



Default Report


Explore the data behind your survey responses. Gain a better perspective of your survey data and uncover insights for further planning.

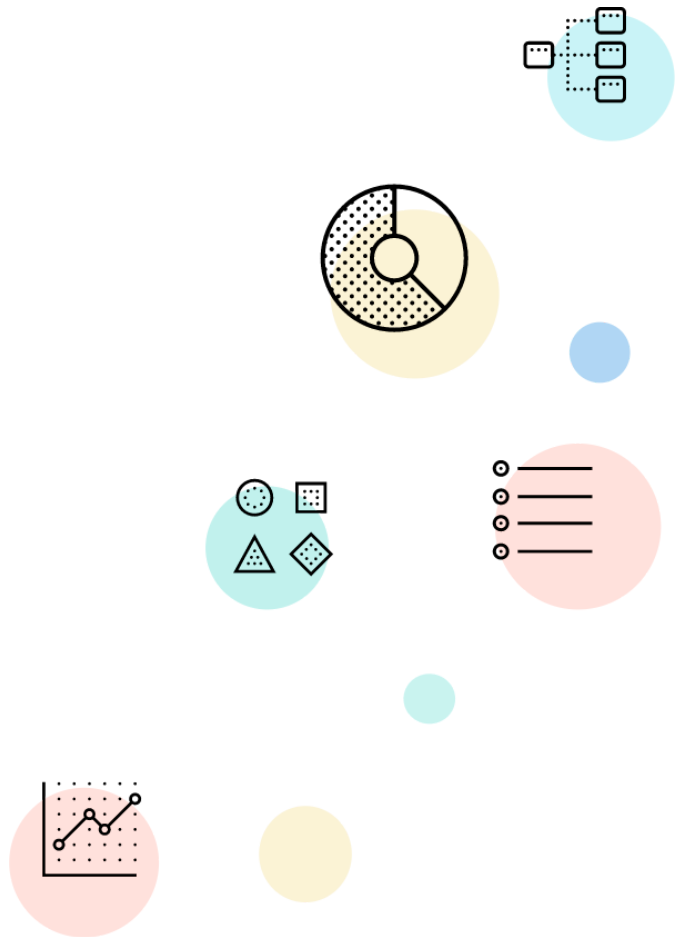
 Visited
1435

 Started
769

 Avg. Time to Complete
10m

 Completed
599

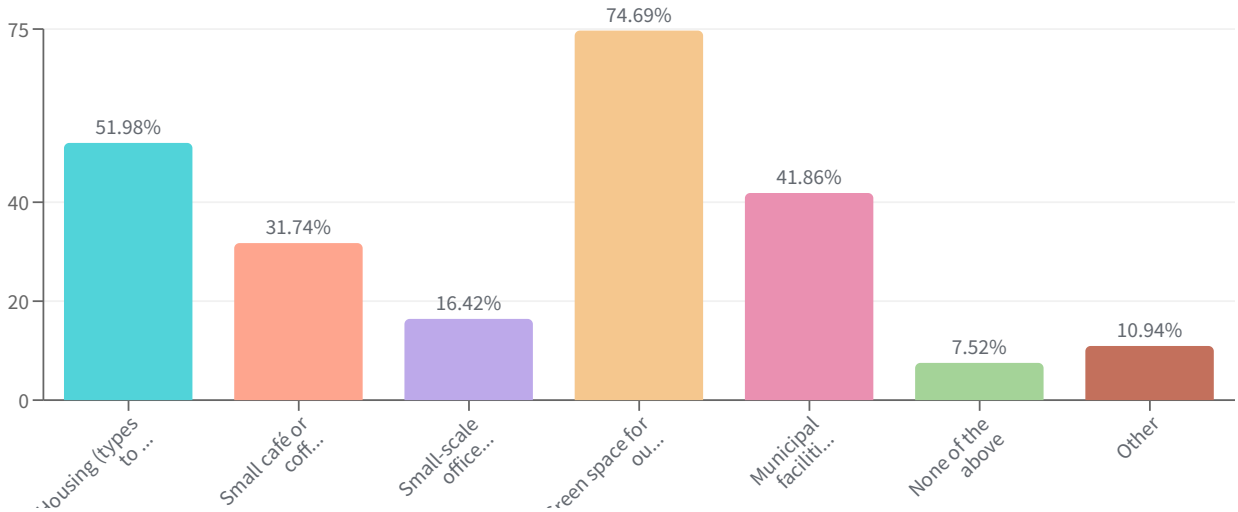
 Completion Rate
77.89%



QUESTION 01 | MULTIPLE CHOICE

Which uses would you support on the Village Parcel?

Answered: **731** Skipped: **34**

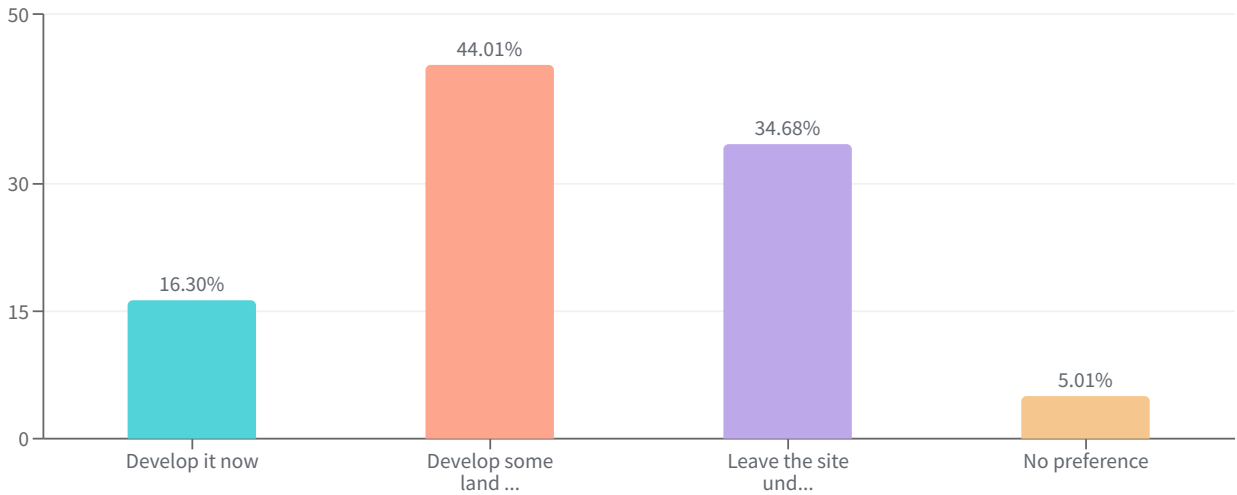


ANSWER CHOICES ▾	RESPONSES ▾	RESPONSE PERCENTAGE ▾
Housing (types to be discussed later)	380	51.98 %
Small café or coffee shop	232	31.74 %
Small-scale office space	120	16.42 %
Green space for outdoor recreation	546	74.69 %
Municipal facilities	306	41.86 %
None of the above	55	7.52 %
Other	80	10.94 %

QUESTION 02 | MULTIPLE CHOICE

When would you like to see the Village Parcel developed?

Answered: **718** Skipped: **38**



ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Develop it now	117	16.30 %
Develop some land now, and save some land for a future use	316	44.01 %
Leave the site undeveloped (for now)	249	34.68 %
No preference	36	5.01 %

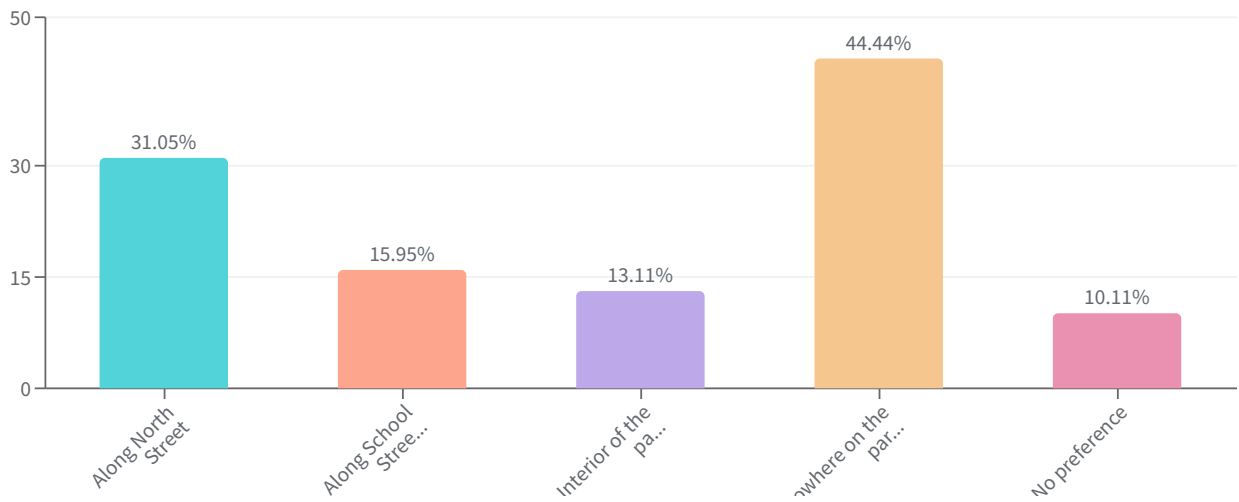
VILLAGE PARCEL BACKGROUND

QUESTION 03 | MULTIPLE CHOICE

Which area of the Village Parcel would be most suited for limited business uses, such as a small café or small-scale office space?

Select all that you prefer.

Answered: 702 Skipped: 33



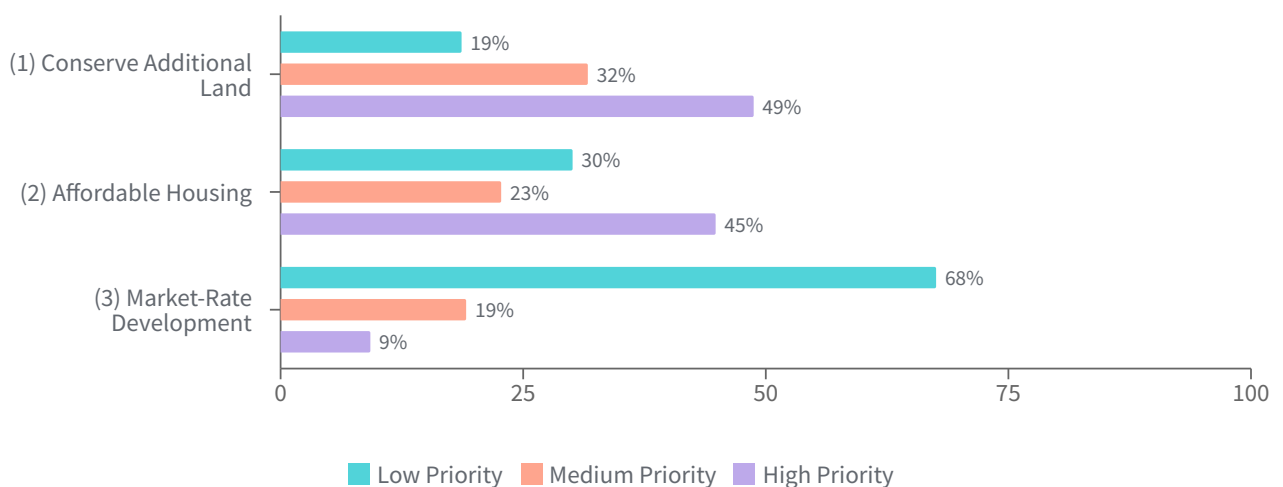
ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Along North Street	218	31.05 %
Along School Street	112	15.95 %
Interior of the parcel	92	13.11 %
Nowhere on the parcel	312	44.44 %
No preference	71	10.11 %




QUESTION 04 | MATRIX

Among potential uses for the developable 43 acres are: (1) Conserve additional land (beyond the additional protected 37 acres of wetlands) Conserving additional land will provide more publicly accessible space for active outdoor recreation but will lower the proceeds the Town can earn from selling and taxing the property for market-rate development. (2) Work with partners to provide affordable housing Providing affordable housing will ensure moderate-income workers and seniors can afford to live in town but will but will reduce the proceeds the Town can earn from selling the property for market-rate development. (3) Maximize market-rate development Maximizing market-rate development will generate the highest proceeds for the Town but will likely result in the construction of high-priced homes that will be unaffordable for most working households and moderate-income seniors. How would you prioritize these three uses?

Choose one priority level per use.

Answered: 638 Skipped: 44

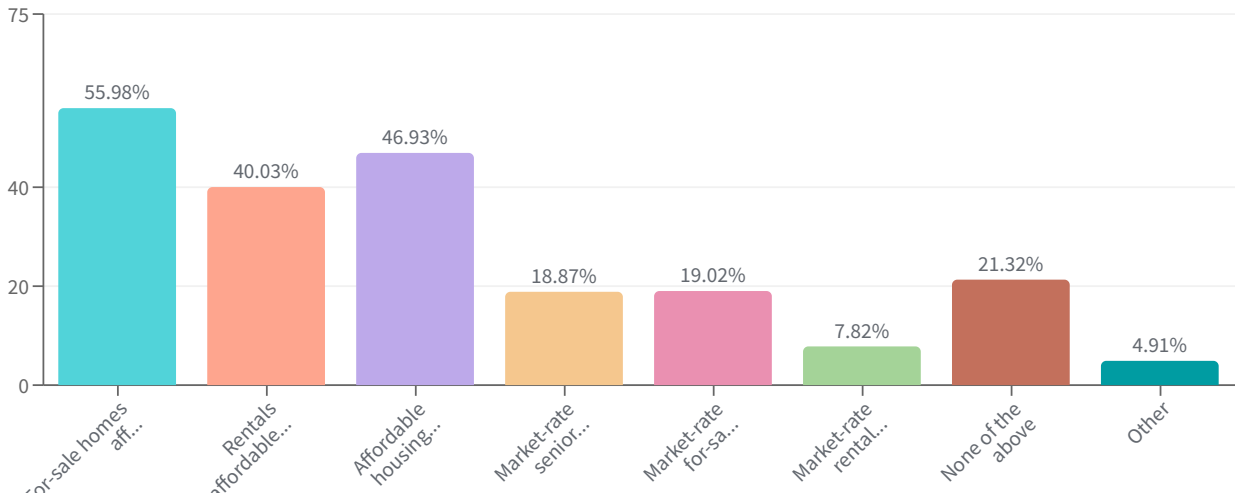


	 LOW PRIORITY	 MEDIUM PRIORITY	 HIGH PRIORITY
(1) Conserve Additional Land	119 (18.65%)	202 (31.66%)	311 (48.75%)
(2) Affordable Housing	192 (30.09%)	145 (22.73%)	286 (44.83%)
(3) Market-Rate Development	431 (67.55%)	122 (19.12%)	59 (9.25%)
Total	742 (38.77%)	469 (24.50%)	656 (34.27%)

QUESTION 05 | MULTIPLE CHOICE

Which housing choices do you support on the parcel?

