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# Report

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**Long Range Planning Advisory Committee (LPAC+)**

**Town of Falmouth Comprehensive Plan Survey**

**Verbatim Comments:**

**I. Open Space Preservation**

**July 2011**

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## I. Open Space Preservation

How satisfied are you with...

The Town's efforts to acquire open space.

**IF RATED 1 or 2: Why are you dissatisfied?**

<b>ID#</b>	<b>Comment</b>
142	All I have seen are housing and commercial development of beautiful lands in Falmouth. Any properties acquired for rec and conservation efforts are all disconnected and are "riders" on a developer's proposal to develop large swaths of town land.
1142	ALL the development is on the east side of town and yet all the open space acquired is on the west side.
772	appreciate the existing open space, but enough already
1200	At today's prices, more should be purchased to maximize the use of the dedicated funds.
270	Because it means more bond issues to fund the purchase and the loss of taxes from the property.
833	because it lowers the tax base - we need more businesses/housing to increase the amount of people paying tax to reduce the burden on the rest of us
790	Because the town should not own land. We do not need to continue to increase our tax burden to accommodate the need of a few.
259	Currently, real estate prices are low. This is a good time to invest. I think the Town could be more aggressive in its Open Space spending at the current time.
27	Didn't we VOTE for a bond that was to be used for open space. The town then used some of that money in other areas. That's just wrong... You shouldn't get a second chance.
1080	Do not sense the open space you are referring to - Community Park?
1193	Don't support program
201	enough is enough the town is the largest land owner where does it stop?
287	ENUFF ALREADY! No More spending !!
123	Falmouth has more open space than we need. My family is very outdoors oriented but we want to encourage business. Don't spend more on open space!!!!
526	good land, taxable land going to waste
889	Huge waste of money. Would rather see it put into town services.
838	I believe more open space should have been acquired by now or at least 2 1/2 million dollars by now.
258	I do not believe it is a core responsibility of the town to provide open space for residents or any other person.
276	I do not believe it is the Town's job to buy private land.

43 I do not believe the Town should be funding the purchase of open land.

345 I do not see where they acquire it. I do not see it being made available to the public.

663 I do think that the Town should be in the real estate business, using tax payer money.

45 I don't agree with the policy of towns buying LARGE portions of land for conservation.

330 I don't agree with using town funds to purchase and conserve property.

185 i don't believe we should be acquiring open space land or regulating developers in a way that requires them to set aside large tracts as "open".

888 I dont think town should be in land business to extent it is.

289 I haven't seen enough done.

1261 I like to see even more land acquired and preserved with more hiking trails.

732 I think this is a terrible waste of town money. We should not be spending town funds to acquire any more "open space"

576 I want to insure that there are areas that are left for wildlife, etc..I don't really know how much the town has done already.

153 I won't repeat myself again except to say- We have to take care of the land we have before we buy any more.

809 If people want a school system that fills 70% of our budget, so be it, but we therefore need as much space as possible on the tax roles.

955 In 5 years 1 million spent from 5 million? We should have purchased the Pleasant Hill Fore Barn - our history. A few other properties as well.

824

It has been overdone. It is an extension of the anti-development agenda. It takes land off the tax rolls, and eliminates a potential for future tax payments which could keep taxes low. Taxes are NOT low in Falmouth on a per resident basis!! / Also, to have a negotiator on the payroll for this activity is nonsense. Let a real estate broker negotiate when a parcel is presented to the town. As a property owner, the open space increases my values, but it is social engineering by the ICLEI method. Private property rights are trampled on by this process, in the long run. ALSO, I attended a meeting at which landowners were told of tax benefits etc. to sell to the town. I HOPE the town does not violate IRS rules in establishing values for property it purchases. Landlocked parcels have been purchased, and i would love to see the values taken on the owners' tax returns.

1107 It's too much money and taking too much land off of the tax base.

163 Limited to areas away from Route 1. More open space is needed in developed areas to make Falmouth more appealing.

1050 little action, little public discourse

489 Misrepresentation. Open space does not mean soccer fields, which are an expensive luxury and an ecological disaster. Many residents supported acquisition of Zacharias farm expecting that it would be left as it was, supporting wildlife.

1263 More coastal land should be acquired

1038 More signs of Private Property on our ocean edge

224 Most to my knowledge are open but unuseable to the average citizen

1217 Need more water front open space.

968 Need to do even more  
192 Need to do more. Make us more aware of the plan and what sites are on the radar.  
We also need a plan to develop these spaces for our use for outdoor activities both in  
the winter and summer.

875 Next 10 years - there is enough open space in Falmouth, with budget issues and  
financial hardships, we need to shift our focus to saving \$, not space.

909 No taxes collected on town open space  
1213 not dissatisfied, plenty of open space  
175 Not enough is being done to buy and set aside land in a time when land prices are  
low. I do not believe the town needs to spend money on the land to open it up to  
community use. Buy the land and leave it alone.

213 Not really dissatisfied. Just think it should be slowed down for a while.  
75 Open space is only becoming more expensive and the \$5m is only losing its  
purchasing power with each passing year.

676 Quit spending my tax dollars buying up open space when we need to upgrade our  
roads and some town services.  
337 should buy more  
1174 spend the money on fixing roads and supporting the town's infrastructure and please  
stop trying to constantly please the back to nature wine and croissant crowd.  
743

Taking property of the taz rolls for a few individuals to decide for the town what is a  
"good deal"....that could end up as a parking area? Really? The town should stay out  
of the conservation business... this should be done privately, but private donors are  
getting worried that the town giving their word doesn't hold for any length of time!

55 Terrible roads versus open space, great just great!!!!  
1079 The amount of use doesn't justify the cost. It does excite a certain crowd though.  
1129 The Brown property is a good example of gov't waste. / There should be a mechanism  
to stop poor choices such as above.

