

APPENDIX B:
Development Solutions
Workshop Summary

B

On May 21, 2022, the Town and its consultant (VHB) held a Development Solutions Workshop to understand the community's desired future development and preservation scenario. This workshop was mirrored in the Virtual Meeting Room (see [Appendix A](#)) with a recorded presentation and online survey. The objectives of the Development Solutions Workshop were to:

- ▶ Share pertinent definitions
- ▶ Illustrate existing development in Hanover and identify what shapes new development
- ▶ Share information on local and regional development desires/needs
- ▶ Administer visual preference surveys by potential development area

Background information was given on the Sustainability Master Plan process followed by key definitions and information on what shapes development in Hanover. A summary of previous engagements was also provided with statistics on responses. Polling was conducted asking “Which one word characterizes good development?” (see [Figure B-1](#)) and “Which one word characterizes bad development?” (see [Figure B-2](#)).

Following the polling, visual preference surveys were administered to help decision makers determine preferences for various types of community design, architectural styles, or built environment options. Potential Development Areas were displayed on different boards and included the following: Downtown, In-Town Neighborhoods, Greensboro Road, Lyme Road South, Lyme Road North, Hanover Center, Etna Village, Rural Hanover, Eastern Hanover, and Route 120/Gile Hill. Respondents were asked to select their preferred development types for each area.

Figure B-1: Which One Word Characterizes Good Development?



Figure B-2: Which One Word Characterizes Bad Development?



Downtown Area

- ▶ New Residential: The majority of respondents chose examples of low-rise apartments and townhomes.
- ▶ New Commercial: The majority of respondents chose examples of attached two to five story commercial loft or neo-traditional buildings and mixed-use with ground floor retail and office or residential above.

In-Town Neighborhoods

- ▶ New Residential: The majority of respondents chose examples of townhomes, or single-family homes with and without attached accessory dwelling units.
- ▶ New Commercial: The majority of respondents chose examples of attached two story neo-traditional buildings, mixed-use buildings with ground floor retail and office or residential above, or stand-alone residential style commercial buildings.

Greensboro Road

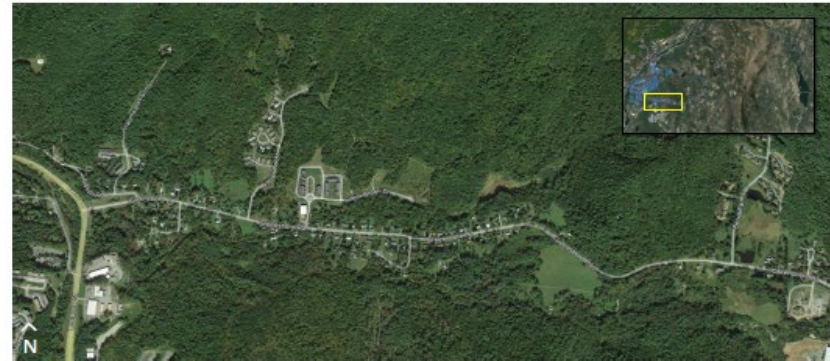
- ▶ New Residential: The majority of respondents chose examples of townhomes, cottage courts, or single-family homes with attached accessory dwelling units.
- ▶ New Commercial: About 35 percent of respondents chose no new development, and slightly smaller percentages chose examples of mixed-use with ground floor retail and office or residential above or stand-alone residential style commercial buildings.

Figure B-3: Example Visual Preference Survey

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Development Solutions Workshop – May 21, 2022

Station 3: Greensboro Road – Served by Town Water/Sewer



What are your preferred housing development types within this area?



What are your preferred commercial development types within this area?



Figure B-4: Active Participation at the Development Solutions Workshop (May 21, 2022)



Lyme Road, South of Kendal

- ▶ New Residential: The majority of respondents chose examples of townhomes, cottage courts, or single-family homes with attached accessory dwelling units.
- ▶ New Commercial: The majority of respondents chose mixed-use buildings with ground floor retail and office or residential above.

Lyme Road, North of Kendal

- ▶ New Residential: The majority of respondents chose examples of townhomes, or single-family homes with and without attached accessory dwelling units.
- ▶ New Commercial: About 40 percent of respondents chose no new development, while 30 percent chose stand-alone residential style commercial buildings as appropriate.

Hanover Center

- ▶ New Residential: The majority of respondents chose examples of single-family homes with or without attached accessory dwelling units, or duplexes.
- ▶ New Commercial: About 40 percent of respondents chose no new development or stand-alone residential style commercial buildings.