Answered: 652 Skipped: 25

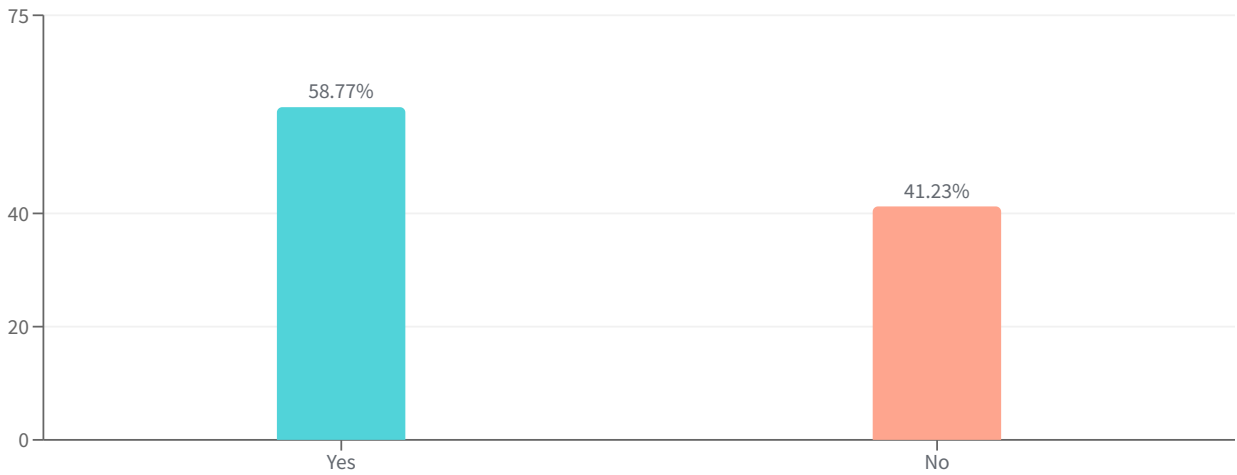


ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
For-sale homes affordable to local workforce	365	55.98 %
Rentals affordable to local workforce	261	40.03 %
Affordable housing for seniors	306	46.93 %
Market-rate senior housing	123	18.87 %
Market-rate for-sale homes	124	19.02 %
Market-rate rentals	51	7.82 %
None of the above	139	21.32 %
Other	32	4.91 %

QUESTION 06 | YES OR NO

Do you support the Town working with partners to provide affordable housing on this property?

Answered: 616 Skipped: 54



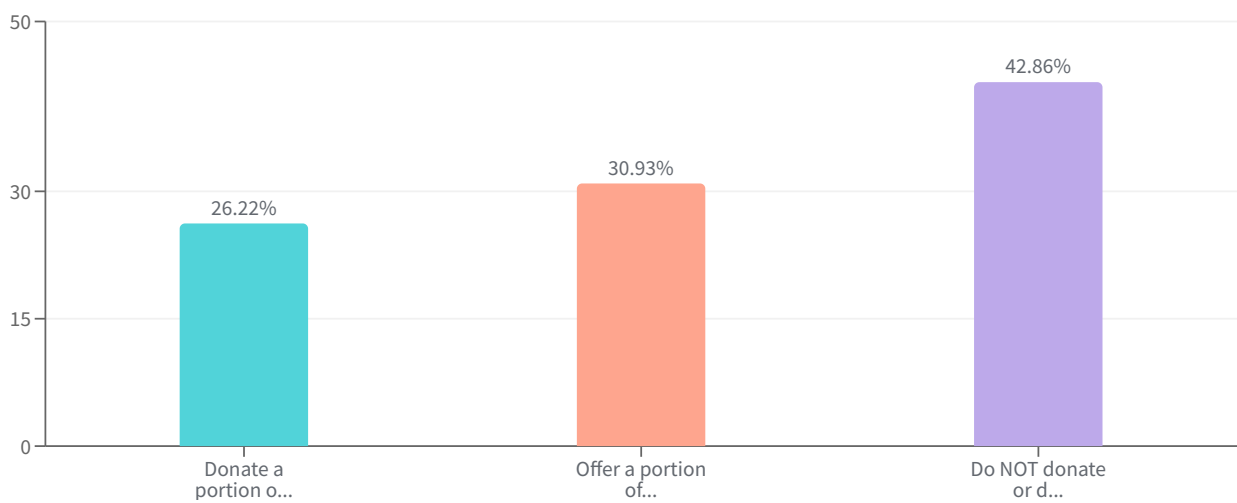
ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Yes	362	58.77 %
No	254	41.23 %

QUESTION 07 | MULTIPLE CHOICE

Which option would you most support regarding discounting or donating a portion of the site for affordable housing development?

Select one.

Answered: **637** Skipped: **26**



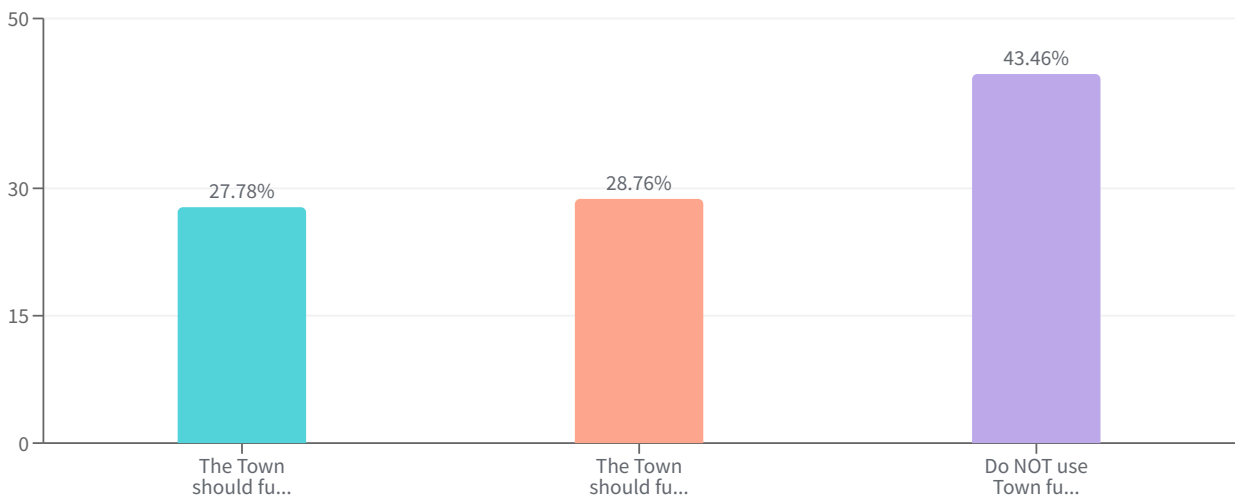
ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Donate a portion of the site	167	26.22 %
Offer a portion of the site at a discount	197	30.93 %
Do NOT donate or discount a portion of the site (even if it means no affordable housing can be built)	273	42.86 %

QUESTION 08 | MULTIPLE CHOICE

Which option would you support regarding publicly funded infrastructure on the site to allow for affordable housing development?

Choose one.

Answered: 612 Skipped: 44

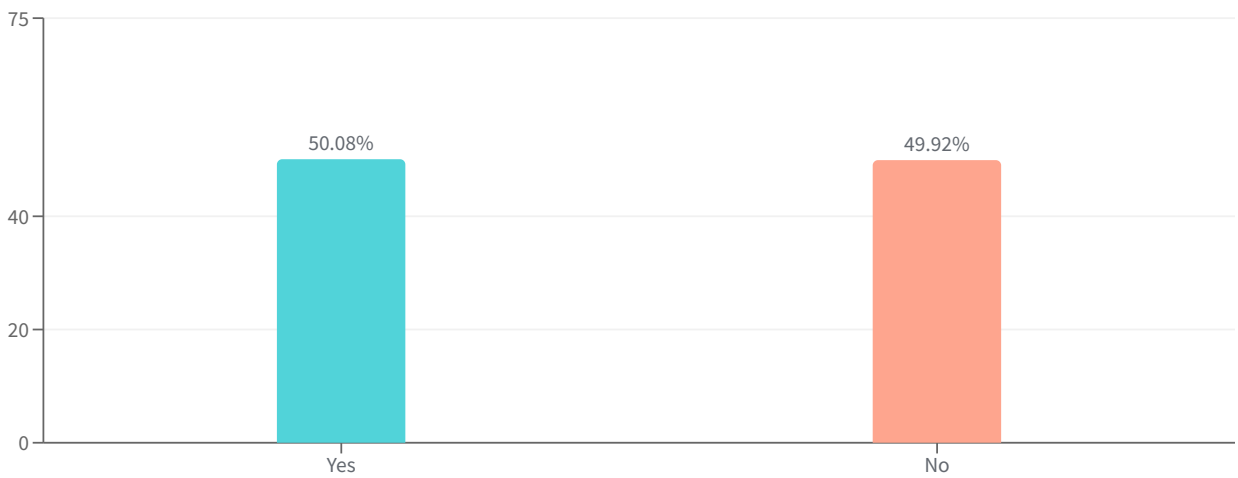


ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
The Town should fund the infrastructure if it means more affordable housing can be built	170	27.78 %
The Town should fund the infrastructure only if the cost can be recouped from future tax revenue	176	28.76 %
Do NOT use Town funds for infrastructure (even if it means no affordable housing can be built)	266	43.46 %

QUESTION 09 | YES OR NO

Increasing the density allowed on this parcel would enable the construction of smaller units at lower price points. Would you support the Town increasing the density allowance on this parcel?

Answered: **623** Skipped: **32**



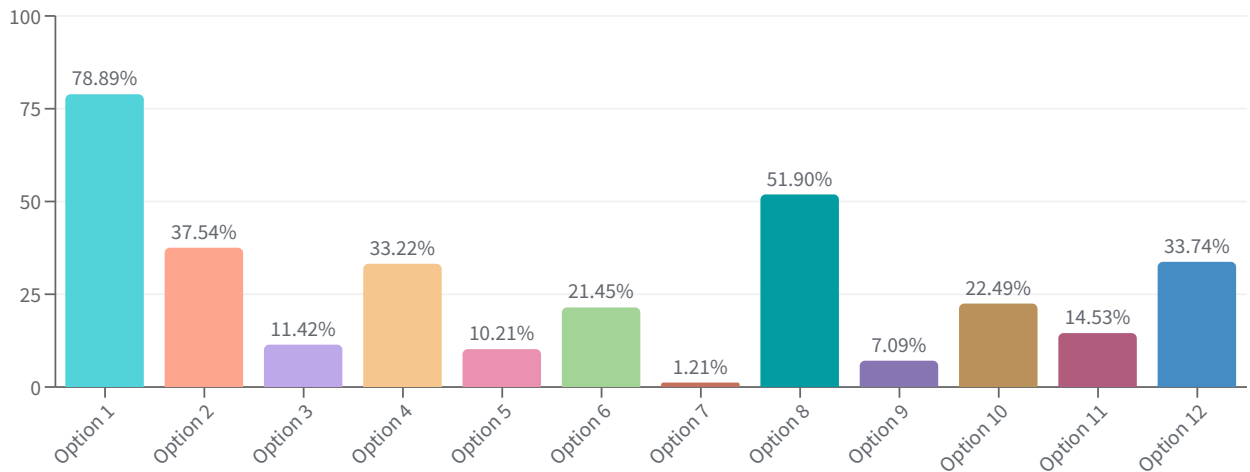
ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Yes	312	50.08 %
No	311	49.92 %

QUESTION 10 | PICTURE CHOICE

Visual Preferences Group 1 (of 3)

Which images do you think are appropriate uses on the Village Parcel? Select all that you like; do NOT select any images you do not like.

Answered: **578** Skipped: **61**



ANSWER CHOICES ▾	RESPONSES ▾	RESPONSE PERCENTAGE ▾
Option 1	456	78.89 %
Option 2	217	37.54 %
Option 3	66	11.42 %
Option 4	192	33.22 %
Option 5	59	10.21 %
Option 6	124	21.45 %
Option 7	7	1.21 %
Option 8	300	51.90 %
Option 9	41	7.09 %
Option 10	130	22.49 %

ANSWER CHOICES ▾

RESPONSES ▾

RESPONSE PERCENTAGE ▾

Option 11

84

14.53 %

Option 12

195

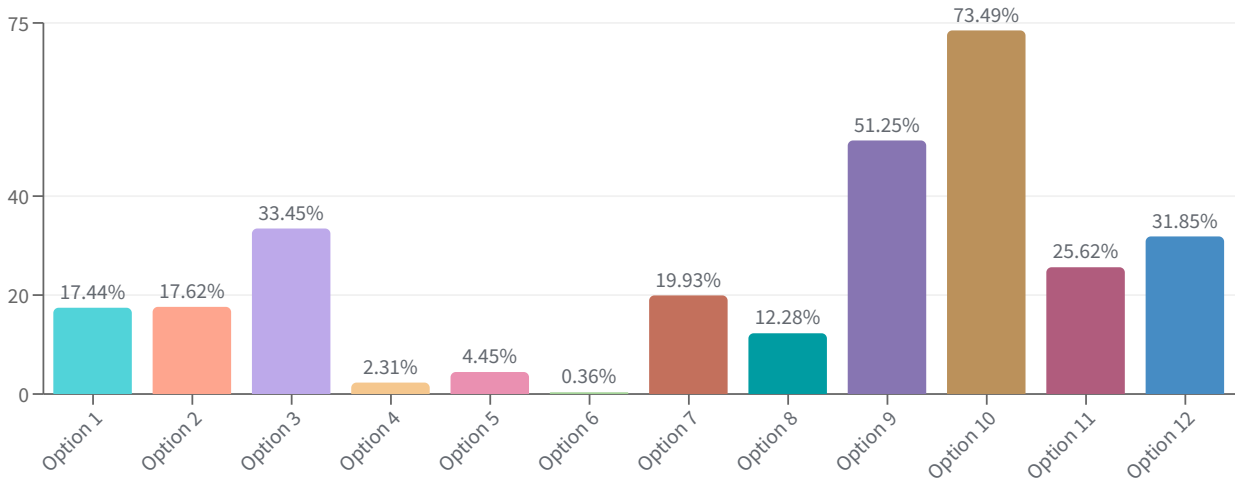
33.74 %

QUESTION 11 | PICTURE CHOICE

Visual Preferences Group 2 (of 3)

Which images do you think are appropriate uses on the Village Parcel? Select all that you like; do NOT select any images you do not like.