1215 The burden the taxpayers of Falmouth and limitations it puts on financing higher  
priority infrastructure needs. So-called forestry management practices have been  
ineffectual and slow in coming.

36 The Town currently a large amount of open space, but I do not believe most citizens  
have any idea where these parcels are located. I also strongly disagree with spending  
my tax dollars to pay a private citizen for open space.

973 The Town doesn't maintain what it has. The Pine Grove Woods is a disaster.  
928 The town is over the top on adding "open space". We have covered pretty much  
every inch of road in Falmouth by bike....there is ALOT of open space! Funds could  
be used more wisely elsewhere.

152 The town is spending too much money on land acquisition

117

The town seems to buy open space in west Falmouth where there already is alot. It should spread the money around. Also, the town does not care for the space it already owns! The Pine Grove Woods are a hazard! many trees and leaning on others and dead branches are caught up in trees which could fall at any time on the people below. (note: many preschool age children use those woods). I know many people who use to use the paths in the Pine Grove to cut through to Route 1 but are afraid to do so and will not let their children cut through either. / The town should take care of what it already owns before buying more land to manage.

1069

The town should never buy open space

720

The town should not acquire open space by purchasing - they should acquire by donations of land only

323

the town should not be buying up large tracks of land. Let the public develop it.

538

The town should not be in the business of buyng and maintaining property. This will ultimately drive future generations into urban areas. This may be what the UN's agenda 21 wants, but land should belong to the individuals that seek the American dream and their progeny, not government.

537

The town should not be in the real estate practice nor should [it] keep buying up property sometimes pushing out families who have lived all their lives in Falmouth.

7

The town should not spend tax money for this purpose.

1265

The town should not use tax payer funds to pursue any further acquisition of lands at this time.

25

The town should stay out of the land business. The land should should remain in private hands.

1282

There are lots of open space that the town does not use

134

There doesn't seem to be any limit as to what the town CAN do with the property after it is acquired.

146

There doesn't seem to be any logical plan for acquiring spaces. Very fragmented. The failure to preserve the open fields along Woodville Road / Elwin's Farm area was an incredible missed opportunity.

561

There is a limit to what is needed in open space & we have met that limit.

326

There not enough open space? Look at the Route 1 corridor???!!!

193

There seems to be more of an emphasis on acquiring open space that addressing specific needs in town, like infrastructure.

81

There should be far more public land to be used for hiking, biking and playgrounds.

1280

They should be more actively involved at Macworth Island to insure the residents of the town have much easier access to the island.

93

This is not an area where the town should be spending tax payer dollars while at the same time taking property off the tax rolls.

1130

This is the time to acquire open space, while the prices are down. Yes on 1 would have helped but you're selling it off.

325

this is the time to buy it!!!!!!

343

Too much money is being spent - hardly anyone USES the spece we spent so much money to obtain.

1281 Too much tax money  
122 Town should more aggressively pursue its acquisition of open space.  
677 Town should not be buying property. The need to stop spending money and reduce taxes  
1131 Wasted money  
4 We approved the \$5M and we should spend it. Now is an excellent time to be buying land for conservation purposes. It won't be cheaper in the future and improves the quality of place significantly. / /  
1241 We are halfway through the allotted time period, it is a buyer's market, and we have only utilized 20% of the available funds.  
232 We are spending far too much acquiring land. Let's look at all we have and find a way to connect it.  
935 we don't have money to spend on this luxury..we are fortunate to have the space we do have...lets maintain that.  
1210 we don't need more open space.  
687 We have enough already and amount from new developments should be looked at  
109 We have enough open space  
942 We have enough open space - if we continue to acquire more open space, there is less property on the tax roll, resulting in increased property taxes.  
342 We have plenty of open space, we need to stop purchasing more land to maintain and focus on other areas.  
165 We have spent just 20% of our budget during 40% of the purchase period. The current depressed real estate market seems like a good time to buy.  
1178 we need mor land on the tax roles. Current open space is underutilized  
291 We need to put what money we have into other things.  
785 We should be acquiring space, investing approximately \$.5M/year. Unless there is a strategic plan for the \$5M, we may end up hurriedly spending the money in years 9-10...potentially unwisely.  
1279 Where is the open space at Ocean View?  
174 With 4 million to spend already allocated in the budget what are they waiting for? See my comment on the next question. Clearly there are opportunities currently available for wise use of the funds.

## How satisfied are you with...

### The Town's efforts to preserve and manage the open space it has acquired.

#### IF RATED 1 or 2: Why are you dissatisfied?

ID#	Comment
109	Falmouth approved Tidewater with protected conservation land...then turned around and supported building a building on the property???
323	a waste of money
90	After obtaining blackstrap preserve no care has been given.What will happen in the future?
540	blown down and dead trees not removed - hazard is created
1080	Community Park is a widely used but awful facility - other than mowing the lawns and picking up trash, it has no support from the town
43	Do not agree with that the Town should be involved with Open Space planning.
59	
	Do not take anymore land off the tax roll....PLEASE! We have enough land and trails now. FTAC can't even maintian what they have. STOP! Get rid of the ombudsmond postion and put the \$50,000 towards maintianing what we've got already!
471	don't understand why Town Forest is being cut. don't understand why trail effort is not more visible and aggressive. Lots of historical trails in town that are unprotected for public use.
40	I am not seeing any real enhacement in the area I live in.
317	I believe to much emphasis and money is being committed to the acquisition of lands.
258	I do not believe it is a core responsibility of town government.
1279	I don't believe its been managed very well
240	I go to Cumberland to run my dog
146	I see no evidence that anyone maintains these properties.
806	
	I think it is more important to preserve open space "as is" rather than make ballparks. When I voted for the land that became the Community Park it was because we needed to compensate for all the land in that area that was taken for new housing developments. The entire parcel should have been left for the wildlife that was displaced and will continue to be displaced as we build more homes in that area.
927	I think the Town is more interested in commeercial development and does not really care about open space acquisition or maintenance.
827	
	I think the town's forestry plan is not well designed. It gives very little attention to protection of ecological values on forested town land, and puts too much emphasis on revenue generation. / / I do think development of a trail network and engagement of the public has been generally very good.
459	I think you need to have personnel that are well versed in this and I do not feel that we have enough expertise in this field at this time.

