



The Plan of Conservation & Development

Thompsonville Community Outreach Open House – Activity Station Results
August 17, 2027

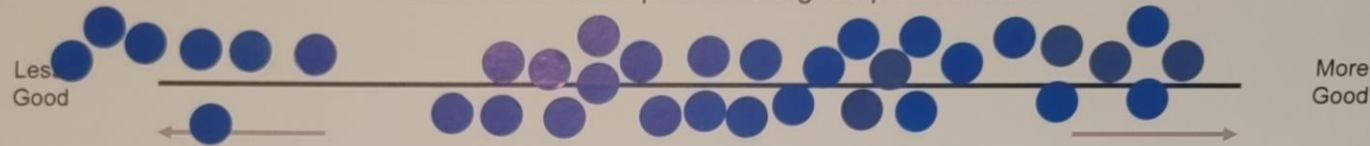
This document presents the responses to the activity station exercises from the Thompsonville community outreach open house. The aimed of the activity stations was to gain insights and learn from the community what was important to them regarding the future of Thompsonville. The document includes comments and commentary from the Consultant (Don Poland) regarding his thoughts and reactions to the responses.

Thompsonville - Continuums of Place

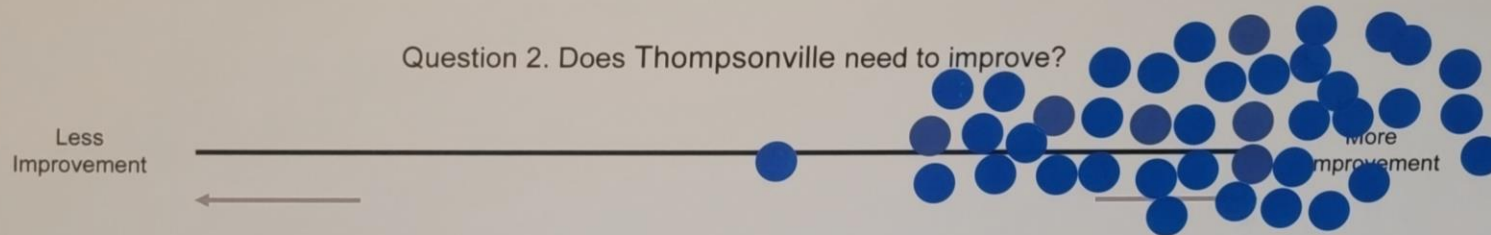
Thompsonville - Continuums of Place

Instructions: Where on the continuum does your perspective fall—place your dot sticker on that location. If your perspective is neutral, place your sticker in the middle.

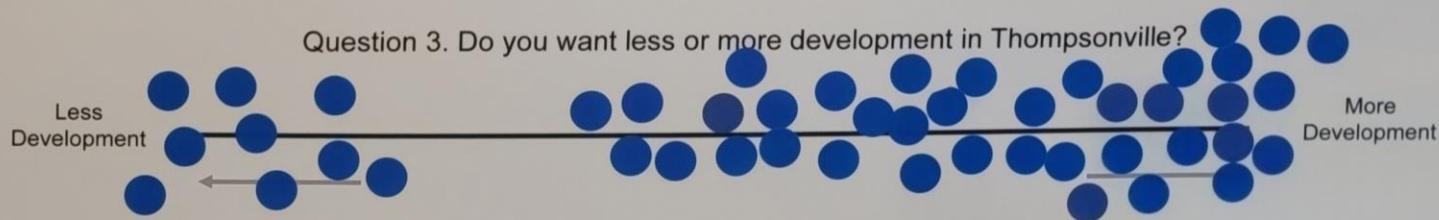
Question 1. Is Thompsonville a good place to live?



Question 2. Does Thompsonville need to improve?



Question 3. Do you want less or more development in Thompsonville?



Consultant Comment: This is more positive response than expected, especially when compared to question 2 below.

Consultant Comment: If there is consensus in any of these 9 questions, it is that Thompsonville needs to improve.

Consultant Comment: This is a more positive answer than expected and likely reflects that development equals improvement.

