

Barton Market Area, 2011 Second Homeowner Survey

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PROJECT DESCRIPTION

METHODOLOGY

Beginning in the fall of 2010, University of Vermont Extension and the Center for Rural studies collaborated with the Municipality of Glover, VT to develop the Barton Market Area, Second Homeowners Study. This process built upon previous market research conducted through UVM Extension (McMaster) and utilized stakeholder input from numerous area representatives including: the Municipality of Glover, VT, Northeastern Vermont Development Association, the Barton Area Chamber of Commerce, the Incubator Without Walls program through Lyndon State College, Northeast Kingdom Travel and Tourism Association, University of Vermont Extension, the Vermont Small Business Development Program and local businesses.

Survey instrument development involved several stakeholder meetings and group emails. The final survey instrument was mailed out to 686 Barton Market Area second homeowners in May of 2011. The list of Barton Market Area second homeowner addresses was developed using State of Vermont Grand-List database for those communities within the Barton Market Area. The grand list database was utilized to identify Barton Market Area property-owners with primary addresses outside of the Barton Market Area.

After 3 months, 200 completed surveys were received. Survey results were tabulated using a combination of manual and scan-assisted techniques. Close-ended responses were scanned utilizing Remark software while open-ended responses were transposed by UVM Extension staff. Responses were then tabulated and reviewed by project stakeholders before reporting.

RESULTS

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We would like to start by asking about your impression of the place you have chosen to own a second home. Please take a moment to think about the time you've spent in your second-home community and the surrounding area.

Please provide us with, at most, a couple sentences that describe some of the positive attributes of this community and/or reasons why you have chosen this area to own a second home.

Most respondents love the country-side, family-friendly community and the escape from their busy lives to enjoy the quiet, peaceful country life. They love the views of our beautiful lakes and the wonderful landscapes. Some respondents were either from this area or have/had family members nearby. Respondents with children want them to gain the same values that they were raised on. They found that our rural area is best for hunting, fishing, swimming and other activities. In addition, many respondents enjoy the less humid, not so hot weather and our water quality.

Now, please provide us with a couple sentences that describe any negative attributes or circumstances that may stand out in your mind when thinking about your time spent in this area.

The biggest complaint from respondents is that property taxes and utility bills are much too high. Some are even feeling that they are being pushed out due to such high taxes, and have no choice but to sell their second home. The second biggest complaint is the lack of shopping, restaurant, and entertainment convenience. It is felt that there are not many opportunities nearby, which results in long-distance travel in order to meet their needs. In addition, some respondents feel animosity from some native Vermonters. They use terms such as "flatlanders" to describe how they feel they are perceived by some Vermonters. A small number complain

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about wind towers they feel take away from their scenic view. A few suggested the climate is too wet, too cold and buggy, road conditions are awful, cell phone service is poor and their neighbors are incapable of disposing their trash. In addition, a small amount complained about increasing crime including breaking and entering and trespassing with ATVs and snowmobiles.

If you regularly rent out this property, please estimate total usage of this property as a rental by season.

	Less than a week	1 or 2 weeks	2 weeks to 1 month	Up to 2 months	All 3 months
Spring Months (March-May)	77.8	13.9	5.6	0.0	2.8
Summer Months (June-August)	35.6	15.6	20.0	15.6	13.3
Autumn Months (September-November)	57.1	25.7	5.7	8.6	2.9
Winter Months (December-February)	86.2	6.9	3.4	0.0	3.4

Please estimate total usage of this property by you and your family and (non-renting) guests by season.

	Less than a week	1 or 2 weeks	2 weeks to 1 month	Up to 2 months	All 3 months
Spring Months (March-May)	36.4	37.6	16.4	5.5	4.2
Summer Months (June-August)	2.1	9.5	30.5	19.5	38.4
Autumn Months (September-November)	12.1	32.2	32.2	16.7	6.9
Winter Months (December-February)	63.3	19.5	9.4	3.9	3.9

If there is a time of year that you, your family, or guests do not use the property, could you briefly explain why not?