- 601 It appears to be mostly ball fields and has not been developed for multipurpose. Again, the open space behind Walmart is just that..... It is not an area that as a resident I would want to go. Other spaces appear under developed as well.
- 538 It costs money to maintain property and is not the purpose of Town government to be in the real estate business.
- 294 It feels like much of the land is not usable by residents. For instance, the wonderful trails between Community Park and the schools are not well maintained, mapped or inviting...the same goes for the trails under the power lines by Blackstrap (if these are owned by the town??)
- 743 It should be private on town run!
- 201 It take's money to acquire maintain. It take's money off the tax's role. It is a double shot in the arm for residents that the town can not afford to keep doing.
- 37 lack of communication as to what the town plans to do with what it has purchased
- 663 Maintenance and liability cost
- 93 Most people in town have no idea where all this open space actually is located and how to get public access to it.
- 543 need better publicity for education of where/or what allowed, better signage at entrances; i.e. bikes, dogs, etc.
- 1038 Need less building, more open space, selling off the Cape Cod space to builders
- 886 Need more control over Off Road/ATVs/Snowmobiles
- 729 no benches on nature trails!
- 1178 no one uses it
- 562 No stated commitment to preserve existing grade school properties.The temptation to offer it to developers. Ocean View is big enough!
- 350 not maintained at all by town
- 227 Open space to me is open space----it's not ball fields, etc.
- 1079 People trying to save the world 5 million dollars at a time of taxpayer money. Get in your car and drive north. You would be able to get all the trees you want.
- 36 Previous comments.
- 676 Quit using my tax dollars to maintain open spaces. Use them to give me some return benefit.
- 437 rural versus maintained has no clear delineation
- 291 same answer
- 224 same as above
- 153 See comments above about the Pine Grove land
- 489 See previous answer.
- 677 Stop spending money
- 1142 The parks and trails we have now are a mess. the Pine Grove woods are to the point of being hazardous.
- 7 The quality of this space is not high. Better if this space were allowed to become residential, tax-producing properties. There is plenty of open space in Maine.



599 The town continues to create mandates that require more oversight(labor dollars) and maintenance over time...the vote is always on acquiring or building something...not the additional costs overtime of staff/maintenance costs that taxpayers will be on the hook for year after year.

973 The Town doesn't maintain what it has.

332 the town failed to act on the recommendations of a \$40,000 survey of the town landing area with regards to land purchased on rt 88 originally purchased partially for use as expanded parking for the town landing.

75 The town has closed the bridge over the railroad to the open space adjacent to the Hannaford's parking lot on Gray Road. It has announced no plans to replace this bridge and has proposed no alternatives to it.

326 The town ignores the existing the open space and leaves it to others to maintain.

174 The town purchased the Brown property on rte 88. It is an ideal addition to Underwood Park. This park serves an area with many children and no other open space. Currently the plan is to sell this property for development. Use the open space fund to maintain this as a playing field and expanded play ground. If parking is an issue create spaces along the rte 88 frontage. Do not sell this parcel for housing development. There are no sports fields east of the Legion fields. / /

305 The West Falmouth property near the river and rail line is in some kind of limbo. Something should be done

175 The Woods Road WFH project was an excellent example. The town was going to convert an open space into a high density housing project. Fortunately that seems to be over. I would like to add that open space to me just means that we do not develop it. Let the land be wooded, swamp, what ever. It doesn't need to have frog eggs on it to be valuable as an open space. Let's keep this town green. The green areas do not need to be huge. Small green areas are just as important. / / I think it is interesting that the next question asks about stopping the purchase of open spaces. That should not be up to the town. The citizens have voted on it!

875 There has been too much focus on land and not on responsible budget!

117 They don't care for what they already own. The Pine Grove Woods are a prime example. I have been complaining to the town for two years to take care of the dead branches and trees that are uprooted to no avail. The only time you ever see a town worker there is right before the Memorial Day Parade and that is only for cosmetic reasons along the parade route, they never go into the woods to do any work. I walk my dog there daily and KNOW!

526 too much land owned by the town

55 TOO MUCH OPEN SPACE

1282 Town does not have lots of funds for this. Home owners who abut cannot do what they want on their own land. Town has lots of open space and do not know what to do with it.

1215 Trails are not well maintained (community park). Appears town lacks resources or will to maintain what it has.

- 889 Waste of money. Open Space helps those wishing to make money by selling land to the town. Do not support it.
- 732 We shouldn't have acquired any open space in the first place.
- 1050 what space???????
- 123 Who's using the farm or open space - we never see anyone using the trails we have in West Falmouth.
- 771 You are building TOO close to protected/conservation land thereby altering the landscape and natural streams.