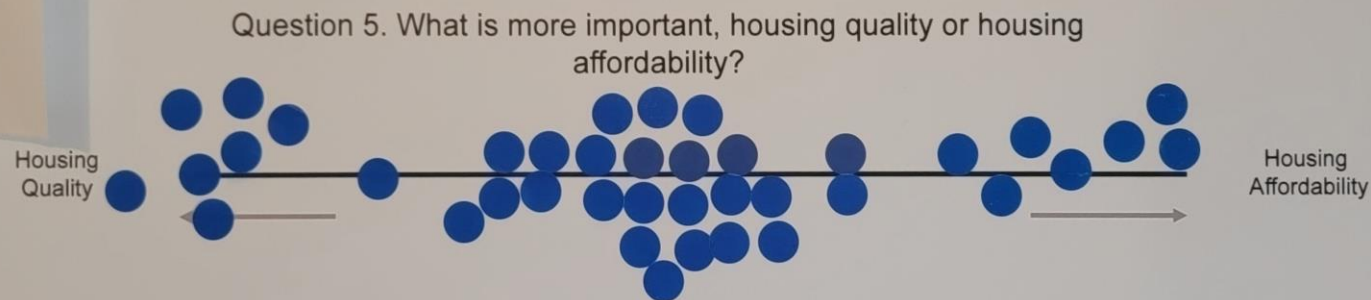
Thompsonville - Continuums of Place

Thompsonville - Continuums of Place

Instructions: Where on the continuum does your perspective fall—place your dot sticker on that location.
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Consultant Comment: This is mostly a neutral response with more leaning toward commercial development.



Consultant Comment: This response indicates the importance of both housing quality and affordability—two outcomes that can be contradictory.



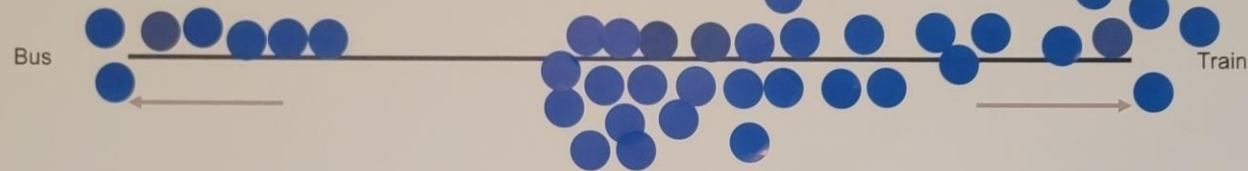
Consultant Comment: This is interesting—most value both, while there is a preference for commercial development—consistent with question 4 above.

Thompsonville - Continuums of Place

Thompsonville - Continuums of Place

Instructions: Where on the continuum does your perspective fall—place your dot sticker on that location. If your perspective is neutral, place your sticker in the middle.

Question 7. What is more important, providing public transportation via bus or via train?



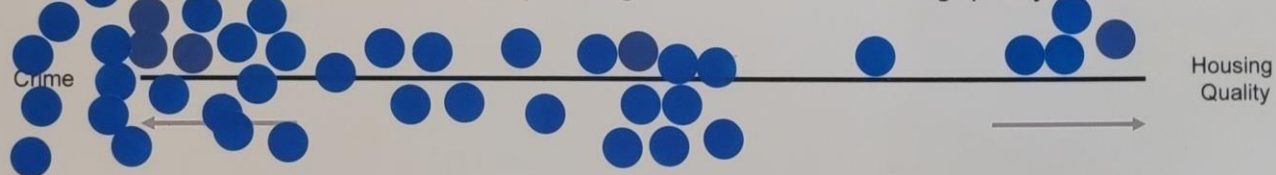
Consultant Comment: Both bus and train public transit are viewed as important. It is likely that the bus answer are from in the neighborhood respondents.

Question 8. What is more important, access to transportation for work or access to affordable childcare?



Consultant Comment: Interesting spread on these answers, showing balance between the need for each.

