

The following 1,298 essay-type responses to **Community Survey #1 Question 14** were compiled into categories based on key words or general themes. Three Community Connectors invested roughly 100 hours assigning simple answers in their entirety or dividing the more complex between relevant categories. The original intent was to have a resident narrative to balance with graphs and other conclusions going forward. The results that emerged were so interesting that FutureiQ invited its publication. Readers will find some variation in the categorizations.

“What is your vision for what Falmouth should be like in the next 10-20 years?”

Responses #1-326

Growth-Slow Down/Less Dense

- 18 It is my hope that it will maintain its own identity and not become a business and residential extension of Portland.
- 32 I think our town needs to slow down its growth and focus on what we have right now as a community.
- 48 This town needs to pump the brakes on expansion of property.
- 54 Development should be controlled. Homestead Farms in West Falmouth is a disgrace. Houses on houses is not an attractive look for Falmouth.
- 66 Not like the suburbs of Boston.
- 67 Not designating certain parts of Falmouth for affordable /mixed housing. Being thoughtful about the sprawl of residential/business development out of Portland. Keeping Falmouth a town and suburb or Portland and not becoming the "City" of Falmouth, like Westbrook and South Portland. Limiting the height of buildings for new construction for business developments.
- 73 Decreased development, low traffic.
- 75 Planned and controlled growth within its current capabilities and does not force additional school construction or increased taxes.
- 76 I don't want the continued rapid development that is occurring.
- 97 Slow down the building of residences. Preserve a balance between residential areas and open space. I watched all of the open lands that captured my imagination as a child back in the 1980s become littered by new construction right out of Poltergeist.
- 99 The population should be maintained at current levels or LESS. There should be less development, which has put pressure on infrastructure, schools, etc. There should be a roll-back of the creeping urbanization, which has attracted buyers to town who do not share Falmouth's historic small town “feel”.
- 100 Control development of residential homes, especially condos.
- 102 Density and traffic control to preserve the character of the town and reduce multi-unit development.
- 106 In the next 10-20 years, I would like to see Falmouth's population stand as it is today. In the next years, I hope there are no new homes being built. In my opinion, we are big enough. I would hate to think we need to add more square footage to our already huge schools.
- 124 Reduce growth, more home renovations,
- 127 I would like to see an immediate stop to the recent, extensive developments of townhouses, condos and “cookie cutter” neighborhoods. Falmouth is very quickly losing its small-town charm.
- 135 The development off of Mountain Road is awful-densely populated. Traffic will be a problem once these houses are occupied. Why someone wants to live next to the turnpike is beyond me. I would like to

see Falmouth retain its rural community feel. My concern is that people are moving out when their kids are educated. The demand for houses is driving up the selling price. I have concerns about the impact on the schools. Also, I have concerns that the house prices will be out of reach for the average middle-class family.

- 136 I'm hoping that Falmouth's growth will slow down. There are a far too many homes/developments being built and I don't want Falmouth to lose its wonderful small-town feel and character.
- 144 Falmouth should retain its rural character, reduce the amount of traffic, and rein in uncontrolled development. Developers who do not live in Falmouth should be excluded. Variances should be very carefully evaluated for any potential future detrimental aspects. The Town should be actively trying to reverse environmental degradation caused by development, especially by cutting too many trees, affecting water quality, degrading streams and waterways, and contributing to adverse climate carbon sequestration, the addition of vastly increased impermeable surfaces and the ruin of our forests. The Town Council should start listening to its residents rather than the outside influencers looking at our so-called rural district as a for-profit opportunity.
- 146 I think we should slow down the development of housing and maintain as much open space as we can.
- 156 Stop allowing the building of new homes on every piece of land from sleazy developers who don't care at all about Falmouth and live in other nearby towns!! Enough is enough!!!! The building of homes has gotten totally out of control and needs to stop immediately. Just in my neighborhood over the past 10 years, 9 new houses have been built within 300 yards of my home, adding to traffic congestion and reducing open space and trees. The deer and other wildlife are being phased out as they have no place to go.
- 160 No need to add more 55+/senior housing. No need to add more density. No need to add hotels. No need to add more multifamily homes.
- 164 Not overly developed with new housing and concurrent increased population that would put demands on established school/ education infrastructures.
- 167 Neighborhoods of 30 homes maximum unless they have 1 plus acre lots. I don't want to see any more land use of houses crammed onto tiny lots and open neighborhood spaces.
- 176 A nicer Route 1 and no more duplex housing.
- 190 There are many homes in Falmouth that will need to generationally turn over in the coming year - it would be nice if the lots weren't subdivided after the original structures are torn down.
- 191 Well thought out managed growth. Don't just allow unchecked growth without the infrastructure to support it.
- 200 Slow the pace of growth and maintain small town feel. This is why I moved here from Portland after growing up there and living there the first 20 years of my adult life. It's ok to maintain traditional small-town feel.
- 203 Large lots.
- 205 Stop building over open spaces. Stop cramming more houses into older neighborhoods.
- 206 I am deeply concerned that bit by bit we keep building homes and businesses and are losing any rural character.
- 211 Grew up in Falmouth and moved back 5 years ago. I am very discouraged by the extensive growth that continues with residential areas. I would love to keep that developed but small-town feel.
- 218 Progress slowly, do not stress infrastructure rapidly and have the infrastructure be part of the housing and commercial development process.
- 239 Limit our growth so as not to outgrow our existing resources, specifically our new roads and newish schools.

- 248 Limit growth, consolidate population densities.??
- 249 I do think there has been enough housing growth and that needs to slow once the work over off rt 100 is done.
- 251 Not large apartment complexes or high-rise buildings.
- 264 No air B&B allowed.
- 268 Single family homes.
- 287 Essentially, the question becomes what is the change you are interested in as a result of your efforts? I would like to maintain this area as a community, with the amenities and small businesses that support this community as a wonderful place to live, work, and raise a family. Be careful in your efforts to grow into an attraction, as you risk being swallowed up by the monster you create.
- 293 No unnecessary building that will overcrowd our school system and add to increased taxes.
- 294 Keep up with updates to infrastructure (roads, sidewalks) and public buildings (schools), but minimize growth both from a residential and commercial stand point. Keep Falmouth a quaint suburban town, we don't need to be urbanized.
- 297 Keep the town basically the same, limit housing and create more open space.
- 299 More commercial development and less residential.
- 304 Keeping the size of the town stable and not over building or developing more housing. I would like the schools to remain the same size and not become overcrowded and my children have less than 3 years in the public school system. I would like Falmouth to remain as it has been. It would be fine to have planned development and business in areas that are currently zoned for this.
- 309 Not allow it to become city like.
- 310 And, rather than to continue building on every single piece of land available, to preserve more of that land.
- 317 Falmouth should have the same amount of housing it does now. I don't want to see the population rise any more than it already has. I think this is important to not out grow our school system.

