	% of Total
80	42.3	109	57.7%

Did not respond: 22

Question 2: Would you like to be? - In general respondents showed a slightly heightened interest over their present situation.

Table 2: Personal Participation

Yes	% of Total	No	% of Total
62	47.0%	70	53.0%

Did not respond: 79

Question 3: If informational meetings, with discussion, were held regarding the guidance of growth and development in Danby would you be interested in attending? - Respondents showed a strong interest in public meetings and discussions with the town government (72 percent).

Table 3: Public Meetings

Yes	% of Total	No	% of Total
126	71.6%	50	28.4%

Did not respond: 35

Where: The town office was the most frequently recommended place for town meetings. Other recommendations included Four Corners, the school, the library or Lister's office. The main written request was to keep the meetings centrally located.

Table 4: Location

LOCATION	MEETING	
	Survey 2001	% of Total
Town office	27	56.2%
Four corners	5	10.4%
School	11	22.9%
Library	3	6.3%
Lister's office	2	4.2%

Did not respond: 163

How often? - Respondents were most interested in having monthly meetings (43 percent). Other options were evenly distributed.

Table 5: Frequency of Meetings

TIME	MEETING	
	Survey 2001	% of Total
Every month	26	42.6%
Every two months	10	16.4%
Every three months	10	16.4%
Every six months	5	8.2%
As issues arise / as needed	10	16.4%

Did not respond: 150

Question 4: Do you feel you have any control or influence over how Danby develops? - Fifty-nine percent of respondents felt that they had no influence over how Danby will develop in the future, while 28 percent were satisfied with the influence they have.

Table 6: Residents Influence on Danby's Development

Yes	% of Total	No	% of Total	No opinion	% of Total
52	28.3%	108	58.7%	24	13.0%

Did not respond: 27

Question 5: Would you like to? - There is significant interest in being involved in current and future developments (71 percent) among those who responded to the question.

Table 7: Public Interest

Yes	% of Total	No	% of Total
105	70.9%	43	29.1%

Did not respond: 63

If so, how? -

Most of the respondents proposed interesting ideas:

- **Informational meetings ******
- **Better participation in town meetings**
- **Brainstorming with government and residents about new developments, such as group discussions ******
- **Volunteering**
- **Active membership**
- **Discuss more issues with residents *****
- **Better education** - For example: introduction to zoning and land use etc. ****
- **Better voting system ******
- **The town government should be open for changes and remarks from the residents *****
- **Listen to the residents and give them a voice ******
- **Public forum**
- **More surveys and use of the survey for future vision**

Note:

****** Significant # of responses**

Question 6: Are you concerned about how development in nearby towns will affect Danby or your property? – Nearly half of the respondents were concerned about how development in neighboring towns could affect Danby. (49 percent)

Table 8: Development in nearby towns

Yes	% of Total	No	% of Total	No opinion	% of Total
93	49.2%	75	39.7%	21	11.1%

Did not respond: 22

If so, how? - Most of the concerns contained the following:

- **Population increase**
- **High traffic and resulting noise ******
- **Pollution of air and water**
- **Increase of housing cost and affordability problems**
- **Drastic changes in infrastructure**
- **Overcrowding**
- **Fear of heavy industries in a rural area**
- **Fear of undesirable development**
- **Endanger the quality of life**
- **Fear of OMYA ******
- **Too many trucks on small roads**

Note:

****** Significant # of responses**

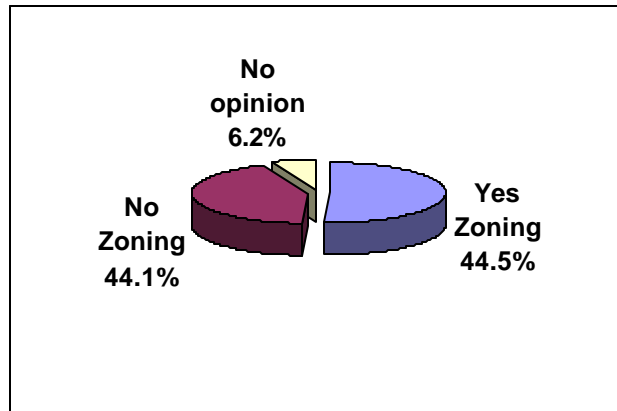
Question 7: Danby does not have zoning, which divides the town into districts, each with different permitted uses. Do you think Danby should have zoning? - Respondents were almost perfectly divided on this issue.

