

SOUTH BERWICK COMPREHENSIVE PLAN – JANUARY 28, 2003 – Discussion Group Summary

When friends and relatives visit me the places I take them in South Berwick are:

- Vaughan Woods (8)
- Restaurants (Fogartys & Spring Hill) (6)
- Hamilton House (7)
- Downtown business area (6)
- Historic Houses (Counting House) (5)
- Salmon Falls River (4)
- Berwick Academy/Schools (3)
- Flynn's (2)
- Leigh's Mill Pond (2)
- Strawberry Festival (2)
- Jewett House (2)
- Recreational Areas
- Sports Fields
- Backroads
- Great Works River
- SoBo
- Yankee Cupboard
- Powderhouse
- Mill Pond
- Thursday Night concert series
- Balancing Rock

The most serious challenges facing South Berwick in the next five years are:

- Traffic (7)
- Traffic in downtown area
- Parking
- Public services keeping pace with town growth
- Maintaining services
- Sewer capacity
- Growth management (2)
- Pro-actively shape growth
- Smart growth
- Encouraging business
- Supporting downtown businesses while maintaining small town flavor
- Strengthening downtown business fabric; making it downtown/business friendly
- Maintain village character (2)
- Preventing chain stores from establishing in town
- Maintaining character
- Downtown business maintenance
- Preserving village
- Historic preservation
- Preserving aesthetics
- Maintaining downtown vitality
- Residential growth/loss of open space
- Protecting rural areas
- Maintenance of open space (2)
- Economic and social diversity maintained
- Expand opportunity for light/clean industry in town
- Taxes
- Tax base (other than residential)
- Tax base/school costs
- Keep taxes down (2)
- Fiscal capacity
- Housing
- Affordable housing (2)
- Water quality
- Student/teacher ratio
- Education quality and cost
- Need for town planner

HOUSING

- Housing affordability (7)
- Affordable housing through tax incentives for landlords
- Neighborhood flavor
- Preserving look and feel of historic homes
- Subdivisions that retain town's character
- Subdivision regulations
- Mixed use in village
- Encourage mixed uses downtown
- Smaller house lots
- Keep with strict subdivision controls
- Number of subdivisions added must be controlled
- Development within town services
- More strict subdivision ordinance
- Incentives for cluster development
- Mixed use housing
- Multi-family
- Allowing mixed use for new areas
- Impact fees (2)
- Essential economic services
- Impact on the school system

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- Limits on building permits (2)
- How will it impact all community services
- Growth close to services
- Downtown design

LAND USE

- Impact of development on schools & school funding
- Creating controlled commercial/industrial zones
- Industries
- Land for commercial development
- Diverse industrial base & light industry
- Work with adjoining towns on regional industrial park
- Coordination of land use with surrounding towns
- Commercial development on 236 with limited access to collector roads
- Consistency of zoning
- Consistency of vision with zoning
- No urban sprawl
- Subdivision locations and traffic impact
- Subdivision control
- Control rate of housing growth
- Incorporate recreation areas in subdivisions
- Growth limits
- Balance use of land for development &

NATURAL RESOURCES

- Zoning applications to wetlands and resource corridors
- Wildlife & stream corridors (2)
- Controlled development of farmlands – loss of agricultural areas (3)
- Encouraging & creating incentives for agricultural land (3)
- Tax relief for owners of open land
- Acquiring land or development rights (2)
- Create a land acquisition fund
- Conservation land
- Open land (3)
- Protect what's left of agricultural land use
- Cluster zoning allows for maintaining open space
- Encourage land owners to allow public access
- Protect wetlands

- Design to reduce driving in downtown area
- Transportation
- Keep open space
- Assisted living facility (2)

- homes
- Look at housing lot size
- Downtown being used for commercial & housing & recreational sites for residents
- Mixed use of land
- Support economic uses of open space – farms
- Open space maintained (2)
- Support of agriculture
- Protect agricultural land/current use
- Impact fees for open space
- Incentives for large property owners to allow for public use, hunting
- Continued support for land conservation
- Need creative development schemes
- Cluster development (3)
- Reduce fringe development
- Provide passive recreation areas
- Development buffered the existing streetscapes
- Designs that fit rural/historical
- Bypass

- Wetland protection – vernal pools – access to them
- Fish ladders
- Cleaning rivers
- Protect Agam. Region, rivers & ponds
- We should support Eastern Trail
- Greenways and Riverfront walk paths 2
- Preservation & expansion of existing trails
- Education of people on these needs
- Protect and use natural resources
- Fewer impervious surfaces
- Clarification & documentation of natural resources
- Aquifer protection regulations – limitations on water draw down
- Curbside recycling

