

Town Center Planning Committee Public Forum
October 17, 2013
Survey responses (1-25)

Below is the proposed vision statement for Town Center Planning Committee:

To create an identifiable, vibrant downtown that includes mixed retail uses for residents and visitors, a safe and inviting pedestrian and bicycle environment, a common meeting place, visual vitality, and linkages to the town's open space and nearby residential neighborhoods.

Does this reflect your vision for Cape Elizabeth's Town Center? (Why or why not?)

1. No. no emphasis on business development. I can go elsewhere for that.
2. Yes
3. Somewhat - as long as the town center physical space does not increase.
4. No. keep it rural.
5. Yes. within reason. Using existing empty space; no rezoning; no need to enlarge town center.
6. To also include open space, trees, benches
7. This is a good vision.
8. Yes, should be people-friendly, rural
9. Yes. open space, pedestrians, gatherings, no housing or expansion of town center.
10. Yes.
11. Yes.
12. Yes.
13. Yes, I like "vibrant" and open space

14. Yes, keeping open space in mind
15. Yes.
16. Yes, looking forward to a quaint charming downtown center.
17. Yes.
18. Yes.
19. I think elderly housing would be a nice addition to the center.
20. Yes.
21. Yes.
22. Yes.
23. Yes.

What do you like about the current Town Center? (What should stay the same?)

1. Lack of build-up of business and development. proximity to rural and pastoral spaces. small town feel.
2. It is very dated! We need to move businesses in town.
3. The simple small nature.
4. Sidewalks, trees, green, sleepy, bedroom community
5. Keeping it small, walkable.
6. Rural, low key , walkability for groceries, pharmacy, coffee, food, etc., great businesses, community center
7. There are basic amenities: IGA, bank, cleaners, doctor, etc
8. Small rural environment, small businesses and shops, cafes
9. Smallness of it, access. Needs upgrading.
10. Like it; but need more development.

11. Compact, reasonable array of basic services.
12. Town Hall, library, front of the police station, trees and lights on Scott Dyer in front of the middle school.
13. The New England Charm - the look of Town Hall, school and library
14. I like the businesses - yoga studio is great.
15. Small area.
16. Small, quaint.
17. Size is fine, visually inadequate.
18. Size works.
19. Location is fine, size fine.
20. Schools, police, library and some services all in close proximity.
21. Rural

What would you like to change about the current Town Center? (What would you like to see added? Taken away?)

1. Lower the speed limit through town center.
2. Slow down; make it easier for people to bring a small business into town.
3. Leave it same size - but increase green space - "beautify" what exists.
4. finish the sidewalks, replace the dead trees, town center green.
5. expanded sidewalks; town \$\$ to improve beauty of town; open space - gathering space.
6. Parking in the back of retail, etc, trees, open space
7. The town needs to develop a form based zoning code to improve the attractiveness of the town, its walkability.

8. Would like to see more green space; get rid of strip mall look
9. Cosmetic changes to strip mall; flowers, hanging baskets, nothing too expensive, paint
10. Greens; more buildings; sidewalks.
11. Better appearance.
12. Better traffic flow, more pedestrian-friendly, get parking out of the way
13. The IGA, CVS building is ugly and parking is too tight. If more businesses move in we need to consider the parking needs.
14. Beautify shopping center and existing space; lower speed limit; green space.
15. Lower speed limit. More sidewalks, more green space.
16. More smaller businesses.
17. Beautification, town green, gathering spot, signage, sidewalks.
18. Speed limit is 35 in TC, decrease to 25. I support the development of the empty lots including apartment space.
19. I would like to see increased housing, a gym, more businesses, etc.
20. A small park would be nice, however, we had our chance when the murray shed , the lot next town hall to the town and they chose to sell it.
21. add town green and sidewalks, beautify 1960's strip mall retail.
22. I would like a small outdoor space for people who work in the town center.

The committee has discussed several approaches to looking at the Town Center district. Please share your thoughts about the following:

Research

Should the town hire an independent firm to conduct an assessment of the economic development potential for the Town Center of Cape Elizabeth? (The assessment could evaluate the economic viability of Town Center.)

4 **Yes**

18 **No**

Should the town hire a firm to conduct a statistically-valid survey to assess the desires of residents for future Town Center development/growth?

14 **Yes**

7 **No**

Are there other studies/research you would like to see explored prior to moving forward with recommendations? Please elaborate.

1. re-offer the precise questionnaire from 2005
2. Not do economic development assessment until town resident survey using the same 2005 questions with Critical Insights. A design firm hired to draw up plans for an attractive town center ideal. Several designs.
3. How to zone, tax and promote developing of current vacant properties.
4. landscaping recommendations
5. I think resident desires could be assessed through an exit poll on voting day.
6. Not sure on economic assessment, depends on cost.
7. I think we all have enough common sense to plan for our town center. There isn't that much land left.

Housing

Should more multi-family housing be added to the Town Center? (Either as stand-alone condominiums and/or as part of a mixed use including retail spaces?)

8 **Yes** (1 - mixed use only)

17 **No**

Pedestrian and Traffic Safety and Accessibility

Should the town evaluate roads, sidewalks and pedestrian pathways to determine safety, connectivity, and adequacy in and around the town center?

21 **Yes**

1 **No**

Should the town consider implementing traffic calming measures for pedestrians and cars in Town Center? (This could include techniques such as bump outs, installing a median with plantings, reducing the speed limit and adding on-street parking.)