**Is there anything else you believe is important for the Town to think about regarding open space acquisition and management?**

<b>ID#</b>	<b>Comment</b>
476	Don't tax the homeowners to purchase more property--- Let some of our more wealthy residents donate some of their assets for more acquisitions----- If that doesn't work -- try a bake sale.
172	When I was a kid in Portland, there was wooded areas and fields I could play in. / / That's gone forever. / / I feel we should preserve a variety of undeveloped areas for their beauty and recreational value. / I left Portland because Falmouth still had that.
182	Will the Town allow for Natural Gas Pipe Lines to be placed on these lands if the case arises?
677	...just stop doing it.
673	A fenced in dog park area...
328	A network of trails and other pedestrian ways that can be connected throughout the town, even used for x-country skiing in the winter
601	A safe walking sidewalk in order to get to neighborhood areas.
324	A walking and/or biking trail system linking various parts of town would be great-- recent progress on this has been wonderful
1070	Access for the public; parking; trash management; boat launching for canoes and kayaks
73	ACCESS TO RESIDENTS
829	accessibility
932	Accessibility
1280	Accessible to residents
165	Acquire it now; figure out when/what to develop later. Our favorite place is the Falmouth Nature Preserve. We can bike there and feel far away from Portland. More of that. Once the concrete is poured, the plants will be gone forever. We already have ball fields and open space. More interconnected undeveloped paths, bikeways in the woods and fields will be good.
803	Acquiring it and setting out its purpose are important. There are those who wish to make use of it who might be willing to take on some of the maintenance, just as happens with such venues as the Appalachian Trail and other areas.
896	Adding more land to Underwood Park and the Falmouth Nature Preserve would be desirable.

75

All bicyclists should be regulated in the same manner as other wheeled vehicles. If the town's parks ever require fees the bicyclists should be required to pay them the same way as users who arrive in motor vehicles. Bicyclists who ignore official signs prohibiting use of bicycles on any given town trails should forfeit their licenses for periods not less than one year. Town trail makers should protect and preserve the rights to privacy and tranquil enjoyment of abutters of those trails or compensate them for the loss of their privacy and tranquil enjoyment of their property.

54

allowing and encouraging larger parcels of land in single lots with some sort of tax break would allow open space and keep land on tax rolls , however a bit less in tax , still building on tax base and the responsibility of the owner not the town. Too much open space on the towns responsibility doesn't collect taxes and is up to the town to maintain at a cost to tax payers as well.

312

An active open space policy is one of the reasons we chose to live here when moving back to the area several years ago. It's important!

437

any time land is offered, donated or becomes available at good investment rate that land should be acquired. None of us know where the future of this area is going. We can only hope. But we should keep every option and access to flexibility and investment return open despite what short term (1-2 decade) carrying costs may imply.

288

Avoid government restriction of landowners' property rights. Mantain open space only in areas unsuitable for development, such as marshlands, low lands, etc. DO NOT restrict propey owners' rights to use other areas of their properties.

738

Back to the compact devleppment, it is silly to say each development should have X amount of open space. If you are developing land near Portland that is already dense it should have less open space than West Falmouth. Developing with the light imprint mindset makes more sense as does consideration for areas that need less than 10% open space and areas that dictate more.

128

Ban hunting in all town owned or managed open space

232

Better communication about what we already have and how citizens can use it and or help improve it.

314

Better signage and integration across town. It is a town-size park and could attract more pedestrians and patrons for business

690

Build parks!

749

Buy land when the economy is doing poorly and prices are down.

78

Communicating public land & their use more.

488

Consider land for housing in areas adjacent to some of thses areas such as that near hannafor a natural with services, retail and bus service. Ir could take soem of the area closer to the stores while leaving that near the river for open space.

58

Continue to cultivate volunteers and Falmouth Land Trust members for ongoing stewardship. Stay flexible in approaches to long term open space conservation: ownership, long term lease, tree farms, mitigation, etc.

1114

Continue to place strong emphasis on the purchase of open space.

- 797 Cost to the taxpayers. The town seems to have adequate sapce at this time and future acquisition should be made only if substantive and unique commuinity interewts are served..
- 340 Develop for use what we currently have.
- 362 developers must be brequired to preserve land - atleast 50% open
- 888 Do a better job with what we have before we add more. we might find we have enough. / / Define a goal for amount of open space needed in town and work to that. its so open ended right now think people get turned off, like myself, because they think town would prefer to keep all space open with no more building.
- 881 Do not acquire any more land and deregulate development
- 671 Do not acquire any more open space!! Keep property taxes low and use town funds for the basic issues - education and safety.
- 159 Do not increase taxes to acquire open space. Do not limit opportunities for increasing our tax base and jobs for our children.
- 889 Do not spend money on it.
- 784 Dog park and multi use access for dogs.
- 121 don't acquire open space
- 1069 Don't buy it and don't take it
- 485 Don't mess with private property rights.
- 1141 Don't take land out of productive use unless it is of esceptional high public vaalue, such as to protect water quality or to provide access to the shore, beaches, stream or river corridors.
- 1200 Encourace individuals to volunteer to cut paths for walking/biking through existing Town lands. THis should be done based on planning agreed upon by the town.
- 117 Encourage private citizens to donate or buy land for the town.
- 806 Ensuring that access is preserved - such as a place to launch canoes or boats - is more important than spending resources on managing actual recreation.
- 174 Expand Underwood Park to include the entire Brown Property. Repetitive aren't I?
- 282 Falmouth has a rural character, which is important to preserve.
- 147 Focus the town's resources on maintaining the parks, playgrounds and sports fields. Private property owners will do most of the rest. Spend the money where you get the most impact for the most residents.
- 717 Follow state law regarding setbacks from water bodies such as vernal pools.
- 885 get creative. pay half price to an owner and give them a 50 year tax free lease etc
- 801 Get more of it
- 57 Give Bob Shafto a raise - and clone him
- 586 Good, thoughtful, reasonable planning.
- 968 Great to have creative funding - keep up the great work! Have development open space be appropriate - not like Marganfield's bogus "wildlife corridor"
- 1124 Hold on any unnecessary spending.
- 1144 Housing developments in higher-density areas of town should not be required to set aside large amounts of open space. Enough land for a small playground would be suitable.