TRANSPORTATION

- Fix traffic (2)
- Traffic problems
- Traffic – speed patterns
- Controlling traffic flow
- Ways to get around downtown
- Heavy commercial traffic downtown and impact of road quality & safety
- Trucks in town (Better enforcement, eliminate wide loads through town)
- Work with state to divert wide loads out of SB onto Turnpike
- Move tolls to Wells to avoid shortcutting through town
- Address evasion of tolls
- Supporting regional transportation strategy
- Bypass (2)
- Provide 3 way stop Portland Avenue – Main Street
- Pedestrian safety downtown
- Degradation of road sides
- Rural road character maintenance
- Improve subsurface of roads instead of constant overlay
- School bus (2x daily – traffic chaos)
- Solve school transit problem – fewer parents driving and more bus use
- Bike routes in rural areas
- Bike paths (2)
- Bike areas
- Bike racks in downtown
- Community walk/bikeway
- Extend sidewalks outside town and more bike lanes or paths
- Better pedestrian ways in town and subdivisions
- Expansion of sidewalks
- Connect High School to sidewalk system
- Park & ride areas
- Tie into bus system
- Public transportation (2)
- Public transportation to hubs
- Provide alternatives to auto traffic
- Enforcement of speed limits
- Appropriate speed limits
- Parking (more central parking, less in village zoning)
- Parking downtown is needed for growing downtown
- Long range traffic plan

PUBLIC FACILITIES

- Library (7)
- Library close to center
- 20 year plan for new library – Powerhouse Hill site
- Municipal water/sewer vs. private districts
- Town water & sewer under Town government
- Expand water & sewer
- Water & sewer system upgrade/improvement
- Sewer
- Study strain on water supply in terms of growth
- Water resources vs. population
- Put premium price on out-of-town sewage dumping
- Developers pay impact fees
- Public safety is adequate to handle growth
- Sharing services with other towns
- Acquisition of land for various uses
- Encourage recycling (2)
- Park & Ride facility
- Walkway/bikepath
- Master plan for recreation
- Playgrounds 2
- Town parks
- Swimming pool
- Teen center
- In town fitness center
- Schools – central or local/smaller
- Schools need town support – better funding
- Funding school capital projects
- Impact of growth on schools
- Continue sidewalk building & road
- Community arts center
- Protect scenic views and public access to Salmon Falls River and other town owned lands

SOUTH BERWICK COMPREHENSIVE PLAN – JANUARY 28, 2003 – Discussion Group Summary

FISCAL CAPACITY

- Impact fees (5)
- Developers pay fair share (2)
- Tax base management
- Expand tax base 3
- Tax reduction for elderly (2)
- Town-wide cleanup day
- Small retailers
- Encourage small businesses
- Protect small businesses
- Business retention
- Business recruitment that allows SB to be a self-contained community
- Business recruitment (2)
- Commercial development
- Greenbase business recruitment (ecologically aware businesses)
- Growth in industrial areas (2)
- Growth cap to keep population and services in balance
- Public school funding
- Long range capital improvement planning (roads maintenance)
- Capital improvement program
- Tax incentives for downtown development
- Tax incentives for historic district
- Tax incentives for keeping quality businesses

DOWNTOWN

- Parking (4)
- Expand parking (possibly Scott Court)
- Bypass
- Traffic flow and control
- Traffic problems
- Why are trucks using 236/4
- Reduce truck traffic
- Friendly to pedestrians (2)
- Maintaining aesthetics of downtown
- Preservation of existing architectural styles
- Zoning that allows traditional village
- Address deterioration of downtown buildings
- Protect & development more green space
- Common sense approach to preservation
- Attracting new businesses
- Business recruitment and retention
- Encourage basic services
- Keep core businesses downtown
- Grocery store (2)
- Mixed residential and business
- Anchor business
- Support downtown businesses
- Bury electrical wires
- Create downtown association
- Tax incentives for downtown development
- Launch Main Street program to revitalize downtown

HISTORIC RESOURCES

- Expand historic district (4)
- Maintain housing stock
- Teaching heritage to kids (Hike through History)
- Identify specific buildings that are important to the public
- Historical markers
- Document historic resources – create guidelines for Planning Board
- Get true assessment of historical significance
- Determine old vs. historical
- Get a list of what is truly historical
- Historic looks of shoe shop
- Balance between architectural styles and historic district
- Preserve current buildings (3)
- Streetscapes (maintain)
- Market historic town, including Portland Street town entrance
- Promote historic character of downtown
- Design Review Board
- Tax incentives for historic preservation
- Parallel with commercial development with downtown
- Expand Hamilton House like Strawberry Banke
- No casinos
- Cultural activities

NATURAL RESOURCES ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

TRANSPORTATION ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

PUBLIC FACILITIES ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

FISCAL CAPACITY ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

DOWNTOWN ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

HISTORIC RESOURCES ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

**South Berwick Comprehensive Plan Update – 2003
Vision Meeting #1 – 28 January 2003**

EXERCISE #2

- In your small group, appoint one person to serve as a recorder.
- Share your responses from the sheets you've completed with the group.
- Identify the five most common and/or interesting observations from the members of your group.
- Record these issues on this answer sheet. These will be shared with the group.
- If an idea doesn't make it onto your group's list, don't worry – all individual sheets will be compiled for workgroups.
- Designate one person who will report out from your group to the whole group.