Answered: **562** Skipped: **69**



ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Option 1	98	17.44 %
Option 2	99	17.62 %
Option 3	188	33.45 %
Option 4	13	2.31 %
Option 5	25	4.45 %
Option 6	2	0.36 %
Option 7	112	19.93 %
Option 8	69	12.28 %
Option 9	288	51.25 %
Option 10	413	73.49 %

ANSWER CHOICES ⌵

RESPONSES ⌵

RESPONSE PERCENTAGE ⌵

Option 11

144

25.62 %

Option 12

179

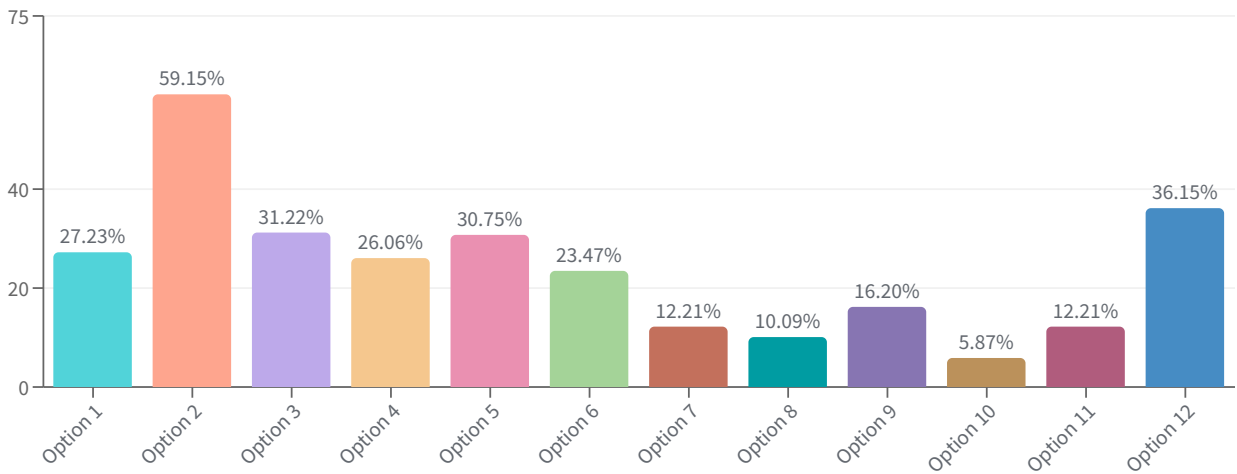
31.85 %

QUESTION 12 | PICTURE CHOICE

Visual Preferences Group 3 (of 3)

Which images do you think are appropriate uses on the Village Parcel? Select all that you like; do NOT select any images you do not like.

Answered: **426** Skipped: **198**



ANSWER CHOICES ▾	RESPONSES ▾	RESPONSE PERCENTAGE ▾
Option 1	116	27.23 %
Option 2	252	59.15 %
Option 3	133	31.22 %
Option 4	111	26.06 %
Option 5	131	30.75 %
Option 6	100	23.47 %
Option 7	52	12.21 %
Option 8	43	10.09 %
Option 9	69	16.20 %
Option 10	25	5.87 %

ANSWER CHOICES ⌵

RESPONSES ⌵

RESPONSE PERCENTAGE ⌵

Option 11

52

12.21 %

Option 12

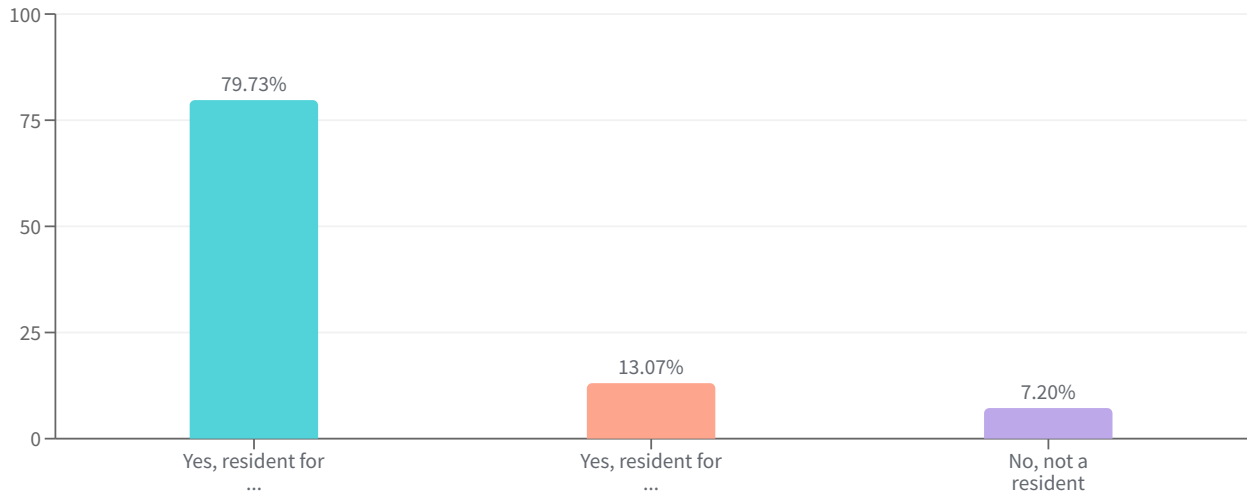
154

36.15 %

QUESTION 13 | MULTIPLE CHOICE

Are you a resident of Kennebunkport?

Answered: **597** Skipped: **22**



ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
Yes, resident for 7-12 months per year	476	79.73 %
Yes, resident for 6 or fewer months per year	78	13.07 %
No, not a resident	43	7.20 %

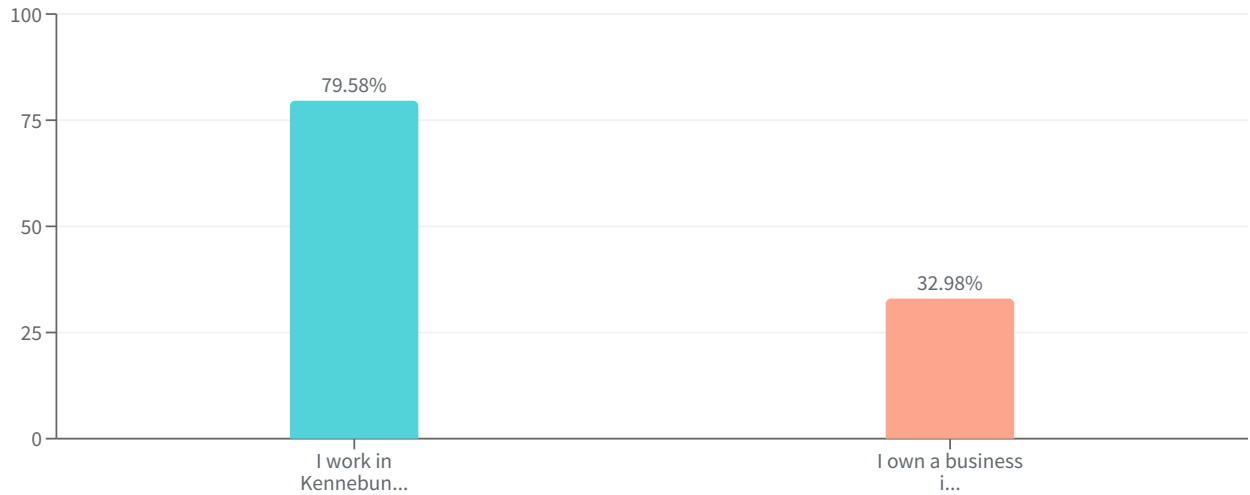
ABOUT YOU

QUESTION 14 | MULTIPLE CHOICE

Do you work in Kennebunkport?

Select all that apply. Leave blank if none apply.

Answered: **191** Skipped: **422**



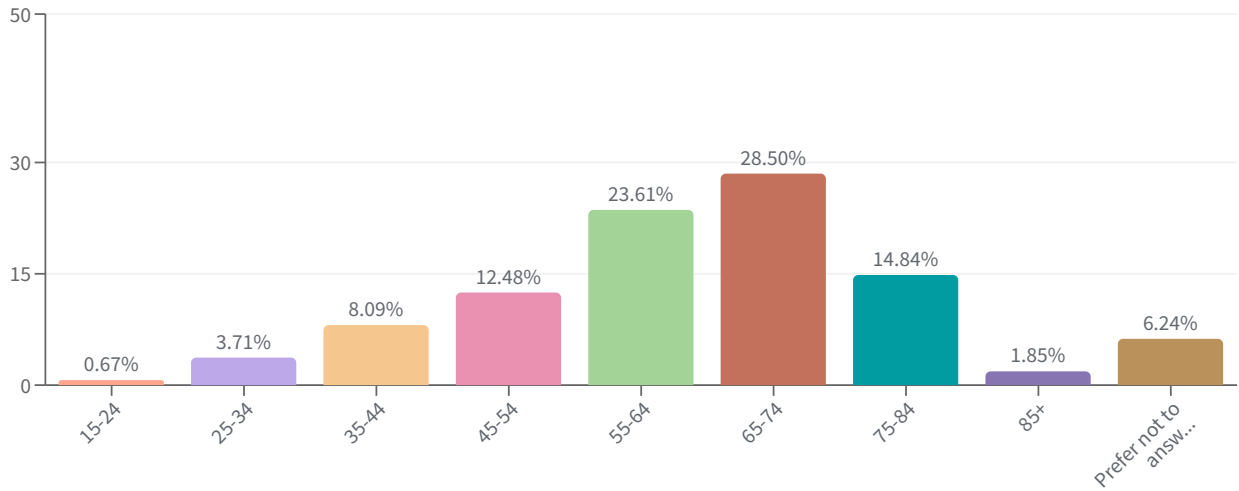
ANSWER CHOICES ▾	RESPONSES ▾	RESPONSE PERCENTAGE ▾
I work in Kennebunkport	152	79.58 %
I own a business in Kennebunkport	63	32.98 %

ABOUT YOU

QUESTION 15 | MULTIPLE CHOICE

What is your age?

Answered: **593** Skipped: **25**



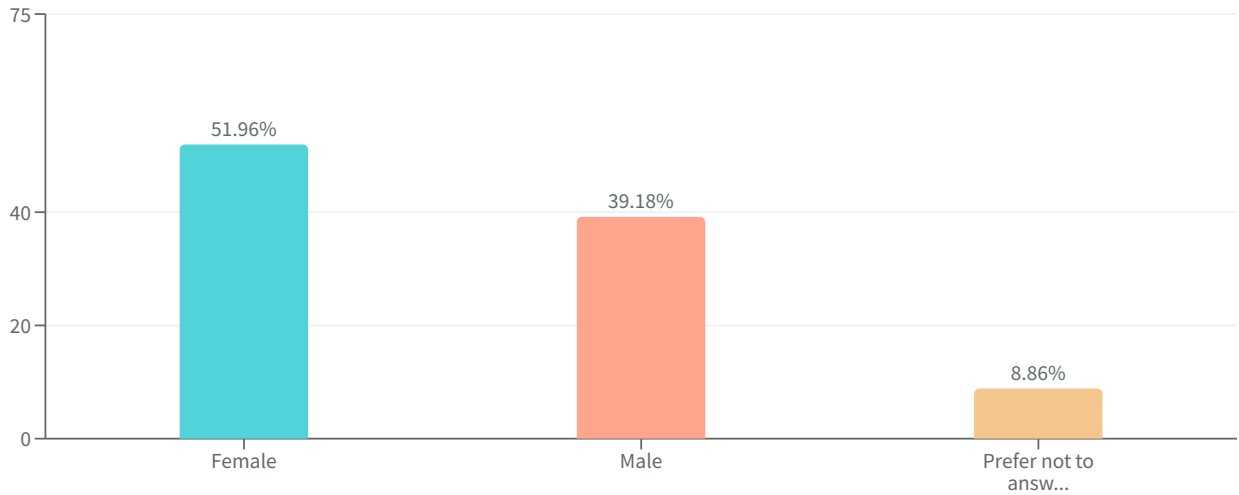
ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
15-24	4	0.67 %
25-34	22	3.71 %
35-44	48	8.09 %
45-54	74	12.48 %
55-64	140	23.61 %
65-74	169	28.50 %
75-84	88	14.84 %
85+	11	1.85 %
Prefer not to answer	37	6.24 %

ABOUT YOU

QUESTION 16 | MULTIPLE CHOICE

What is your gender?

Answered: **587** Skipped: **31**



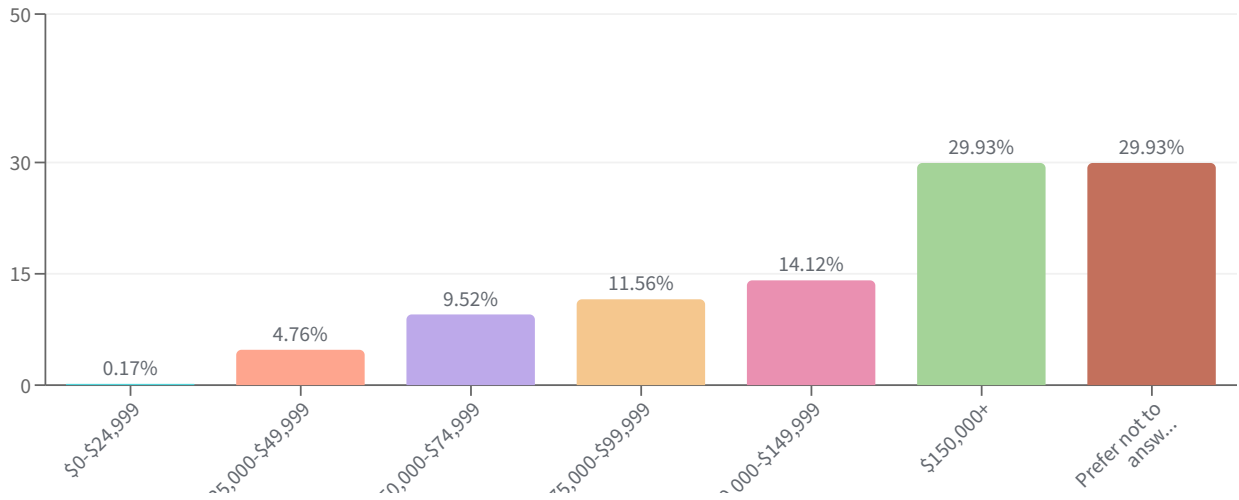
ANSWER CHOICES ▾	RESPONSES ▾	RESPONSE PERCENTAGE ▾
Female	305	51.96 %
Male	230	39.18 %
Prefer not to answer	52	8.86 %

ABOUT YOU

QUESTION 17 | MULTIPLE CHOICE

What is your annual household income?

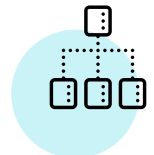
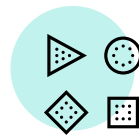
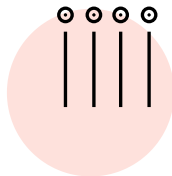
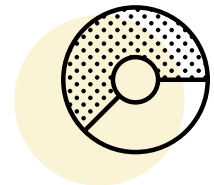
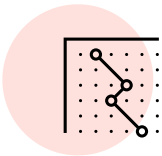
Answered: **588** Skipped: **30**



ANSWER CHOICES	RESPONSES	RESPONSE PERCENTAGE
\$0-\$24,999	1	0.17 %
\$25,000-\$49,999	28	4.76 %
\$50,000-\$74,999	56	9.52 %
\$75,000-\$99,999	68	11.56 %
\$100,000-\$149,999	83	14.12 %
\$150,000+	176	29.93 %
Prefer not to answer	176	29.93 %

Thank You !

We really appreciate your time and feedback.



Question 1: Which uses would you support on the Village Parcel? – “Other” Responses

Please note that responses have been grouped by theme.

Sell / Market-Rate Development

- Sell the property, the town should not be in the business of land development.
- Sell this property at fair market value.
- Sell the property as fast as you can.
- Sale and town keep the cash from sale
- The town should sell this parcel of land and put the money towards aging infrastructure.
- Town should sell this parcel of land and put money toward aging infrastructure!!!
- Sell the Parcel
- Sell land to pay for construction of new Town Hall and new Cape Porpoise Pier.
- Sell property to fund other, more necessary capital projects
- Sell this land, and get out of the real estate business.
- Sell the property
- sell the Village Parcel
- Sale the land & town keep the money
- The best option is to sell this parcel to an independent developer.
- Sell Property
- Sell the entire property, or put into Conservation
- Sell the entire property
- Build homes that meet the current zoning laws and pay the parcel off.
- Housing that is not in the category of affordable housing. We have to pay for this parcel.
- sell property
- Subdivide the property to maintain a space for the new town hall, and sell the remainder at market rates to finance town hall construction.
- To me this feels like a risky venture for a town to be investing so much money. Is this a business we are going to continue as a town? I hear we have already spent a great deal of money on the purchase price, and at this point I believe it's something we should not, as a town, be doing to begin with. I am in favor of selling the parcel on the open market.