1285 How to enforce the proper use of these spaces, e.g. hunters and snowmobilers at community park?

1264 Hunting in Falmouth is very limited. To Many deer, to many deer ticks, lots of damage to landscaping and gardens.

667 Hunting should not be allowed in densely populated areas. /

868 I am very proud to live in a town with an open space ombudsman and a 5m fund for open space - please keep up the good work!

877 I answered the last question as if it was asking whether the town should help provide such activities, not whether these activities should be regulated. If I answered as if it asked it these activities should be regulated, I would have answered everything in the opposite way. For example, I don't think there should be snowmobiling (too much pollution and noise), so I said low regulation. In other words, the question was confusing and you should be careful how you analyze the answers to it.

240 I believe that it is the communities role to create and use open spaces. Forcing developers to create the open spaces is not appropriate. Open space management is an appropriate use of taxes and user fees. / / We need to better utilize our existing spaces

824 I did not answer the prior questions because I don't want the impression given that I support the extent to which the town is ALREADY involved. There are MANY charitable, NOT TAX FUNDED, organizations that can participate in this regard. The overall result to date is plenty of open space. On a per person basis, I would love to know how Falmouth stacks up versus the rest of the country. / I said 1-10% is OK to get from a developer. That should be primarily for access to existing open space, when nearby. OR, the town could give a density bonus for a greater percentage of land kept in a natural state. All of these questions assume that man is invading the earth and that "mother earth" needs to be protected AT THE EXPENSE OF THE HUMAN SPECIES. I disagree with that premise, I expect the population of man to increase, and the need for economic survival still trumps the salamander in my long-term thinking which includes the demise of America at the hands of Chinese, Indian, Japanese and other foreign bankers to control our economic future. This race to lead the world in everything green and beautiful and controlled will not keep America, even Falmouth, exempt from economic pain.

1154 I dont believe the town should be mandating open space on residential land if the town doesn't plan to maintain the land, otherwise it's private and their shouldnt be requirements.

652 I don't know enough about open space land acquisition and management to comment. I like the idea of land conservation.

972 I don't know that it's important for the town to be the manager of farm land, but I think it's very important that the town do whatever necessary to help farmers stay in town - how that's done is another question. I was a little confused by the wording of the last question - in other words, I don't know that the town should be managing the open space for farmers, unless it's the only way to keep farmland as useful farmland which I think is of critical importance. In fact I'd like to see more farming encouraged in Falmouth.

812 I don't think it's necessary for the town to manage its forests.  
309 I enjoy the signs that are placed on the trails (specifically thinking of the ones on the loop trail off of Blackstrap Road), indicating directions and tree information. Looking forward to exploring more... and appreciate the map of the trails too!

521 I favor bonding for land acquisition - with bonds revolving. Falmouth has done a great job of bonding for this purpose without increasing taxes. I believe that the best model for acquisition is through financial partnership with the Falmouth Conservation Trust, with citizen stewardship. Athletic fields need Town maintenance. / If it hasn't already been done, the Town needs to determine what open space is left, which is most important, considering that most people want open space in their neighborhoods, even if the land itself is not spectacular in any particular way.

779 I have lived here over 50 years, and rarely use town owned lands, except for my kids playing soccer at Community Park, which seems like a good investment. Open space in general seems like a good thing, but since I rarely use it, it seems like it is not worth paying a lot for it. If (a loud and articulate) 10 percent of the population uses it, is it appropriate for the other 90 percent to pay for it?

238 I have not seen the payoff yet in the use of the lands acquired for the benefit of Falmouth citizens. It's a nice thought to 'have' but where's the beef? Not much is being done with it which improves the overall comfort, culture and community. Most is for the exclusive use of special interest groups.

809 I own/manage/pay tax on open space, and I end up cleaning up the trash people throw out of their cars onto it. Everyone loves open space if someone else is taking care of it. There is little incentive for private management of open space, other than personal satisfaction, which is big at this point, but this can change.

211 I prefer tax incentives for charitable donations.  
325 I prefer the term "town owned nature preserves " to "open space"----five football fields is "open space" you want them??"

1071 I think it is important to take care of the open lands. Blackstrap Hill Preserve is a good example. The trails are blazed and relatively well maintained. It would be great if they were linked together / / Use the open space to develop trails linking destinations such as shopping centers, schools, library, etc. / / I also think it is important to give mountain bikers, ATV riders and snowmobilers designated and maintained areas, otherwise they encroach on other users, making it a less pleasant and possibly dangerous experience. Finding a way to make some groomed ski and snowshoe trails would be a great way to make for 4 season use.

1040 I think open space acquisition is great so long as it does not infringe too much on land owners rights to develop their own land and does not require an increase in tax dollars.

954 I think we have enough ball fields

579

I think what has been done at this point is great. I would want to discourage any "4 wheel drive" type activity as it is very noisy and disturbs the peace of anyone around. AT this point, we need to make the space we have available for the greatest number of people, so more people can/should walk, versus ride horses, which few people do. I am not against hunting, but I think the population of Falmouth is such that hunting in the town should be banned as dangerous to the public.

748

I was very saddened to see the open space requirement for developments reduced from 50% to 30% without public discussion and on the whim of one councilor. This town had worked years to get to this policy and it was done away in one night. So sad.

351

I would like the town to actively acquire land for open space using the remaining portion of the \$5 million dollars voters overwhelmingly approved in 2007.

510

I would like to have a playground for little folks on the West side of town. I like cross country skiing, hiking and walking.