Most respondents indicated that their summer camp is not winterized. They describe a lack of running water year round, insulation, etc. Other respondents described winter conditions (“it is too cold”, “don’t like snow”, “unplowed driveways or roads”), or find that Vermont’s fifth season; mud season are reasons for not using the property at those times of the year. Some of these respondents spend their winters in Florida while other respondents are simply unable to get away during the winter months.

If you have ever rented out this property, select the category that best describes that rental arrangement:

Word of mouth/informally	Rental agent in your 2 nd home community	Rental agent not in your 2 nd home community	Online service (Specify below)	Other? (Specify below)
67.3	18.2	3.6	5.5	5.5

Specified rental arrangement:

Most second homeowners rent out their property to only friends and family either at no charge at all, at a reduced rate, or in exchange for small upkeep of the property. When respondents’ rent their property, they usually rent it out on weekly, daily, and sometimes monthly bases. A few respondents stated that renting out their property is too much of a hassle, and therefore they do not rent it out. Others find it convenient to rent their property and place ads in hometown newspapers, or list the property on www.vermontproperty.com

Select all options that describe how you get local information when you visit. (Please specify when able)

Local Paper	Friends/ Neighbors	Town Offices	Radio	Television	Web sites	Local Groups
26.2%	24.7%	5.9%	11.0%	4.5%	2.2%	5.9%

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Establishments 5.9%	Public Postings 11.0%	Don't seek info 0.5%	Other? (Specify) 2.2%
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Please rate the importance of the following to you, your family and guests.

Please rate the importance of the following activities to you, your family and guests.	Very Important	Somewhat Important	Somewhat Unimportant	Not at All Important
Mountain biking	8.9	17.2	14.8	59.2
Road biking	11.8	31.4	15.4	41.4
Hiking/Walking	56.4	35.4	4.1	4.1
Swimming	67.0	22.9	4.3	5.9
Downhill skiing	20.5	18.0	8.1	53.4
Cross-Country skiing	17.0	24.8	10.9	47.3
Boating	60.4	25.3	3.8	10.4
Snowmobiling	13.8	10.7	5.7	69.8
ATV'ing	10.0	10.0	6.3	73.8
Ice Fishing	11.0	11.0	9.8	68.3
Summer Fishing	34.4	29.4	17.8	18.3
Hunting	17.4	11.4	10.2	61.1
Golfing	26.9	26.9	8.4	37.7
Visiting friends or family in the area	48.0	27.1	11.3	13.6
Driving around (touring)	38.7	37.6	16.6	7.2
Visiting area farms	13.1	28.6	26.8	31.5
Visiting area wineries/breweries	9.4	28.9	22.0	39.6
Gardening and working around the house	53.5	27.0	7.0	12.4
Volunteering with local organizations	7.6	17.8	27.4	47.1
Entertaining friends/visitors	62.5	26.1	7.1	4.3
Spending time at home	73.6	20.3	1.6	4.4
Youth activities (kids' summer camps, etc)	8.2	15.1	13.8	62.9
Arts or cultural events such as music, etc	27.6	46.6	14.9	10.9
Agricultural events	16.0	40.2	23.7	20.1
Fairs	28.7	47.8	18.0	5.6
Community celebrations	24.6	46.9	18.3	10.3
Please rate the importance of the following services to you, your family and guests.	Very Important	Somewhat Important	Somewhat Unimportant	Not at All Important
Public safety (police, fire, EMS)	70.2	24.1	4.2	1.6
Full grocery store	55.3	33.2	7.9	3.7
Convenience or general store	58.4	36.8	4.2	0.5
Clothing store	5.1	24.7	43.8	26.4
Hardware/lumber store	52.4	41.4	3.7	2.6
Auto parts store	16.0	36.6	33.1	14.3
Guided services (Hunting, boating, biking, etc)	1.7	10.3	29.9	58.0
Sporting goods store/rentals	10.3	31.0	27.6	31.0
House-wares store (furniture, appliances, etc)	12.3	37.4	31.8	18.4
Hospital/medical facility	62.6	29.5	6.3	1.6
Other health service (massage, PT, etc)	10.8	21.6	30.1	37.5
Church	21.8	22.9	22.3	33.0
Library	29.3	33.2	22.3	15.2
Pharmacy	40.1	36.4	14.4	9.1