Question 9. What is more pressing issue, crime or housing quality?



Consultant Comment: While a concern over crime was anticipated in this answer, the events of the day likely influenced the responses.

Investing in Thompsonville

Ranking Investment Priorities by \$'s and Votes

Rank	Policy Topic	\$5's	\$10s	\$20s	\$50's	Total \$	Voted
1.	Parks & Public Spaces	18	15	12	19	\$1,430	40
2.	Commercial Development	10	9	5	7	\$590	22-31
3.	Housing Quality	10	12	3	4	\$430	16-29
4.	Housing Affordability	6	10	3	4	\$390	15-23
5.	Public Transit – Train	5	9	7	2	\$355	17-23
6.	<i>Job Opportunities</i>	8	11	5	1	\$300	15-25
7.	Housing Development	9	4	3	1	\$195	13-17
8.	Public Transit - Bus	7	6	1	1	\$165	9-15
9.	Affordable Childcare	7	4	1	1	\$145	10-13
	Total	80	80	40	40	\$4,000	



Consultant Comment: Parks and public spaces are the hands down priority—ranking firms in total votes, total dollars, and as the number 1 and 2 top priority in terms of \$50's and \$20's. Commercial development ranked second, confirming the answers to question 4 and 6 in Continuums exercise. Ranked at number 7, Housing Development further confirms Enfield's aversion to new housing, as had been seen throughout this POCD process. This is unfortunate since Enfield truly needs a newer and more diverse housing stock.

Thompsonville Train Station Amenities

Ranked Amenity Priority

Issue	Rank	Ave
Café	1	3.59
Wifi - Public Use/Access	2	4.00
Bike Racks	3	4.16
Deli	4	4.72
Convenience Shop	5	4.93
Electric Car Charging Stations	5	4.93
Bike Share	7	5.73
Scooter Share	8	6.90
Add In's		
Clean Bathroom		
Parking for Uber - Pick Up/Drop Off		
Police Presence		

Consultant Comment: The top three are reasonable expectation for the train station and the Town should work with DOT on making them happen. That said, in our work with DOT rail, we have learned that it very challenging to station cafés to be economically viable in smaller and less-busy stations.

Thompsonville Community Issues

Ranked Community Issues Priority

Issue	Rank	Average
Quality of Life (Noise, Pollution, Crime, etc.)	1	3.56
Housing Quality (Condition of Housing)	2	5.35
Parks/Recreation Facilities (Trails, Ballfields, etc.)	3	5.65
Commercial Revitalization	4	5.85
Connecticut River - Public Access	5	6.46
Youth Programs and Activities	6	6.85
Train Station (Commuting to Hartford/Springfield)	7	7.19
Housing Affordability (Cost of Housing)	8	7.23
Transportation - Access to Necessities (Shopping)	9	8.08
Childcare - Access to Affordable Childcare	10	8.19
Transportation - Access (Commuting) to Work	11	8.54
Food Desert - Lack of Access to Quality Food	12	8.77
Housing Development (New Housing)	13	9.35
Climate Change	14	9.42
Flooding	15	10.88

Consultant Comment: Based on the participant rankings, quality of life—most likely crime based on answers in other activities—is the key issue confronting Thompsonville. Housing conditions have also been noted as important and as concerns in other activities. It is interesting that parks and recreation facilities, have been highly valued and appreciated in other activities, while also drawing concerns and the number one priority for needed investment.

Thompsonville – Existing Conditions Vocabularies

Most Common Words/Phrases

WORDLE BOARD - EXISTING CONDITIONS	
Blight/Blighted	9
Drugs/Drug Problem	7
Crime	4
Potential	4
Historic/History	3
Run Down	3
Dangerous	2
Dumpy	2
Gangs	2
Great Potential	2
Neglect	2

Consultant Comment: The top three existing condition vocabularies are about property (housing) condition and quality of life issues (drugs and crime). This reinforces other findings in these activities. Run down, dangerous, gangs, and neglect also fit into this narrative, concern, and need to address quality of life.