225

I would like to see the open spaces developed with playgrounds, picnic facilities, shelters houses (to be available for rent), historical/nature educational trails. Fitness trails

126

I would like to see the town use the funds to better manage and improve access to the space, including the waterfront, which is our largest open space, yet has the most restricted access

552

I would love to see more open space and parks. What ever we do needs to be paid for with tax money today. Do NOT borrow money to make these purchase unless it is a term not to exceed 5 years. If we want it we need to have the money today to buy it. A short term loan allows us to raise taxes and pay for it ASAP

1260

If done right, vacationers will seek Falmouth as a destination point.

213

If the town employees are responsible for maintaining these areas, they should hire a sufficient number of people to do the work.

599

If the town has certain areas of the town that it wants to acquire open space in its long term planning ...it should be willing to pay for it ...when you look at the maps in this survey it shows areas designated by names of sections...each of those sections are owned by individuals who bought the land, have preserved it up to this point and did not maintain it so the town could take a survey of all people in the town to get their opinion about if they would like any land on the map to use for biking, birding, walking,etc... / If the question was, do we want to approach some landowners about buying their land to use for the public good , that would be honest / and above board...the current open space plan is written with ways to avoid asking that question to those landowners...and finding a way / to limit the freedom of landowners to have choices...increased ordinance regulations that overlap, confuse..require multiple consultants and conflicting opinions within town committees.....personal agendas of current leadership dictate how difficult or easy the process is or is not.

1128

IF there is to be open space then it should be created in a way that people can use it. Walking biking trails should be a part of the master plan for the open spaces



21 If you want it buy it, don't steal it from prperty owners through zoning and  
subdivision ordinances.

564 I'm a proponent of natural open space. I think we have enough ball/playing fields.  
Any more land that is acquired should be kept in a natural state with just trails, not  
ball fields.

319 in higher density housing it is especially important to have dedicated open space and  
have that space appropriately developed for resident use (walking paths, play ground  
space, parks)

529 In lieu of open space being set aside within a development in every case--which can  
promote sprawl, I would favor an alternative that would allow developers to  
contribute to the Town's open space fund instead of dedicating space

622 Installing a bridge linking community park to high school trails. We need to prohibit  
dogs from the community park groomed nordic trails . They are often not leashed,  
and the dog and pedestrian foot traffic ruins the nordic ski trails.

22 Institutionalize the acquisition and management process.

900 Is there a plan? An ultimate goal?

1 Is there anything else you believe is important for the Town to think about regarding  
open space acq...

241 It is a nice to have, but not mission critical. If there are opportunities to acquire large  
land tracts at reasonable cost, consider it. Also consider the impact of removing from  
the tax rolls. Look for ways to acquire lands that don't cost money; encourage land  
donation, etc.

93

It is going to cost more money to do all the things in the previous question, which is  
an unintended consequece of the open space program. It means spending money that  
isn't there because the land isn't earning any tax dollars for the town. If anything, the  
town should consider selling back to the private sector for development some of its  
holdings and get some cash back while helping the town better develop economically.

1184 It seems like there is alot of open sapce already. I am concerned about the  
maintenance costs over time.

71

It seems that most of the open space being purchased is on the west side of town. I  
think these purchases are important and should be supported. However, I want to  
strongly encourage the Town not to forget about the value of open space in more  
densely populated areas. Even a one-acre lot can provide great benefits in a dense  
area. For instance, the wooded area around Lunt/Plummer has served as a significant  
buffer and park for many, many years, and we will lose it if that property is sold.  
Why doesn't anyone care about providing--or even just maintaining--publicly  
accessible open space for residents who live on the east side of town?

369 It should not reduce the current size of land to protect vernal pools.

111 It would be great to extend the Field Rd. / Community Fields trail system to the other  
side of Winn Rd. and beyond.

311 It would be great to have public play areas for children in town versus using the  
school properties

- 279 It would be nice to plan open spaces so they could be connect by hiking and biking trails
- 619 It would be nice to see the open land we have be used for local neighborhood parks/playgrounds. A coastal park like Freeport's Winslow Park or the Capes Crescent Beach area would be a nice attraction.
- 146 Its important to link green areas. The town does not need any more frigging playing fields. Preserving some of the vistas and open fields around town is more important than woodlands. Each property has its own qualities -- one property might be suitable for no development and another might be suitable for high, high density development. Arbitrary open space requirements sound nice but do they really encourage responsible, sustainable development.
- 176 Just take care of what we have.
- 70 Keep the ombudsman position funded as this work requires a dedicated facilitator for best results
- 816 Keep up the good work. continue to promote trail map and work with Falmouth Land Trust to steward lands. Continue grant writing.
- 114 Keep up the good work. We have some real treasures.
- 1157 Make sure that there is adequate access and parking available.
- 531 Martha's Vinyard has 1% of all of it's property sales to perserve and maintain open space.
- 1165 More access to these spaces via trails and improved parking.
- 819 more and bigger and better playgrounds
- 315 more nature trails
- 118 More space along waterfront and btw Rt 1 and Rt 88 as buffers and to add to and around the nature preserve and wetlands in at area
- 1202 n/a
- 1096 need more playgrounds and play areas
- 44 No
- 76 no
- 133 no
- 137 no
- 144 no
- 251 No
- 822 no
- 834 NO
- 840 no
- 33 no chemical use on any preserved land- wet lands are very important as is animal habitat for the environment
- 360 No future development along unrecognized waterways. For example, before the so called presumptuous Mussel Cove development was built off Rt 88, the wetlands there provided a mixed habitat for deer, moose, birds, rabbits, etc. Webb Creek has now been diverted, and Mill Creek dumps even more silt and runoff from Rt1 directly into Mussel Cove.

