

**Town of Ancram
Workshop Summary: Negatives**

A. The top 10 most commonly expressed negative features in Ancram (both workshops) were as follows:

(In order from most commonly expressed to least)

- Traffic and Road Issues
- Infrastructure Issues
- Business and Economic Development Issues
- Community Appearance/Community Character Issues
- Community and People
- Recreation and Cultural Facilities
- Other items
- Zoning and Land Use
- Taxes
- Environment

B. The top 10 issues that received the most priority stickers by participants (both workshops) were as follows:

(In order from most stickers to least)

- Community Appearance/Community Character
- Traffic and Roads
- Business/Economic Development
- Zoning and Land Use
- Infrastructure
- Agriculture
- Taxes
- Recreation/Cultural Facilities
- Housing
- Community/People

C. Overall, there were many similarities between the two workshops and within the category, both groups had similar concerns. These can be summarized as follows:

Community Appearance/Community Character: poorly maintained buildings, derelict buildings, lack of town center, lack of pedestrian opportunities in hamlet, condition of structures in Ancram hamlet, lack of town identity.

Traffic and Roads: Truck traffic, speeding, lack of parking, Route 7/82 intersection, lack of senior citizen transportation, road maintenance and conditions.

Business/Economic Development: Lack of employment, lack of job opportunities for young people, lack of nearby small businesses to service locals, lack of economic development in Town.

Zoning and Land Use: This category had many issues, and there was not one major issue. Some included too large lot sizes and threat of development.

Infrastructure: Lack of cell service, lack of police services in hamlets, no sidewalks, general lack of services.

Agriculture: Loss of farms and decline of agriculture

Taxes: Taxes too high, concerns over accuracy of assessments, land not on tax rolls.

Recreation/Cultural Facilities: Lack of recreation for kids and seniors, lack of access to streams, lack of hiking trails, general lack of activities.

Housing: Lack of affordable lots

Community/People: Lack of communication among citizens, conflicts between part and full-timers and long time residents and new residents, youth vandalism.

Government: Lack of political leadership and no proactive government

Environment: Concerns about wetlands, pollution, impact of development on water resources.

Schools: Poor schools, fragmentation of town into so many school districts.

D. There were some differences in top 10 priorities and predominance of issues between the Saturday and Monday workshops as follows (in order from highly rated to less highly rated). Note however, that many of the same issues were top priorities in both groups. Monday had more of an emphasis on traffic/roads, business and economic development and community appearance/character. Saturday's workshop participant had more of an emphasis on traffic/roads, infrastructure, zoning/land use and community and people related issues.

Monday Commonly Expressed Items	Monday Priorities	Saturday Commonly Expressed Items	Saturday Priorities
Traffic/Roads	Community Appearance/Character	Traffic/Roads	Zoning/Land Use
Business/Economic Development	Traffic/Roads	Infrastructure	Infrastructure
Infrastructure	Business/Economic Development	Community/People	Traffic/Roads
Community	Agriculture	Zoning/Land Use	Taxes

Monday Commonly Expressed Items	Monday Priorities	Saturday Commonly Expressed Items	Saturday Priorities
Appearance/Character			
Recreation/Cultural	Government	Community Appearance/Character	Community Appearance/Character
Community/People	Housing	Business/Economic Development	Agriculture
Housing	Infrastructure	Recreation/Culture	Community/People
Agriculture	Recreation/Cultural	Taxes	Business/Economic Development
Zoning and Land Use	Zoning/Land Use	Environment	Housing
Government	Community/People	Housing	Environment