

# Bowdoinham Land Use Issues Survey Results

## 1. How many years have you lived in Bowdoinham?

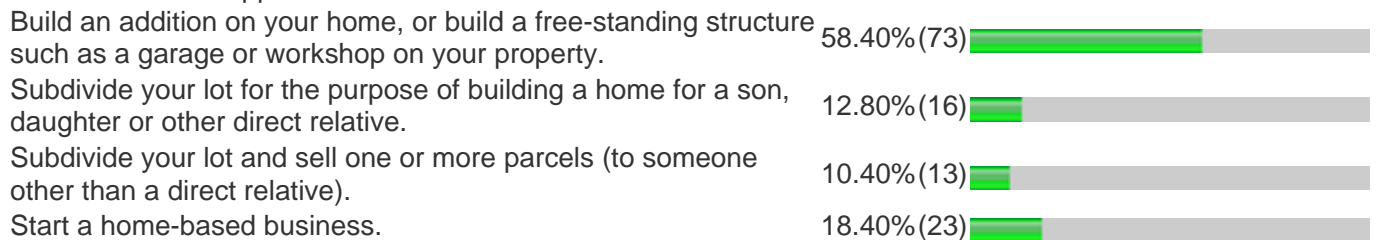
Answered: 139 Skipped: 1

## 2. How many acres do you own?

Answered: 136 Skipped: 4

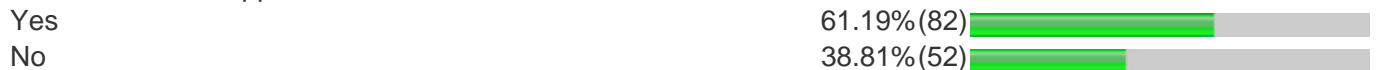
## 3. Which of the following, if any, are you planning to do, or thinking about doing, within the next ten years:

Answered: 125 Skipped: 15



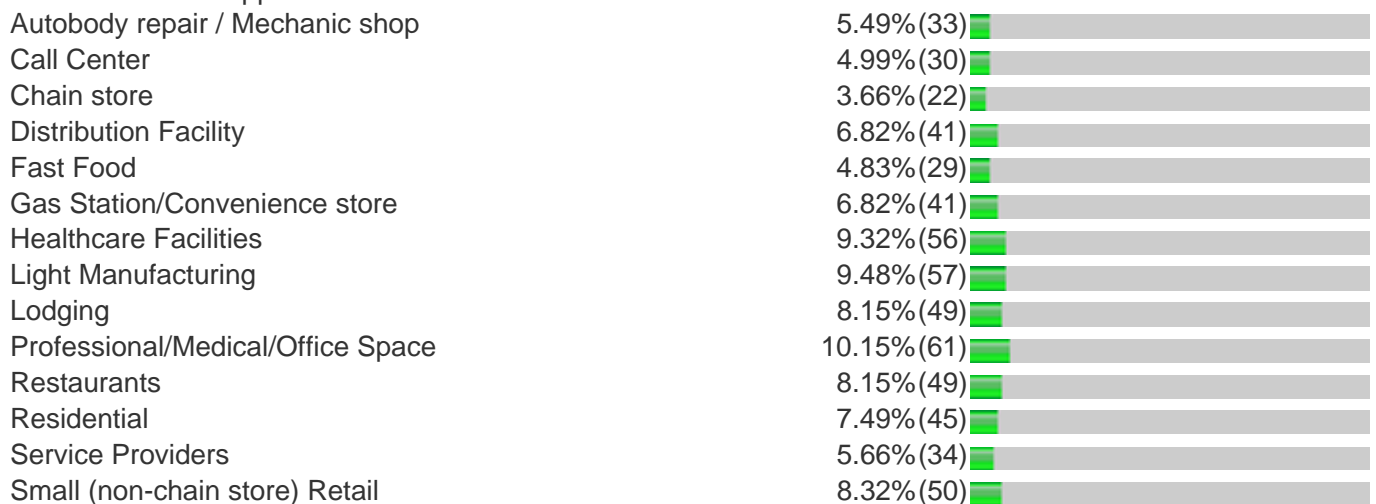
## 4. Do you favor a restriction in the Highway District (the area in Bowdoinham near highway Exit #37) prohibiting gas stations and convenience stores?

