

ACTON COMPREHENSIVE PLAN SURVEY

The following questions relate to your reasons for choosing Acton as a place to live, a place to own property, and your opinions on growth and development in the Town.

Q-1. Please rate the following reasons as to why you have moved to, are continuing to live in, or own property in Acton, with 1 being not at all important and 5 being very important:

	Not at all	Important	Very Important		
__ Attractiveness of the Town	6	6	39	33	41
__ Low crime rate	5	2	10	36	78
__ Proximity to employment	46	16	27	17	20
__ Family	23	11	18	23	44
__ Quality of School system	27	7	21	29	37
__ Tax rate	3	12	26	33	45
__ Sense of community in town	9	12	24	40	32
Other _____					

Growth and Development

In the last ten years the town of Acton has grown from a year round population of 1,727 in 1990 to a population of 2,145 in 2000 (a 24% increase). The number of housing units in town has increased from 1,596 in 1990 to 1,910 in 2000 (a 20% increase), and the number of units occupied year-round increased from 640 to 855 (a 34% increase). From 1990 to 1999, there were a total of 169 building permits issued by the Town, an average of 17 per year for the decade. Since 2000, the pace of growth has increased, with 69 permits issued from 2000-2001 an average of 23 per year.

With these facts in mind please indicate your level of agreement with the following statements. Circle the number that best represents your views by using a scale of one to five where one means strongly disagree and five means strongly agree. No opinion is registered with a 9.

The following best represents my feelings on current issues concerning the town of Acton:

	Strongly disagree	Strongly agree	No Opinion
<u>Impacts of growth</u>			
Q-2. Important open space and natural areas may be lost to development.	4	5	3
Q-3. There is a lack of affordable housing.	31	26	24
Q-4 .The traditional character of the town is being threatened by new development.	9	11	6
Q-5. The town's ability to pay for needed capital improvements in the next 5-10 years is an issue of concern.	9	6	4
Q-6. Increased traffic is one of the most important issues facing the town today.	26	15	5

Q-7. Listed below are descriptions of different patterns of residential development. As of 2000, 95 percent of the Town's housing units were single-family detached units, four percent were mobile homes, and less than one percent were multi-family. Thinking about the existing conditions, the current growth rate and how you would like Acton to grow in the future, please check the one description that best describes your preference for future residential development in Acton:

- 9 Subdivisions dispersed throughout the town with groups of similarly sized homes on similar lots.
- 17 Neighborhoods with a mix of housing sizes, types (single family and multi-family) and lot sizes.
- 25 Small village and community centers with a mix of housing close to stores and schools.
- 75 Developments on large 2-3 acre lots with large setback and frontage requirements.

The Town currently has a zoning ordinance which stipulates that all areas in Acton shall have a minimum lot size of 90,000 square feet (about 2 acres), with the exception of the Shoreland District, which allows lots of 40,000 square feet

(about 1 acre). With this in mind, how would you feel about the following efforts (where 1 means you strongly disagree and 5 means you strongly agree)?

	Strongly disagree		Strongly agree		No Opinion	
Q-8. The preferable land use pattern is higher density development near and adjacent to villages and lower density development in rural areas.	12	10	33	31	26	19
Q-9. Assume that a developer has purchased a 60+ acre parcel of land in an undeveloped portion of Acton with a 2-acre minimum lot size requirement. This developer plans to build single- family houses on the site. Which of the following development patterns would you prefer to see?						
1. 48— 30 homes, each on a 2-acre lot						
2. 58— 30 homes on 30 acres with the remaining 30 acres preserved as open space.						
3. 25 — Uncertain						

Town’s Role in Growth Management

	Strongly disagree		Strongly agree		No Opinion	
Q-10. The town should require that new residential developments be clustered where appropriate (as described in Q-9, option 2 above) so a part of the site remains as open space.	14	14	20	34	42	8
Q-11. The municipality should institute a system of impact fees on new development to help pay for needed public infrastructure (roads, recreation/open space, parking, etc)	11	3	14	24	80	3
Q-12. The town should consider adopting a rural zone in which a lot size larger than two acres is required	20	10	19	32	50	4
Q-13. The town should consider adopting a growth zone in which a lot size smaller than two acres is permitted.	65	15	16	12	20	

The state of Maine has set a goal that 10% of all new housing units be “affordable” to people within the community. The median sale price for all homes in Acton as of 2002 was \$153,750, a price which would require an annual household income of \$54,000, and Acton’s median household income as of 2002 was Just \$37,200. With this in mind, how do you feel about the following statement?