345 No hunting. Leave the wildlife that we have alone.  
61 NO MORE  
1206 no motorized use in open space  
364 No.  
616 No.  
538 nothing  
246 Once it's gone, it's gone. Think very carefully before letting large parcels be developed, cluster the buildings and leave open space for the future generations to enjoy.  
298 Once land is developed, it will almost never be available again for public use. And costs will only go up. Acquire land soon!  
1047 Once Town owns should not be converted to police stations and employee housing!  
926 open space acquisition and management go hand in hand with compact housing / neighborhood planning and development  
693 Open space in neighborhoods not maintained is simply an eyesore with little environmental value..... The rules have been poorly implimented  
51  
Open space is an amenity for the public, and the financial burden should not be borne by property owners and developers. Let's raise tax funds and grants to purchase it, but not engage in effectively a "public taking" through our zoning authority. And let's decide what kind of open space we need, and how much we need to support our community - then let's acquire it and manage it well. But right now, it feels like we have an insatiable desire for more - and no particular rationale or long-term plan.  
1120 Open space is the single most important item for long term planning.  
957 Open space once habitated reduces the quality of Falmouth's appearance of space.  
55 Open space, do we really NOT have enough right now TODAY?  
1109  
Opportunity for acquisition of open space rarely follows the town time line so management may be secondary. The opportunity may have to taken even if the long term plan is not. Space can be acquired and subsequently resold if not compatible for future use. / Green space is important especially in denser, built up communities [demand is higher, less space available] but difficult to determine the balance in an ever changing society.  
154 Our natural assets are our greatest gifts here in Falmouth. Preserve them AND leverage them for enjoyment. Keeping that balance is key.  
206 parking space adjacent to accessing the open space  
556 People need to respect property as it is their own.  
842 People really need places that they can be out in nature. It will more and more important as we lose our open spaces and the population expands. Once it is gone it is lost forever.  
562 plant trees  
669 Please consider more public access to the shoreline

Please consider that development can fragment existing large areas of natural habitat. For example the Falmouth preserve on route 88 is contiguous with natural habitat all along the route 88/route 1 corridor through Pine Grove and over to the Portland County Club. Connectivity among natural areas is just as important as the preservation of single large blocks of natural habitat. The development of roads, and clearing for buildings, changes the character of the habitat and has an impact which is often disproportionate to the size of habitat developed. For example if a road were to be made from Mill Creek Rd through to Route 1, all of Falmouth Preserve would be fragmented, thereby reducing the quality of the interior forested habitat available to wildlife. Consultation with qualified state or private (consultants) wildlife biologists/ecologists, should be made prior to considering development projects, particularly when there is potential for state or federally protected species to be impacted.

123 Please don't spend any more money on open space acquisition.

648 please establish a policy to address the destruction caused by ATVs. I am not opposed to them but want them to organize in a less destructive fashion: e.g. look at how well snowmobilers have done as land stewards.

1130 PLEASE GET AS MUCH AS YOU CAN WHILE PRICES ARE LOW!!! Then involve local residents in its care.

914 Please preserve open spaces that allow diversity of wildlife. A large lawn does not count as an open space in my book. More likely it's a wasted space.

313 Please try to keep Falmouth looking rural. We love the feel of driving around Falmouth and the winding roads. Please keep all the old farms and barns around. The old cemetarys are so neat. Keep Falmouth looking beautiful!

290 Preserve Highland lake

36 Previous comments. We already own too much space.

844 Regarding open space required % for new development, that must vary if you desire cluster type housing with small setbacks etc.

153 See my comments above

778 should attempt to interconnect conservation lands across town, and link to conservation lands in towns adjacent to Falmouth.

462 Some places should be available for off leash dogs

793 sorry I am out of time, my kids need me and my husband is working out of the country - can't get work right here in town

1139 Space for generating electricity via solar and wind

25 Stay out of the business of open space.

732 Stop buying any more land for open space.

59 STOP buying we have enough!

833 stop using taxes to acquire open space

766 STOP, just STOP spending..This is a small town in ME, not NJ

1197 Such acquisition is always expensive, with no obvious "payback" to some. But land only gets more expensive. "Buy land; they ain't makin' any more of it." was not only true in Will Rogers' time, but now. Shortsighted, penny-pinching opponents are never seen years later at gatherings to bemoan lack of green space, saying "aren't you glad I saved youj from buying green space twenty years ago?"

175 The citizens gave the town authority to do this. Please do not keep asking if you should do it. I sense a strong reluctance on the part of the town to do what was asked of them in the referendum.

142 The elimination of all petroleum products i.e, asphalt, plastics, pvcs, cpvcs, etc in construction of pathways, fencing, ladder and stairways, equipment for recreation, etc.

77 The residents of Falmouth have consistently asked for the town to preserve open space. I think that we need to remember this request and continue to fund it. The open space and rural feel of this town is its greatest asset and we should not squander it. The town has been incredibly successful in its partnership with the Land Trust and should continue to build and nurture this relationship.

234 The state of Maine has lots of land, what we do in Falmouth, with respect to open space is not that important. We are a surburban town and should manage ourselves like a surburban town.

227 The town cannot afford this.

327 The town has acquired enough open space. It needs to mänge what we have. / Every time land goes into "open space" it goes off the tax roles.

537 The town has enough and we cannot afford in taxes the cost of maintenance.

349 The town needs to make it easy for its citizens to know identify the land and know the limitations set on that property.

201 The town own's enough open space, there is no need for more. You can take a walk in the wood's but you risk your life driving down some of the town roads to work to be able to do such

18 The town should be opportunistic and actively pursue open space acquisition while real estate prices are comparatively low.

