

Hovey-Ledyard-Buell Neighborhood

The Hovey-Ledyard-Buell Neighborhood is a quiet, residential area with a park-like feel owing to the mature trees, well-landscaped yards and winding narrow streets. It is bounded to the east by Hanover High School athletic fields, to the north by a historic stone church, to the north and west by Hanover's commercial downtown and Dartmouth College venues and to the south by a residential area which is not directly connected by roads. Currier and Dorrance are busier streets with residences, the Howe Library, Dartmouth College offices, municipal parking garage and a variety of commercial uses. In contrast, Ledyard Lane is a very local street. Hovey and Buell connect Lebanon Street and South Main Street so are often used to by-pass Main Street and Lebanon Street traffic and the signalized intersection. To discourage cut-through traffic, the Town has installed traffic calming structures both at the southern end of Buell and on Hovey just south of the service entrance to the school.

The walkability and residential character set amidst a mature residential landscape are aspects very important to the future character of the neighborhood.

- Loss of neighborhood character is a great concern.
- Zoning in this neighborhood should be reviewed with regard to building height, lot coverage, size of accessory structures, side setbacks and building massing. The addition of residential units to existing structures and home business standards should be addressed.
- The question about sidewalks is a divisive one. Some see sidewalks necessary for pedestrian safety; others see sidewalks with the additional concrete, curbing and necessary removal of streetscape vegetation as an urbanizing element, antithetical to the character of the neighborhood.
- Additional approaches to reduce traffic speed and discourage cut through traffic should be considered.
- Since the Town does not regulate vegetation on single family lots, a neighborhood garden/tree group might be organized to work with owners on tree preservation and replacement.

History of the Neighborhood

This neighborhood is part of the original Governor's Lot, 500 acres deeded to Governor Benning Wentworth in 1762. It existed for nearly 170 years as an open space south of the bustling village of Hanover. As late as 1925, the area is shown on a land use map of Hanover as a cultivated field, maybe hayfield. It was for some time a dairy farm owned by Dorrance Currier. The primary arterials now known as Lebanon Street and Main Street had been in existence for many years. Dorrance Place existed as a stub street west from Main Street and South Street appear on the old maps somewhere between 1860 and 1892.

In 1933, a plan was filed creating Ledyard Lane and the lots fronting on it. The subdivided area was called Stockbridge Heath and portions of Ledyard Lane were called Thornton Wynd and Weare Wynd. Hovey Lane was called Currier Wynd, and our Currier Place was called Lincoln Street. According to a resident, the first house was built in 1939. At that time, there were no trees as the land had been recently farmed by the Currier family.

By 1942, Hovey Lane is shown on the Village Precinct Map connecting Lebanon Street with Buell Street. One can well imagine Hovey Lane looking quite like a country road with only two

homes, #8 and #4. In that year, there were six homes on Buell Street, four with relatively long driveways.

The Currier Place of 1942 is an extension of South College Street (later removed to accommodate the Hopkins Center) with homes only at #5, #7 and #13 (now the Howe Library). Currier Place joins Dorrance Place to create a looped road to connect South Street and South Main Street. Dorrance Place boasted homes at #2 through #6. Both the Grade School and High School are located on Lebanon Street.

In 1961, the existing road network had been completed with Currier Place running from South Street to Buell Street. The homes on the west and north of Ledyard Lane had been constructed. Some additional stories about the neighborhood are included at the end of this report in hopes that many will read and enjoy them and that they are not lost to future residents.

Wikipedia tells us that a “wynd” is *the Scotts word for what is typically a narrow lane between houses. The word derives from Old Norse vanda, implying a turning off a main street, without implying that it is curved. In fact, most wynds are straight. In many places wynds link streets at different heights and thus are mostly thought of as being ways up or down hills.* And so it is that Hovey and Currier are ways up and down hills in Hanover today and Ledyard Lane is a narrow lane between houses.