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Bank	33.7	33.2	19.8	13.4
Mechanic: Auto	24.5	37.0	25.5	13.0
Mechanic: other (Snowmobile, boat, ATV, etc)	10.3	21.1	26.9	41.7
Bicycle repair/rental	6.4	20.2	31.2	42.2
Farmers' Markets	38.0	42.9	12.0	7.1
Bars, pubs, or taverns	14.0	33.0	17.9	35.2
Dining: "sit-down"	39.0	42.2	12.3	6.4
Dining: "fast food" or "take out"	12.5	33.0	34.1	20.5
Electricians, Plumbers, Carpenters, etc	37.4	36.4	12.3	13.9
Lawn/garden maintenance	17.7	24.3	21.5	36.5
Snow removal (plowing, shoveling, etc)	23.2	22.1	13.8	40.9
Real Estate services (including rentals)	1.7	14.2	21.0	63.1
Veterinary services	15.0	25.0	17.2	42.8
Hair salon	6.6	18.7	19.2	55.5
Laundry Facilities	20.0	24.3	17.3	38.4
Housecleaning services	9.5	14.5	19.6	56.4
House-watching/property maintenance	21.2	26.1	15.8	37.0
Child care (nanny, baby-sitter, etc)	1.1	4.6	14.3	80.0
Child care (day camps, etc)	1.1	6.2	14.7	78.0
Senior care (nursing, etc)	2.8	11.4	17.6	68.2
Please rate the importance of community characteristics to you, your family and guests.	Very Important	Somewhat Important	Somewhat Unimportant	Not at all Important
Locally owned/operated businesses	68.6	26.7	2.6	2.1
Available national/chain stores	5.5	32.2	30.1	32.2
Small-scale of area villages/communities	58.7	33.7	4.9	2.7
Appearance of other homes/buildings	39.0	42.9	11.5	6.6
Local friendliness	76.7	23.3	0.0	0.0
Rural lifestyle	74.3	22.5	3.1	0.0
Agricultural landscape	67.9	27.8	3.2	1.1
Availability of local food/agricultural products	60.6	33.5	5.3	0.5
Water quality	88.1	9.8	1.0	1.0
Air quality	87.2	11.8	0.5	0.5
Wildlife habitat	79.3	18.1	1.6	1.0
Scenic quality	82.5	17.0	0.5	0.0
Public parks	35.3	45.7	15.8	3.3
Public trails	51.9	36.9	51.9	2.7
Quality of roads	44.7	45.8	8.9	0.5
Cell phone service	58.7	32.8	5.8	2.6
Internet service	48.6	30.3	11.9	9.2
Safety	71.8	22.3	5.3	0.5
Roadways signage	42.7	38.4	15.7	3.2

What are the 2 to 3 most accessed activities by you, your family, or guests?

Respondents listed a high level of importance in a specific set of activities including: nearly 93.9% that selected "Spending time at home" as somewhat/very important. Likewise, 88.6% of respondents felt that "Entertaining friends and visitors" was somewhat/very important. Barton Market Area second home owners come here to slow down. They also place a high level of importance on a select set of "low impact" recreational activities including: hiking and walking (91.8% very/somewhat important), swimming (89.9% very/somewhat important) and boating (85.7% very/somewhat important).

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Activities that were rated least important by second home owners included: ATV'ing (80.1% selected somewhat/not at all important), Youth activities (76.7% somewhat/not at all important) and Snowmobiling (75.5% selected somewhat/not at all important). This confirms that second home owners prefer "lower impact" type activities and they are more likely to not have children/be from an older age demographic.

What are the 2 to 3 most important services to you, your family, or guests?

Highest-ranked services for second home owners include: Convenience/general stores (95.2% chose very or somewhat important), Public Safety (94.3% very/somewhat important) and Hardware/lumber stores (93.8% selected very/somewhat important).

Conversely, the lowest-ranked services included: Child care (nannies 94.3% somewhat/not at all important and day camps 92.7% somewhat/not at all important), Guide services (87.9% somewhat/not at all important) followed by senior care with 85.5% of respondents selecting somewhat/not at all important. These findings again, attest to the demographic composition of second home owners.

What are the 2 to 3 most important community characteristics to you, your family, or guests?