Other Words/Phrases

Absentee Landlords	Poor
Cheapened	Poor Development
Cramped	Pre-Gentrified
Disconnected	Property Maintenance
Disrespected	Property Not Maintained
Diversity	Sad
Empty Buildings	Scary
Excellent Natural Resources	Snubbed
Forgotten	Stagnant
Fragmented	Threatening
Great River Resources	Too Many Churches not Paying Taxes in Every Corner
Heavy Traffic	Treated like Second Class Citizens
Holds Many Memories	Un-accessable
Homeless	Unattractive
Idle People	Under-Utilized
Lack of Ownership	Unfrequented
Location	Unnoticed
Loss of Historical Buildings	Unsafe
Low Quality	Untapped Potential
Many Historic Properties	Untended
Needs a Lot of TLC	Vacant
Needs a Pot of Gold	Vital
No Art History Begins Demolished	Walkable
Not Inviting	Welcoming
Overlooked	Worn Down
Owner-Occupied	Worn Out
Pedestrian-Prohibitive	

Thompsonville – Future Conditions Vocabularies

Most Common Words/Phrases

WORDLE BOARD - FUTURE CONDITIONS	
Safe	6
Walkable/Pedestrian Friendly	6
Clean	5
Family/Family Friendly	3
Friendly	3
Inviting	3
Preservation	3
Boat Launch Improvements	2
Community Feeling/Minded	2
Dining	2
Entertainment/Entertainment District	2
Historic	2
Parks	2
Recreation	2
Renovation/Renovated Historic Buildings	2
Riverfront/Access Developed	2

Consultant Comment: Safe and clean translate to the quality-of-life issues being resolved in the future. The walkability and pedestrian friendly informs us as to the amenities of place—the increased desire (and importance) for walkable communities.

Other Words/Phrases

Access to the River	New Dining
Active	Opportunity
Affordable	Polite
Asset	Pond
Beautified	Potential
Bike Path to Downtown from RT-190 Bridge	Preserved Riverfront Park
Bike/Walk Path	Pride
Boat/Canoe Launch on River	Pride of Ownership
Business	Respectful Residents
Caring	Restore
Caronna's Market	River-Oriented
Controlled & Prudent Development	Small Business
Diverse Community	Thompsonville Revitalized
Energy	Thriving Community
Equitable	Train Station
Green Infrastructure	Tree-Lined Streets
Investment	Vibrant
Micro-Grid Maker Space	Village Feel
Mixed-Use	Village Shops
Mixed-Use Historic	Wanted
More Police	Well Maintained Properties

Thompsonville – Proud

Vocabularies of Pride

One	Two	Three	Four	Five
Neighborhood Lay Out	Green Space	Fire Station		
History	Freshwater Pond Area	Town Hall Area	Bigelow Commons	Boat Launch
Community Feeling	Quiet Location	Access to Cities	Community Involvement	Low Crime
Sense of Community	Veteran's Program	Rich History		
Fire Department	July 4 Celebration	Town/Employees	Enfield PD	Family Day/TG
People who Care	Rich History	Quality Businesses	Good Schools	Good Infrastructure
Theater	Foot Policing	Fire Department		
Small Businesses	Youth Activity	Train Station	Unique Buildings	
Pearl St. Library	Karina's Mexican Market	Community Gardens	The People	Sarapes
Farmers	Senior Center	Forest & Wetlands		
Nice People	ECDC	Stowe Early Learning	Parks	
Town Hall Area	Parks	Early Education	Bigelow Commons	Food Trucks
Bigelow Commons	Freshwater Pond	CT River	Character	Diversity
Police Department	Schools	Single-Family Housing Market	Recreation	Social Services
History	Open Space	People	Homeowners	
New Playground	Fire Station	Historical Homes	Farmland/Market	
People	Community	History	Open to Change	
History	Burrito Truck	Bigelow Commons	Town Green	
Walking Trail	Basketball Court	Parks	Food Shelf	
My Home	My Business			
Enfield Loaves & Fishes	Historic Buildings	Activities/Events—Town Green	Bigelow Commons	Small Businesses
Liberty	Loaves & Fishes	History	Small Businesses	
CT River/Boat Launch	Pearl St. & Carnegie Library	Bigelow Commons	Freshwater Pond	Historic Architecture
Pear St. Library	CT Riverfront Potential	Freshwater Pond	Kelley Fradet Lumber	St. Pat's Church
St. Adalbert Church	St. Patrick Church	Pearl Street Library	Freshwater Pond	Town Green Access Park
St. Pats Church	Train Station (Coming)	Fire Department		
See potential coming				