237 The Town should protect vernal pools.

323 The town should stop trying to micromanage everything and stop impeding the natural development of things

196 The town should vote on spending tax funds beyond the \$million designated in 2005.

743 The town shouldn't be involved

There are certain developments in town that would not be appropriate to make the developer leave 30% of the developable land in open space and the open space policies like the road policies should be looked at on a development by development basis. one shoe does not fit all. Also, having alot of small pieces of open space around town may not be in the best interest of the town. large tracts or tracts that abut other open areas should be the priority and the town should work with the local land trust and place conservation easements on all open space that is purchased for such to make sure it is protected forever. the town should give the land trust a certain amount of money every year to properly maintain the lands so the town can get out of managing these protected properties.

664 There has to be a limit on how much open space gets set aside; we are probably close to that limit

41 There is a lovely riverside trail on the Portland side of the Presumpscot(Portland Trails) which should be connected to the trail on the Falmouth side of the River(Walton Park) by a pedestrian bridge

441 There is much less open space currently preserved in the Foreside, It is important to keep access to trail and green space connecting Foreside nature preserve with beautiful undeveloped area north of Underwood Road. Also, everything possible should be done to acquire more COASTAL lands in Falmouth for public access and preservation.

1039 There is too much "want" and "spend" quickly; let's "wish" and "save" more, especially in these economic times.

23 There should not be any hunting allowed in the town woods on Winn/Field road. That land is surrounded by homes.

808 These open space areas are what make Falmouth a beautiful place. These must be preserved for future generations.

173 Think that the idea of walking trail on large open spaces is good. Don't think they are a great idea when they link neighborhood to neighborhood passing close to houses. Moved way out for a reason (privacy) only to find out that there maybe a right a way between our houses that could be on some future pathway to link neighborhoods. If that's the case I will move.

681 This is a long survey and I'm starting to lose steam. /

489 This is Maine, not Massachusetts. Maintain as much as possible traditional landscape and pursuits.

274 Time for the town to think about giving the oversight of open space to a group able to take that responsibility.

1204

town should emphasize connections between one open space and another, and should advertise its open spaces to its residen ts. After all the residents have bought these open spaces and should have full knowledge regarding the locationa and appropriate use of each. I have in the past suggested that an updated may of open spaces should go out once a year with tax bill, so folks can see what they get for their money.

719 Town should no longer allow large-scale timber harvesting like that recently allowed  
in the Hadlock area. Selective and limited harvesting for timber management is  
preferable when truly necessary.

1080 Town should not manage or control private property that has wet land on it.  
Homeowners' driveways and basements are being flooded as a result of "wetlands  
protection" in this town. A standing body of water that is the result of manmade  
conditions is not a protected "wetlands."

1282 Town should put identifying signs for the right of ways to the water, ocean, lakes,  
rivers, etc

5 Trails need to be better maintained, benches along trails to sit down and take a break

433 Trails, bikepaths and connecteted trails

847 Tread lightly on vernal pools and their definitions. Putting up too many restriction on  
landowners due to the tight restrictions doesn't make sense.

559 Use of volunteers to help take care of open space. Wrk with landowners for  
easements for public use.

1279 Using open areas for sport fields should not be considered

88 We have 5 million set aside - make sure you don't over spend into additional tax  
dollars. We decided on this in 2007. don't change the rules all the time as you play

277 we have devolpers put aside open space but then can't do anything with it. we just  
take it off the tax bill. if we want open space lets have a plan for it and use it. if not  
leave it on the tax role /

605 We're all set with open space.

746 Wetland protection in the State of Maine is way over rated. We have more wetlands  
per/acre of land here in Maine than most all other states. So using National averages  
here in ME for determination of development restrictions is unfair,  
counterproductive, and does not provide balanced benefit between the land owner and  
the environment. Overzealous setbacks and avoidance criteria are used a to  
discourage responsible development. So are Vernal Pool protection and setback  
restrictions. While these recourses are vitally important to help preserve and protect  
our environment, usually these resource protection setback requirements  
conservatively go way beyond reasonable protection. Ultimately this is unbalanced  
and not fruitful. Instead we should focus more on water runoff quality then  
unimportant setbacks. Not to say that some setback provisions are not important to  
protect habitat and water quality they can be and sometimes are. The current trend is  
to over protect because folks really do not understand critical environmental  
protection science issues and what the real science behind it is. Unfortunately there is  
far to much voodoo science floating around out there that is simply incorrectly used  
to club down responsible development

280 We've got a small window of opportunity to plan for growth and set aside open space  
for future generations

949 When we moved here, we were so excited when we saw the "Community Park" sign.  
How disappointed we were to find it was essentially some fields and trails. We  
typically bike, hike, picnic, and play outside of Falmouth.

167 wise investment

- 500 With regards to the % of open space rerquired....I think the percentage depends on the zone in which the development is proposed. Higher density zones shoudl require less to none, whereas low density zones should require atleast 50%.
- 1163 Without open space, out town is "Anywhereville USA"
- 875 Work on the open space we currently hold and let developers develop!
- 46 Work with what they have now and save the money.
- 203 Working to link more trails so people can walk ontrails to frequent destinations-- schools, library, businesses.
- 189 Would like to see the town acquire some open space along Casco Bay for public use....besides town landing
- 1136 Would not buy land just because it is good for open space. Would be more intersted if it would proctect a natural habitat or would provide additional recreational opportunities for the citizens of Falmouth
- 1268 yes
- 304 Yes, access and signage about open space is critical for it to be utilized appropriately by the citizenry. Connecting open space with walking/biking paths is extremely important if it is to be used as well.
- 19 Yes, stop planning to spend money we do not have and will not have in the future. If we can keep what we have we will be in great shape. That will be a challenge. Thsi questionnaire does not seem to recognize that we are in a different world of extreme shortages that is growing. This is a different world than 10 years ago.
- 910 you should buy more open space in parts of town where more people live / even if it's just a small piece of land, it makes a big difference to more people