Perhaps not unsurprisingly, most of the pre-categorized community characteristics proved to be highly-valued by a clear majority of respondents. The community characteristics that were least valued by respondents included: Internet service (21.1% of respondents selected somewhat to not at all important), Public parks (19.1%) and Roadway signage (18.9%). It must be noted, however, that the rates of unimportance for these particular characteristics were much, much lower than any other rates described above. Second home owners highly value all of the listed community characteristics.

Please rate the existing quality of the following in the Barton Market Area.

Please rate the existing quality of the following activities in the Barton Market Area.	Excellent	Good	Fair	Poor
Mountain biking	36.6	48.8	13.8	1.2
Road biking	27.2	46.4	22.4	4.0
Hiking/Walking	52.3	40.9	5.7	1.1
Swimming	69.8	24.6	5.6	0.0
Downhill skiing	51.0	41.7	5.2	2.1
Cross-Country skiing	47.6	39.8	11.7	1.0
Boating	66.3	30.2	3.5	0.0
Snowmobiling	61.0	32.9	6.1	0.0
ATV'ing	45.3	32.1	17.0	5.7
Ice Fishing	52.4	40.5	4.8	2.4
Summer Fishing	41.7	44.9	9.6	3.8
Hunting	48.7	39.7	10.3	1.3
Golfing	45.5	43.8	8.9	1.8
Visiting friends or family in the area	58.2	38.6	2.5	0.6
Driving around (touring)	53.0	40.4	4.9	1.6
Visiting area farms	27.3	46.2	21.2	5.3
Visiting area wineries/breweries	17.9	42.1	21.1	18.9
Gardening and working around the house	60.6	33.5	5.3	0.6
Volunteering with local organizations	23.8	41.3	27.5	7.5
Entertaining friends/visitors	63.2	31.6	4.1	1.2
Spending time at home	78.0	19.2	1.7	1.1
Youth activities (kids' summer camps, etc)	20.0	43.6	23.6	12.7
Arts or cultural events such as music, etc	21.6	53.6	18.3	6.5
Agricultural events	26.5	58.8	11.0	3.7

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Fairs	36.9	51.2	10.1	1.8
Community celebrations	27.5	54.2	16.3	2.0
Please rate the existing quality of the following services in the Barton Market Area.	Excellent	Good	Fair	Poor
Public safety (police, fire, EMS)	19.0	52.5	20.3	8.2
Full grocery store	22.7	51.9	23.2	2.2
Convenience or general store	32.2	43.2	17.5	7.1
Clothing store	0.8	23.8	27.7	47.7
Hardware/lumber store	39.9	49.2	9.3	1.6
Auto parts store	29.2	51.8	16.8	2.2
Guided services (Hunting, boating, biking, etc)	16.2	32.4	35.1	16.2
Sporting goods store/rentals	15.6	34.4	31.3	18.8
House-wares store (furniture, appliances, etc)	8.4	30.3	35.3	26.1
Hospital/medical facility	16.7	47.8	19.6	15.9
Other health service (massage, PT, etc)	13.2	39.6	26.4	20.8
Church	36.2	57.5	6.3	0.0
Library	35.5	49.3	15.2	0.0
Pharmacy	38.3	47.4	11.7	2.6
Bank	40.1	54.6	5.3	0.0
Mechanic: Auto	27.7	58.0	10.9	3.4
Mechanic: other (Snowmobile, boat, ATV, etc)	25.0	48.2	23.2	3.6
Bicycle repair/rental	27.7	34.0	25.5	12.8
Farmers' Markets	22.3	43.8	27.7	6.2
Bars, pubs, or taverns	21.5	32.7	39.3	6.5
Dining: "sit-down"	16.5	32.9	32.4	18.2
Dining: "fast food" or "take out"	12.6	27.4	40.0	20.0
Electricians, Plumbers, Carpenters, etc	20.4	54.7	21.2	3.6
Lawn/garden maintenance	24.5	58.2	15.3	2.0
Snow removal (plowing, shoveling, etc)	25.0	52.3	18.2	4.5
Real Estate services (including rentals)	22.7	53.3	18.7	5.3
Veterinary services	36.4	37.9	16.7	9.1
Hair salon	25.0	53.9	11.8	9.2
Laundry Facilities	5.2	26.0	28.1	40.6
Housecleaning services	27.3	36.4	25.5	10.9
House-watching/property maintenance	29.8	44.0	16.7	9.5
Child care (nanny, baby-sitter, etc)	5.6	33.3	38.9	22.2
Child care (day camps, etc)	16.0	48.0	24.0	12.0
Senior care (nursing, etc)	15.4	38.5	30.8	15.4
Please rate the existing quality of community characteristics in the Barton Market Area.	Excellent	Good	Fair	Poor
Locally owned/operated businesses	29.0	58.7	11.0	1.3
Available national/chain stores	5.1	17.5	19.7	57.7
Small-scale of area villages/communities	38.8	51.5	8.5	1.2
Appearance of other homes/buildings	6.5	44.1	40.6	8.8
Local friendliness	41.5	48.3	7.4	2.8
Rural lifestyle	52.6	44.5	1.7	1.2
Agricultural landscape	59.9	36.6	2.9	0.6
Availability of local food/agricultural products	33.1	47.6	16.3	3.0
Water quality	62.8	32.6	3.5	1.2