Answered: 134 Skipped: 6



## 5. Which of the following types of development is the Highway District best suited for? Check those that you think should be allowed and/or encouraged in that area.

Answered: 601 Skipped: -461



## 6. Please list Other types of development not listed above that you feel the Highway District is best suited for

Answered: 41 Skipped: 99

Topsham has this well taken care of.

Topsham has all this well taken care of

REST AREA...WALKING PATH...FACILITIES

Recreational Facility / Community Center (ie. fields, swimming pool, basketball courts,...)

Warehouse

something that don't have kids that need schooling

hardware store, lumber yard beauty salon

No strip malls.

I'm okay with home-based businesses. I'm opposed to anything that's going to require much of a parking lot, lots of lighting, and that will have a lot of traffic in and out.

most anything that will not produce kids to go to SAD75, but will build our tax base.

none

anything to cut taxes

anything that dont go to SAD75

most any business with traffic regulation, if needed and attractive exterior design.

Gas stations, not convenience stores.

any and all that meet town zoning / guidelines - we need some growth.

none

None

none

some development in that area would be good but keep it minimal.

sustainable energy park, solar or wind.

open space!

a park

Industrial,Machine Shop

Bakery

anything to lower taxes

Small, extremely low traffic even though the highway is right there it is still a residential area and should remain as such.

none - I think all services at Topsham are more than enough for our area.

Leave as is.

I feel strongly that this should be considered carefully and in the context of the whole town's development.

leave it the way it is.

None, I like getting off 295 and seeing green space, it is soothing. no businesses allowed in Highway District.

cat house!

must all be tastefully done.

any development should be strictly limited.

anything where transportation is key

Education or Training Centers - satellite campus of the University of Maine and Community College system; Equestrian satellite and training center; Manufactured Housing retail /display lot.

Educational facilities. Any of these would be acceptable to me and some of them might be useful. I am opposed to sprawl in general (using the landscape for commercial purposes), so I would like to see limits on the quantity, as well as the quality, of development. I am very happy with the current state of the town in terms of open space, woodland, commerce, and residential areas.

self storage

There seems to be a lot of fuss about this area but it also seems fairly small and some of it quite wet. Perhaps best left vacant or restricted to some uses. No need to encourage them.

keep a town center where it is! Leave as is - no competition for downtown.

**7. People have expressed an interest in protecting the sense of community that the retail presence in the Village District helps to foster. Should the town attempt to regulate the types of businesses that will be allowed in the Highway District, as part of a plan to help protect the retail sector in the Village District?**