Consultant Comment: Community pride is most focused on both history (historic character) and public spaces—especially Town owned and operated spaces that provide passive and active recreation, while enhancing community character.

The 22% of respondents noting Bigelow Commons as an object of community pride is interesting—especially in the context of overall community (Enfield) resistance to multi-family housing development. What is it about Bigelow Commons that inspires pride? Was there concerns of (or opposition to) BG when it was proposed? Why is it a success?

Thompsonville – Sorry

Consultant Comment: Quality-of-life is the primary concern of the community—as found in other activities.

Vocabularies of Disappointment

One	Two	Three	Four	Five
Blight	Crime/Drugs	Loss of Industry	Loss of Downtown Shopping	Deterioration of Pearl and Prospect
Drugs	Historic Building Demolition	Losing Character	Poor Com/Res Areas	Vacant Buildings
Crime	Poor Housing	Shopping Mall (Enfield Sq.)		
Absentee Landlords/Blight	Law & Order	Lack of Affordable Housing	Lack of Investment	Mall
Bad Landlords	Crime			
Lack of River Access	Run Down Properties	Closure of Feomi	Poor Park Facilities	Lack of Youth Activities
Crime	Housing Conditions	Enfield Square		
Violence	Missed Opportunities/Public Space			
26 Pearl Street	Lack of Bush Shelters/Benches	First Responder Response Time	Closing the Lamaga Center	Lack of Support for Homeless
Large Concrete Building/Fields				
No vision	ALICE Families	Too high taxes	Too much fast food	
Urban Decay	Lack of Services	Lack of Good Park Amenities	No reason to go there	Crime
Lack of Development	Lack of building & zoning creativity	No leadership	No vision	
Traffic	Homeless Problems	Blighted properties		
Not saving history	Losing farms	Schools		
Litter/Graffiti	Blighted properties	The Mall	Lack of shopping	
Brain drain of young adults	Panhandlers at mall	Drugs		
Vacancy	Run Down	Trash	Drugs/reputation	
Drugs	New reports/ Thomp. Vs Enfield	Crime	Blight	Homelessness
Activity Center & Pool gone	Homeless	Declining properties		
No Emergency Center	Pool	Activity Center	Homeless	
Lack of trees	Architectural diversity destroyed	Poor maintenance of parking lots	Need more access to river	
Architectural details lost	Diana's Bakery	State of property	Boat launch maintenance	Asnintuck St. Apt.
No park along river	Casket building burned down	Need more recreation areas	Need more destinations	State of buildings & houses
Strand theater going	So much crime	Tore down great buildings	Bad landlords	

Thompsonville – Community Assets

Vocabularies of Strength

One	Two	Three
Farmland	Open Space	
Pearl St. Library	Youth Center (Science Program)	Public green spaces
Pond/Recreation	Historic Character	Train Station
Riverfront	Freshwater Pond	Character/History
Location	Housing for every price points	Recreation
Historic Architecture	Freshwater pond	Highway Location
Location	Historical	CT River
July 4 th Celebration	Retail areas/convenient shopping	Potential access to CT River
Old Architecture/Churches	Potential to build pier	Town Green/Pearl St. Library
CT Riverfront (potential park)	St. Patrick's Church (and others)	Polish Home/Local businesses
Freshwater Pond	CT River	Train Station

Consultant Comment: The historic character of Thompsonville and the public spaces are the greatest strengths in the community. However, if they are to be leverage, the quality-of-life issues must be addressed.