Table 9: Zoning?

Yes	% of Total	No	% of Total	No opinion	% of Total
102	50.2%	86	42.4%	13	6.4%

Did not respond: 8

Figure 1: Zoning?



Question 8: What feeling do you have for Danby? How do you see it at the present? - The respondents had different kinds of feelings about the town. Generally there were positive feelings about the current development of Danby. **Table 38** shows an overview of the diverse opinions of the respondents.

**Table 10: Town of Danby
Personal Participation**

PRESENT	Survey 2001
Positive Feeling	
Keep as is	14
Wonderful community	12
Stay quite and rural	9
Strong positive feelings	4
Keep town as a bed room community	4
Keep small town character	4
Great potential	2
Typical New England village	1
Keep town as an agricultural community	1
Keep town as a residential and agricultural town	1
TOTAL	52
Negative Feeling	
Stagnant/ regressive/ animosity	7
No control that shapes the future and leadership	6
Quarry -OMYA changes property value	6
No plan for future growth	4
Uncontrolled mixture and growth	3
Out of staters running town	4
Poor communication and better sense of community	3
Neighbor against neighbor – conflicts	3
Divisive feeling and divided	3

Unfriendly OMYA	3
Missing community feeling	2
Too many mobile homes	2
Town doesn't know the direction /unclear	1
Business owners dependent on town government	1
Future town plan missing	1
Poor leadership	1
Weak and dying town	1
Insular	1
Poor leadership	1
School system largest burden	1
Drug problem	1
Bad road system	1
TOTAL	56
Suggestions for a better "Quality of life"	
Need improvement but not expansion	4
More historic preservation farms, houses, downtown	4
Zoning	3
Local jobs and job opportunities	2
More opportunities for young people	2
Clean the town	2
Limit development	1
Affordable housing missing	1
Mixed housing missing	1
Too many houses could ruin the quiet beauty	1
Need to grow with the time	1
School system must improve	1
Recreation missing	1
Danby' s residents need a voice	1
Adequate town plan needed	1
TOTAL	26

Question 9: Do you think the town should develop a vision statement (e.g. bedroom community, farming, industrial etc.)? - The majority (56 percent) of respondents agreed that a vision statement underlines the character of the town, while 23 percent thought it was not important to develop a vision for Danby.

Table 11: Develop a Vision Statement

Yes	% of Total	No	% of Total	No opinion	% of Total
91	56.2%	37	22.8%	34	21.0%

Did not respond: 49

Question 10: In your 20-year vision, what would you like to see? - The respondents mentioned changes pointing in diverse directions. Among the most common, though, are a desire for more employment, a desire to retain the community's character, and a desire to control local heavy industry and pollution.

Table 11: Vision Statement

	Survey 2001
Business and Jobs	
Light businesses and industry - VT store fixtures- Route 7	17
Craftsmen and artisans	11
Agriculture and local production and active family farms	11
Attract new businesses for local jobs	11
No heavy industry or no industry	4
More jobs and better paying jobs	3
Professional services	2
Balance of industrial and residential	1
A nice place to live without major industry	1
Housing	
Affordable housing - housing for everyone	6
Bed room community	4
Mixed housing	4
Mix of vacation homes	4
Control growth of homes	3
Single home owners taxes down/ Affordable taxes	2
Additional tax for part-time owners	1
Single family home	1
No bedroom community	1
Fewer mobile homes	1
School and Education	
School facilities and education	10
Library	1
Recreation and community life	
Stay the way it is - rural and residential	15
Stay a small community and rural	15
Recreation for old and young youth club etc./retirement, also tax base	14
Town green	9
Beautiful scenery, peaceful and quiet	7
Town center (bakery, lunch etc.) - better infrastructure	6
Open areas	5
Increased community life	4
Quality of life - for example parks etc. community	3
Tourist attractions	3
Friendlier community	2
Perfect place to raise family	1
No empty buildings	1
Revitalization	1
Fewer flatlanders	1
Town government	
Open for new ideas	8
Sustainable growth - that also people stay in the area	6
Peaceful active community and a positive town	6
Zoning and septic regulation	5
A vision for the future (future plan)	5
Town plan	3
Improved town government	2
A more progressive town	1
Lower taxes	1
Environment	
Historic preservation and environmental protection	17
No quarry	16
Clean up	4
Pollution control	1
Water supply and treatment	2
Environmentally safe industries	1
Traffic law enforcement	1