Comments and Worksheet Responses

Outstanding Features

Residents cite four predominant characteristics of the neighborhood as *outstanding*. These are location, natural, park-like feel and though private residences, there is a strong sense of community. The location of the neighborhood is the one aspect most frequently cited by residents. Whether close to downtown, Hanover High School, Howe Library, Dartmouth College or athletic fields, this aspect of the neighborhood is noteworthy. Aspects such as nice yards, mature landscaping, natural surroundings, wildlife habitat, and “country” look are also distinguishing. Residents note the quiet residential atmosphere that give them a sense of privacy and at the same time celebrate the sense of community, nice neighbors, mix of families and empty nesters and housing types. The mature landscaping and narrow winding streets reinforce the quiet and private nature of the neighborhood.

Best Feature

Location was mentioned as the best feature of the neighborhood by most residents. The feeling that the neighborhood is “hidden away” from town and secluded was the second most frequently mentioned “best” feature. Little traffic, walkability and sense of community, lack of noise and crowding, well-kept yards, trees and natural beauty were also common responses.

Most Worrisome Feature

Traffic volume and traffic speed worry many in the neighborhood. Pedestrian safety and more specifically the safety of pets and older people were concerns related to traffic. Light and noise from the Town and High School, possible future development including multi-family dwellings, rentals to undergraduate students, commercial uses, very large houses and the consequent

removal of trees, existing business use in the neighborhood with too many vehicles, junk in people's yards and lack of enforcement of the zoning ordinance were also mentioned as worries.

Although traffic calming structures have been installed, speed traffic speed can sometimes still be an issue. Speed tables, one way traffic, and shared lanes should be considered.

Housing Existing in and Appropriate to the Neighborhood

All residents noted the existing single family housing in the neighborhood and 7 said there were two-family situations. Five mentioned multi-family or other group housing which include a house rented to students, a granny flat, and some student rooms in houses. (This author does not know if these perceptions are correct or not.)

Seven respondents indicated that there was a rental unit in their home and four mentioned existing work force single family homes in the neighborhood.

When asked about housing appropriate for the neighborhood, respondents were unanimous in favoring single family housings, split 50%/50% (for and against) two family dwellings and strongly unsupportive of multi-family, other group and dormitory housing. Three respondents favored other group housing such as a group home for adults and a rental unit in an existing structure.

There was strong support for allowing a rental unit in each owner-occupied home, no support for work force multi-family housing and the majority not supporting work force single family homes. "Workforce housing" means housing which is intended for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household (\$69,400). "Workforce housing" also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household (\$37,500).

One Thing to be Changed in the Neighborhood

Traffic was most often cited as the one thing respondents would change. Both traffic volume and traffic speeds were suggested. Not surprisingly, almost the same number of respondents suggested adding sidewalks. Other suggestions included buildings on the east side of Currier Place; Town enforcement of ordinances; changes in the zoning rules regarding driveways, side setbacks, building height and the size of accessory buildings and to "reflect the conditions that exist"; removing an existing business use from the neighborhood; and having fewer trees removed.

Never Change This.....

Two or more residents mentioned these:

- Sidewalks and curbs are not appropriate for our neighborhood
- The amount of undeveloped land
- The trees and established natural barriers
- Quiet, private residential character
- The lot size
- Residential single family use and character.

Which non-residential uses could be appropriately located next door?

The only response mentioned by more than one person was “none.” More than half the respondents thought *only* residential uses were appropriate next door.

If you had a magic wand....

In response to the question, what change would you make to your property, suggestions were very personal and specific to the property. The survey itself should be consulted.

Would current zoning allow this change?

Respondents were split in this answer with 5 answering “yes”, 6 answering “no” and 7 with no response.

Neighborhood Change Protected by the Current Zoning Ordinance

Business in the neighborhood and loss of neighborhood character were indicated by 19 of 20 respondents as worries should the Zoning Ordinance be changed. Almost as important to the group were loss of yards, building height, distance between structures and property lines, new non-commercial, non-residential buildings and non-commercial, non-residential uses in existing houses. Thus, residents value the residential nature and the existing neighborhood character with ample yards and human-scale structures, and do not want zoning amendments to change these aspects of the neighborhood.