Community/Recreational Facilities

- A community outdoor pool with clubhouse and snack bar & playground. Make available to residents and out of town guests for fees. Tennis courts, pickle ball courts, playing fields, ice skating rink. The town really needs a pool!!!
- Indoor pool for winter use
- Indoor pool for winter use
- Year round pool
- Town center that includes fields (for sports), tennis courts, pool, ice skating rink, etc. opportunity for small shops included.
- outdoor stuff for the kids in our community to do such as skatepark, bike trails, outdoor skating rink, etc
- Community use area
- I love to see a community pool for kids to learn how to swim.
- Rec facilities for children
- Town gym and activities center
- Pickleball courts
- Ball field. Gazebo. Stage.

- community center, arts center
- Arts/Theater facilities
- Community gathering space for meal sharing, celebrations, indoor crafts, games, etc.
- Educational: honey bee farm or conservation.
- Fire house midway; more open space; we don't need more high-end housing.
- A gathering space - can be a commercial property with some outdoor space for kids, or games. A place where people can go to socialize, either as a family or solo.
- Bike trails, also bike lanes needed on all roads in town
- Bike Paths
- Gardens -A small version of the Coastal Maine Botanical Gardens in Boothbay
- No mown and fertilized athletic fields!! As much acreage as possible should be undeveloped and left natural for native habitat, pollinator pathways, and hiking trails for "outdoor recreation" throughout the undeveloped areas, maintained for public use. Especially due to the multiple areas of wetland. These are so important to the health of all living things
- Agricultural Uses (Crop production & sales), Mixed Use & Small business Development, Community Services (i.e.- Garden, Food Pantry), Museums/Attractions

Affordable Housing

- Attractive affordable housing for seniors and young families of moderate means who work here or have grown up here and wish to live here.
- Highly efficient housing through out the whole parcel 300k range
- Low income housing
- Affordable housing, "village green" type gathering space with pavilion or gazebo.

Senior Housing

- senior housing
- Senior Housing such as Huntington Common
- small scale senior living; multi use pavilion as in KB

Retail

- Retail shops
- small scale grocer or pharmacy
- Revenue/employment generating small businesses i.e., similar to the center of the port, keeping with the same aesthetics .
- Small shops for retail such as downtown KPT
- I would vote cafe coffee shop IF it's NOT a chain
- Trader Joes

Post Office

- Post Office
- Post Office
- Post office
- Move the Post Office here
- Post Office
- Small grocery store and a post office.

Parking

- Parking

- Another Parking Lot would be nice
- Marine uses parking

Miscellaneous Development

- A mix of housing, stores, and office space
- Walk in clinic
- Relocate Dock Square to the parcel in preparation for ocean rise.
- Group homes and day programs for those with intellectual disabilities
- Sell enough of the parcel to pay for all or part of replacing the Cape Porpoise Pier and to build the new town hall. One more radical idea. If we really are concerned about fossil fuels and their role in polluting the air and causing climate change:: READY? Build a small scale nuclear reactor to provide power for homes and businesses in the town.
- I've ridden my bike along that road and have always wondered what that was. It seems well suited in its current form for residential development or green space. Given its location it would be difficult to attract people to a cafe. If you want people to come, you have to create a destination. If the town is looking to create intrigue, it would be really cool to build some kind of artists commune, whether that be a larger building with public gathering spaces (indoors and out) or a kind of tiny home community with larger central gathering space. Doing something like this certainly could make a case for a cafe / public use and add to the cache of the street.

Keep Natural

- Don't develop
- Wildlife corridor
- Green space protected for natural habitat

Other Comments

- None. The was government fraud
- Use as lesson learned. Paid too much with poor public process. People are still sour.
- "Municipal facilities" is too broad a term to select. Why not just sell it for \$10 Mil. + all carrying costs since the purchase ratified by a small group of citizens at a special town meeting. Conditions on the sale require some residential usage and some open space for natural preserve and public recreational use. Use the \$\$\$ proceeds to pay for the development and construction of the new town hall on land already owned by the town.

Question 5: Which housing choices do you support on the parcel? – “Other” Responses

Please note that responses have been grouped by theme.

Housing-Related

- Mixed Use development (Commercial non bottom & housing on top), Allow Accessory Dwellings Units, Allow Manufactured Housing to lower construction costs, Allow various types of housing (work force year round rentals, duplexes, multi family housing, etc), limit or restrict seasonal/Airbnb rentals to support affordable housing for residents :)
- Tiny home or mobile homes
- I favor affordable housing but have a concern about doing so in a concentrated area only. The short term rental business is negatively impacting the Town in many ways and needs to be curtailed.
- I am very much in favor of affordable housing, but believe adding some lower end market rate housing to the mix would help to build a balanced community. This “market rate” housing should be moderate in size and finishes to keep cost down. Also, ALL housing should be sustainably built and heated/cooked.
- Rentals for SENIORS - as originally discussed!!!
- Affordable for lower income families
- Town employees
- Town workers
- Housing to attract a more diverse population
- Buildings that are condo in style, using vertical space
- There needs to be section 8 housing for seniors who can't afford "affordable" housing. Shame on us for having ZERO section 8 units in snobby Kennebunkport. Seniors are pushed out of town.
- Make sure that 'affordable' pertains to someone who makes \$60,000/year (more than our teachers!)

Green Space

- A large park
- Open Space for recreation
- Campground
- Develop green space and recreation areas for residents to enjoy
- Keep it undeveloped
- No housing. Conserve the land. Poor purchase to begin with

Sell / Market-Rate Development

- Sell the parcel
- Sell the parcel
- Town should sell the property and it should be developed per current code allowances; market based.
- Sell the Parcel
- sell entire parcel. we are not developers
- Sell the Parcel, let the market determine what should be placed there
- SELL the property. Taxpayers have not voted for a new town hall, nor to be landlords.

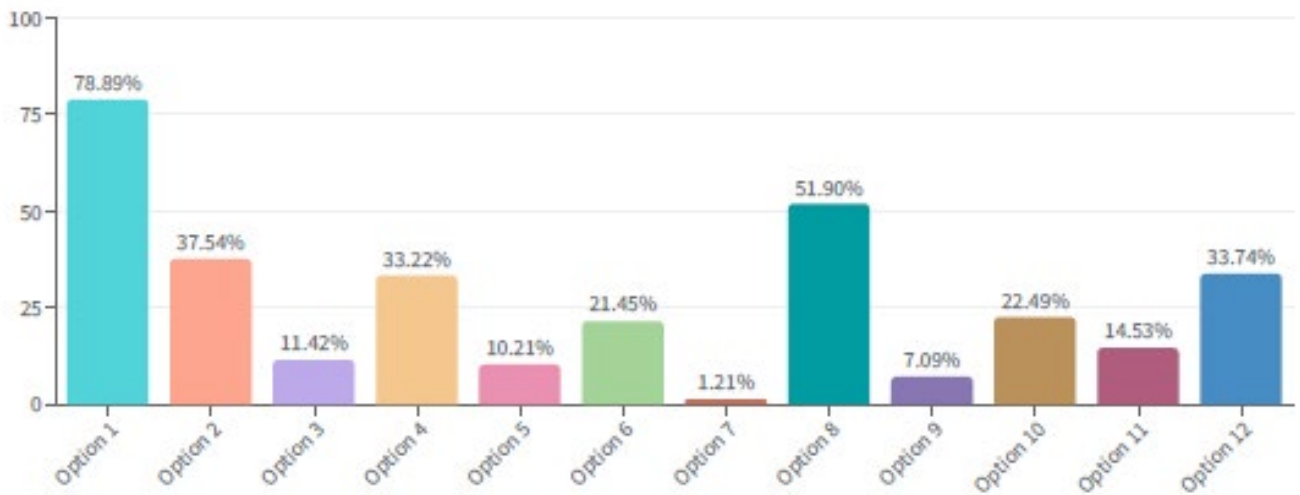
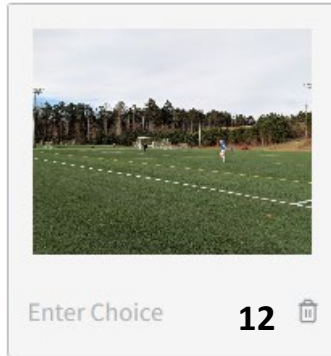
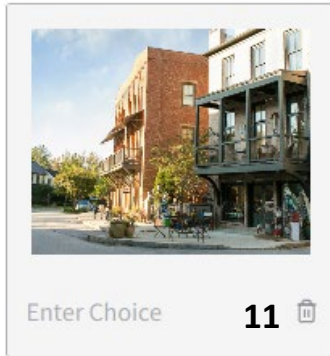
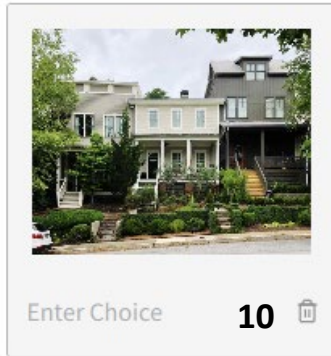
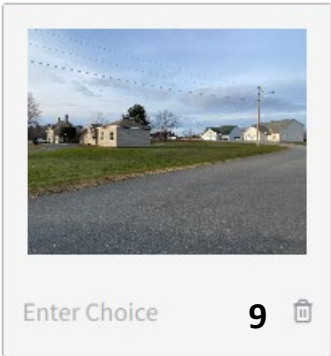
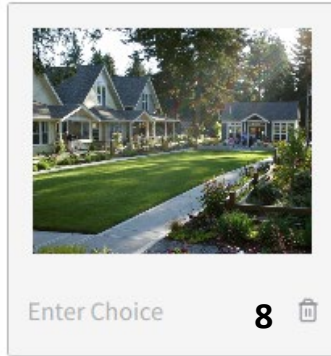
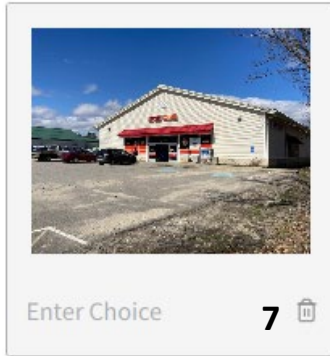
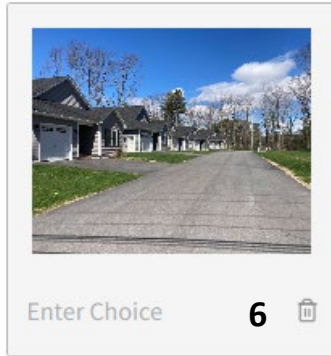
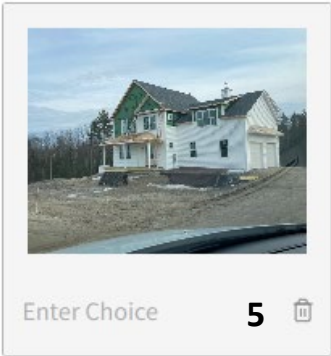
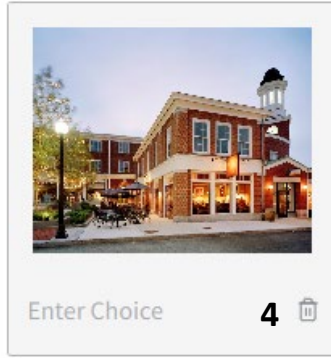
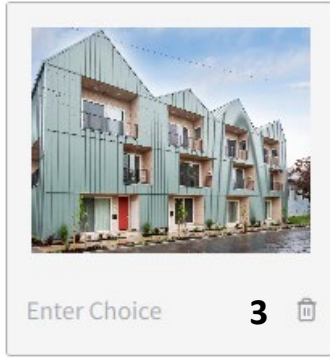
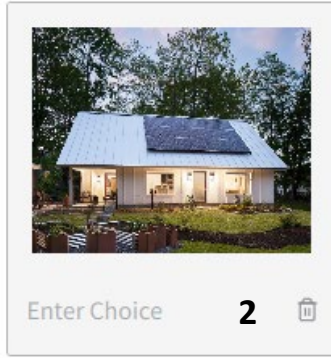
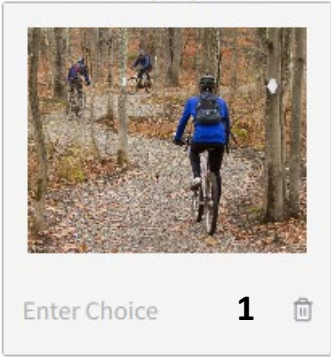
Other Comments

- Don't put homes on this land. Move the town facilities there, sell off the current locations (downtown, school rd, beachwood) and then make the rest recreational greenspace. We don't need more out of state retirees and you can't turn KPort into a working-class burough no matter how hard you try. It's a free market and any efforts to push affordable housing will be like trying to pee into a hurricane. Sorry for the imagery. Not every situation demands a proactive solution. Let it be.
- Relocate Dock Square first. Then develop housing. Then conserve.