Question 10: **Would you like to see more communication with the Danby Town Planning Commission?** – Seventy-one percent of the respondents would like to see more communication with the Danby Planning Commission.

Table 12: Communication with the Danby Planning Commission

Yes	% of Total	No	% of Total	No opinion	% of Total
104	70.7%	20	13.6%	23	15.6%

Did not respond: 64

SUMMARY AND CONCLUSIONS

The survey was designed to provide a detailed information base on the characteristics and feelings of the residents. In addition, survey information was used to address several study objectives relating to perceived problems in Danby. Finally, the 2001 survey was distributed to gauge changes in attitude among the population since the town's previous survey.

In terms of demographic characteristics, the respondents were disproportionately older, with nearly two-thirds over the age of 45. Only 12 percent were 35 or younger. Most of the respondents had children present in the home. The majority of respondents have children in the age 15 to 19 (21 percent) attending Middle or High school.

Respondents' occupations were relatively diverse. Workers in the managerial and professional field formed the largest group (30 percent), and included education and health care. The remainder was divided between farming, operators, craft and repair, service, technical sales and home-based employment.

The majority of the respondents live in detached family homes and nearly 97 percent were owners rather than renters.

Forty-nine percent of the respondents had lived over 20 years in Danby; respondents cited the peaceful and rural atmosphere of the town as a main reason why. Most of the respondents lived in the downtown area "Village Borough" or in the Four Corner district, a former center for farms in the beginning of 1800.¹

B: Satisfaction

In general, respondents appeared satisfied with the standard of living in Danby. This was reflected strongly in the figures representing intent to stay in Danby. Eighty percent of respondents wrote that they expected to stay in Danby 'Forever'. Moreover, 85 percent classified the overall standard of living in Danby as 'Good'.

A checklist of services offered in Danby was included in the survey; respondents were asked to rate each. Road maintenance, garbage disposal, fire protection, and snow removal were all highly rated, with over 75 percent approval. Three areas of concern were highlighted: recreation services, health services, and town government. Each received 30-35 percent disapproval.

The survey discussed recreation facilities directly, asking residents to point out the most pressing needs for the town of Danby. Overall, 42 percent of respondents felt that there was a need for greater facilities. Four choices stood out among those provided in the survey: swimming areas, playgrounds, picnic areas, and a town green. All four were checked off by more than ¼ of the respondents. It should also be noted that several other options received significant attention. The town should examine these options closely and consider the survey's demographics when choosing which facilities to pursue.

¹ The historic architecture of Rutland County - Vermont state register of historic places, Vermont Division of historic preservation

C: Revenue Expansion/ Development

It is clear from the responses received in this survey that Danby residents are not in favor of increased property taxes as a means of revenue expansion. More than half of all respondents listed that as their least desirable option. Increased user fees were also an unpopular option. Respondents marked that should there be a need for greater revenues, recruited businesses would be the most desirable option.

Asked what types of development residents would most and least like to see in Danby, the survey's respondents were fairly clear. Non-invasive types of development would be best received (beginning with agriculture, and including professional services and home-based businesses), while heavy industry and new housing would generate a lot of opposition. Note that there appears to be a correlation here between those options respondents would best like to see and the types of employment (later in the survey) these same respondents feel are missing in Danby.

Respondents appear quite clear over their desire not to have new residential / vacation growth in Danby. Vacation home development, general housing, motels & restaurants, and tourist attractions all received negative attention.