	Strongly disagree		Strongly agree		No Opinion	
Q-14. The town should encourage a broad mix and diversity of housing types, including multi-family units, affordable housing, and mobile home parks.	69	22	18	10	11	6

Environmental

Q-15. The town should work with the local land trust to ensure that important open spaces and environmentally important areas remain undeveloped.	7	3	10	24	90	1
Q-16. The town should play a more active role in guiding development away from sensitive areas and preventing	14	15	15	38	60	6

sprawl by purchasing property in the rural parts of town.

Q-17. I would be willing to support a town land acquisition program using town tax dollars to purchase areas of critical environmental importance as well as public access to water bodies and other natural features. **22 6 20 29 48 2**

Q-18. The town is doing an adequate job of protecting its wetlands, waterways and other areas of environmental significance. **12 14 46 14 23 30**

Q-19. The town should be more involved in the monitoring of the water quality of its lakes. **5 4 19 34 60 11**

Q-20. The town should:

Develop a system of bikeways, trails and pedestrian paths. **24 10 29 21 37 5**

Provide for public access to the water for recreational uses. **28 12 20 24 43 1**

Commercial and Economic Development

Q-21. The town should work more actively to encourage small home-based businesses and home occupations in the town. **13 7 31 40 36 7**

Q-22. The town should seek to diversify the tax base by encouraging more commercial and industrial growth. **41 18 26 19 28 2**

Q-23. A zone should be established which encourages the development of essential services such as small hardware stores, grocery stores and professional offices. **17 12 27 27 45 3**

Town Character

Q-24. It is important to support town efforts to preserve our community's historical character. **4 2 20 25 77 1**

Q-25. It is important to maintain and preserve a K-S school in Acton **8 3 9 17 80 2**

Q-26. The town needs to make permanent arrangements with one area high school to send its students there. **18 7 11 10 79 4**

Q-27. Which public high school would you most like to see Acton students attending?
 1. Noble **21** 2. Sanford **77** 3. Massabesic **3** 4. Other **12**

Demographics

Q-28. Please indicate which one of the following best describes your residency in Acton:

- 1. Year-round resident (more than 10 months/year) **118**
- 2. Part-year resident (5 to 10 months/year) **11**
- 3. Seasonal resident (4 or less months/year) **4**
- 4. Non-resident property owner **1**
- 4. Non-resident business owner/manager
- 5.

Q-29. Please indicate which of the following apply to you:

- a. Registered voter in Acton **1. Yes 122 2. No 10**
- b. Taxpayer in Acton **1. Yes 131 2. No 4**
- c. Owner of home, condo, or other residential unit in Acton **1. Yes 126 2. No 5**
- d. Owner of vacant land in Acton **1. Yes 39 2. No 71**
- e. Owner of commercial property in Acton **1. Yes 5 2. No 89**
- f. Owner of a business in Acton **1. Yes 12 2. No 97**
- g. Renter **1. Yes 0 2. No 108**

Q-30. Please indicate how long you have been a resident of Acton:

1. Two years or less **12** 2. Two to five years **24** 3. Five to ten years **30**
4. Ten to twenty years **37** 5. Twenty or more years **27** 6. Non-resident **5**

Q-31. In what community is your job located:

1. Acton **26** 2. Sanford/Springvale **14** 3. Biddeford/Saco **4** 4. Portland metro **3**
5. Rochester/Dover **9** 6. Portsmouth **10** 7. Retired **41** 8. Other _____ **19** _____

Q-32. Please circle the box that best corresponds to your household's total annual income:

1. Less than \$25,000 **20** 2. \$25,001 to \$49,999 **45** 3. \$50,000— \$74,999 **32**
4. \$75,000 — \$99,999 **16** 5. More than \$100,000 **6**

Q-33. Please indicate in which of the following areas you live and/or own property:

1. Village area **11** 2. Great East Lake **22** 3. Wilson Lake/Horn Pond **15** 4. Square Pond **9**
5. Mousam Lake **14** 6. Loon Pond **12** 7. Rural/Other **45**

Q-34. Please indicate the age of the respondent.

1. Under 25 **1** 2. 25-34 **9** 3. 35-44 **22** 4. 45-54 **25** 5. 55-64 **22** 6. 65 or older **26**

Q-35. What is the single most important issue facing Acton today?

THANK YOU FOR YOUR PARTICIPATION!