

HPC QUESTIONNAIRE > SUMMARY

A number comments were written on the Questionnaire that either modified the answers given, elaborated on opinions provided, or addressed the nature of the questions themselves. This is a summary iteration of the main issues raised.

One wise comment urged that the Town seek to understand the magnitude of the problem, clearly define it and judge the specific dangers before attempting to craft any solutions.

CHARACTER

A number of comments objected to the subjective nature of the terms modest, massive, character and the lack of a clear definition. Related to this was the expression that the questionnaire was slanted to reflect certain viewpoints and was thus not valid.

Many comments offered that a key character of the Grove was its very diversity and its variety of house styles rather than any particular common characteristic.

Others felt style and details, or the consistency of styles were more important than scale. One even advocated tearing down post WWII houses and rebuilding them in an older style.

And in contrast, others felt that the houses were not architecturally significant, only historically significant.

And still others pointed out the evolving, ever-changing character of the Town and its houses and cautioned against stopping time or freezing the character into a single era. That because copies of older construction can't favorably compare, new construction should express the character of the 21st century while keeping in harmony with the existing.

And finally, one commenter advocated the prohibition of pre-manufactured houses.

SCALE

While the questionnaire generally elicited concern over the scale of new construction, one commenter offered that big new houses were ok, while large additions to the existing small cottages should be prohibited.

Another advocated lowering the height limit to 25'.

ZONES

Several comments suggested different rules for different parts of Town or special historic areas.

Another offered overlay zones with each special area adopting different definitions or regulations.

Special consideration was advocated for the green spaces between houses and for the woods and trees.

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And one comment encouraged people to be required to clean up their yards as the green spaces are the primary defining characteristic of the Town.

IMPLEMENTATION

A variety of suggestions ranged from legislating “good neighbors”, to preventing houses from getting run down, to focusing on education and outreach rather than regulation.

Many commenters were skeptical of adding further regulation to the ordinances, stressing the uniqueness and independence of the Town as characteristics, pointing out that we have survived so far and that a minimally intrusive government is key to its heritage.

Other comments favored enforcing clearly written, simple ordinances rather than complex ones, or that stronger enforcement of existing ordinances and correction of all current violations should be tried.

Some advocated enforcement of stronger ordinances, while others offered that the “horse was already out of the barn” and that instituting limits at this time favored those who have already expanded.

And there was a general groan regarding “yet another committee”.

These are all valuable comments that do indeed reflect the many important characteristics of the Grove and hopefully provide a roadmap somewhere within them that will assure the continued vitality of the Town.