Growth-Stay the Same

- 4 I'd be quite happy if it remained the same.
- 7 Like the sense of a small-town community. Cultivate small and local businesses compared to large chains. Miss the community.
- 19 Like it is now, limit growth.
- 28 I like Falmouth Town. It is quiet, lovely, people respect each other from another town, and they are Christians.
- 33 Like today with; protected land, active businesses and churches, and associations, good schools, many activities for seniors.
- 35 Suburban area with rural character.
- 41 Stable property taxes. Stable services. Manage growth so it is not too rapid.
- 50 Continued mindfulness and regulating on growth control and expansion of homes and businesses.
- 59 It should be a definable town, not the strip zoning on Rt. 1.
- 64 Thoughtful growth in our already developed areas.

- 65 Falmouth should be a place that stays true to its identity as a quaint sea-side town while also embracing progress.
- 69 I would like to see Falmouth, as a relatively small but growing town, be better than the national stage.
- 72 Not too different from what it looks like now.
- 77 Safe, primarily residential with a single locus of commercial activity, or two loci maximum.
- 78 Primarily a residential community.
- 94 Same as it has been. Stop changing, keep charm
- 96 I would love for Falmouth to keep as much of its current character intact, particularly the amount of open space and preserve community parks, forests, and multi-use trails is critical to maintain. While I understand that new housing and growth is imp local traffic impacts, especially as we live on the already very busy Route 100 corridor.
- 98 Ideally the town would look like it does now, we could use some affordable housing added, but not a large percentage of overall additional residents.
- 105 Keep its current character.
- 111 Keeping a small town feel with good amenities and excellent schools.
- 116 I believe there needs to be a balance of open space/conservation land vs. new development as well as a balance of government and it will most likely continue to do so. My concern would be the long term affects of growth and the impacts on the school
- 123 Family centered community, not a haven for short term rentals.
- 125 Stay much as it is, but with improvements in zoning to create more of a village atmosphere and to control the gradual necessary growth.
- 131 Preserve the past and progress into the future.
- 132 I think Falmouth should try to stay as it has always been, single family homes. The duplexes and condos that have been built d in. I don't think Falmouth should worry about being a bedroom community for people who can't afford to live in Portland.
- 134 Quiet.
- 137 Retain its rural character and continue to have plenty of open space. Become less transient.
- 138 Rural, non-crowded, quiet, good schools, open space
- 145 A true metropolitan suburb. One that still cares about its community and small-town feel.
- 150 Keep it a small town - don't over populate.
- 159 A town that does not have a significant increase in population that maintains its character and quality of services.
- 165 Appropriate zoning to maintain a residential community with enough commercial activity to sustain it, but not overwhelm it.
- 177 Balanced growth and environmental concerns.
- 178 Maintain current conditions (small town / community).
- 179 About the same.
- 189 It should remain a rural community with limited growth.
- 193 I would like Falmouth to continue to have controlled/minimal development.

- 199 In 10 years I would like to see Falmouth much the same as it is today, but with better traffic flow.
- 210 Somewhat unchanged!
- 213 An open-minded community that maintains its rural roots and appearance while also modernizing and inviting business to our nonresidential areas in order to allow its residents to appreciate the conveniences of our modern existence.
- 214 “Falmouth strives to maintain itself as a small-town oasis, focused on maintaining its existing strengths. The community focuses exclusively on internal key priorities, including a strong school district and peaceful neighborhoods. The community protects its small-town feel and focuses on retaining traditional values. Also, the community focuses on modest cost-conscious infrastructure solutions, and limits the scale and pace of development. The community is primarily designed for residential development, and focuses on quality of life for its residents.”
- 219 Should try to maintain an upscale small-town ambiance.
- 220 Like it is now. Small, friendly, convenient, beautiful.
- 223 Managed growth
- 224 Unchanged
- 231 Not that much different from what it is now. We need well managed growth that maintains the town's character. We need neighborhood zoning to maintain the distinctive history and character of neighborhoods.
- 232 A community with a small-town feel, with great schools, restaurants and outdoor amenities.
- 235 Status quo with outstanding, top ranked school system!
- 236 My vision for Falmouth in the next 10-20 years would be one of continued managed growth in residential and business.
- 237 Continue current growth levels.
- 242 A well-planned community, welcome to all, with lots of open space, preserved character (tailored to each part of the community)
- 246 Highly residential with a few remnants of farmland open space.
- 250 Safe bedroom community.
- 252 Family friendly "small town" feel.
- 254 A community in which people are vested in the resources and work of the space they work and live. There should be thoughtful development with an eye on protecting our natural resources
- 255 Responsible growth in homes and business.
- 256 Maintain small town feel, while allowing residential development in appropriate areas.
- 259 A lot like it is now with little to no additional retail or residential development.
- 265 A family-oriented community, rural character in many areas, extensive hiking trails for all to use, limited new housing developments, and viewed as a unique community and not as an extension of Portland or other communities.
- 274 Falmouth should continue to be a residential community, with appropriate amenities associated with such a community. Some commercial along the route 1 and route 100.
- 275 I would love to see Falmouth maintain its small town feeling with limits on big box stores and restaurants. Locally owned shops and restaurants are an important part of maintaining a small-town feeling.
- 282 A suburb of greater Portland with a rural feel