Buildings and Activities Not Compatible in the Neighborhood and Next Door

When asked to identify buildings and activities not compatible with the neighbor and next door to your home, the respondents created a long list. Commercial uses and buildings are least favored. Commercial residential rentals, short term rentals and multi-family structures, student housing and dormitories were also unpopular. Traffic-producing uses were identified by a few respondents as was night lighting for sports.

Other Comments

One respondent summarized the general tenor of the neighborhood in this way:

My main concern is that our close-to-town neighborhood AVOIDS a slow change to commercial/multi-family. My other concern is that our road NOT become an arterial so that we are over-run by traffic.

Another resident suggests:

The Hovey/Ledyard/Buell neighborhood strongly desires that the Town vigorously maintain its character. In the recent past, residents of the neighborhood have been greatly disappointed in the Town’s inability to do so. Specifically, a lot in the middle of the neighborhood was subdivided, stripped of almost all of its trees, and left in a state vacant similar to those found in blighted areas. Such developments have greatly disturbed the residents and negatively affected the neighborhood’s character. Quite recently, on the same site, the proposed construction of a house that is significantly out of character has also greatly upset residents. They feel that the Master Plan and Zoning Ordinance should contain stringent provisions that prevent such occurrences.

Bringing more attention (eg. signage) to the pedestrian path between Hovey and Currier was suggested as pedestrian enhancement.

Neighbors anticipate a significant increase in cut-through traffic as development in West Lebanon generates more traffic.

Neighborhood Stories

Ford Sayre

Ford Sayre graduated from Dartmouth in the mid-1930s and stayed in the area. He and his wife Peggy started an after school program for local youngsters to teach them to ski. Hanover's K- 12 classes were located where the High School is now, and the original beginner teaching hill was in the field still found between Ledyard Lane and 10 /12 Buell Street. More advanced skiers practiced on the steeper slope at the corner of Main Street and Currier Place. (A house is now on that hill.)

Ford Sayre died in World War II, but his wife continued the program. It is now run by the Ford Sayre Memorial Ski Council.

Small houses in the neighborhood

During World War II "temporary" housing was located on the field between the High School and St. Denis Church. After the war, as the area became a playing field for the school, some of these small houses were moved to the Ledyard Lane neighborhood where three of them remain to this day. Along with the old farm houses and 1940's buildings they are an important part of the neighborhood history.

Picture Windows

The first and second "picture windows" in Hanover were in this area. (15 Buell Street was first, 12 Buell Street was second.) When Bill Kimball built our house at 15 Buell Street in 1940 he had spent ten years designing it. It was passively solar heated, with the eaves protecting the house from the sun in the summer, while allowing the sun to beat in during the winter. Even before insulation our heating bills were remarkably low. And when he built here (at 12 Buell Street with the second picture window) his friends at Thayer told him he was nuts to build so far out of town with nary a tree in sight! That was probably why the ski hill was so safe.

Old Storm Drains

No one knew there was an old storm drain that went through (under) the area between the old Richmond School and the high school until a kid fell into it (roughly where the heating chimney is today) one day in gym class sometime around 1986. Our son did know it was there because he and a neighborhood friend played there frequently after school. But they had not seen it without its lid. The boy went down about fifteen to twenty feet. The fire department came and plucked him out with nothing worse than a scare. Several old timers told us they knew it was there, but no one at the school did. Obviously they then traced the path and filled things in!

Outskirts of Town

When the first track at HHS was built, old timers told everyone that that field had been an original Hanover dump site, and that under the field were years of accumulated "stuff" including old cars and such. Again we had had an inkling of that, because our son and his friend occasionally came home with old bottles, etc. that popped out of the earth on that steep hill between the old football field and the new turf one. The older folks were right when they said this meant the land was subject to shifting and sinking, and to make sure the track had a long life they would have to go down quite far with its foundation. No one really believed them- the people in charge thought they were exaggerating, and several years later the whole track had turned into lumps and bumps and had to be rebuilt.