Respondents felt strongly that Danby was an affordable community, and that single-family houses would be the most appropriate form of new housing should the need arise. Among those with the greatest negative response were large-scale developments and mobile homes. This is in keeping with the respondents' answer to the next question. Eighty-three percent of respondents agreed the town's physical characteristics should be maintained.

D: Land Development

This section proved to have interesting results. Danby currently has no zoning regulations. In light of this, residents were asked whether any kind of restrictions should be placed on certain types of land use. While farming and playgrounds received little support for restrictions, gas stations, gravel pits, quarries, and mobile homes all had over 57 percent support by respondents. Each of these responses can be traced to the respondents' earlier views about development and heavy industry. In addition, two-thirds of the respondents agreed that certain areas in Danby should be shielded against development.

By contrast, nearly 60 percent of respondents felt that there should be no further control over building lots under 10 acres. This could indicate that while respondents are in favor of controlling commercial development, they are hesitant to accept controls over personal property.

The question of minimum lot sizes is difficult to interpret. The largest proportion of respondents felt that 10 acres should be a minimum (26 percent). At the same time, an equal proportion felt that the ideal lot size was at or under one acre.

Residents were then asked whether it would be reasonable to control some land use types in some areas of Danby. Effectively, the question asked whether zoning would be an agreeable option. All told, 54 percent of respondents agreed with the idea, while 39 percent were in opposition.

Respondents were split on the question of how to best protect agricultural land in Danby. The clearest indications were to either create a form of agricultural zoning or work with a land trust. Respondents did agree, however, that the least desirable option was to leave the future to the free market. There is a clear trend here that while controls restricting residents' and newcomers options are not well supported, controls used to protect Danby's farmland may be acceptable.

A majority of the respondents felt that in general, agricultural, commercial, and residential growth should be encouraged in Danby. While the first two categories responses (74 percent and 60 percent, respectively) are not surprising given the rest of the survey answers, the third is. Despite earlier indications that housing (not to be confused with vacation homes) was an undesirable form of development in Danby, only 10 percent of respondents felt that residential growth should be discouraged. Fifty-six percent felt it should be encouraged.

F: Job Market

Nearly 50 percent of respondents to the survey felt that there were not adequate job opportunities in the Danby area. Among those types of opportunities that would match up well with the respondents were education, health, and agriculture.

Respondents indicated that there is a growing segment of the Danby population interested in home-based businesses. While 19 percent of the respondents noted that they currently operate a home business, 22 percent expressed interest in doing so in the future.

G. Personal Participation

A total of forty percent of respondents said that they were indeed personally involved in local government issues. It should be noted, however, that this percentage is probably somewhat skewed from the actual population of Danby. It is likely that those who returned the survey are more inclined to be involved than those who did not.

In keeping with those figures, over 70 percent of respondents wrote that they should be interested in attending informal meetings over future development in Danby. In general, the feeling was that monthly meetings would best suit the needs of the community. Nearly 60 percent of the respondents felt that, for whatever reason, they had little influence over Danby's overall development. Clearly, the respondents are looking for a way to be involved in the community at some level.

On the question of zoning, the survey's respondents were virtually split down the middle. This response should be examined closely alongside some of the earlier development questions.

Respondents did, however, like the idea of developing a vision statement for the town. There was a strong diversity of responses of what should be included in a 20-year vision, but many of them relate to continuing the peaceful and rural character of the community. There were also some indications that some light industry, recreational facilities, and educational institutions could add to the town. Historic / environmental preservation and the creation of no new quarries were also important conclusions drawn from this open-ended question.

Conclusion

The indications are fairly clear. Respondents want to see the Danby of the present preserved into the future. They want to see development to increase the tax base and create employment, but not at the expense of too much regulation or the unique character of the town. Zoning and other types of land control have some support, but will have to be approached with caution. Development controls will receive the greatest support from those seeking to preserve the town and agricultural component of Danby, but will be opposed by residents concerned about losing personal freedom on their property.

There is clear support for action to be taken to preserve the community. Finally, residents want better communication with the town government. They are looking for opportunities to participate in planning Danby's future.