- 288 We recently sold our home in Portland and moved to Falmouth. We left Portland because we wanted high-quality schools in a semi-rural bedroom community. We explicitly chose Falmouth because it met those criteria and we hope the character of the town will be conserved over the next 10-20 years.
- 290 About the same. I like the population density.
- 292 Falmouth has grown a lot, and it feels like there is a divide between east and west Falmouth. I would love to see Falmouth move more toward Yarmouth it a community-feel.
- 297 Keep the town basically the same, limit housing and create more open space.
- 301 Maintain rural character that exemplifies why people move to Maine with commercial sectors in designated areas and increase recreational areas and affordable housing with consideration of overall tax burden.
- 303 We bought a house in Falmouth because we loved the small-town community feel, the beautiful scenery and its proximity to downtown. The vision I have for Falmouth in the next 10-20 years is to be a town of friendly neighbors who like to preserve the beautiful area we live in and thoughtfully take care of the people and everything in it.
- 306 Ideally it would remain mostly unchanged with regard to commercial and housing development, maintaining its open spaces and rural character.
- 307 Bedroom community for Portland with a mix of rural suburban character.
- 313 Maintain our rural community.
- 319 Low traffic, low commercial, suburban community with Maine character yet culturally open.
- 320 A small town with moderate commercial along route one, with its primary focus on education and retirement communities while maintaining its open space and trail system and rural appeal.

Growth-Speed Up/More Dense

- 269 Allowing development that creates economic growth.
- 325 Control urban sprawl. Maintain smaller community feel.

Town Center/Downtown

- 325 Control urban sprawl. Maintain smaller community feel.⁵ We need more of a Main Street atmosphere - coffee shops, sitting areas, sense of community. Less sterile and uninviting. Like Bar Harbor, Kennebunkport.
- 39 Walkable shopping district with smaller storefronts - more like a village where you can park and then walk around. More amenities in West Falmouth, both along Rt 100 and farther west than the Hannaford.
- 43 I'd love for Falmouth to have a hub or downtown, which could be the heart of the community.
- 47 Nice walkable downtown village area.
- 51 A downtown shopping district with a view of the water.
- 56 An inclusive community with common areas for concerts and playgrounds in various sections of town, adequate parking for this along the busier roads, restaurants and cafes
- 57 Community with central zones for shopping with small businesses accessible by walking, biking, small vehicles, etc.

- 58 Falmouth should strive to be a community like Yarmouth with a main Street and Freeport with unified signage.
- 60 Local businesses; walkable town center. More opportunities to connect / come together
- 80 A more robust, developed town center with restaurants.
- 113 A village center along the Route One commercial corridor with commercial, residential and public squares providing a walkable area for residents to live and congregate. More space along Route 88 for biking, walking. Town Landing, the Flats allowed to maintain the current character. Large farms preserved. Restaurants and grocery stores as part of new housing developments.
- 118 I would like to see Falmouth have a Main Street type atmosphere. An area to walk around and see other residents.
- 120 Downtown Main Street with shops sidewalks like typical Maine towns. i.e., Yarmouth, Freeport, Brunswick, Camden Businesses near the schools i.e., coffee shop places for students to gather
- 171 Create a town center area merging seniors and families.
- 180 A walkable, interconnected town with a central commercial area.
- 190 A more cohesive downtown, community feel with limited developments (especially any 'track mansion'-type neighborhoods where homes stare into each other's windows).
- 198 A more family centered town like Kennebunk. Falmouth has no town center and has never had a sense of community.
- 203 And a walkable downtown.
- 208 A bustling small town with the Route 1 corridor totally developed, including green space along with commercial and residential properties. Especially need a few more good restaurants and a real Irish pub! (No, Madden's is NOT a real Irish pub!!!)
- 215 Creating a town center with locally owned shops (no Walmarts Targets etc.)
- 217 It would be nice to have a village center made up of retail stores, municipal buildings, restaurants, green space etc. At present Falmouth seems spread out and town facilities in various locations.
- 222 A much more defined town center- Route 1 would be detoured behind the commercial businesses. The newly available area would be a walkable "main street" with lots of green space, gathering spots, small shops, children's play spaces.
- 225 Has a thriving downtown of unique and practical shops (including a real post office), is walkable and bike friendly, has public transportation, and offers community events that bring people together.
- 240 Also, it would be nice to see West Falmouth built up a bit more with some local restaurants and cafes. Not chain restaurants.
- 243 Include the west side and continue to improve this area.
- 249 A better "downtown".
- 262 Falmouth should strive to become more like a town and less like a bedroom community. To that end, the Route 1 shopping district should be reimagined too with more buildings with store fronts on walkable sidewalks. Apartments and offices on second and third floors would create more density. More opportunities for young people and retirees to live in walkable neighborhoods without relying on cars. Oceanview is a flawed concept. There is a great need for senior living, but it is too removed from all social and commercial activity.

- 270 Underlining a vision are some givens: I may not be upright in 10-20 yrs.! Falmouth's geography & age gaps make it difficult to create & sustain overall sense of community; neighborhoods are strengthened by common needs, areas to recreate/meet folks. My vision includes folks becoming more interested in "attending" meetings in 'real time' online or streaming after - with opportunity to comment. It is up to us all to step up to "make" community as we can/comfortable with doing; whether that be a common cause (fund raising for open space, the library, the food pantry, etc.), going beyond a "comfort zone" with the understanding that there are many who stay within their own cocoon, will not speak up, will not get out for anything.
- 271 Continue to care for the elderly, while keeping the town attractive to young families
- 273 Safe, Clean, Organized, Tasteful (Village look along Rt 1 looks nice)
- 278 Falmouth should keep its small town feel but needs to lose its elitist mentality.
- 289 We need some more professional development and creation of a downtown business and shopping district.
- 292 If Route 1 Falmouth is developed, let's not have it feel like Westbrook Create more parks with GREAT playgrounds for kids. Make it a place where families can enjoy together. Continue to increase outdoor recreation spaces.
- 295 I hope for Falmouth to be a thriving, supportive and inclusive community that feels like home. I would love more business development on route 1, with more restaurants and places to gather with family and friends.
- 296 I would like to see the town focus on Route 1. Currently the town feels more like a strip then a town center. With that being said, taking a better look at the architecture when new businesses are being considered. When I think of Yarmouth's town center presentation it's one that the Town of Falmouth should consider when new businesses join the town.
- 298 The ongoing development effort to make Rte 1 more attractive and pedestrian friendly is meritorious. The more we continue in that effort in making the downtown a great place to shop, dine and congregate, the better the lives of Falmouth citizens.
- 305 I would love to see more of a "walkable" center of town, similar to Kennebunk...more boutiques, restaurants, etc.
- 308 More restaurants / development of town center route 1. Tightly knit community
- 311 create strong zoning to make Rt 1 look as nice as possible.
- 321 Focus on smart development of existing commercial center with restaurants, retail stores, etc. (similar to Freeport model) in HARMONY with small town center ideal.