Answered: 124 Skipped: 16

Yes

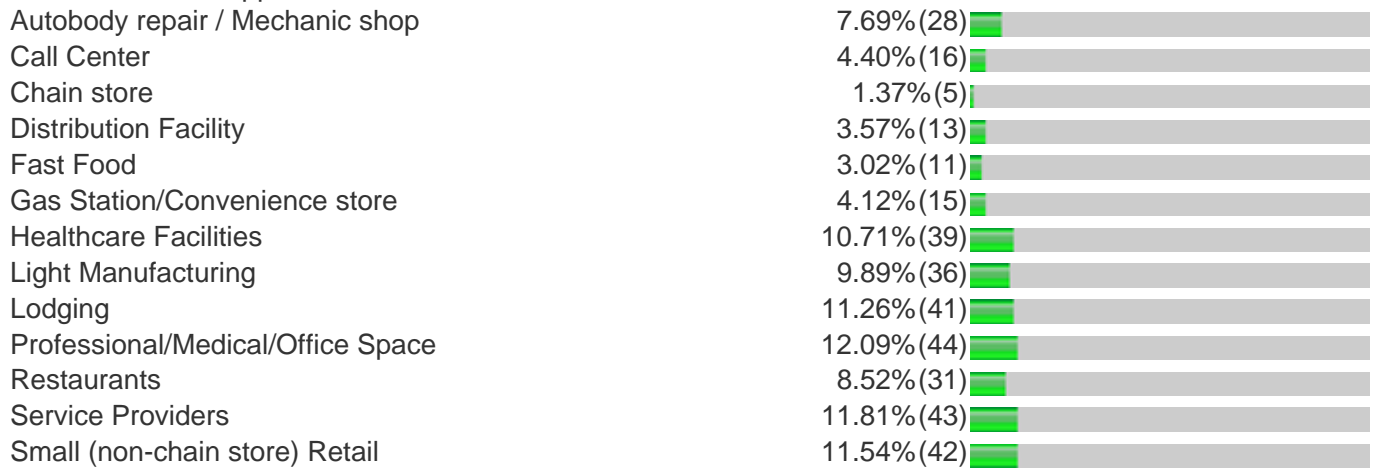


No



**8. Which of the following do you think should be allowed in residential areas (including next door or across the street from you)? Check those that you think should be allowed.**

Answered: 364 Skipped: -224



**9. Please list other uses not listed above that you think should be allowed in residential areas (including next door or across the street from you)?**

Answered: 45 Skipped: 95

- home based businesses.
- none
- I live in the rural area off Post Road near the Richmond town line and none of these would seem to fit in this area.
- none, we should have zones.
- Small Bed and Breakfast
- None, but in home businesses
- Farming Home Based Business Forestry
- junk yards that were there before we moved in!!
- home based occupations
- again anything that don't require schooling and builds up our tax base
- An in-home business would be okay, but nothing requiring a parking lot.
- none
- small, home-based businesses
- home based businesses
- Homebased businesses
- basically/fundamentally - I believe that measured growth, done correctly, is not sprawl and if existing/revised laws and regulations etc do their job right - I will recognize this.
- home based businesses
- none, too many now
- Nothing in a residential area
- mom and pa stores only
- none
- none of the above.
- residential only
- sustainable energy park, solar or wind
- nothing!
- a park
- Subdivisions and apartments
- only essential services needed by residents & not competing w/existing services.
- lodging only if local - non chain. Since it seems inevitable that 'development' is coming, these are the least offensive venues that I can see, Farmer's market for home gardeners (local)
- home business
- home based businesses which do not increase traffic.
- no eco-dangerous businesses, like oil or poisons.
- residential homes

Homes, apartments, agricultural land

Day care, outdoor activities

none

none

none, residential should be what it says - residential

Assisted living facility, nursing home, boarding home, Bed 'n Breakfast, small inn, residential living facility and /or workshop for physically, mentally and/or emotionally challenged adults and youths.

Public green space for walking and skiing. Maybe some incentive could be provided for certain types of businesses in the village area.

2-4 family dwelling units, land use districts need to be created to direct future growth consistent with established use and uses already permitted by PB. Experience shows a. highway created business tends to not enter village except for specialty business. b. Competition enhances quality of services offered. Market experience exhibits these uses tend to change essential characteristics of residential neighborhoods impacting market time and resultant residential values change in use will tend to encourage expansion of other non-residential uses.

The many 'home businesses' that so many of us own - could be manufacturing, art, food, day care, repairs, farming, boating, etc but the key is scale - keeping the impact relatively minimal.

none should be allowed in residential areas.

farm / agricultural

None.