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Air quality	75.0	22.2	1.7	1.1
Wildlife habitat	63.4	34.9	1.2	0.6
Scenic quality	83.4	16.0	0.6	0.0
Public parks	35.7	44.1	14.7	5.6
Public trails	40.3	41.6	14.1	4.0
Quality of roads	9.3	47.7	34.3	8.7
Cell phone service	4.9	10.5	29.0	55.6
Internet service	5.5	11.7	29.7	53.1
Safety	17.4	59.4	18.1	5.2
Roadways signage	15.4	58.0	23.7	3.0

Second home owners gave the highest response rate of “excellent” to activities including: Swimming (69.8%), Boating (66.3%) and Entertaining friends/visitors (63.2%). This shows that respondents have come to a place where the existing quality of highly-important activities is excellent. Respondents’ most-rated “poor” quality activities included: Visiting wine wineries/breweries (18.9%) and Youth Activities (12.7%). Again, it is important to note that these levels of “poor” rankings are actually quite low, comparably.

With regard to services, respondents ranked Banks as having the highest excellent quality (40.1%). Banks were followed by Hardware/lumber stores (39.9% excellent) and Pharmacies (38.3% excellent). Conversely, 47.7% of respondents selected Clothing stores as being of poor quality. This was followed by laundry facilities which were ranked at 40.6% “poor”. No other services were ranked close to these levels of “poor” quality.

The highest-ranked “excellent” community characteristics included Scenic quality (83.4%), air quality (75%) and Wildlife habitat (63.4%). These findings again confirm that second home owners place the most importance on those characteristics that have the highest quality. The community characteristics receiving the highest percentages of “poor” rankings included: Available national/chain stores (57.7%) and cell phone and internet services at 55.6% and 53.1% respectively.

How far do you normally have to travel for the following when you are at your second home?

	Under 10 miles	Regionally 11-30 miles	Extended Region 30+ miles	Bring these from home	Don't shop for these here
Lumber, appliances, furniture, etc	28.6%	58.4%	9.7%	0.5%	2.7%
Groceries	64.2%	34.2%	0.5%	1.1%	0.0%
Restaurants	25.7%	65.6%	5.5%	0.0%	3.3%
Recreational equipment	10.9%	45.1%	5.1%	10.3%	28.6%
Recreational activities	46.4%	30.2%	6.1%	0.6%	16.8%
Community/arts/cultural events	26.6%	46.2%	16.3%	0.5%	10.3%

What would like to see change in your second home community?

The change that was most-often described by respondents was “taxes”. Second homeowners want to pay less. One respondent stated, “Why pay for an educational system that we don’t use?” Respondents also would like to see improved road quality, stricter enforcement of rules such as the clearing of waterfront land and leash laws. They would like to see better restaurants and stores; such as chain department stores. They also want more local food products available and year round farmer markets. Two respondents specifically asked for the return of the Northern Exposure Country Store. Respondents want to see a change in attitudes toward visitors such as less animosity between year-round and summer residents. They want internet access and better cell phone services, better police protection (“druggies arrested”) and responsiveness of the local government. They don’t want wind generators, and they would like to see buildings in villages “freshened up” as in painting

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exteriors, etc. Respondents would like more economic improvement and updating directories such as “Angie’s List.