Community Center

- 70 A community center that is open and safe.
- 76 A community center with programs available for middle income earners
- 81 A community that is designed to naturally nudge people toward healthier choices. A town that focuses its funding on improving the wellbeing of ALL of its residents, young & old, and where the entire community can participate and be engaged in activities that improve their lives. A community where it is EASY to connect, inspire, encourage, and promote each other's well-being.
- 161 A family-oriented community. Friday evening and weekend gatherings for weekly outdoor community events, i.e., outdoor movies in the summer, multiple town festivals for residents and local community organizations to participate. Added/expanded and properly cared for indoor and outdoor public park/sports facilities in West Falmouth. Basketball, ice rink, and swimming

facilities to allow more opportunities for all Falmouth residents to increase local access to these types of activities.

- 182 The vision for Falmouth should be an open-minded family-oriented community where people have places they can informally gather for a coffee, to talk, exercise, etc.
- 230 We want a rec center for the kids!!!! There are YMCA's around, and South Portland has such a great rec center. The winter is so long, and our Falmouth youth athletes need a place to practice, and our kids need a place to play!!!
- 234 An indoor exercise arena that has activities geared to all age groups, especially retirees that don't want to live at Ocean View.
- 239 I'd love to see our recreational options continue to grow and be maintained, as well.
- 245 A better sense of community and knowing your town neighbors. Having regular and frequent town events to bring people together would be wonderful such as family centered events (outdoor movies, Easter egg hunts, BBQ, etc.)
- 252 Seasonal festivals/town gatherings where residents gather to socialize and "slow down" for an afternoon/evening.
- 257 More areas that families can congregate together.
- 261 My vision would be a thriving town where the people are happy and have a sense of belonging with one another.
- 267 A place where families can raise their children and retirees can enjoy retirement. We need more community outreach so the families and retirees can meet.
- 279 Having a central community center - again, accessible by walking or bus.
- 280 It would be nice to have more bike lanes for biking and walking as well as a community center.

Community Spirit

- 5 We need more of a Main Street atmosphere - coffee shops, sitting areas, sense of community. Less sterile and uninviting. Warmer - like a small Mass. town, or a Boothbay Harbor, Kennebunkport.
- 26 To me who has lived in many places in my 80 years, Falmouth has no feeling of "town." My biggest surprise is no post office. And no sense of community.
- 35 The goal is for people to want and to be able to stay in their homes, creating a sense of community.
- 55 A thriving community comprised of strong schools, a mix of housing options to meet community needs, a healthy business sector, gathering places, a vibrant town center. accessible waterfront, and preserved land resources - all bound by a welcoming and inclusive community spirit.
- 60 Local businesses; walkable town center; focus on strong schools / education; conservation of green space / public lands; a community that comes together / supports each other; more opportunities to connect / come together.
- 81 A community where it is EASY to connect, inspire, encourage, and promote each other's well-being.
- 88 More community elements.

- 91 A walking/biking family friendly community with a greater bike/walking connectivity.
- 110 Spirit of community.
- 154 I'd like to see the town have the feel of a community.
- 198 A more family centered town like Kennebunk. Falmouth has no town center and has never had a sense of community.
- 245 A better sense of community and knowing your town neighbors. Having regular and frequent town events to bring people together would be wonderful such as family centered events (outdoor movies, Easter egg hunts, BBQ, etc).
- 272 A closely connected community that supports each other.
- 276 Contain people who value education, support our schools, values the environment, value a sense of community.
- 286 I would like our town to feel like a community. I grew up in a smaller town in ME that used to be bigger than Falmouth. I feel like Falmouth no longer has the community feel my other town (and neighboring ones) still have.
- 292 Make it feel cozy, community-oriented. Support families.
- 312 Strong community dialog and spirit.
- 323 More community feel, green, inclusive
- 324 A close community that has shared common values.

Affordable Housing

- 3 I think Falmouth should be a place where small businesses can thrive, not just box stores and bank branches. I also believe the town should create more opportunities to be a home for the growing diversity of the greater Portland area; investing in developments that are affordable, welcoming and in welcoming and inviting to New Mainers, specifically immigrant families.
- 15 More low-income housing.
- 37 Suburban residential homes more available and financed to be built as opposed to eyesore (they don't match! this is actually illegal in Maine Real Estate Law!) condo's and short term luxury condo's that house loud guests who don't care to get to know neighbors (which will essentially turn this town into a small New York City type atmosphere, where everyone ignores each other and doesn't help their neighbors).
- 49 Family and retiree oriented. Affordable housing and small business oriented.
- 55 A mix of housing options to meet community needs.
- 117 More inclusive housing options, preserved open spaces for the use of the community, emphasis on environmental stewardship and businesses.
- 163 Retain rural aspects using cluster lots on larger land parcels.
- 183 More workforce housing should also be added.
- 207 Increased opportunity for workforce housing
- 221 Residential development opportunities are quickly becoming more limited and it is in Falmouth's best interest to allow denser and more affordable residential ownership. Contract development zones and affordable housing provisions are critically important in providing diverse opportunities for more people to be able to live and thrive in Falmouth. Falmouth will primarily remain a residential community supporting

the Greater Portland area. It should have a good balance of more affordable residential opportunities, more and much better business and shopping opportunities in each of our Rt 1 and Rt 100 districts.

- 236 Support of varied housing prices to diversify our community
- 269 Mindful affordable housing.
- 275 I would love to see more housing options that allow more affordability for diversity of families to live in Falmouth- apartment buildings/duplexes but not sure where in town?? Lastly, it is important to me to maintain the beautiful shore frontage and water views that homes currently have.
- 291 A Diverse suburb with balanced mix of housing options.
- 301 Affordable housing with consideration of overall tax burden.
- 322 An affordable community for families to raise their kids.