- use of solar technology
- I Support what is best for the town. We have already put affordable housing in place. We need to scale back on Airbnb's, big developments and Harrington's vision.
- I support which is best for the town
- Focus on the projects in town that need attention first. Stop putting the cart before the horse
- You used my money illegally to purchase this property and now you want to steal more of my money to develop it for the benefit of others. Government theft

























Visual Preferences Group 1

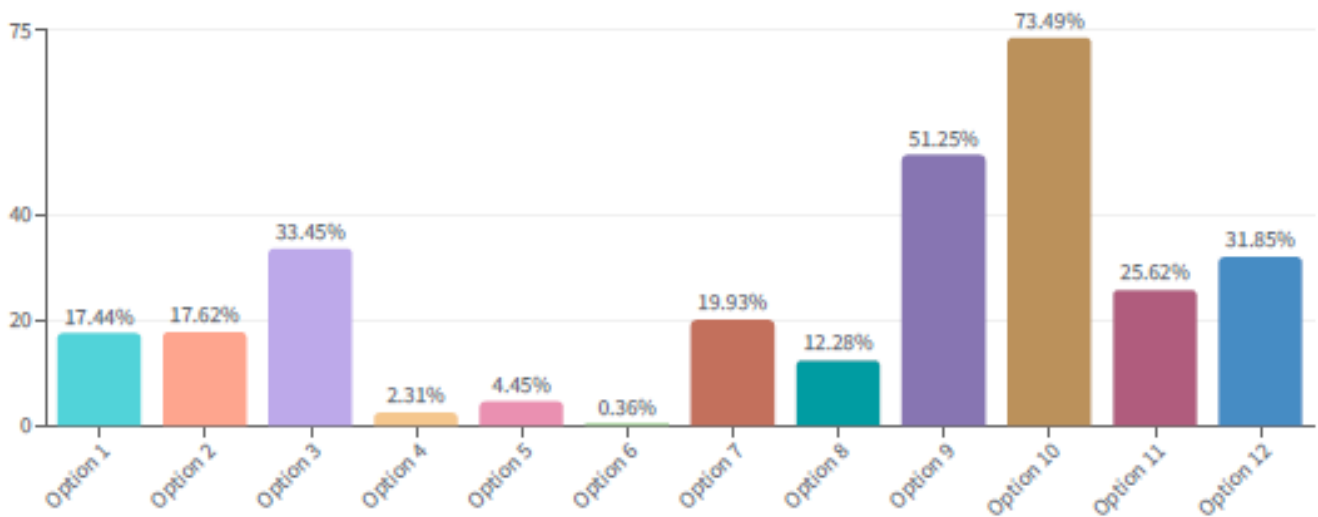
Choose as many as you like



Visual Preferences Group 2


Choose as many as you like


 <p>Enter Choice 1 </p>	 <p>Enter Choice 2 </p>	 <p>Enter Choice 3 </p>	 <p>Enter Choice 4 </p>
 <p>Enter Choice 5 </p>	 <p>Enter Choice 6 </p>	 <p>Enter Choice 7 </p>	 <p>Enter Choice 8 </p>
 <p>Enter Choice 9 </p>	 <p>Enter Choice 10 </p>	 <p>Enter Choice 11 </p>	 <p>Enter Choice 12 </p>





Visual Preferences Group 3


Choose as many as you like





Enter Choice **1** 





Enter Choice **2** 





Enter Choice **3** 





Enter Choice **4** 





Enter Choice **5** 





Enter Choice **6** 





Enter Choice **7** 





Enter Choice **8** 





Enter Choice **9** 




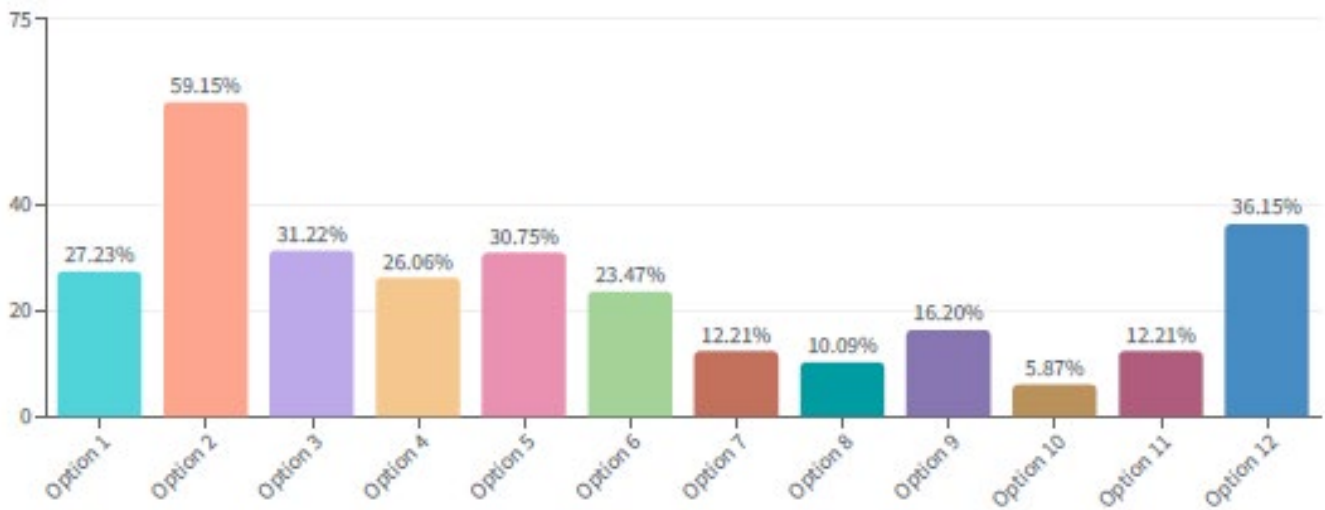
Enter Choice **10** 



Enter Choice **11** 



Enter Choice **12** 



Any additional comment you would like to add about the Village Parcel?

Please note that responses have been grouped by theme.

Support Affordable Housing

- All I can say is that there is enough shops cafes etc. and not enough affordable housing opportunities for our children to live in the town they grew up in
- Limit corporate development as much as possible & encourage local, independent m, small business ownership. Focus in year round work force housing. Allocate funding to support affordable housing (Tax Increment Financing, Lot Increases for Affordable housing projects, Allow ADUs, Limit/Restrict Short Term rental)
- I do not want municipal buildings on this lot. I was under the impression when this was first discussed that we would be looking at the property to help people that work in the community and have a nice recreation area not to build high end housing ! It should be affordable rentals and affordable housing not municipal buildings and a bunch of shops. We have enough of those. Unfortunately I do not believe that the town manager or the board of selectmen have the best interests of the people who live full time in this community but instead puts the interests of businesses and people with high end housing first. It's very much a shame and I hope that this land does not end up benefiting people that do not need it.
- My family makes sacrifices to stay in this town despite the increase in cost of living in recent years. If you really want to make a difference on affordability, look at those who use their "residences" as businesses for renting/air bnb ect. I should be able to sell my house as affordable, but with market rate or converting to air bnb, why wouldn't I cash in. The restrictions have to come from the town.
- Sell a portion of the developable land for market rate homes and put that money toward the infrastructure. Donate land to KHHT for affordable senior and workforce homes.
- Make it All housing 1 - 3 bedroom with Passive solar at minimum. ie facing south with glass and few windows on north. Well insulated and efficient. Cottage stile construction with garden space in common areas.
- Creation of affordable year round housing, particularly for families with children, is central to maintaining the town as a year round community. Without public action and support, Kennebunkport will become exclusively home to seasonal residents and retired households within the next quarter century.
- Affordable housing; beyond donating land should not be a burden on the Town's tax payers. This can be done and is being done in spite it's obstacles today. These will be taxpaying homeowners!
- Emphasis on affordable housing for families. Density is key! The single family starter home is no longer a reality. Mixing in market rate into the affordable housing is good planning. While affordable housing should be the priority, the diversification of housing types/costs is essential to maintain a balance neighborhood. Thanks to the KCT, we have a surplus of trails and conservation lands - doesn't seem reasonable to include this as a priority.
- I prefer to have smaller affordable and moderate size single homes and not multiunit buildings. Is it possible to build a municipal building, ie town hall on some of the land that is used for the parking lot on North St?
- Increased density and cross-subsidy from market rate houseing
- The housing crisis is extremely important to address. We need homes that local people in the workforce can afford. We need homes that our children can afford. We do not need additional conservation land because it exists elsewhere in town. We need year round businesses that can support families. A new town hall is needed and could be built on this land.
- I would like my grandchildren to be able to afford a home in this town, where they are growing up. Young people have been priced out.
- I feel strongly that the village parcel can be beneficial for work force housing , affordable senior housing , and possible municipal uses. I would also prefer that planning and development take place sooner rather than later as Kport would benefit from having more permanent " middle class" citizens to strengthen our community .
- Considering the location of the parcel, this is our opportunity as a community to supply some much-needed housing for our workforce year-round residents. I would not be happy to see very expensive homes being built

that no one can afford except for the wealthy who can buy anywhere..It's important to go into the future keeping our community a great place to live for all demographics.

- Please don't focus on senior housing. We won't diversify the population without affordable homes for young working age people. Also pack as much in as you can. There should be room for hundreds of people, not dozens. Seriously.
- Affordable housing must be made available to the working class who work in this town or Arundel + Kennebunk. Time to act is NOW!
- I'm a resident of Kennebunk who spends a lot of time in Kennebunkport. I have two kids in the RSU21 school district. I am so tired of seeing fellow parents posting desperate messages about housing. About how their 5-10 year rentals are suddenly being turned into summer rentals or AirBNB and they are struggling to find new housing to keep their kids in district. Kennebunkport (and Kennebunk) needs AFFORDABLE housing for families, and for people who work at all the tourism-facing businesses. If this doesn't become a priority and SOON these towns will die when no one can get staff. And the schools will lose funding when there aren't enough students. For any question on this parcel, affordable YEAR-ROUND housing needs to be #1.
- High density affordable rentals controlled by the town. Along with parking for recreational vehicles.
- No housing costing more than \$500,000.00
- I strongly support affordable and workforce housing mixed with open space and small-scale retail for the site. The development should incorporate housing types at a greater density than is found in other areas of the town to encourage walking and biking. Vehicle parking requirements should be very low or not required at all.
- Thanks for the survey. Development should be balanced. Affordable housing is desperately needed. I rent my small 2-bedroom apartment in Cape Porpoise for \$850 a month. Rent hasn't been raised in 10 years.
- Make small apartments, no luxuries. Allow pets.
- We do not need any developers or rich people coming in to build Airbnbs. It is great if a community for young people or local workers could be created. I don't think businesses would survive there so that is a waste. Other than more affordable housing, I don't see any reason why the town needs to develop that land. That is also a horrible traffic area, so adding to it is questionable. I don't know about any water level issues in that location but that is also a huge issue for new building.
- I would support the proposal that maximizes the amount of affordable housing that can be sustained on the land. My family is well compensated, and we could not afford our house if we bought it now. I'd rather live in a community than a playground for the rich
- Affordable housing for families and seniors must be a priority
- The future of our town is at stake - if we let only the wealthy inhabit Kport, it will be a skeleton of itself with nothing special about it.
- I am currently residing in Arundel and would love to see local options for truly affordable housing for the people who live and work here. The fact that only about 5 percent of the homes sold would be affordable to those making the median income (which I believe is skewed because of significant numbers of high incomes in the area) is really indicative of the need for housing for "the worker bees" - teachers, healthcare workers, and those working in the hospitality industry.
- The housing situation in Kennebunkport is pushing out the people who gave the town its start. People love Kennebunkport for the small town Maine feel, and that feeling comes from the people who live and work year round here. Securing good affordable housing options also secures the future of Kennebunkport as the vibrant town that people currently spend millions of dollars to live in.
- I love working in Kennebunkport and being a part of the community here and I would love any affordable housing options that allow me to live in a community that I spend so much time in. It's unfortunate that while my partner and I would love settle here, it isn't a feasible option because it's completely unaffordable which makes it challenging to consider Kennebunkport in the long term.
- The town needs housing for middle and low income residents in order for Kennebunkport to remain a true "community" with a sustainable year round population. Private sector funding, not public, should drive business

and higher end residential development. Government policies should address true community needs, not the wishes of the 1%.

- The town has plenty of high end housing. What we need as a community to sustain our schools, families and workforce is affordable housing, both to buy and to rent. In addition, the town offices definitely need new work space to keep up with the growth/needs of our community.
- Affordable housing for working families and residents is very important. Space for a new Town Hall would be nice. A block of buildings with a few shops on lower level and offices above, maybe?
- Affordable housing should be the top priority. Developers complain that the "numbers don't work" but there must be a solution in high-volume building. Please DO NOT allow market rate housing. I grew up here and if I hadn't bought land a decade ago I would never in my life be able to afford to move back here.
- WE ARE IN DESPERATE NEED OF AFFORDABLE HOUSING.
- Appreciate this opportunity to comment. As a 40 year visitor and co-owner of a small family vacation cottage, I've been dismayed to see so many big mansions being built. Hope the Town can be creative and determined in financing affordable housing. It's the right thing to do!
- Note on question 4: affordable housing with the rest of the property after the new town office is built"
- I would first offer the land for sale for market rate development and use that to bring in the infrastructure needed. Then I believe land should be donated to the KHHT for affordable housing (workforce & senior). Open space is nice where appropriate but we're fortunate to have a lot of that in town thanks to our conservation trust.
- We have an obligation to provide affordable housing, low income section 8 type/other subsidized housing to our townspeople. We have absolutely NO housing for our seniors who are poor and nothing for working poor people here. I got a taste of the snobbery when this process took place at the Nonantum. People who can afford market rates can buy their own lots; save this for workforce/poor.
- "I feel that the steering committee did not work with transparency on this project. I was not included in the Special Town Meeting due to the lack of publication on this and would prefer that our town not be involved with development of houses for sale. If housing is to be addressed it should be affordable for all not just the higher incomes. We should be encouraging small mobile home parks that are done tastefully. The mobile home that is owned by Dorothy Mosher at the end of the Old Cape Road is low profile and fits the lay of the land. The Heritage Homes are not eye appealing and available to a certain group who have a medium to high incomes. The South Congregational Church has run a very modest apartment building for years as well. Please consider keeping your thoughts diverse to have a diverse community."
- We need affordable housing for our seniors who are retired; and our young people just starting out for a diverse and healthy community. While I am not a full-time Kennebunkport Resident, I will be retiring to my beach house in Goose Rocks and live there 10-12 months of the year.
- We have efforts underway for affordable housing
- We need affordable housing
- I feel very strongly we need to have affordable housing to encourage workers to apply, to stay and work. Workers are just as much part of the infrastructure and they and their children should be part of the community. You do not want to be Cape Cod where no workers can afford to live there and it's all foreign workers for 3 months. Also affordable housing residence requirement to apply should be waived if the person has a job in Kennebunkport. Should also consider partnering w Kennebunk if they have a need to share the burden of the costs.
- Affordable housing benefits everyone in a community, even the people who think that helping other people is weak
- 4 generations of my family have been coming to Kennebunkport and I feel very fortunate my parents built our family house in the 1970's (as I could never afford to buy myself). As such, I do feel it is important that we use some of the land for affordable housing so first responders, teachers and local business owners are able to line here. But that should be small single family houses (no apartment or condo multi unit buildings). The other part of the land should be sold at market rates with the development profits going to fund the affordable housing costs. There should not be any costs passed on to current tax payers to enable the affordable housing, it

needs to fund itself. If you contract with the right developer/builder, they will package it all together for the town, enabling part of the land to have market rate houses built on it with a section dedicated to affordable housing.

- Strongly support higher density affordable housing with mixed uses on the site.
- If we bought the land intending it to be for affordable housing, then we should use it for that. There are enough high end homes in town already. If we want young families, there should be lots large enough for children to play outside, room for vegetable gardens, and clotheslines for sandy beach towels. Lacking young families, there is no need for Consolidated School, so we can use that for town offices. If we have hiking and biking trails, make room for parking.
- Affordable housing can still be tasteful
- A new town hall is greatly needed.also affordable housing for seniors
- I strongly support the town's purchase of the VP as an important asset for future uses and hope it can be used primarily for mixed-income housing that helps families, renters, and downsizing seniors live here.
- Kennebunkport needs to provide affordable housing for service workers in our town. They work hard, long hours and support tourism (like it our not) which provides our town with many desirable amenities. As more and more of us live here year round, keeping small businesses open is a realistic option.
- Delighted with your survey and totally support low to moderate income housing to increase volume of young families here; also support senior housing, possibly with services like a CCRC.
- Put in Senior apartments for long-term residents who are TAXED OUT of their homes!!!!
- Affordable rentals should be owned and managed by the town

Oppose Affordable Housing

- I have worked hard and saved to live in this town, by offering affordable housing you're insulting all of us who worked hard to make a life here.
- Why do we need affordable housing? The town has a responsibility to its residents not to cater to people who can't afford to live here
- No Heritage Housing.
- I don't understand the desire to continue creating affordable housing, causing a financial burden on the town and tax payers. It is not difficult to drive in (or take the new bus), from towns 15 minutes away.
- The purchase of the parcel was a very expensive mistake. Lets not COMPOUND THE MISTAKE by subsidizing a few lucky "below market" buyers. (this is really all the plan would achieve - the buyers would ultimately re-sell at market). Just write them a check and avoid all this trouble
- Kennebunkport should be preserved as a small town. It is not large enough to offer section 8 housing and there are too few businesses to support the same proposals as bigger cities like Portland.
- Sell or conserve the land. We do not need town offices. We do not need low income housing . This town deserves to stay the way it town it is for those who can afford to live here. It's not our job to provide housing for others, there are social services already in place for that. We all need ti live within our means. stop punishing those of us who do so. Stop rewarding those who don't.
- I support Affordable Housing but not on the Village Parcel. There are other areas of the town that can be utilized for Affordable Housing. The very first Affordable Housing project was built very close to this parcel on School St. By utilizing this parcel as well you create a preponderance of affordable housing in a very exclusive, high end area that MANY residents would want the opportunity to buy into. This parcel should be used to build market rate, smaller scale homes with rental restrictions to provide the opportunity for seniors to downsize and remain in the community they have supported for so many years, and make their current homes available to younger families.
- KPT does not need affordable housing. The existing infrastructure is already stretched, and this is with a significant portion of the community being part time residents. Also, the town (and town officials) should not be in the business of social engineering.