What would you like to see remain the same?

The biggest thing that respondents **do not** want to see changed is Vermont’s wonderful scenic landscapes and rural areas. They love their views of the lakes, mountains, and overall, the New England experience. Some respondents feel lucky that there are no wind towers in their view, and enjoy our small communities. In addition, they like the quality of our fresh air and water, and the surrounding farms.

How do you feel about the development of wind towers in the area?

Most respondents are in favor of the wind towers. They feel that green energy is needed and they hope that the wind towers will benefit Vermonters. Many respondents were against the wind towers, feeling that it was useless and dumb. They are worried about the scenic views, the wild animals and how the towers will affect our wildlife. As one respondent stated “one of the most beautiful places on earth is being destroyed for nothing.” There were a few that didn’t know enough about the wind towers to make a decision, while others were undecided how they felt about the wind towers.

Do you think the current hours of operation for businesses are:

	Percent
Just about right	76.7
Terribly inconvenient	2.3
Pose a slight inconvenience	21.0
Total	100.0

Please estimate how much you spend on the following within your 2nd home community in a typical year:

Estimated dollar amount	Total	Average*
Lumber, appliances, furniture, etc	\$92,790	\$618.50
Groceries	\$172,588	\$1065.36
Restaurants	\$82,558	\$509.62
Recreational equipment	\$28,483	\$233.47
Recreational activities	\$38,803	\$303.15
Community/arts/cultural events	\$28,173	\$211.83
Electricians, plumbers, or carpenters	\$130,792	\$883.73
Property maintenance, child/senior care	\$103,766	\$741.19

*Derived by dividing the total by the number of responses in each category.

Which town is your second home located in?

	Frequency	Percent
Albany	15	8.1%
Barton	28	15.1%
Brownington	17	9.1%
Glover	51	27.4%
West Burke	1	0.5%
Irasburg	2	1.1%
Newport	1	0.5%
Westmore	70	37.6%

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Saint Johnsbury	1	0.5%
Total	186	100.0%

About how many years have you been coming to this area?

	Frequency	Percent
0-25 years	74	39.8%
25-50 years	55	29.6%
50-75 years	43	23.1%
75-100 years	11	5.9%
100+ years	0	0.0%
Born & Raised	3	1.6%
Total	186	100.0%

How long have you owned your current home in this area?

	Frequency	Percent
0-25 years	114	59.4%
25-50 years	50	26.0%
50-75 years	23	12.0%
75-100 years	5	2.6%
100+ years	0	0.0%
Total	192	100.0%

How did you first discover this area?

Most respondents came to know this area through family members. Either a family member owned property that they visited or they inherited the property. Others had friends in the area who bragged about it. While some discovered the area while canoeing, rowing/sculling, skiing at Burke Mountain, driving through to Canada, hunting, conducting business or attending area colleges. Many of the respondents found their properties through realtors; such as Big Bear Realty in Troy. When they found their second home property they “fell in love at first sight.”

Do you ever work/telecommute from your second home?

Nearly twenty-five percent of respondents (24.3%) reported working/telecommuting from their second home. Most non-retired respondents can't work from their second homes due to inadequate internet access. If they get internet access at all, it is not fast enough for work use.

What first led you to want to own a second home here? (Check all that apply)

	Frequency	Percent
Already had friends or family in the area	108	18.0
Good investment opportunity	53	8.8
Family loved it	122	20.3
Wonderful house and setting	116	19.3
Cost of the home/property	81	13.5
Low tax rate	20	3.3
Easy to get to from my primary home	54	9.0
Proximity to existing event, school, activity that we are involved in	10	1.7
Other factors? (Please specify)	37	6.2

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TOTAL	601	100.0
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Which of the following best describes the physical type of your second home?

Single-family home 40.9%	Condo(ized) unit 0.0%	Multi-family home 1.0%	Seasonal camp 52.8%	Camper/RV that stays here 1.0%	Camper/RV that regularly leaves 0.0%	Other Type (Specify) 4.1%
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“Other” home types: Responses included types of second homes that were less than year-round dwellings but more than seasonal camps.