Housing Affordability

- 21 Less Large Housing More Middle-Income Housing.
- 35 Containing reasonably affordable housing for all ages
- 36 Suburban community with living quarters for a diverse economic population - affordable for Not just monied people.
- 43 I think it's important to have housing that is affordable for younger people just starting out in their careers and money.
- 281 Community oriented, welcoming, good schools, NOT a traffic cut through, open space, local business, sidewalks, affordability.

Diversity

- 1 Diverse, equal, just.
- 3 I also believe the town should create more opportunities to be a home for the growing diversity of the greater Portland area; investing in developments that are affordable, welcoming and inviting to New Mainers, specifically immigrant families.
- 6 A diverse community (age, income level, ethnicity, racial) with opportunities for work in the community, access to public transportation excellent schools, access to safe walking and bicycling paths, small business, fewer big parking lots, open space, a community and a great public library among other assets
- 11 A diverse community whose members have a high regard for the well-being of the entire community
- 16 A mixed residential community but always a focus that is shared and collaborative.
- 30 Building a more inclusive and diverse community where adults and kids live play and grow.
- 33 I would like to see more low income and affordable housing and efforts to appeal to diverse populations.
- 46 In the next 10-20 years, Falmouth should be a place where ALL people are welcome to live, work and grow regardless of socioeconomic status. There should be greater variation among residents in income levels, skin color, sexual orientation and even political views and any differences should be celebrated not tolerated or rendered invisible.
- 67 Falmouth becomes a more diverse community

- 68 Inclusive and diverse
- 74 We need to focus on making the community more inclusive of BIPOC people. Find systems and structures that support lower income and middle-class families to feel a part of the town.
- 104 I would like Falmouth to be a multi-generational, multi-cultural, socioeconomically diverse community with a small New England village aesthetic, land available for biking, snowshoeing, and other passive recreation for older adults such as myself.
- 107 Town that welcomes diversity.
- 110 Increased ethnic, racial, and economic diversity.
- 121 A safe, environmentally conscious, racially diverse suburb for Portland
- 140 A town that works for all its residents not just the privileged ones.
- 142 A community inclusive to different ethnicities and financial situations.
- 147 Falmouth is a diverse community of households.
- 168 Suburban and inclusive family-oriented districts.
- 174 I would like to see it more diverse, with some sort of program, like Newcomers or such, that would allow new residents a chance to meet others from all the different Falmouth neighborhoods. Falmouth is so large that it is hard to connect with new people (that don't have children) outside of your neighborhood. Knowing more people from around town would help bring people together.
- 175 A community that strives for equality and provides opportunities and outreach to all its citizens.
- 181 A community that welcomes diversity and actively sees itself as part of Greater Portland; embracing ways to collaborate within and across boundaries.
- 184 A safe and thriving community where all are welcomed.
- 192 Friendly to families (however they together), individuals and businesses. Inclusive.
- 197 A welcoming town with community activities/events, a solid business community and excellent schools.
- 204 Diverse and welcoming community that offers a safe and beautiful place to live, shop and work.
- 209 A diverse community.
- 212 A multi-racial community that supports its residents with emphasis on the environment, supporting businesses, health and education.
- 225 Becomes more of an inclusive and diverse community (racially, age, income, etc.)
- 241 All age destination for the natural beauty and community for residents (family, retirees, young adults)
- 266 In the next 10-20 years, Falmouth should be a place where ALL people are welcome to live, work and grow regardless of socioeconomic status. There should be greater variation among residents in income levels, skin color, sexual orientation and even political views and any differences should be celebrated, not 'tolerated' or rendered invisible. Secondly, also honors the first peoples of Maine (indigenous populations) by allowing them access to the land and waterways within the township without being surveilled.
- 285 More diverse and inclusive. More conducive to small business success.
- 310 Hopefully, a more diverse group of residents.
- 312 Multi racial, multi ethnic, multi class community.

Schools

- 8 Top notch educational facilities, regional museum.
- 22 A safe, high-quality community that values education
- 35 Good schools for families and economy.
- 44 Great schools with focus on college preparation.
- 45 Strong school system while keeping property tax increases to a minimum.
- 53 Falmouth should also work vigilantly to maintain and improve the high quality of its Public Schools.
- 65 As a school-aged family, it is very important to us that the school system continue to provide high quality education in a safe environment.
- 70 A fixed high school and middle school.
- 72 Quality schools.
- 55 A thriving community comprised of strong schools,
- 66 focus on strong schools / education.
- 108 Education is extremely important.
- 107 Provides quality public education.
- 115 Falmouth should invest in improving its schools so the students are able to achieve their full potential and the previous reputation of Falmouth 8 years ago because we were told the town has a stellar school system. Falmouth schools have slipped in the ranking in the State. Generally speaking, Falmouth is an affluent community comprised of many hard-working, successful families that begins with the school system. We must improve the high school, especially.
- 110 Continued safety and educational quality
- 112 Keep our schools top notch.
- 124 Continue strong educational system
- 128 I would like Falmouth to have even better schools, which really help students with special needs get an appropriate education-instead of using our tax dollars to go through the motions. One way to achieve this is to have larger, regional school districts, which share the costs of school administration. School administration costs are enormously high for such a small student population.
- 160 An excellent school system.
- 168 Distinguished by its excellent school system.
- 185 It should be an affluent town with strong schools, niche retail (with exception on supermarkets) and not over crowded.
- 239 I am hoping the town can maintain its award-winning schools.
- 240 Hopefully our schools will have the same level of excellence, which is one if the reasons that we chose Falmouth to settle.
- 242 A vibrant economy that supports a thriving school system.
- 243 Maintain high education standards.
- 247 Emphasis on school system.
- 249 Great schools