Neighborhood Worksheet and Reflections 21 responses

Please help us keep this worksheet anonymous. Do **not** put your name or address on this worksheet. Please **do** let us know on which street you reside or own property so your responses get compiled with the appropriate neighborhood. Your street name is: _____

Currier Place 4
Dorrance Place 1
Dorrance Place/Currier Place 1
Hovey Lane 7
Hovey /Buell 1
Hovey/Buell/Ledyard 1
Ledyard Lane 6

What are the outstanding characteristics, features or landmarks that identify your neighborhood?

- * Close to **downtown**(9)
- * Close to **high school** (6)
- * Howe Library(4)
- * Close to **college**
- * Close to four **athletic fields**
- * Nice **yards**, mature **landscaping**, **trees**, well-treed, **natural** surrounding; winding **wooded** streets; the land surrounding each home gives our neighborhood its special county atmosphere; Trees and landscape between homes provide privacy, natural habitat for **wildlife** and aesthetics; Trees provide natural looking barriers and preserve natural look; winding road-rendering a “country feel” (7)
- * **Quiet** residential; relatively quiet(6)
- * **Rural**; Houses spaced apart giving the neighborhood a “park-like” feel; large lots; SR1 district lots have more frontage so houses have desired larger setback; generous lot size (6)
- * **Privacy** (not a through street); privacy via landscaping (3)
- * Little **traffic**; nice circular street off the main driving routes (3)
- * **No sidewalks**; narrow winding streets provide interest and beauty (3)
- * A sense of **community**; we all know each other; Nice neighbors (2)
- * **Mix of families** and older people; A **family neighborhood** with many children (2)
- * **Mix of housing types**; houses have varying setbacks and presentations to the winding streets
- * Residential with single family homes; residential character(2)
- * Individual types of houses and no two lots exactly alike
- * Mostly fairly modest housing
- * Few rentals nearby
- * No response

How would you describe your neighborhood to someone who has never seen it?

- * The cut through from Lebanon Street to Route 10
- * Quiet residential, close to downtown
- * Close to Town
- * New England Free
- * Privacy (not a through street)
- * Little traffic
- * A family neighborhood with many children
- * A sense of community; we all know each other
- * Our neighborhood is an "in town" neighborhood with charm and privacy.
- * New England college town neighborhood with beautiful trees
- * In-town but still has somewhat secluded feeling. Very convenient to town activities and commercial offerings.
- * In-town, close to commercial district and high school, but quiet; has strong neighborhood feel. Most are homeowners and have lived there many years; Well-maintained properties; Nice mix of large and small homes
- * Quiet residential , friendly families of many ages adjacent to vibrant high school, easy walk to Dartmouth, downtown and market
- * Pretty, single family homes in attractive area with much open land
- * Tree-lined streets, attractive traditional homes, walkable lanes
- * Older established; within walking distance of the high school and downtown Hanover; unique homes with large and private lots
- * Narrow tree-lined, winding, hilly street in downtown Hanover
- * Small, quiet, single family homes well cared for surrounded by fair amount of land and can walk to town, high school, college and library; home styles vary from modern to traditional New England and are occupied by young and older growing families and retirees. It is friendly and we all know each other and occasionally socialize at a neighborhood party.
- * Peaceful, diverse with vibrant neighbors who know and help each other; walking distance to town, school, needed stores; busy school traffic.
- * In town neighborhood with mixed use
- * Lovely homes with tasteful and appropriate landscaping
- * Fairly large lots and houses spaced apart, giving the neighborhood a "park-like" feel; a winding country road- rendering a "country lane" feel; very close to town; within walking distance (or bike-riding distance) to almost everything
- * Quiet neighborhood, close to town
- * A nice high quality neighborhood very close to downtown; low density single family residences

What do you like best about your neighborhood?

