

# APPENDIX E

## WISCASSET COMPREHENSIVE PLAN SURVEY RESULTS SUMMER 2004

1. 85% live in Wiscasset because of the small town atmosphere.
2. 82% encourage diverse business with design and landscape standards.
3. 58% favor concentrating development in areas that currently or could offer public water/sewer.
4. 86% favor encouraging new small retail and restaurant businesses on Route 1 and Route 27.
5. 80% favor balancing property rights with the need to protect natural resources.
6. 61% favor allowing development at a greater density in consideration of exchange with preservation of most of the remaining land.
7. 82% favor protecting natural resources.
8. Small majority say we have enough public access to the Sheepscot River.
9. 69% favor development conforming to landscaping and architectural standards throughout Town.
10. Small majority favor more land devoted to office parks (other choices: retail, industrial, manufacturing, and no, we have enough commercial land now).
11. 59% favor Town to provide incentives (e.g., TIF's, water and sewer extensions) if business create substantive tax revenue.
12. Even opinion (36 yes, 36 no, 38 don't know) that the Town provides needs for low and moderate-income housing.
13. Small majority think neighbor should be able to provide congregate care and group homes for the elderly. Small majority do not think neighbor should be able to build an apartment complex. Other choices: mom & pop store, mobile home, duplex housing.
14. Small majority favor a residential neighborhood with home professional offices, and a convenience store, extended street grid, approximately ¼ acre lots with 20-30 setbacks with sidewalks and tree planting in the Northeastern area of Wiscasset.
- 15A. 56% favor new commercial/retail development to be located on both sides of Route 1 from Woolwich to Bath Road.
- 15B. 72% favor new business to be located on frontage roads parallel to Route 1.
- 15C. Small majority believe the Town should support the building of frontage roads.

16. Small majority favor prohibiting new Big Box development.
17. 90% favor promoting industrial growth, light manufacturing, research, electronic, and large call centers at Maine Yankee and near the airport. Other choices: northwest, southwest, waterfront, nowhere.
18. 85% support preserving the historic village streetscape, homes in the National Register of Historic Places, the view of the village from the bridge, view of the Sheepscot River, the working forests, farms, open land west of the village, and the waterfront.
- 19A. 63% favor guiding new development to avoid disturbing wildlife corridors.
- 19B. 77% favor protecting neighbor's well water quality by ordinance.
- 19C. 52% feels the Town needs to do more to protect worm and shellfish beds.
- 19D. Small majority feels the Town should do more to protect wetlands larger than 10 acres.
- 19E. 76% favor guiding new construction to preserve special scenic views.
- 19F. 54% favor protecting prime agriculture soils.
- 19G. Small majority believe the federal, state and local laws do enough to protect our environment.
- 20A. 72% agree historic village is an economic asset.
- 20B. 52% agree being on the National Register of Historic Places assures preservation.
- 20C. 81% believe if a historic building burns down in the village a new structure built there should be built in a style compatible with other houses on the street.
- 20D. 80% agree that historic building alterations should preserve or enhance the historical and architectural character of the building.
- 20E. 60% agree that demolition of a historic building may be permitted only if the local historic commission finds the building is not contributing or is incompatible with the Historic District.
21. 53% feels the Town should study improving safety, function, appearance of Route 1 and should encourage more attractive, well planned development along Route 1.
- 22A. 61% would support a Historic Preservation Ordinance that would require permit approval to alter exterior structure (not color) of home in the village.
- 22B. 71% favor a 20 ft. landscape/buffer requirement on Route 1 and Route 27.
- 22C. 51% support reducing the size of new commercial signs.
- 22D. 62% support regulations to reduce glare of lights on commercial lots.
23. Rate overall satisfaction with each of the following public services (by vote numbers).

	Dissatisfied	No Opinion	Satisfied	Spend no \$ to improve	Spend additional \$ to improve
Education	17	22	49	48	28
Adult Ed	6	31	52	52	9
EMS		18	69	36	15
Fire Dept.	3	15	79	36	15
Police	16	11	57	47	20
Social Services	1	53	37	37	9
Road Maint.	9	16	59	42	16
Street Lighting	11	16	55	39	11
Sidewalks	6	14	62	40	9
Road Signs	6	18	67	47	6
Library	5	14	80	39	19
Rec. Programs	5	21	67	47	12
Comm. Cntr.	8	17	68	44	11
Outdoor Rec., fields	3	30	58	43	14
Outdoor Rec., trails	10	35	47	35	19
Snow Removal	7	11	78	39	11
Boat Access	4	25	51	38	17
Public Swr/Wtr	8	29	49	36	16

24. 83% favor costs of additional services to be funded by user fees.

25. 61% would be interested in using walking trails if landowners were to allow such use.

26. Even opinion (35 yes, 35 no, 35 maybe) for personally maintaining trails if landowners were to allow their use.

27A. Majority of open or wooded landowners does not allow public access.

27B. Majority of open or wooded landowners does not allow hunting on land.

27C. Small majority of open and wooded landowners would allow pedestrian access to lands if the Recreation Department were responsible for trail liability and maintenance.

27D. Majority of open and wooded land owners would not allow motorized vehicles access on their land.

28. 52% (majority) of those surveyed have lived in Wiscasset for more than 20 years.

29. 57% (majority) of those surveyed are between the ages of 45 and 64.

30. Small majority of those surveyed are employed full-time (runner-up: retired). A small majority work in Wiscasset (runner-up: Topsham).

31. 89% of those surveyed own their own home.

32. Small majority of landowners own one to two acres.

33. Location of Town residence from those surveyed (by number of votes): Northeast- 17; Northwest- 32; Southwest- 12; Southeast- 16; Village- 30.