- 250 Up to date schools
- 251 Quality schools.
- 253 Our schools should be politically neutral places where kids learn the read, write and do math without being told how to think about political topics or shamed for thinking the "wrong" political views.
- 254 We should have the best school system in the state - that is one which meets the needs of all students, supports top notch athletics and allows for cultural development of all students beyond the walls of the classroom.
- 260 Division by race, color, wealth, and sex would end. Identity politics would end. Protecting children from Adult matters & issues aka let children be children instead of pushing propaganda (in the schools) like multiple gender identities. If evolution is taught then so should creation. That this town would welcome God's design back into dialog.
- 268 Continued excellent schools
- 269 Continue to invest in public education, create more innovative educational methods, continue striving for educational excellence (academics, arts, athletics, community outreach, social responsibility).
- 270 School "wants" become "needs" often at the sacrifice of the pocketbooks of those who can least afford it; development occurring without adequate (or full) studies of accompanying stress (= increasing costs) on services, traffic, roads, public works, health & safety, etc.
- 270 Since I have lived in this town - and beginning about five or so years after - we could count on a tax increase of \$200/yearly. We all are beginning to understand what collective bargaining/health care costs mean. Town government has kept a close eye on costs and listens to community suggestions on budget; schools not so open. This is, overall, a community of strong educational supporters but many do not see that the school sees them (the "wants" become "needs" comment). (Could this be where retirees might work part-time? ...)
- 275 I do not have children in school or participating in rec programs but I think having a diverse option of activities in the rec program and a place for children to gather is important (playing fields, etc.
- 276 Contain people who value education, support our schools, values the environment, value a sense of community.
- 281 Community oriented, welcoming, good schools, NOT a traffic cut through, open space, local business, sidewalks, affordability.
- 291 Prioritize education.
- 302 To continue the strong school system, and create an environment where young people want to stay in Falmouth/Maine.
- 308 Values education.
- 311 Maintain strong school system.
- 312 Excellent renowned schools that expose young people to students and teachers of other races and cultures.

Open Space

- 13 Preserve open space and zoning.
- 18 Open spaces are critical. Do not lose them. They are integral to quality of life.

- 46 Falmouth should be a place that honors and protects the natural world (land, sea, fresh waterways, animals, plant life) and all populations) by allowing them access to the land and waterways within the township.
- 52 More parks/playgrounds and open shared green spaces.
- 60 Conservation of green space / public lands.
- 64 Maintaining green space.
- 53 Falmouth should continue to protect woods and open fields.
- 55 Preserved land resources.
- 67 Continuing to value open spaces and not have every square foot becoming residential and business developments.
- 72 Continued preservation of existing green spaces.
- 76 I would like lots of conservation land.
- 101 Preserved land for all to enjoy.
- 103 Retaining open space for all to enjoy recreational activities supported by the Land Trust should continue
- 107 Town that protects open spaces, promotes conservation/recycling/health.
- 160 Preserved natural land, water and open spaces for residents to enjoy the natural world.
- 164 Maintain and provide shared access to green spaces.
- 167 I love that we strive to purchase open tracks for the town to use and would like to see that continue.
- 172 Uncongested places to live, with open spaces but accessible to key amenities.
- 186 Lots of nature related open spaces, trails, bike routes with minimal traffic and bike friendly. Increased access to the water via parks. Concentrate homes to allow for more open/ nature areas. More sidewalks, wider road shoulders for walkers.
- 203 I would like to see parks, forests, land trusts maintained utilized and highlighted.
- 214 To this I would add a focus on maintaining and protecting its existing natural amenities, including its seashore, boat landing, lake, and recreational open spaces, while avoiding adding any unnatural “attractions” that are discordant with the town’s peaceful residential character and belong elsewhere in the region. (Residents who want them can find plenty of such “attractions” in the immediate region.)
- 226 Family friendly town with plenty of green open space, not crowded
- 229 I would like a walkable and bike friendly town with tree lined streets. I support the town buying as much open space/conservation land as possible. If the land isn’t conserved, it will get built upon.
- 228 More Sidewalks, public parks, Indoor swimming pool !!
- 259 With lots of managed hiking trails and community parks.
- 233 Maintain rural nature, small town feel with modern ideas as much as possible. Keep open land, small roads but look to have eco-green community.
- 247 Great trails, open space
- 269 More connected, through trails and public space.
- 279 Green spaces maintained including access to public land and waterfront.

- 281 Community oriented, welcoming, good schools, NOT a traffic cut through, open space, local business, sidewalks, affordability.
- 300 More spaces and facilities for outdoor activities.

Business/Industry/Retail

- 12 Falmouth should continue to accommodate QUALITY retail business.
- 23 More local jobs.
- 31 Develop rt 1 to take tax burden off residents.
- 38 Would like to see more dining and nighttime activities in Falmouth.
- 40 Should be more receptive to development and supportive of small businesses
- 53 Encourage business development in a few concentrated areas. Make this area more walkable and tourist friendly with restaurants and more charming and tourist-friendly retail rather than big box stores and huge, ugly parking lots. More like Town Landing, fewer Walmarts and Staples.
- 55 A healthy business sector.
- 62 Less of a bedroom community. Attracting more businesses to improve the tax base is needed.
- 72 More growth and business opportunities along route one.
- 103 A mixed financial community where businesses and private citizens provide funds to run the town is essential.
- 108 Business; we could be offering a lot more to local residents without the need to travel in to Portland. Rt. 1 has the potential to be so much better than it currently is. Feels like a mish mash.
- 160 A place that offers some shops, services, restaurants, our library but no need to add more.
- 166 Progressive state of the art town that is business friendly
- 167 I would like to see business districts on Rt 1 and Gray Rd that follow the look of the Staples Plaza. If there are to be 3-4 story buildings, they should be back away from the travel route on side streets.
- 183 I love the current balance of Falmouth and the way it is managed. I would like to see more development along the Route 1 corridor including restaurants, a microbrewery, a large coffeehouse, a bakery.
- 216 Reduce/limit commercial development to maintain character of the town.
- 236 I would like to see more incentives for businesses to come to Falmouth.
- 246 In the area's farmland, I would hope that the town encourage farm stand markets.
- 250 growing variety of Rt 1 and RT100 businesses.
- 251 Small stores not box or chain stores.
- 256 Need to do a better job of growing Retail and commercial businesses. terrible business climate in Falmouth today - not sure why anyone would try to open a business here based on what we put people through to start a business that creates jobs and tax revenue.
- 258 More local businesses.
- 267 A beautiful suburb with high end stores, gourmet cafes and coffee shops.
- 268 No big box stores.

- 281 Community oriented, welcoming, good schools, NOT a traffic cut through, open space, local business, sidewalks, affordability.
- 285 More diverse and inclusive. More conducive to small business success.
- 317 More dining and shopping options, especially on the west side around the I-95 corridor.
- 318 The restaurant mecca in Maine.