#### 10. Which of the following are of concern to you? Mark those that you are concerned about.

Answered: 392 Skipped: -252

Nighttime lighting	17.09% (67)	
Noise	22.45% (88)	
Odor	18.37% (72)	
Design or appearance of commercial buildings	20.41% (80)	
Increased traffic	21.43% (84)	

#### 11. Other concerns not listed above

Answered: 37 Skipped: 103

environmental concerns with the pollution that industry brings

speed without side walks

ENVIRONMENTAL SAFETY

#10 I wanted to check all of them but could only check off one

Lose of freedom to use land as desired

spreading waste on fields needs to stop. My Real concern is too many people getting thier nose in there neighbors business!!

potential crime increase

not letting the town grow

lack of commercial property development

Speeding - especially the area off the highway, and on Preble Street. Trash...I live on Main Street, and get a lot of trash thrown/blowing into my yard. Because of the wide shoulder, people can pull over and "unload" their car's contents.

Bowdoinham to me does not seem to want to change.

Low income / Section 8 lazy, rich people. only people who earn between \$15K and \$100K a year should be allowed.

24 degrees worth of above - still some of most of these categories can be accepted and the one idea hard for me, personally is strewn junk/refuse.

changing the character of bowdoinham we don't want to become another Topsham.

enviornmental quality

Increased development in scenic areas and farm land. Construction of an inappropriate scale; or that threatens fragile natural areas.

no big box stores

trash surrounding buildings, pollution standards should be as strict as for homes.

speed limit an no sidewalks.

skateboard park on valuable riverfront property.

Currently, speeding on town streets. Autobody and paint shops in residential areas  
Massive drug trafficking near exit 37.

Speeding

lot size/subdivision/loss of habitat (wildlife), sprawl or related stuff. Encroachment on the rivers.

Careful and thoughtful residential and business development that enhances the character and economic viability of Bowdoinham, without compromising its quite rural village charm and surrounding farm land. Adequate public access to Bowdoinham's natural areas for walking, biking, and paddling. Enhancing access to these areas and providing some additional local amenities to make this a more attractive destination for visitors and a more vital community for residents (while continuing to maintain its current charm).

safety

speed should be 35mph from downtown to I-295.

Would like existing business to remain without danger of big competition.

upkeep of existing commercial buildings, upkeep of roads, especially shoulders. Bowdoinham has great potential for bicycling if the road shoulders were in better shape.

Safety with increased number of people

loss of wildlife habitat

sprawl

Enterprise that consumes space, energy and dollars that do not give back directly to the town...large warehouses, minimal employment opportunities for town residents.

Signs, loss of open space and woodland, water quality.

Any housing development within 300 feet of active form of forest or tree growth activity. Increased taxation.

loss of downtown businesses

intruding too close to residential areas.

## 12. Comments or questions for the Land Use Planning Committee:

Answered: 42 Skipped: 98

We like Bowdoinham the way it is.

I would encourage most development in the "Highway District". The more development there, the more the tax base and ability to keep taxes lower for residents. This area should not be residential as the highway makes this the most logical area for commercial development.

Simplify/Clarify Don't overlap enforcement with State

I hope there is no one on this committee that has't lived here 20 or more years

There is enough development in Topsham already which is why we moved to Bowdoinham. People come here to live close to convenience but escape the traffic and congestion. We live here for the country charm. Why should Maine turn into Northern Massachusetts? Put so much as one Burger King or anything similar here and I'm gone.

How about a sidewalk on Main Street? This could help foster a sense of community, and encourage healthy behavior.

Leave things as they are, don't mess with success!

I am in favor of commercial development in the downtown area but not in residential areas.

too many people worried about other people's business.

worried about losing our 'small town' feel.

please help us develop a tax base that don't go to SAD75, I am being taxed out of my home, for the schools

I would not like a Topsham Fair Mall, but growth is needed in some areas. I try to follow what is happening in Bowdoinham and I believe this town is so tight on what can be built we are losing some opportunities.

i believe in free enterprise and that restrictions prohibit this from happening.

People who don't like hunting/fishing/ATV should stay where they belong, out of Bowdoinham.