- No low income housing!!!!!!
- Kennebunkport is what it is! It was once a simple seaside community of native middle-class residents and affluent summer people. It is now primarily a residential community for the affluent - whether full-time or seasonal. It is still possible to secure a reasonably priced parcel, if not in K-port then in surrounding Kennebunk or Arundel. Look at the two new ranch-style homes at the intersection of Campground Road and Limerick Road. This stuff is getting built all the time. You know it is! The perfect way to screw up this town is to apply an insane DEI overlay (as has RSU21), creating not just affordable housing for middle-class residents, but housing specifically intended to make this a "sanctuary community" for migrants and asylum seekers. If this happens, we leave. Then... good luck hanging on to everybody else. The alt left is increasingly having the upper hand here in southern Maine, as it has across the nation. The population that made this nation great is being diluted by a population that has NOTHING in common with us culturally and demands to be handed everything. These new-wave immigrants will destroy us. Make no mistake. And if you accommodate that process, you are complicit. Stop it. Build a park. We're sub-rural. That's it!!
- I do not think the town should be buying land for any development. I do not think affordable housing can succeed in a town that is so exposed to tourism. I don't believe most of the jobs in Kennebunkport are jobs that people can make a living wage at. A few school jobs, town office, and police are viable jobs. So it feels like affordable housing is a bad idea or a give away to town employees. It's a nice idea but not a nice reality.
- I do not feel the proper use for the Village Parcel is affordable housing. Commuting is a fact of life, and it is uncommon to work and live in the same town. This is not unique to Kennebunkport. Wells, Arundel, and Kennebunk are all more affordable towns in which to live that are within easy distance to Kennebunkport. If any homes should be built under the affordable umbrella, the only acceptable option would be for senior apartments for long-term residents who have been taxed out of their homes and are being forced to leave Kennebunkport after years of residency.
- No affordable housing. I bought a retirement property in Kennebunkport to get away from the problems affordable housing creates.
- Affordable housing needs to have clear, unique challenges that it must address. For example, since KPT is a major tourist destination, the argument will be made that people who work in these industries should be able to afford to live in the area. This is a false assumption. We are not an island community (like Nantucket), or a densely populated area (like NY). There are plenty of areas nearby that have much lower cost, market rate housing stock. The Village Parcel could command significant premiums if sold at market rates, which could help the town address future capital needs, both in terms of sale proceeds and property tax valuations. Even though the town demographics skew significantly older, this is not a 'crisis' that the town needs to try to 'fix'. KPT does not have any justifiable reason to grow beyond what has occurred organically through market driven influences. Access to most of the natural resources (beaches, river) in the town is already severely limited by the local population and visitors. And the antiquated, and limited infrastructure also should be strongly considered when assessing growth targets for the town.
- Need more walking areas, maybe a senior center, sell the current town hall and move it here also the Post office. No more low income housing!!!!!!The ones up the street are already a mess. Some one has a snow plow in their driveway (all year long). I could not do that on my street. Build a center like Kennebunk that has a
- Numerous articles about "affordable housing" in Maine suggest that even small houses (approx. 1200 sf) cost about \$300,000 to build, not including land or finishes. Habitat for Humanity estimated the finished cost of its houses in Cape Porpoise to be about \$300,000 each, offset by donations and owner and volunteer input. High Pines Village in Wells includes many "affordable" units, and even they have recently increased the base price of their "workforce" properties. It appears that the best chance of creating affordable housing requires a large piece of land and an eco-conscious developer who can build a high-density, High Pines type community. Just as a starting point, the village parcel does not have nearly enough land for this type of endeavor. Please devote the small amount of usable land to open space or private development that will recoup some of the cost of this property."

Support Affordable Housing AND Green Space/Recreation/Community Space

- when the town wanted to buy this it was for the opportunity to provide more affordable housing and recreational land. I object to it being used for commercial purposes of any kind.
- Finance infrastructure by selling market rate land for high end first and discount sale for affordable housing. Seek grants for infrastructure and active recreation. Town desperately needs tennis courts.
- I think it is critical to keep as much green space as possible. I support some tasteful well built affordable housing for town workers only. Please do not over develop this property.
- "We have plenty of conservation land in town. Too many landowners donate their land to "protect" the land around them and take it off the tax roll. We need community/Rec/play spaces for families that aren't located at the dump. Should also be providing opportunities for "normal" hard working families to live here comfortably. There are reasons why the school enrollment is going down. It's too hard to be here. Rentals are ridiculous. Town should also be investing in taking care of areas that are not in town water and sewer and helping people with everyday issues like tree and limb cleanup - we would all benefit from being proactive about fire prevention etc."
- "The proper development of the Village Parcel is critical to the future of our town. It needs a range of housing options and a community meeting space for the people who will live there. Creating a sense of "place" for people to gather helps to support a sense of community that I worry that we are losing as our year round numbers dramatically decline. People who are here for very short periods of time impact the culture and the life of the community. I realize that we walk a fine line between letting market forces dictate what we do and providing homes for aging seniors, workers and young families but the future of Kennebunkport demands that we make the hard choices. Also, on a purely personal level, I would love to see some over55 condos for those of us who are aging and have homes that no longer work for our age and family demographic and want to stay in Kennebunkport."
- Let's make the Parcel a walkable neighborhood with a variety of affordable housing options (both to own and for rent) for families, singles/couples, and seniors, with a mix of trails, community gardens, and recreational amenities throughout.
- I hope the consideration of this development emphasizes some local resident/workforce home availability with the priority on maintaining the fortunate open space and wildlife habitats currently in place. Kennebunkport can lose its "specialness" easily with the wrong decisions.
- "In my view the two greatest priorities should be the (1) preserving green space wherever possible and (2) supporting and helping increase affordable housing for Mainers of all ages. The town needs to stop approving builders plans to build huge private homes (anything with massive square footage or over two stories) as both ecologically unsound and out of keeping with the architectural spirit of the community."
- I would love for this space to be a place where town residents come together to enjoy the space. Affordable housing can certainly let fit into that in some portion of the land and municipal building, walking/biking paths, sports fields (lacrosse, soccer, football) and even indoor space (basketball/indoor sport arena).
- I strongly believe affordable housing and community access to a rec path, pool, and activity center of some sort would be fantastic!
- Affordable housing mixed in with open spaces would keep the esthetic of our community. Creating a village like setting such as Coventry woods would allow beautiful but affordable housing. Let's bring back the \$250 to \$350 price range we had before Covid. I own a business, Cloth Interiors, in Kennebunk and was unable to purchase the house I rented for almost 7 years. The price more than doubled for a tiny 4 room ranch with garage. I still Ave hope to be able to buy someday.
- I live in Kennebunk close to Kennebunkport. I hope you do green space and affordable housing.
- Would love to see mixed use, affordable housing for town workers, recreational, and municipal if needed.
- Minimize commercial, maximize recreation and affordable housing for working people.
- "We live on Old Cape Rd which is not very walkable. Would like to see a walking connector to this new development as it brings a "town center" feel closer to our home. It would be great to see a walking corridor from Dock Square to this new town center, all the way to Cape Porpoise. I fully support affordable housing but do

not support the idea of high density housing; that does not fit with the feel of the town. Kennebunkport is a suburban and rural town and should remain as such. I would love to see preservation of woodland but also increased access to the wooded spaces."

- I support development for affordable housing as long as it is designed thoughtfully and maintains the integrity of the natural landscape. I don't think anything too commercial would be a good idea.
- I think it would be a very valuable asset to the town as green space used for recreation along with eco-friendly affordable housing.
- Compared to towns in the area we lack nice sports fields for kids, a nice community center, and affordable housing for our teachers, fisherman, and service workers. Would be nice to not sit on a property like this that could be responsibly developed. Bike and snow shoe trails throughout, a few athletic fields, a skating rink, a small apt complex for seniors and lower income tenants who work in town. Plenty of space for all this and not sacrificing any charm. While I love the feel of a picture perfect village, we actually live here and raise our families here.
- I understand the desire to develop the parcel. Building a town municipal office building makes sense. Affordable housing is a necessity, but I believe it should be developed further away from North Street (past A, B and C). Green space is a priority and there definitely should not be a through road that connects South and North streets.

Conserve Land / Do Not Develop / Walking & Hiking Only

- We need to save our land. Affordable housing can be developed inland, easily. There are too many residents already, with all the recent building. Raise taxes if you need more money. Air B+B's are not good for the character of this town. This has not been a cheap town to live in for a long time.
- Keep it untouched, the town has grown enough.
- The majority of the parcel should remain undeveloped. There is limited space already for more people in the town especially in the summer. We are at full capacity due to the increased and unregulated short-term rentals. The town would not need to build more homes on the Village parcel if half of the short-term rentals were not allowed. I see homes sitting empty for more than half the year, these are homes year-round families could live in. Families who want to be part of the community. Instead, the town has allowed people from outside of the town and state to buy homes and run them as businesses (short-term rentals). My neighborhood is strictly residential zoning, yet there are now two short-term rental businesses. Has the zoning changed? The town of Kennebunkport has much bigger issues to deal with before we start worrying about developing the Village Parcel. Also, the town office is fine right where it is on Elm Street. We do not need to spend millions of dollars on a fancy new building.
- Keep it green space!!! Please!! Affordable housing is still "housing". Don't build. Treasure our green space before it's gone!
- Please give strong consideration to preserving all parcels as conservation land. Individuals looking for affordable housing have other communities to choose from, such as Biddeford, Saco.
- I do not remember this referendum at a general election in the fall. A lot of money was spent with little to no community input. Do not spend more to develop it. Open land is nice and easy to maintain.
- Save the green space for future generations
- Please keep the land undeveloped.
- No development
- I am resident of Kennebunk. Green space in our area is very important. You speak of affordable housing, unfortunately building those homes will not make them affordable to the low wage worker. It'll only bring more people to the area not serve the people who are from here and can't afford to stay.
- Kennebunkport has seen ENOUGH development.
- There are plenty of workers in the surrounding areas nearby who are not hurting for housing. Leave that open space natural and undeveloped!

- Green space should be left alone except for a walking path through it. This means no athletic fields. Thought should be given to donating the green space to KCT to ensure it doesn't get developed by some future generation.
- I want this land to remain undeveloped. That was the intent when purchasing this parcel-No New Town Hall or housing. If you want it developed, sell it to a developer and the town can keep the money from the sale to lower taxes.
- There is already too much green space being converted to housing. It's time to leave a beautiful piece of land alone so people can enjoy a walk in nature. Enough with the greed in this town.
- Turn the land back over to Nature. Any development contributes to the pollution of our environment.
- Respect nature
- The parcel should be thoughtfully conserved to reflect and maintain the natural beauty & quietude of the area.
- leave it alone
- The deforestation of Kennebunkport has sharply increased over the past few years. Residents and visitors love Kennebunkport for its beauty and green space. Just because we purchased this land doesn't mean it should be developed. Leave it as is. Don't forget there is a significant amount of wildlife, plants and trees that will be negatively impacted for the land that has been identified to be developed. That should have been addressed in the planning and called out in this survey. A question should have asked if residents are fine with the deforestation of dozens of acres. This is exactly what this is about yet the word "deforestation" was conveniently left out.
- Green space is SO valuable. And once the "developers" get to it, it is lost forever. Protect green space.
- I would prefer to commit to keeping Kennebunkport in its traditional role of a small community anchored in its literal tradition of occupations and lifestyles related to its oceanside location. The land in the parcel should be treasured in its natural state and available to the residents of Kennebunkport for recreation and wellbeing.
- Don't build dumb shit. Just keep it woods for now
- Please stop building homes and depleting our beautiful land!
- Keep as wild as Poss.
- Keep it natural - no development.
- I strongly feel we should not further develop the gravel road on the School St side. It should be used for recreation only (many people use it for walking/running/bikes), and no structures should be built on that end. Otherwise it will become a cut-through that will encourage traffic and speeding, and destroy the ecosystem and what is now an important path connecting habitat areas that is currently well-used by wildlife. I'd much rather have the whole parcel be conservation land, but if it must be developed, then it should be close-clustered affordable housing on the North St. end on a cul-de-sac, with contiguous conservation land for the rest of the parcel.
- This area should be left open for walking and hiking. No buildings!
- I think it should be left for recreational use only. The town has built many buildings for use prior that are not being used nearly to their potential, the fire station at 32 North St with meeting room which is used very little as well as the police station with a meeting room used very little as well. The Town Manager did not want to send out a notice by mail to the residents to advise them of the vote to purchase the property and I believe the number of voters that did get there was under 200 voters to approve the purchase of a 10 million dollar piece of property which I believe should never have been allowed to be purchased with so few voters attending.
- QUALITY GREEN SPACES & PUBLIC SPORTS & RECREATIONAL FACILITIES
- Donate it to the KCT.
- Do not develop. We are not Massachusetts.
- Kennebunkport has seen way too much development in the past two years. Our open space is being destroyed and we should preserve what is left. We also have low cost housing on school street which I do not believe was bought by teachers and police.
- Leave as much open space as possible. Leave it all open and develop an amazing park with trails.