Please select the statement(s) that most appropriately describe your plan(s) for your second home.

	Frequency	Percent
Keep for the foreseeable future	142	38.4
Sell within 5 years and leave the area	21	5.7
Sell within 5 years and relocate in the area	3	0.8
Pass on through family	112	30.3
Make it my primary residence	25	6.8
Winterize, make it year round	14	3.8
Rent it out for income	9	2.4
Upgrade it	41	11.1
Other plan(s) (Please specify)	3	0.8
TOTAL	370	100.0

Less than six percent (5.7%) of respondents say they will sell it and leave the area within the next five years. Second homeowners in this area tend to be long-term owners with family and friendship driving their ties to the community.

The majority of respondents (68.7%) seem to have no immediate plans for their property other than to keep it for the foreseeable future or pass it on through the family. They have plans for their retirement, and one respondent stated that they were going to sell their first home to permanently move to their second home. They can't afford taxes on both properties, and they feel that Southern Vermont is getting too crowded. Some respondents have thought of selling because taxes are a hindrance and they may not be able to keep their second property within their family. Another respondent indicated that “will consider selling once the wind towers are operational if they impede our quality of life”.

Respondents that will sell within 5 years and leave the area will do so because of taxes being too high. They feel that it is unfair and they feel they get an attitude from the state government due to being an out of state homeowner. One respondent indicated that if the wind towers go up, they were going. One respondent stated that they needed to either upgrade or sell their second home. They indicated that they need a sewer line to hook up to. Respondents want to be able to pass down their second property to their family members. However, they are afraid that their family will not be able to keep up with the taxes. They have built memories, and want the memories to be passed down from generation to generation. One respondent stated that they “would not dream of not keeping it in the family.”

Respondents may consider winterizing their second properties if they could get drinking water piped in. One respondent would love to visit year round but would not consider living in their second home year round. Respondents would like to upgrade their second homes as they feel the nicer/more modern their homes are, more likely the younger generation would be willing to come.

How often would you say that the following age groups are present at your second home?

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	Always	Often	Occasionally	Never
Children aged 12 or under	4.9	27.6	53.4	14.1
Teens aged 13-17	8.1	16.2	53.4	22.3
Young adults aged 18-25	5.7	28.6	46.4	19.3
Adults aged 25-35	7.4	38.2	42.6	11.8
Adults aged 36-45	11.3	36.9	42.6	9.2
Adults aged 46-65	36.4	43.0	18.2	2.4
Adults aged 66 or older	32.3	28.6	36.6	2.5

If you have any additional comments about your second home community, this survey, or anything else, please feel free to provide them below.

It is NO surprise that respondents are commenting on property taxes. They feel they are being taxed unfairly. They feel they are looked at as wealthy because they own two properties, and are made to pay higher taxes. One respondent stated that their taxes went from \$500 - \$ 2500 within the last eight years. They felt that this is greater than their permanent homes. One respondent stated that their tax rate increased by four-fold since 1996, which is higher proportionately than her permanent residence in Massachusetts. Native Vermonters, who own second homes, feel they are being taxed unfairly also. They feel that representatives should help Vermonters keep their second homes and make waterfront property more affordable. Non- residents feel they have no voices with local issues, and no representation. “Local government doesn’t provide any real services for taxes we pay and don’t really care about non-residents but only look at us as ‘cash cows’.” Some second homeowners have been coming to this area for generations, and occasionally they have seen other families who owned for generations give up their properties due to being highly taxed. Many second homeowners are finding no other solution but to sell their second properties because they cannot keep with up the higher tax rates.

Respondents stated they would like a local directory of resources. They want to hire locally, and buy locally. They want better cell phone service and faster internet. A couple would like to see ‘big city’ needs closer to Newport, and St. Johnsbury. But definitely, they would like to see more work available in this area. Other respondents would like to see Vermont stay as Vermont, and oppose developments at Burke Mountain, and the wind towers. As one respondent simply puts it, “what drives me nuts is all these people who come up here from down country and say ‘Ooh isn’t this precious, and then either commence to working to make it be just like where they came from and or dig in their heels to oppose any economic development that would benefit the people who were born here because it would mess up their currier and Ives fantasy. “