If there are good regs/policy/restrictions et al: then we will allow for measured growth that will speak to this.

Too many being allowed to build extra housing on small lots for family.

keep bowdoinham a nice small town.

i would like to be part of this committee if the option ever across. All members should read 'Small is Beautiful' by E. F. Schumacher -- Andrew Fiori

some development of the highway district would be fine but I strongly feel Bowdoinham should remain a small town community with a rural feel.

Bowdoinham needs jobs, small businesses build and unite a community, restrictions should be limited to necessity, ie codes enforcement, and common sense, no loud, dirty industry, or businesses in residential areas. Keeping it small, ie attracting some 'highway' trade, but in moderation - so as to provide jobs, but not become a total "pit stop".

We live in the highway zone across from the Lamoreau property which has been subdivided for commercial development. I am heart broken at the loss of open space, very suspicious about the motives of the future developers and subsequent business, and angry about being put in a sub-class of citizens to be 'sacrificed' for the betterment of the 'downtown district'. Furthermore, the rest of the town who are neither highway or downtown have no plan!

Do not place a skateboard park between a river and a railroad track! Do not place a skateboard park between the most dangerous curve in town and bridge that offers no space for skateboarders on the bridge along with traffic!

we do not need to become another Topsham.

How are we going to have residential and commercial coexist in the highway district? Most of the district currently is residential.

Can we regulate (eliminate!) the pornography from the country store? Can we at least move it away from the candy?

This is my question: Who matters more?, the people who love their children, their land, and neighbors or spectators whose primary love is money and power. I prefer to remain optimistic that the former will be recognized as the primary focus of the inevitable changes that can be for the better.

I moved to Bowdoinham to be in a small town. I want it to stay a small town.

I've lived here for 11 years and I want QUIET!!

if the owner has 5 acres or 100 acres it's theirs only theirs not the towns.

5 acres or 100 acres the owner should not have the town have free use of any of it.

I love the communities in Maine that really focus on architecture reflecting colonial New England.

I think Bowdoinham is the most wonderful place to live. I would love to see more business development near the town landing but I would want it to be developed well and thoughtfully. I would love to see a better restaurant, wine shop, and the grocery. Competition would be good for development.

Let's stop dumping waste sludge in Bowdoinham! If it's not allowed in Brunswick, why here! Are we the tidy dump for them??? Let's make them start composting it, and using it in their town! They are laughing at us!!

We think the current local businesses in the 'village district' are one of the defining characteristics of Bowdoinham. They are (or seem to be) fragile and would suffer from the presence of commerce that is directly competitive in the 'commerce district'. I only favor development there that does not duplicate or compete with the current town businesses in the 'village district'.

be fair and reasonable.

we are quite concerned with maintaining the rural character and charm that brought us to Bowdoinham in the first place. It is also important to limit residential development in order to preserve the quality of our school and its small class size. I'm also quite concerned with maintaining the integrity of our large blocks of undeveloped wildlife habitat and unique natural communities - especially around the bay and its watershed.

Development between the Village and the Highway area should be advantageous to both, improve and increase employment opportunities and accessible and connected by roadways, pedestrian and bike paths.

a. allowance of residential growth in close proximity to property line of farm and forest land. b.

Planning to date has not considered impact of residential growth (increase in demand for services) on level of taxation. St current assessment taxes are more than 5% at gross income (still working). Because of lot size (due to form) not eligible to 'circuit breaker' c. need to create local level trust. d. All sideline and rear set back need to be increased to 25 except abutting farm and forest operations.

The committee seems heavily biased towards property rights or development. This town has the opportunity through planning and ordinances to protect what has been special. The interest in this seems to be waning. Be careful what you wish for.

I feel we should encourage new development, but it should be restricted to areas zoned for business.

I see no reason to not allow businesses of any type near the interstate even if it meant adding another exit north or south of #37.

We are one exit from Topsham (growing) and richmond who has a gas station. Lest keep Bowdoinham rural.