21 **Yes**

4 **No**

Should the Town consider adding a traffic light to Town Center at the 77/Shore/Scott Dyer intersection?

6 **Yes**

16 **No**

Should the town pursue extending the sidewalk network to improve connectivity to Town Center and to potentially increase foot and bicycle traffic. (For example, expanding sidewalk connections from neighborhoods near the town center, e.g. Wells Rd, Fowler Rd, etc.)

24 **Yes**

1 **No**

Green Space and Visual Attractiveness

Should the town establish an outdoor public gathering place, such as a Town Green, to promote visual identity and to establish a more aesthetically appealing Town Center?

21 **Yes**

2 **No**

If yes, what activities would you like to see on the Town Green?

1. rural gathering. nothing else.
 2. Gazebo - park benches - amphitheatre
 3. community gardens, park benches, flowering trees, kid-friendly furniture
 4. gathering space, performance space, open green space
 5. Picnic tables, playground
 6. Farmers' market; "art" in the town center; food carts in green spaces (same as Ft. Williams regulated)
-

7. Concerts, festivals, tree lighting, attractive sign for information
 8. Concerts, community events
 9. Benches, decorative trees, gardens, fountain
 10. There's more snow than grass.
 11. Tree lighting, concerts, a festival
 12. Concerts, public events, general public use for picnics, play with my daughter there
 13. Heated for winter use, street musicians
-

Zoning and Business

Should the Town Center zoning regulations be reviewed and amended or relaxed to encourage business growth?

- 7 **Yes**
11 **No**

Suggestions:

1. preserve rural character
2. Very carefully within town center only
3. We do not want high density housing in town center and we don't want the town center expanded.
4. Work on existing town center and upgrade
5. Depends
6. We have a lot of open existing space available for businesses but have difficulty keeping them full; make it easier for business to grow and thrive in the community.
7. The owner of the empty lot should not be allowed to rent it out to paving construction companies. Last year it was constantly noisy, with huge ugly dirt piles.

8. Extend sidewalks on Wells Rd from Jordans Farm to Scott Dyer; will connect town center to Cross Hill

In thinking of what you would like to see in Town Center, please rank the following (1-6) in order of importance to you (1 being most important):

- _____ Fitness/Outdoor Activity
- _____ Green Space
- _____ Office Space
- _____ Multi-Family Housing/Condominiums
- _____ Retail
- _____ Restaurants
- _____ Other

Please share any additional thoughts below:

1. John's idea of statue at Shore and 77 w/ open space; remove from town center south of Shore Rd
2. I moved to Cape E. about 1 year ago because of its rural quality. I would hate to see that quality change.
3. Other, park, coffee shop, trees, sidewalks, gathering space, old fashioned soda shop, general store, etc. keep it quaint. Thank you.
4. Having a committee chair who is an employee of the town planner is a contradiction and bias!
5. I would support use of tax dollars to promote a more attractive, walkable town center.
6. Bakeries, wine/cheese, art gallery; green space with park, benches to gather, Christmas Tree lighting, concert in the park/green space; outdoor kid friendly events
7. Don't expand the "zone", please beautify what we have and have walkways, bike paths, green space
8. Would like better pedestrian connectivity behind the strip mall; fixing up behind the strip mall, fix parking for the strip mall, fountain and green space.

9. If traffic will slow down, the pedestrians will live; To my knowledge, the state oversees what can be done on 77; Traffic light only if they correct the lineup of the roads, been studied many times; where would you put the open space?
10. 1-No need to expand until you develop the lots you have;
2-Agree the town itself has plenty of rural and green already;
3-Traffic and speed aren't the same; additional business, sidewalks, housing, etc can be done without increasing traffic;
4- Committee and personal interest not the problem presented by Sara; if unaffected want it, join the committee.
5-business and commerce can be increased w/out major traffic problems
6-Can do this without losing character
Bush lighting at Christmas was done 2 years ago on a bush at Key Bank. Would be nice to have a town tree to light.
11. Instead of economic assessment, use \$ to buy available lots and convert to town green. Cape is unique in rural, traditional New England character; make it safer, encourage public usage of town center; stay true to town character vs. suburban Falmouth and Scarborough.

Name: [Note: not all survey respondents provided a name]

John Seidman, 21 Oakview Dr
 June Farrow, 1208 Shore Rd
 Sara Lennon, 54 Cranbrook Dr
 Nancy Bogg, 5 Julie Ann Ln
 Mark Kiefner, 5 Julie Ann Ln
 Bart Johnson, 3 Julie Ann Ln
 Lisa Johnson, 3 Julie Ann Ln
 Peter Haffenreffer
 C. Haywood, 1221 Shore Rd
 Paul Farrow, 1208 Shore Rd
 Jane Clark, 11 Farm Hill Rd
 Janel Voelker, 251 Ocean House Rd
 Laura Ker, 312 Ocean House Rd
 Amy Lombardo, 11 Leighton Farm Rd
 Zev Myerowitz, 2 Davis Pt Ln, Suite 1B
 Sharon Murray, 323 Ocean House Rd
 Heidi Peterson, 11 Oakhurst Rd
 D Barth, 6 Sunnybank Rd
 Joe Chalot, 12 Channel View Rd

Thank you for taking the time to share your opinions with the Town Center Planning Committee. As we move forward, we will do our best to keep all comments in mind. Please feel free to contact our committee with any additional thoughts you might have.