Walker/Cyclist Friendly

- 39 Much more extensive sidewalks and bike lanes.
- 51 More side walks
- 52 More sidewalks
- 64 More walkability/ park areas integrated into our business districts.
- 79 More walkable and bicycle ability.
- 91 A walking/biking family friendly community with a greater bike/walking connectivity.
- 120 More walkable neighborhoods, sidewalks.
- 167 I would like to see roadways when redone to incorporate bike lanes or more space for bikes. More bike/walking paths connecting areas would be wonderful.
- 169 I feel we should have sidewalks in most parts of Falmouth to allow people to walk.
- 170 Falmouth would have more bike lanes, walking paths and small parks.
- 173 More sidewalks, maintenance of outdoor walking trails.
- 247 Sidewalks, access to waterfront, play grounds.
- 279 I would like to see Falmouth accessible, including more sidewalks for walking/bicycling/etc.
- 280 It would be nice to have more bike lanes for biking and walking as well as a community center
- 281 Community oriented, welcoming, good schools, NOT a traffic cut through, open space, local business, sidewalks, affordability.
- 291 Divert through-traffic from neighborhoods to the highways to make the community safer for pedestrians and cyclists.

Taxes

- 67 Finding way for seniors to live in their homes and not have to sell due to rising taxes.
- 99 There should be real and SIGNIFICANT efforts to keep seniors who have lived here a long time in their own homes.
- 110 Residents desiring to and able to stay beyond children graduating Falmouth schools.
- 155 Keep taxes low so that people like me can afford to stay in Falmouth. Don't let out of state new comers dictate the future of Falmouth.
- 160 A town that is fiscally responsible, runs a balanced budget that is healthy and sustainable and not one dependent on tax cuts or tax packages
- 162 Tax neutral, conservative, open space, better economic decisions, i.e., the library should have been near the schools.

- 165 Fiscal prudence. Taxes are going up too much...hard to afford anymore.
- 201 Important to keep taxes low and affordable. Improve school system.
- 205 Stop giving lip service to managing town/school budgets making property taxes continue to increase. Give property tax breaks to people who will have to sell their homes because of the property taxes when living on fixed incomes.
- 212 Controlling taxes so people can afford to live here.
- 234 More affordable.
- 253 It should be a safe place for all, crime should be low, taxes reasonable and we should create a community feel where all are welcome.
- 270 This is a wealthy town with many residents able to downsize to Ocean View, where mental and physical stimulation is just outside their doors; where many can easily afford in-home care when needed. Many are not in that category. Property tax "reduction" for seniors of a certain income was a good first step, and there are so many other ways to work with our older residents that provides dignity with monetary assistance. There are models around the country that could be better explored - even within our own state, AARP, Area Agency on Aging, - that offer suggestions on "senior-friendly" towns. I see a community where our school buildings, buses, facilities are open to community use. (when safe again, of course); when internet service can be provided on a sliding scale with competing vendors; allowing folks who are more home bound to meet & greet, "visit" the library to learn: how to use their tablets, partake in discussions/debate (= less yelling ,,maybe), listen to lectures; take courses, etc.; where roving bands of good people check in with neighbors and folks who might not come forward for that friendly police call check-in. Maybe the high school's senior project might begin in middle school with connections to our older residents - think of the history exchange. I see kindness. I see residents anxious to partake in town governance, join a board and take time to visit neighbors, learn the "lay of the land."
- 277 Growing tax base and upgrading infrastructure while providing the best living environment in southern Maine.
- 312 Lower taxes.
- 315 Affordable, with a community center.
- 316 More affordable

Safety and Services

- 160 A strong town safety - police, fire & rescue system.
A strong waste and trash removal program. A place that has strong safe roads to travel on.
- 253 It should be a safe place for all, crime should be low, taxes reasonable and we should create a community feel where all are welcome.

Environment

- 63 I would like to see Falmouth work as a community to help the state and Governor deliver on a commitment of Carbon Neutral reverse climate change.
- 110 Increased climate and environmental sustainability of both households and town.
- 112 As environmentally sustainable as possible.
- 257 More community minded. Environmentally conscious.
- 258 More green spaces

- 263 Affordable, diverse, community with a variety of energy efficient housing, plenty of open public space, car-charging stations, bike and pedestrian lanes, good schools, and farmers markets.
- 266 Falmouth should be a place that honors and protects the natural world (land, sea, fresh waterways, animals, plant life)
- 271 Continue to maintain a healthy balance between preserving open space and managing new development. Conserve nature! Promote strategies and environmentally sustainable practices that address and reduce impact of climate change.
- 276 Contain people who value education, support our schools, value the environment, value a sense of community.
- 305 Flowers and plants along the roads and walkways.
- 314 City water to the outlying neighborhoods. Well water in the Mountain Rd/Blackstrap area is very fickle and can be contaminated. With changing precipitation as climates change, we are worried about water for our family and have run out several times.

Town Amenities

Pool

- 67 To have a municipal pool for all.
- 76 A community center with a swimming pool and kids after school and summer programs available for middle income earners.
- 92 A public community pool.
- 108 Also a swimming pool. Swimming pools cater to all ages and abilities.
- 128 I would also like to see a town with better restaurants, a public pool that all can use, good cell phone reception, which should be easily done; and virtually no power outages.
- 228 More Sidewalks, public parks, Indoor swimming pool!!

Post Office

- 13 Needs a real post office.
- 26 My biggest surprise is no post office.
- 59 Also, it should have a free-standing post office, not one embedded in a grocery store.
- 170 A standalone post office would be helpful.
- 225 Has a thriving downtown of unique and practical shops (including a real post office).

Waterfront

- 55 Accessible waterfront.
- 85 (trails, parks, waterfront access).
- 110 Increased access to Falmouth's treasure, the waterfront.
- 279 Green spaces maintained including access to public land and waterfront.
- 312 More public waterfront.