- Keep it green. The affordable housing already built on School Street is awful. No garages, no place to put junk, too close to the road, no rules or regulations about what can be parked on the property. Looks trashy

Develop Active Recreational Facilities

- Develop the land as a recreation area for the town, by putting up affordable housing it devalues the property of tax payers. Keep Kennebunkport with some green space.
- We need to preserve land and natural habitat. PLENTY of space in this town is being bull-dozed over and developed. If we build on this parcel at all it should be for services that benefit the town, such as more parking, walking/biking trails, a municipal building (if truly needed), a place for our teens to go (teen center, skate park, etc.) and gardens. Gardens could be community vegetable or flower gardens or a botanical garden for which a fee could be charged to enter and enjoy.
- Please consider a garden type venue . As it is of value to residents and visitors as well as a income producer for a non profit.
- I would love to see a community center built with indoor recreation and meeting space. Indoor and outdoor pickleball courts needed.
- Most towns or cities in Maine would die for an open green space like this! Leave it be for recreation only.
- We're a Summer resort town. We've owned our home for 17 years and lived here full time raising our kids for 13 of those years. It was expensive when we bought here, when we got here and we can only hope we can afford to die here. We don't have a budget problem, in part because half the population (with the most valuable homes) don't consume services most of the year (most critically education). Why do we need to change that? You're only creating headaches trying to stick our noses into every inequity, every complaint, every idea and you're only going to invite unintended consequences. Leave it green. Move town offices there and sell the old if you like, then build trails and fields, picnic areas and barbecue pits, etc. All the virtue signallers who claim to care about affordable housing WON'T TAKE A NICKEL UNDER MARKET VALUE when they sell their homes and you can take that to the bank. Don't hand our collective resources and assets to some developer to add to their bankroll and don't hand them to some sanctimonious asshat from Portland or Augusta so they can brag to their friends on social media how pious they are. Not sure I would've even bought it at that price when you did but I understand the impulse and frankly, cost be damned I'm glad you did because I'd rather we decide what to do with that acreage than someone else who'd have bought it. It's a community asset, don't hand it to a tiny group of beneficiaries at our expense.
- We need a pool for everyone to enjoy in the winter-outside in summer would be great too
- The space could offer trails for hiking, biking, dog walking, snow shoeing, etc. More sports fields for practices and games.
- I would love to see a recreational area, to include pickle ball AND tennis courts, (separate, NOT shared!!), shuffleboard, basketball, etc. for all to enjoy. Keep Kpt Healthy and Moving!
- We need a community center for indoor recreation. Gym, etc. We need outdoor courts for pickleball, minimum 6. Hope this parcel has mostly recreational space with some housing for seniors who want to downsize to 1 level living. No businesses at all. Possibly a town hall but no commercial businesses.
- A sheltered structure for pickleball.
- K Port needs to support its senior citizens before adding new residents. Seniors need the opportunity to recreate in green spaces the town owns, based on the taxes they've paid for years. Hiking trails, biking trails and pickleball all are instrumental in keeping seniors active. Surrounding towns are all investing in facilities to play pickleball and the courts are still full. Get out in front of this growing trend and install 8-16 pickleball courts and help keep our seniors active.
- There are plenty of houses and housing developments being built in this town and many surrounding towns. We are losing natural habitat at an alarming rate. This land should be used to improve the lives of residents and their children while taking care of our natural resources. My ideal vision for the parcel would include mostly preservation of the natural space. Useful/municipal space would include community gardens, potentially a venue

like the Waterhouse Center for ice skating, farmer's markets, learning workshops/opportunities, etc. and more parking for the town. If a new town hall is really needed, let's put it on the Parcel, but no more homes need to be built in this town. We need more walking/biking trails and natural places for wildlife to live, rather than continually being pushed out.

- Please preserve nature and use environmental building, energy and preservation practices. Encourage use/development of community gardens. Discourage seasonal rentals, especially short term.
- The town really needs recreational facilities to enhance the existing community. Dock Square, the restaurants, the beaches are all wonderful but we are desperately missing a great outdoor pool and courts. Most people, especially families, are shocked to hear there is no pool and playground. Thank you.

Town Hall

- "No development for Town offices or structures as I believe what we have is sufficient.
- I want our town to look at the new Arundel Town hall. It is energy efficient and was built for far less the purposed plan that is being pushed in Kennebunkport.
- We over payed for the land and do not want to over pay for the new town hall. We should look at the Town of Arundel new town hall budget and learn from them.
- Definitely NO town hall or and other non-tax generating structures
- Do not want to see over spending for a town hall of 8 million. Paid way to much for this parcel, shouldn't have happened. The town should talk to the Town of Arundel where they just built a new facility a lot less than what Kennebunkport is proposing.
- I'm curious why the idea of a new town hall has been promoted and attempted to push through. We have plenty of space at the police station to add a new town hall if we actually honestly need one without such a huge expense and use of tax payers dollars on this property. It is a crazy and unrealistic idea and needs to be kiboshed soon!
- Our taxes have increased enough over the last two years. The local average working family will not be able to sustain living here if we keep building and making this town look like a picture perfect residence. Work with what we have and stop expanding where we don't absolutely need too. Use the second story of the fire station on North Street to move parts of the town hall too instead of trying to figures ways to build new. Save the local townspeople from increased taxes every year.
- Definitely NO town hall or and other non-tax generating structures.
- My husband and I feel strongly that no municipal and/or non-taxable structure should be constructed on this land. We tax payers should not be burdened with tax increases for developing this land."
- "Respondent typed the following near these items: Opportunity for Affordable Housing - ""Having a new town office should be a priority. The town should also keep some undeveloped land aside for future municipal development or outdoor recreational space if needed. This is with the understanding that it is not to be sold for profit. We are in favor of affordable housing for seniors. The town needs a place for senior residence that they can afford and will allow them to stay in town.""
- "No town hall! Taxable property only
- Buying the property from the development company for 3 times what they paid shows the town does not have the expertise to undertake development of the site. They should keep a portion for building a new town hall and either conserve the remaining land or sell some at market rates to fund the construction of the town hall and other needed capital projects.
- Rebuild Town Hall on existing site making two story building. If possible, purchase 14 Chestnut St for additional space & parking. Infrastructure and utilities are already there. Put Village Parcel on hold for now. Wait (3-5yrs) until economy has stabilized. Keep Town Hall downtown with proximity to Post Office, Library, businesses, etc. Do not put Town Hall in Village Parcel. Keep supporting Kennebunkport Housing Trust with development sites for affordable housing.
- "We have not voted to have a new town hall yet but the previous Selectboard allowed the funding of the design which was over \$400,000. and they asked for another \$40,000. at one of the last meetings which they approved.

The design is done and has a flat roof! GEEZE.. Who is going to shovel that? The bid that they will be asking the voters to approve is for \$8.8 MILLION dollars. and it breaks the seal on the development of the Village Parcel which they would like to develop. I contacted the Arundel Town Manager and asked how much their town hall was built for and it includes solar panels which ours doesn't and it was 2.6 Million."

- North street is already congested; move the town hall to school street
- How about giving the taxpayers what they want (not affordable housing) How about a beautiful village of post office town office and senior center. With the selectmen of this town (owning motor Inns) wanting to have housing for their staff is ridiculous. Do you think Hotels and restaurants in Aspen or Vail expect their workers to live in town! Here is an idea why not use this land for the taxpayers who paid for it!!!!!!!!!!!!!!
- Yes to a new Town Hall!
- I support the Town Hall being built at the North St. entrance.

Plan for Climate Change

- Move Dock Square. You'll never be able defend against sea level rise. You'll never get another parcel this close to town center.
- We should think about climate change and plan with that in mind. Create a new shopping/tourist area since ours will be flooded? Housing should be built carbon neutral — energy efficiency and alternative energy etc. Affordable housing for families should be a priority.
- Definitely need to control the look of the spaces so it fits Kport style and does not allow developers or individuals to run wild.... I think it's unlikely the town will be able to subsidize affordable housing to any great degree, so we must allow higher density and multi- homes if we are to get the cost down. I think we need to consider how this project relates to the sea level rise initiative. If the current downtown dock square is destroyed by sea level rise in the future, do we need a new commercial center for the town? I hope this does not become a problem, and I hope the town and planning board is going to do what is required to save Dock Square (and the Ocean Ave business community). However perhaps some space needs to be reserved to allow for a more commercial Village Parcel than is currently being considered in case the Port area becomes smaller or unusable in the future.
- If you really care about climate change and minimizing the use of fossil fuels, why not consider a small sized nuclear power plant to meet the power needs of the homes and businesses in the town? Free up your thinking. One more comment. Your survey shows clear bias towards affordable housing. Workers can commute from another town. Most of us have done it for least a few years of our employment lives. Commuting is not a big deal.
- It is so popular to keep things as they are, but our town, it's needs and climate change demand a proactive approach to the land parcel
- I am aware that in the original work on this project, people were not in favor of commercial properties. However, sea level rise will shrink our existing downtown, and it may make sense to set some land aside for everyday commodities, moving at least part of our commercial space away from the water.
- Affordable housing is critical, as is the climate crisis we all face. Kennebunkport needs to reduce vehicle miles traveled for the sake of the climate crisis, which can happen concurrently with other benefits like walkability and bike-ability. Please ensure any new development is built with sustainability in mind! Solar panels on roofs, EV chargers, heat pumps etc

Aesthetics/Design/Town Character

- No major companies. Small bus. owners only - no tourist trap bus.
- No chain restaurants or shops. A place for locals - not a touristic area.
- Would like to see town aesthetics maintained, revenue generating small businesses, no affordable housing.
- Any homes built on the village parcel should have a minimum of 1 acre lots!
- No high density housing. Stick with current town building permits. Too crowded already

- I just can not envision shops and such in that space and I would hope that the housing built would be more in keeping with the character of the town and it's heritage. The "affordable" homes that were built on School Street a few years ago are VERY visually disappointing - totally unattractive. We should expect better.
- "- PRESERVE AS MANY TREES as possible, no matter how much open space, affordable housing, and commercial use is agreed upon.
 - Build structures where vehicles are hidden, not parked in front.
 - Encourage walking, not driving (wide sidewalks, narrow streets, speed bumps, etc.
 - Require that structures have front facades that are welcoming to pedestrians: front porches for sitting and greeting neighbors, outside dining/cafes, trees for shade/clean air/wild life."
- Do not support residences like those on Tiger Lily - they are awful - need architectural integrity
- I'm disgusted by the prices of houses/rentals in this area, including winter rentals. There needs to be an affordable housing solution that isn't ugly, like The Porches in KBK, or the Coastal Woods- those are both ugly. We can do better. Solar, environmentally friendly housing would be nice.
- I would like to see part of the parcel sold to a professional developer who knows how to implement a vision for a small town. What I have seen the town do so far for affordable housing on Rte. 9 is a very poor design and has no curb appeal. There are fabulous designs that incorporate office, retail, senior housing. We need to hire a professional firm to do this right!
- I would suggest that either end of the parcel stay natural and forested in look. Any construction should be further in to keep the continued charm of the town. It is a great connector for a bike path/walking trail.
- Would prefer small home developments over condominiums or apartment building
- I would not like the town to sell the property next to Consolidated School/Parsons Field to fund any of this.
- I am very sad to see the town going in the overdevelopment cookie cutter direction
- We should do our best to try not to add more to the tax burden of the Town's residents. The architecture and design of the buildings as well as the landscaping should align with the character of Kennebunkport.
- I found it difficult to visualize a larger portion of the 'village' from the pictures - but I think if I were moving there, I would like it to be like the small Maine Villages of old! Walkable, parking near small grocery store and coffee shop, green space for small garden, simple easy to maintain houses, solar heating if practical, and friendly, community-minded neighbours - a place our grandchildren would want to live while raising their children! Thank you for encouraging community input. I hope you receive many responses from year round ordinary citizens!
- Please do NOT overdevelop!
- Keep it like a small village
- Suggest not having road access connecting all the way through to school street or it becomes a rat run, not a community area. Keep path / bike path only area
- Make it a village! Not a collection of cookie cutter homes/buildings that maintain isolation. Walkable. Community spaces. Multi-age. Put an income cap on residents (for first time renters/purchasers). Dog friendly. Simple and attractive with trees, flowers, lights on trees in the winter. Not ostentatious. Place to grow things (community garden). Include some sculpture that is relevant (perhaps wooden from trees that are harvested to build the village).
- Maintaining the small-town feel to Kennebunkport is key to success. The area cannot have a "cheap" feel to it. That will detract from anyone's impression of our town.
- While I understand the need to create affordable housing, I am not interested in multiple high density housing/apartment complexes that will take away a large portion of the greenspace and destroy the charm and tranquility of Kennebunkport. We do not need to become another city like Portland.
- Be smart about it and don't overdevelop Kennebunkport.
- It seems that point of entry for the parcel would best be off School St., where there is already town development, such as the school.
- Creating a village atmosphere where housing and shops are clustered close by would be an idea use of the central portion of the parcel.

- No commercial buildings. If affordable, make them decent looking.
- We'd like to see a mixed use village with stores, coffee shops, housing and walking trails.
- No market rate development but make affordable housing compatible with the character of the town not like a low-cost housing project plumped down in the middle of the town
- Include sidewalks and walking trails
- Either entrance/exit is problematic for housing, especially in summer and could be safety problem. Water lines, roads, schools w/ affordable housing all will impact taxpayers being priced out. Would support AH if they were done better...CP homes are poor aesthetically. No garages (cars in winter), belongings everywhere in yards, visible trash cans/trash in yard, see through front doors. Let's do much better if this happens again. Build up!
- Mixed use with village square. Maybe use affordable housing in Cape Elizabeth on Spurwink Road as a model.
- Affordable housing that is consistent with KBT - not flat-roofed contemporary architecture. Small shops and lots of open space accessible for walking etc. Please don't build a suburb aka location in Scarborough/Saco etc.
- I think this presents a tremendous opportunity to elevate KPT to a new level. While I think commercial rejuvenation should be focused on Dock Square, the Village Parcel should focus on modern housing needs such as those mentioned in this survey. In order to elevate this project we should bring in a creative architecture firm, one with a sense for modernity that can offer a nod to KPT's past. The right design will artfully blend usage and flow with environmentally thoughtful construction that meets the financial needs of the project. If we are creative we will create a draw, and when we create a draw we create more revenue for the town.
- Any exterior outdoor lighting needs to be gentle soft light similar to the soft yellow glow of the lanterns in town. Bright harsh "blue/white" lighting would not fit the town's current landscape and contribute to evening sky light pollution. This will be important for parking lots near the proposed town hall.
- Please allow fine architects and builders to bid on the land and continue making beautiful luxurious homes in Kennebunkport.
- Please maintain a New England cottage and or traditional construction style to meld together with older architecture within the village of Kport. Provide walking, exercise areas, biking areas for all ages from youngest children to oldest adults for a mixed age community. Provide regular outdoor areas for benches, rock walls, areas to sit with sidewalks and well lit roads and safety considerations. Provide social community center for gathering people together, perhaps near the town offices and facilities or near recreation areas.
- Gaithersburg Maryland is a successful planned community. It contains business centers because it was built in a rural area with no existing services (unlike Kport). The concept is mixed architecture and various price points which fosters a healthy mix of residents. Maybe something to look at.