- * The **proximity** to downtown ; in-town and easy access to everything the town has to offer, movies, bank, post office, shopping, library, coop; easy access to college; walking distance to downtown; location (12)
- * **Privacy** (not a through street); while still “in-town”; private lots; The feeling that it is “hidden away” from town; secluded (5)
- * Little traffic, without much traffic, dead end street, children play in the street(4)
- * Everything is walkable and the sidewalks are almost continuous; **Walkability** (3)
- * We all know each other; Nice neighbors; A sense of **community** (4)
- * A family neighborhood with many children; the neighbors (2)
- * The mix of families and older people
- * Everything except for one neighbor
- * The mix of housing types; architecture (2)
- * Lack of noise and crowding; Low housing density; Lot size (4)
- * Trees, well-kept yards; homeowners for the most part take care of their property- nice landscape, etc. (3)
- * Much open land and many tree; natural beauty(3)
- * No response (2)

What worries you about your neighborhood?

- * **Traffic** is often heavy on Currier Place/Buell Street; Through traffic; increasing traffic; traffic- it’s a cut through route; too much cut through traffic; increasing traffic makes visiting with neighbors outdoors very difficult; a serious drawback is the neighborhoods’s bifurcation by Currier Place and its use as a vehicular short cut (8)
- * Speed of **traffic**; speed of drivers; Very little- except for school bus which speeds and can’t really (because of the curved road) each morning. This is a hazard (for pets and older people) (4)
- * **Safety** of pedestrians; a person or a pet is going to get hit by a car; walking in road NO longer safe (need sidewalk) (4)
- * I oppose the idea of sidewalks on Hovey Lane
- * The overgrowth at Dorrance and Currier makes the intersection dangerous.
- * Increasing light and noise from Town and High School
- * Possible future development
- * People cutting down trees
- * Possibility of building very large houses
- * A change in zoning causing the neighborhood to become commercial or heavy with rentals

- * I fear that development (commercial, multi-person apartments) will intrude along Currier Place.
- * Possibility of rental to undergraduates who do not contribute to community spirit
- * I worry that more multi-family dwellings will enter.
- * How individual owners may change their property without consideration of the total effect. How further growth and uses of property by institutions can affect our neighborhood.
- * Neighborhood residence- running business out of home with way too many cars and trucks parked
- * Neighborhood residence- crap in yard
- * A neighbor who ignores ordinances and is not fined/prosecuted
- * Reduced community feel
- * No concerns at this point
- * No response

What type of housing is in your neighborhood and what type of housing is appropriate for your neighborhood? (For each type of housing, please circle yes or no.)

| <u>already in your neighborhood?</u> | | <u>appropriate for your neighborhood?++</u> | |
|--------------------------------------|-----------------------------|---|-----------------------------|
| single family | Yes 21 No 0 | single family | Yes 21 No 0 |
| two family | Yes 7 No 12 Maybe 1 NR 1 | two family | Yes 10 No 9 Maybe 1 NR 1 |
| multi-family(3- 6 dwelling units) | Yes 2 No 18 NR 1 | multi-family(3- 6 dwelling units) | Yes 1 No 18 NR 2 |
| multi-family(7+ dwelling units) | Yes 0 No 18 NR 3 | multi-family(7+ dwelling units) | Yes 0 No 18 NR 3 |
| dormitories | Yes 0 No 19 NR 2 | dormitories | Yes 0 No 20 NR 1 |
| other group housing | Yes 3 No 16 NR 2 | other group housing | Yes 3 No 16 NR 2 |

if yes, what kind?

- *House rented to students
- *Apartment (granny flat)
- *Student rooms in some houses
- *Some rentals with students

++single family only; SR1 or 2 only

if yes, what kind?