When friends and relatives visit me, the places I take them in South Berwick are:

- 1.
- 2.
- 3.
- 4.
- 5.

The most serious challenges facing South Berwick in the next five years are:

- 1.
- 2.
- 3.
- 5.
- 5.

(For this exercise we are skipping the questions about positive and negative changes -- they'll be tallied later)

HOUSING ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

LAND USE ISSUES AND RECOMMENDATIONS

- 1.
- 2.
- 3.
- 4.
- 5.

QUESTION 1		OVERALL AVERAGE															
Good school system	1																
Good Police Department	1																
Good Fire Department	1																
Improved in-town roads	2																
Improved rural roads	2																
Churches	3																
Shopping Facilities	2																
Ability to earn a living within the community	3																
Full range of recreational facilities	2																
Additional cultural facilities	3																
Open space and wildlife areas	1																
Undeveloped greenbelt, linked by trails or bike paths	1																
Combined Fire, Police and Rescue protection	1																
Extended municipal water system	3																
Extended municipal sewer system	3																
Other (please specify)	1																
QUESTION 2		OVERALL AVERAGE															
Residential	1																
Commercial	3																
Industrial	4																
QUESTION 3		OVERALL AVERAGE															
Traffic	1																
Overburden of Town services	1																
Tax increases	1																
Loss of open space	1																
Overcrowded schools	2																
Threats to water supply	2																
Lack of affordable housing	2																
Recycling/solid waste disposal	2																
Loss of rural character	1																
Parking	2																

SOUTH BERWICK COMPREHENSIVE PLAN 2004

SURVEY TALLY

QUESTION 4		OVERALL AVERAGE																	
Create high density areas balanced with low density areas	2																		
Keep town about as it is	1																		
Concentrate growth where it is now	2																		
Encourage growth where there is little now	5																		
Allow growth anywhere	5																		
Limit growth to areas with public water & sewer	2																		
QUESTION 5		OVERALL AVERAGE																	
<i>response</i>	1																		
QUESTION 6		OVERALL AVERAGE																	
Access to ponds	2																		
Marshes	3																		
Historic sites	2																		
Unique scenic areas	2																		
Woodlands	2																		
Town parks	2																		
Passive outdoor recreational areas	2																		
Active recreational areas	2																		
Indoor recreational facilities	2																		
Bicycle trails	2																		
Playing fields	2																		
Hiking trails	2																		
Swimming facilities	3																		
Playgrounds	2																		
Other (Please specify):	0																		
QUESTION 7		OVERALL AVERAGE																	
<i>response</i>	2																		
QUESTION 8 (put 1 next to response)		OVERALL AVERAGE																	
<i>20 homes each with a 2 acre lot</i>	121	22%																	
<i>20 homes on 20 acres, with the remaining 20 acres permanently preserved as open space</i>	200	36%																	
<i>20 homes on 10 acres, with the remaining 30 acres permanent preserved as open space</i>	158	29%																	
<i>Uncertain</i>	39	7%																	
<i>Other</i>	31	6%																	

DOWNTOWN COMMITTEE***Dennis Smith, Chairman***

Betsy Carroll
Cliff Cleary
Aime Duclos
Jeff Hoerth
Chuck Hugo
Thomas Keating
Mike Lassel
Amy Miller
Wendy Pirsig
Terry Poulin
Gary Trull
Fred Wildnauer

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Jean Graunke
Norma Keim
Phil Kendrick
Jo Osgood
Wendy Pirsig
Warren Spencer
Marie White

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Terry Malloy
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Mark Gagnon
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Bruce Martin
Tom McCullom
Caity Moseman
Mike Nadeau
Sue Pullar
David Stansfield

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Mimi Demers
Jean Demetracopoulos
Sarah Hoeksema
Carrie Patch
David Ramsay
Maya Travaglia

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Marcia Flinkstrom
Karen McCarthy-Eger
Terrence Parker
Barbara Patterson
Paul Schumacher
Charlie Smith
Jerry Tatlock