Etna Village

- ▶ New Residential: The majority of respondents chose examples of single-family homes with or without attached accessory dwelling units, or duplexes.

- ▶ New Commercial: The majority of respondents chose examples of stand-alone residential style commercial buildings.

Rural Hanover

- ▶ New Residential: The majority of respondents chose examples of single-family homes with or without attached accessory dwelling units, or duplexes.
- ▶ New Commercial: The majority of respondents chose no new commercial development.

Eastern Hanover

- ▶ New Residential: Nearly 50 percent of respondents chose single-family homes with or without attached accessory dwelling units.
- ▶ New Commercial: The majority of respondents chose no new commercial development.

Route 120/Gile Hill

- ▶ New Residential: The majority of respondents chose examples of mid-rise apartments, cottage courts, and townhomes.
- ▶ New Commercial: The majority of respondents chose examples of mixed-use buildings with ground floor retail and office or residential above, or stand-alone residential style buildings, or community-serving strip style retail.

The final exercise of the workshop was a locational survey of where development should and should not be accommodated. See [Figure B-5](#) and [Figure B-6](#) diagrams for respondents' selections.

Figure B-5: Downtown Area - Where Should New Development Be/Not Be Accommodated?

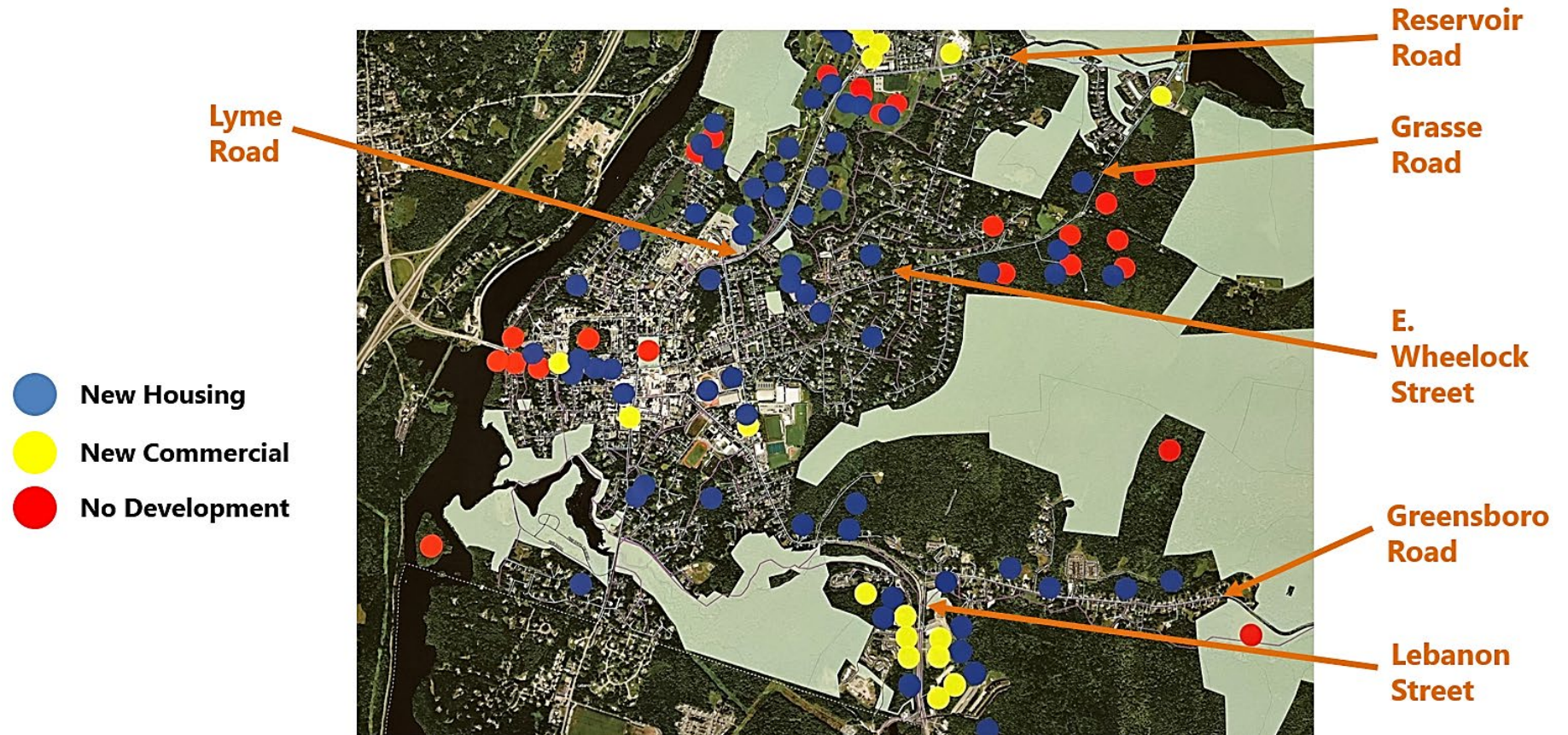
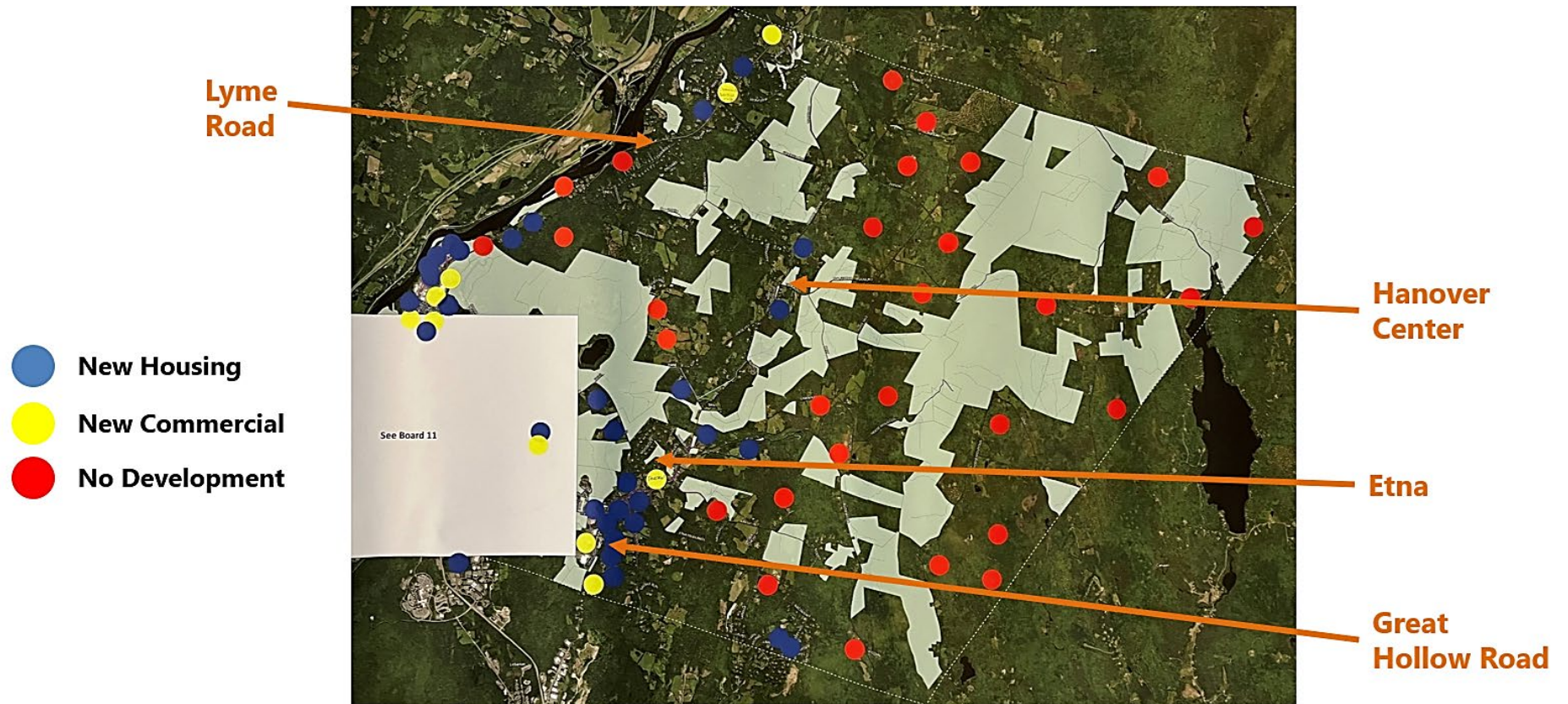


Figure B-6: Townwide - Where Should New Development Be/Not Be Accommodated?



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