- *Group home for adults
- *Rental unit within existing structure; shield parked cars
- *D-2
- *Current zoning

| | | | |
|--------------------------------|--------------------|-------------------------------|------------------|
| work force* single family home | Yes 4 No 12 NR 5 | work force*single family home | Yes 7 No 9 NR 5 |
| work force multi-family home | Yes 0 No 16++ NR 5 | work force multi-family home | Yes 0 No 14 NR 7 |
| rental unit in your home +++ | Yes 8 No 10 NR 3 | rental unit in your home ++++ | Yes 14 No 5 NR 2 |

++Does student housing qualify?

Some people have rented out rooms in their homes.

+++My house could easily accommodate a rental unit

Limited to one

++++ If ordinances followed

Limited to mother-in-law, caregiver or nanny

One is ok.

*“Workforce housing” means housing which is intended for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household. “Workforce housing” also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household.

NR= no response

If there were one thing you could change about your neighborhood, what would it be?

- * Reduce the traffic and speed of traffic; Nothing really except having any traffic drive slowly; Would like speed bumps to deter cut through traffic and speed; Add speed table on Hovey and Buell ; less traffic and safer walking; Reduce speed limit; Less traffic (7)
- * I would add a sidewalk on east side of Hovey so kids are safe walking to the high school; make it safe to walk to school and town; I would like a sidewalk on Buell and Hovey ; Add more sidewalks and a bike lane. (4)
- * Buildings on east side of Currier Place
- * Town enforcement of ordinances (2)
- * There is a large empty lot where a charming house once stood. I with the empty lot would be filled with another charming house.
- * Have fewer trees cut down than were removed.
- * Driveway limitations are too strict and arbitrarily enforced.
- * Closing off one end of the street to make it a safe and cozy neighborhood for my family
- * Zoning laws re: side setback, height and size of accessory buildings
- * Zoning to reflect conditions that exist
- * Removing business from neighborhood residence
- * No response (2)

What in your neighborhood do you hope is never changed?

- * Absence of sidewalks; no sidewalks; no curbs, no concrete walks(3)
- * The amount of undeveloped land; trees; cutting down of established natural tree barriers (3)
- * Quiet residential character; private lots (2)
- * The size of the lots are perfect as is...any subdivision would change the essence of our hood; The lots as they are now subdivided (2)
- * Residential single family use and character (2)
- * Sidewalk maintenance
- * Building heights; front, back, side set-backs

- * Community/family feel; the neighborhood character, friendly human-scale feel (I LOVE THIS NEIGHBORHOOD!)
- * The number of houses
- * Proximity to the high school
- * Winding narrow streets
- * No D-1 uses
- * Everything
- * No more concrete
- * No response (3)

Which non-residential uses could be appropriately located next door?

- * Library
- * Agriculture
- * Outdoor recreation, eg. park, sidewalk, bike path
- * Natural preserve
- * Day care
- * Home business such as piano lessons
- * Service such as the Upper Valley Hostel (near Howe Library)
- * The house the Catholic Church uses for youth activities seems to be fairly "low impact."
- * D-2 uses
- * Already have the maximum with high school next door, athletic fields x 4 (high school and college), library, downtown, parking and church.
- * None; the Galeria at the head of Dorrance is enough
- * None (12)

If you had a magic wand and could make a change to your home/property, what would it be?

- * Change my deed to allow splitting the parcel.
- * Milder grade of driveway
- * Build third attached garage stall. We did not do it because it would compromise the architecture of the house.
- * Have neighbors not able to build so close to boundary
- * Smaller setbacks
- * Remove neighbor's structure by our property line and replant the trees that border property line.
- * Bigger lot size!
- * More tree lines to promote a little more privacy would be nice.

