

The Princeton Town Plan seeks to maintain Princeton's rural character and to promote its key features. Distinct areas such as East Princeton were identified as important to protect, preserve, and promote for the future. The Princeton Planning Board surveyed residents of East Princeton as a means to understanding their collective sentiment regarding these objectives. Summarized here you will find the general themes distilled from the surveys returned. A future Planning Board meeting will be held to discuss ideas on the means to meeting the needs of this important area of our town.

## **Summary of EPVD Questionnaire's main response themes**

### **1 What do you most like about the East Princeton Village?**

“Personality” of the neighborhood that stems from the architecture, antique homes, chapel, Mechanics Hall, and mill ruins

Quaint, no business

The historic homes and the residential feel of the neighborhood

A small village with many old historical houses

### **2 What do you most not like about the district?**

Appearance of the commercial properties

Captain Bob's

Lack of pride of ownership of certain properties,

No sidewalks and the disrepair of existing sidewalks

Heavy traffic, speeding car traffic (businesses especially), noise, traffic in general

Disrepair and under used of Mechanics Hall

### **3 How can we promote and preserve the most favorable characteristics of the EPVD?**

Preserve historic character (Mechanics Hall and the single family historic quality of the homes)

Retain residential zoning for majority of the district;

Improve sidewalks and park (on Leominster Rd - playground improvements, fence repair and drainage) will help to maintain residents pride in the village,

Add crosswalks and street lighting

Add speed bumps or brick rumble strips

The part of the village we like – residential character – is already established. Most historic districts look historic, EP not so much so.

Snow removal at the cluster mailboxes,

Move utilities underground, exterior improvements to Mechanics Hall,)

### **4 What can we do to eliminate or reduce the impact of the things most disliked?**

Restrict vehicular traffic/speed. Increase enforcement of speed limit, install speed monitoring sign like that of a school zone and other traffic calming measures.

Make EPVD a designated village – slowing traffic, adding sidewalks, cross walks, street lamps and a few stores

Install historic street lights

Zoning that helps preserve historic character (new construction away from historic houses and built behind preserving the row of older homes), allowance for nonconforming footprints, and the ability to keep animals on property

Support efforts to replace the sidewalks to the benefit of residents and visitors. Sawyer Field needs maintaining

Hold homeowners and business owners accountable to the same standards as the town center.

Enforce the existing zoning laws.

Install signs that display speed of approaching traffic

**6 Future general business, economic, and demographic changes expected to occur will affect lifestyles and needs of the area’s residents. What alterations should be made in the immediate area or town’s existing uses to enable the local and town residents to adapt and deal effectively with these future changes?**

EVPD should be enhanced as a residential neighborhood with a village ambience.

Maintenance of Mechanics Hall

Keep commercial business in the existing commercial areas

Utilize Mechanics Hall: If a business can be put in without major changes and fix the parking lot then okay.

Mechanics Hall is the keystone of the village (it even says “East Princeton” right on the front). Without Mechanics Hall, East Princeton begins to disappear.

Mechanics Hall needs to be renovated and used

Reestablish Mechanics Hall as the centerpiece of the village

No National Chain businesses wanted

Home businesses without additional traffic should be permissible

People go elsewhere for “amenities and services” needed

**12 What are the appropriate measures for addressing Commercial/Business zones currently built out as residential?**

Princeton is a residential town and all residents are entitled to the same protections.

Zoning should allow grandfathered businesses to remain but should not encourage current residential properties to be converted to commercial use.

Future uses should promote the cohesive neighborhood feeling

Few existing businesses (plus Mechanics Hall) should be expected to clean up and help create/preserve a historic feel.

Re-establishment of East Princeton Village Improvement Committee that focuses on preserving safety, history and rural character of area (buildings, people, roads, landscape)