Town Shouldn't Have Bought / Sell Now

- Sell the Parcel
- The town should have never bought it in the first place. The town paid way more than they should have.
- Sell this parcel, the town should not be in this kind of business.
- Town should NOT become a developer! Sell this parcel!!!
- There is too much work that needs to be done, pier, wastewater, etc. We may need to sell the parcel to afford it all. (new town hall) If we sell, some of it needs to be protected.
- The town should stay out of the development business. No new taxes
- Sell the parcel or preserve it for the future
- Pay off what we owe. No more bonds!
- Sell it. This parcel has divided the town. Start over!
- The town paid too much for this property. A return of cost is needed.
- The town should sell this parcel of land and use the funds to support other needed town infrastructure projects including roads, sewers, fire department etc and avoid raising property taxes AGAIN.
- Keep undevelopable ecosystems, sell remaining to reduce debt and afford other town infrastructure projects

- Since the seller was in bankruptcy, the parcel should never have been purchased for \$10 million especially without a full appraisal
- This was a huge mistake by the town when they bought this parcel because much of this is wetlands and unbuildable. This land should be sold at fair market value to reduce the principle of this loan.
- SELL IT
- As a long time resident, this purchase is disheartening. This was bought with a small group of people attending the Special Town Meeting with little to no notification in the normal ways. Sell it! Preserve 1/2 that is too low to build on for walking paths and animals.
- "Worse purchase the town ever made!! Half the property is unusable and what is usable has no infrastructure. We are going to be paying for this blunder for many many years.
- If the town had sent a notice to all residents explaining the purchase before a vote was taken it would have never passed."
- We should never have purchased this land, the residents of this Town did not have information before it was purchased!
- Nowhere on the survey was there the option to sell the property!
- Town made huge mistake in purchasing for \$10M, should have paid \$5M
- "Overpaid in the first place, all problems now appearing (infrastructure costs, etc) were brought up by local realtors who had examined purchasing the parcel. Selectmen misg"
- Too much was spent on the village parcel. It should be sold with conditions to protect its Wetlands and other natural ecosystems.
- sell the parcel, we should have never paid \$10 million for it in the first place. we are a town NOT real estate investors. Wrong move Laurie
- Get out of the real estate business, now. This is all wrong on multiple levels.
- To reiterate my first comment, I am not in favor of our town being involved with investing our tax dollars in property.
- This is an expense we simply do not need to incur. Sell the land. Capitalism works.
- Be smart when moving forward w this property keep town involved dont just go out and do something like you did buying this property, you over paid by \$ 5mill
- The land should be sold.
- The town should never have bought the village parcel. The town should not be in the business of land development.
- I don't believe the town should own or have interests in property that is able to generate taxable revenue. This property should be sold to those who are better adapted to develop it. Instead of proposing the idea of a new town hall there, why not better utilize the consolidated school property that is now being inhabited by students who don't live here--make it a multipurpose facility for Kennebunkport uses.
- Never should have been bought.
- How the town bought this without determining the value is unbelievable
- Sell the property
- Sell it
- Sale the land and town take the money towards other needed budget items
- I feel that the purchase of this land was not undertaken with a majority of the voters agreeing to it. Additionally, I think the purchase price was above market value.
- Feel that the town overpaid for this parcel without an approval of the majority of the registered voters. This is an overreach of town government.
- I believe the Town buying this property was a mistake, however now that the value of land has increased, it would be an opportune time for the Town to sell the land . Could be as all one parcel, or divided into building lots based on residential,zoning laws. This would increase the tax base, without totally,over burdening the infrastructure with the onslaught of traffic that a more densely populated area would cause. The Village Parcel

simply is not large enough to accommodate all the ideas presented in this survey; Kport is a small town with infrastructure barely sustainable as is, especially during the tourist season. Please, just allow the small town character to remain without trying to be “all things to all people”.

- Town should never have bought this over priced parcel, should sell while prices are high.
- The town paid over market price for this parcel (at the time). The town should recoup its original investment (and costs associated along the way) and then weigh options that are available. Perhaps think like a business and survival depended on these decisions? I love the idea of affordable and elderly housing for existing residents and attracting new ones, but not at the expense of giving away land or paying for infrastructure installation (roadways, water & sewer), in that case the town would be better off leaving this land as green space.
- The taxpayers should not have to pay for the mistake that the town made in purchasing this piece of land.
- The town should not have bought this piece of land in the first place.
- I think the town manager and selectmen should be in prison for the dishonest and deceitful way this property was purchased

Develop Now

- I do not think this property should stay undeveloped any longer.
- IT NEEDS TO BE DEVELOPED.
- Please start construction soon. Process taking way too long. Make decisions and move out.
- The Town Board and Town Manager made promises to develop this site when the voters passed the purchase. No new town offices until you meet that promise!!
- What are you waiting for???

Fiscal/Cost Concerns

- I'm not in favor of the town bearing the cost of maintaining infrastructure for affordable housing until it's done for everyone-I live in a neighborhood that's had to bear the cost of paving/plowing yet get taxed the same as roads that are maintained by the town. We also don't have mail delivered to our street or trash removal...I have no desire to bear the tax burden of others for services that I don't get. This town has allowed the development of too many streets that they love to collect taxes on full well knowing that they won't be providing for.
- Stop spending tax payer money on the parcel. If any part of it is sold for market value, tax credits should be issued.
- Make developers pay for the infrastructure, we already payed to much for the land
- As a beachfront property owner and a tax payer, my biggest concern is that non-resident property owners, who are trying to hang on to family property, continue to bear the brunt of the Town's financial commitments. As a result of the recent re-assessment, our property taxes increased about 30% and I am very concerned that subsidizing housing or construction for new Town municipal buildings will be costly. I believe the Climate Action work is going to be far more costly to manage and the two need to be considered together rather than in separate silos. Additionally, the Town should only develop the parcel which it may use for municipal purposes and stay out of the housing development business.
- The towns regulations need to be preserved. No exceptions should be made for affordable housing. No codes should be modified. No tax payer dollars should be used. The town already provides too much land for non profit use that tax payers absorb
- "From tax year 2019 to tax year 2024, my property taxes have gone up 20%. I see them jumping even more with the committed projects already on the books at current interest rates. And, by the way, as we all know, no project comes in at estimate. There are always unanticipated add-ons. While the projects themselves are reasonable and needed, I firmly believe we should plan projects so that we can clear one expensive bond before we incur others. It's called budgeting.
- I question the fiscal sustainability and feasibility of locating any non-tax generating town bldg on this property.

- I would like to see some return for the town's investments .we will paying for this land for a long time and with the potential new town hall going on this site further restricts income production or off set of continuing cost

Miscellaneous

- "Affordable housing" is one of those concepts that sounds good, but has a lot of unintended consequences. Being 'for it' sounds altruistic, and being 'against it' makes you look like you're the 'bad guy'. However, the underlying premise for affordable housing should have clear problems that it will uniquely address. One reason often cited is thT
- Be cognizant and respectful in your planning around existing neighbors.
- Develop lot 22-9-10 take trolley track for road. put in 36 low end units.
- We should be developing useable space for all residents.
- Love grows in small spaces z"
- it is very difficult to have to choose between giving affordable housing in a situation where housing is so desperately needed, and keeping the feeling of a small village. It all seems to be slipping through our hands. And before you know it, Kennebunkport can look like any other town on the side of Route four in New Jersey. I moved here over 20 years ago because I love the feeling of the small town. It has already changed so much. I wish we can afford to help those with a lower income without overcrowding or roads and losing our small town.
- I am a part-time resident of Kennebunk and recognize the importance of both maintaining the three towns with their respective beautiful character and also welcoming a variety of residents, especially those whose businesses or jobs are local. I hope this helps you find some solutions.
- Your affordable housing cost seems quite inflated. I have lived in the area for over 35 years and do not feel like most of the residents could afford these costs.
- We are losing the charm of our town at a very rapid rate due to quick and somewhat thoughtless planning as well as disregard for local people who have been born and raised here. Friends of mine who have families cannot afford their first home. There should be stipulations in place to protect the people. If you haven't paid taxes in Maine for 5 years You shouldn't get first option to outbid a local on a home three times it's worth. The rate of out of staters pouring in that are establishing a second or third home that they barely occupy, and or containing the consciousness of being pro build is not what Mainers are about. This shouldn't be pave paradise and put up a parking lot. Furthermore the people occupying the positions on the board are not reflecting the community's wishes. No one from NY or Massachusetts should be on the board unless they have roots and history in Maine and understand the grounded way of living here, it is unethical. My family owns 400 acres of land that is conserved for pitiuity and Agriculture use. I am watching any free green space get snatched up and turned into a cul de sac. It's frankly disheartening. Additionally These choices do not reflect quality of life they reflect greed. Leave the parcel in conservation and create trails for those visiting as well as those who live here. And create ordinances to allow for fairness in the housing crisis Arena. We shouldn't have to pay more taxes for affordable housing because everyone from out of state has snatched up the real estate and we have no place to live. Additionally they don't live and work here year round pay taxes etc. Get it together
- I live in Arundel and consider myself part of three towns on community.
- We support what is best for the town, although hasn't the town already put affordable housing in place.?? The town also needs to scale back on Airbnb's, large developments, and Mr. Harrington's projects.
- Please keep in mind that affordability for town residents, new and old, must take into account the recurring impact of taxes as well as the one-time cost of a home, and ongoing upkeep. Finding ways to get new homeowners into a house won't matter if they can't pay their ever-increasing tax bills.
- "I think the people here that work for the town know what is best for the Village Parcel
- Concerned about adding any additional housing which will cause more congestion and burden on the town. Open to municipal offices and small cafe, etc
- "The initial \$10M purchase price was questionable at best; and without an independent valuation and pre purchase land and development use case further exacerbated the post purchase challenges this parcel

present . The pandemic helped to create an increase (and shortage) in land, housing and development for our area. While the value of the parcel, with the appropriate diligence, is still questionable — the post pandemic and other exogenous issues have closed the purchase gap, but not the use gap. The city does need a new town hall and either North or School St would now seem to be a location that could make sense — depending on community appropriate design, green construction and cost; with substantial reserves for any cost overruns, and full disclosure on all costs, to include but not limited to interior design, furniture, technology etc. Equally important would be the financial instrument utilized, interest rate, terms and conditions; as well as the increase in mil rate, duration and/other taxpayer expense both, short term and estimated go forward costs in the city's long term plan. The selectmen should guard against cost pressures to a) “dumb the town hall down” that sacrifices the aesthetics, green, functionality and/or long term growth, as well as, b) the “Taj Mahal effect” that creates an architectural black eye, with under utilized space that is culturally and environmentally inconsistent with our environs lacking in charm and suitability, or worse c) the “dreaded compromise” that developments a town hall that in the end none of us are proud of (least of all the town employees who work there) with residents, tax payers and visitors embarrassed by its structure and lack of imagination and inventiveness. I understand, we are where we are, and its decision time, the quote from Indian Jones, “The Last Crusade,” would seem to have application at this stage for the parcel, “Choose Wisely;” and then be totally transparent and fully disclosed with the final decision. Selectmen, have a worthy challenge determining the best use of this parcel and the right planned, long lasting outcome — which can be a boon to our community's most reasonable needs, a testimony to our community's input and thoughtfulness and a credit to the selectman'sd forethought and ejected service, whose job I do not envy nor do I under appreciate the complexities of the task at hand, Respectfully,"

- When it comes to "afordable housing" your only doing a disservice the kennebunkport community as a whole. When you can talk about housing for a work force but then give it to families who are funded by the state who do not contribute to the local work force who income is 50% less than the maine average. If you look at other towns that did this they had to uphold by state law to allow a percentage of state paid for housing to be given to those families and the towns went into dispar. We need to offer housing for teachers, hospitals workers, police, fire, lobster man, retail and hospitality workers, rewrite these initiatives to have the verbiage relate to the working people in this town. These families who do NOT qualify for state assistance need help and contribute already to the community and would benefit from lower cost homes in kennebunkport .They will shop and eat locally year round and there children will grow to work in this booming summer town again and we can stop relying on J1 workers or visas.
- Do not allow short term rentals
- Senior housing for multiple capability stages should be a priority
- Lower cost housing should not be flipped into rentals in the foreseeable future
- Priority to the rights of property owners who abut the Village Parcel.
- affordable housing should be a developer for profit project
- Much of the plot plan show “possible.” That leaves the door open in the future for the excuse that those possibilities were “not possible” for any number of weak reasons so that an entirely different plan is executed.
- Accepting affluent Kennebunkport is not easy for those of us that grew up here, but we must, it is what it is. What can we hold on to? This central corridor keeps the coyotes (that eat our vermin thank you very much) moving from o
- Our schools lack diversity. This has contributed to bad press and discrimination in our schools. I hope that consideration will be given to attract a more diverse population. Neighboring districts are far more diverse, as a town we need to address this.
- I would like to see the space be accessible for all town residents. If a trail is put in, have parking and a handicapped accessible trail available.
- We may need to consider the creation of a development/management entity for the parcel - not sure what the correct legal terms are
- If housing senior year round. No rentals!
- housing only if deed restricted from renting it out

- We would love to see a few shops, Provision/markets wise, at this end of town
- Government should not be in the housing business
- Parking near dock square is difficult, Utilizing post office is very difficult, Moving post office to land seems optimal
- Moving some of the congestion from dock square especially the post office would assist the elderly with logistics. Public safety would be assisted also by easing the traffic congestion. Some regular traffic is compounded on Maine and north street by Temple street traffic.
- I support the town designing the property and selling (at market rate) up to half of the lots for residential, commercial, low income, or elderly housing.
- Be bold and innovative rather than defaulting to norms.
- if we need more space for muni workers we should buy the bank across the street
- An interesting survey. I would prefer mixed age housing, with several one floor or level housing for seniors. I also think owning or renting are good choices.
- Lease land to the USPS for them to build a new, conveniently located and more efficient post office.
- I do not believe there should be any high end housing or municipal buildings. That is not what I voted for. Sneaking stuff in is not what "voting" is about. It is incredibly underhanded

Process/Survey

- Thank you for your hard work.
- Thank you for seeking input from residents
- We need discussions about this topic. You cannot do it in a survey.
- Missing any discussion of municipal use of property. Survey is focused on housing only and I believe that there are better options than KPT being in the construction/rental business.
- How much did we spend on this survey? Very skewed toward development.
- Stop spending money on consultants and surveys.
- Congrats on a comprehensive approach. If it's possible consider future demographic trends both desired and m
- This survey is fixed to get the outcome you want. You have already decided what you are going to do and could care less what the public thinks. You're going to tax me out of my home of more than 50 years so you can build housing to give to undeserving people who didn't work to own a house. I'm fed up with this lying corrupt greedy government.
- I suggest all donations of land or sale of land below market rate be approved by ballot votes, not a show of hands at a public meeting. Also, I suggest all purchases of land of \$900,000 or more be approved by ballot votes, not a show of hands at a public meeting.
- "Provide paper surveys for those that don't use computers.
- This survey is very vague...first you need to ask residents what they want in the parcel (housing, move Dock Sq, nature trails, community garden, municipal, etc) THEN ask what they want it to look like once the content has been decided.
- Have answered the questions to the best of interpretation. Unfortunately, many questions are truly ambiguous. We believe this parcel to be a necessary addition to our town, but pray it adds to the beauty and usefulness of our community.
- Thank you!
- This was an unpopular purchase voted on by VERY few residents. These proceedings seem an additional attempt to ram through an unpopular project.
- This survey is useless to capture what real alternatives might be. The original deal was not properly conceived and it cost double what the market value was at the time. Only a small percentage of residents were present to vote on it at the time. The vote was a sham. While property values have increased, the highest and best use for the property now is to leave it as an undeveloped park area.
- This is a very informative and responsible survey. Nice work.

- Most of the pictures do not represent development with natural (native) landscape, nor do they adequately represent small office space.
- It's great to see the town envisioning the future!!!

Questions

- My household isn't allowed to build further on our lot due to lot coverage amounts and can't buy land from neighbors due to the size of the lots. I've been told this is a hard rule. I'm not understanding why these rules would be changed only for this new parcel and not the whole town.
- Provide information on the present affordable housing residents as to their job locations and if they volunteer in town.
- Has a traffic report been done?