- * Increased planting between house and lights in view
- * My husband would like to put a barn/shed on the property.
- * Reorientation of the driveway to the front of the house
- * One more bedroom
- * No light trespass from other properties
- * To ensure that my neighborhood does not become a major cut-through artery from one side of Town to the other- but instead remains residential with neighborhood character.
- * Nothing to change with respect to my home/property
- * None (7)

Would current zoning allow you to do that? *Please refer to the enclosed zoning information.*

Yes 5 No 6 ?1 NR 8

- * Plenty of room
- * Impossible!
- * We like the current zoning regulations as they are.
- * Sorry, the zoning does not allow me to close off my road- but I would like to THANK the Town for reaching out to help by installing the neck-downs at either end. Unfortunately, as the Centerra complex grows, cut-through traffic increases.....
- * Light trespass is not regulated in Town

Zoning regulates land use and where structures can be placed on a lot. If zoning regulations didn't exist, what potential changes in your neighborhood would be worrisome for you? *Check all that apply.*

___ 20 ___ Business in your neighborhood

___ 20 ___ Loss of neighborhood character
*My neighborhood has no character

___ 18 ___ Loss of yards in the front, rear or side of the house
*eg. No sidewalks
*Okay to make the neighborhood safer e.g. installation of a sidewalk and bike path

___ 17 ___ Building heights

___ 16 ___ Distances between structures and property lines

___ 15 ___ New non-commercial, non-residential *buildings*

___ 13 ___ Non- commercial, non- residential *uses* located in buildings that are

now used as houses

_____1_____ Other(s) *Please describe:*

- * Heavy density rental housing with noise at night and trash
- * Commercial creep is always a threat
- * Commercial uses are already here illegally
- * There are existing setback violations now.
- * My plot is very narrow (Ed. Note: So side setback is a concern)
- * Shuttle buses through our neighborhood
- * Lack of enforcement

Please name types of buildings and activities that are not compatible with your neighborhood:

- * High density housing
- * Commercial rentals; short term rental units (2)
- * Multi-unit commercial rental buildings(3)
- * Multi-family homes, dormitories, student housing, apartments (2)
- * Dormitories(3)
- * Overly large houses or garages
- * Big garbage dump, dumpsters, or bins
- * Business; business being run out of house (2)
- * Bed and breakfast or hotel- too much traffic coming and going, I think.
- * Business buildings (office, etc.), commercial, commercial business, stores, shops, grocery store, gas station (8)
- * Office with more than 8 or ten employees
- * All of the above (Ed. Note: meaning non-residential) (2)
- * Too many cars and trucks bringing workers and random people into neighborhood at Kish residence
- * Anything that caused a lot of traffic would be a serious problem on Ledyard Lane. It is very narrow and has sections with low visibility; any business or activity that would increase traffic (lives on Hovey) (2)
- * Institutional; Non-commercial buildings that are not residential (2)
- * Classrooms
- * Parking lots/structures (2)
- * Peacock farm
- * Dog kennel

- * Night lighting for sports and activities after 8 PM as well as noise levels; turf fields with lights with single family homes on two sides (2)
- * No response (2)

Please name types of buildings and activities that are not compatible next door to your home:

- * High density housing
- * Apartments (2)
- * Multi-family homes(3)
- * Dormitories(4)
- * Student housing (2)
- * Multi-unit commercial rental buildings; short-term rentals (3)
- * Business buildings (office, etc.); home offices with multiple employees (2)
- * Drive through businesses (bank, for example)
- * Institutional
- * Commercial; stores (6)
- * Businesses that generate personal visits
- * Non-commercial that are not residential; all of the above (Ed. Note: meaning non-residential) (2)
- * Parking lots/structures (2)
- * Night lighting after 8 PM and noise levels pertaining to sports; school and college field lights on after 8 PM (2)
- * No response (5)

Feel free to add any other comments on another sheet of paper.

In town building is maxed out. Further growth should be in rural district.

My main concern is that our close-to-town neighborhood avoids a slow change to commercial/multi-family use. My other concern is that our road **NOT** become arterial so that we are over-run by traffic.

In response to a comment indicating we shouldn't have bought a house here if we don't like traffic: This neighborhood was much more traffic-free before DHMC and Centerra were developed- and we were not included in their traffic impact study.

See Institutional/residential study group report!