Other

- 37 More farming/forestry land with approved farming or homestead homes that can (a limited amount of these pieces of real estate) receive financial help if they want to become farmers or homesteaders

Responses #326-643

Stay Same/Small Town/Rural

- Would like to see more home town feeling.
- Keep what are the best features and expand them.
- Consistency. Do not allow the vision and comprehensive plan to waiver due to development.
- Maintain single-family home nature of our town. I don't want large multi-unit buildings to become the norm.
- Own identity; thriving business center: not a sprawling suburb, satellite or drive-through community
- Moved here in 1989 -retired military; my vision is what it used to be not what it has become since 2006-08
- Many places to walk to from our home: Library, grocery, pharmacy, barber, UPS, garden stores. This must be preserved—a town allowing its residents to shop and reach services on foot.
- People live here and move here because they like the town as is. Great care should be taken to not alter the character of existing neighborhoods or make changes that will be detrimental to existing residents.
- Keep community feeling that we are known for and keep it friendly to all.
- Resist pressure to forfeit unique character to be converted to overflow space for Portland
- Stop overselling and overcrowding the town. It was so lovely when I grew up here, and now every piece of land has been turned into a housing development.
- Continue to be a town of neighborhoods with good schools and controlled commercial space.
- Maintain much of the village nature of the town.
- Adapt to changing world; preserve aspects that make Falmouth such a terrific place to live.
- It's already a friendly, vibrant, welcoming community. Any changes should be organic, not forced by wholesale alternations. Please, you're already doing a good job.

Small Town

- Maintain small town community feel with central shopping district, outdoor/open space, high quality school system.
- Continue with the plan of thoughtful construction focusing on small town character and improve infrastructure and attracting more school aged families-I liked the town I moved into in 2011. I hope that the rapid growth is stopped and the town character remains.
- Focus on fostering a small-town community and sense of character
- Much like now (small town atmosphere) but with a better understanding of how to incorporate the tourism and visitation that is a vital part of Maine's structure.
- Provide a tourist experience keeping small town feel and excitement and promoting local businesses, while maintaining the small town aspects that we all love
- Community-oriented, friendly small-town feel

- Keep classic, small town feel with high priority on quality of education.
- Maintain small town feel
- Characteristics I've appreciated since 1994 and want to see maintained and protected: small town vibe, variety of neighborhoods (dense, rural and in-between), high quality schools and public services
- Maintain high quality schools + 'small town' feel + access to natural resources
- Preserve small town feel
- Keep our small town feel with access to the state's many amenities
- Small community feel despite its large size. I hope it still feels authentically Maine.

Stay Same

- Similar to what it is now- stay the way it is. Bringing in big corporate business is not the answer
- We need to maintain the current posterity of our town.
- The same as it is now- not much more development
- Love it just the way it is - maintain open spaces - maybe more services/development along route one and safer pedestrian and cycling options.
- As much as possible the same as now.
- Quit changing the town.
- The same! It's a great town
- Much like it is now.
- Not changed much, it's already a great town.
- As it is now: excellent schools, great fire and EMT services, good roads, new library, fantastic open spaces.
- I grew up here and returned to raise my children. In 20 years I want it to be just as it is and as it was. I don't want Falmouth to grow much more.
- Keep character as is with regard to housing, open spaces, rural areas in West Falmouth, etc.
- I hope Falmouth stays nearly the same. We choose Falmouth because it's close to Portland but it's quiet, small, we enjoy the trails and trees. Would hate to lose that to too much growth.
- No changes needed. We have a very well run government, best schools in the State, great access to open Spaces. Life is pretty good in Falmouth!
- Keep it the same. Don't over populate or commercialize it.

Rural

- Maintain character of a rural town. Not an extension of filthy Portland
- I moved to Falmouth for it's rural feel, would not like to see that disappear.
- Primarily, a rural/forested town
- Keep intact rural character, minimal traffic
- Preserve natural character and don't develop too much.
- Rural town with businesses located on Rt 1 and Rt 100.

- Much like today. Rural feel, great schools, open land, safe place to live, efficient government.
- Modern community and resources, but absolutely maintain rural heritage without over building
- Keep same rural appeal
- Very much like today! caring, beautiful natural resources and supportive town government
- Maintain the rural character and do not overdevelop current open space.
- Bedroom community with a rural atmosphere, allowing for farming.
- Maintain rural, uncluttered charm of most areas of Town
- Preserve what little rural character the town still has left.
- Maintain rural feel and not make it an extension of Portland's dense housing.
- Maintain current rural aspect

Open Space

- Liable community with public open spaces
- Green both in color because of vegetation and because of net zero buildings and homes.
- Trees are still the best solar panels and golf courses are the worst.
- Lots of outdoor recreating
- A friendly and welcoming community with beautiful public coastal and woodlands access with open spaces and multi-use trails attracting visitors to then enjoy great restaurants and community gatherings like farmers markets and open-air events.
- Important to have space and land to keep Falmouth's beauty and not over populate.
- Open land access important to take action for climate change
- Much cherished park and open spaces
- A place that continues to value open space and promotes community
- Open space and recreational areas
- I envision green spaces... and increased attention to containing and removing invasive species.

Protect

- Sustainable growth that protects our natural resources
- Protect natural resources—clean water, water/beach access for all, Woods, public trails
- Better stewardship for and protection of open spaces that can bring people together and give better options for non-motorized transportation and recreation.
- Protect our natural and historic resources
- Protect wetlands, habitat and connects habitat protection areas

Maintain

- Preserve our open spaces
- Preserve woodland property
- Grateful for substantial efforts already made to preserve and enhance access to public

- Continue to save valuable open spaces for use to residents and wildlife.
- Continue with green space for all placing great emphasis on protecting forest, coastal resources
- Concentrate housing and support the preservation of large tracts of open space
- Maintain open spaces
- Maintain outdoor and open space
- Preserving open spaces/walking trails/etc.
- Keep the green areas
- Great place to live that maintains the outdoor natural spaces.
- Continue to promote free, public spaces for all to use.
- Continued land conservation
- See that nature remains protected and undeveloped.
- Focused on preserving community parks, trails, and forests.
- Preservation of open and unpopulated spaces
- Keep intact rural character, public trails
- Preservation of green spaces and forests
- Continued trust land, open spaces, trails
- Keep open spaces open
- Continue to protect critical natural environments, wildlife, access to public lands/trails.
- Maintain accessible open space
- Preservation of open space

Abundant Amount

- More sustainable development and an abundance of green space.
- Significant amount of publicly available forest.
- Active village with lots of open space which includes woods.
- Lots of open land. That's part why we love Falmouth and I'd hate to see that change.
- Lots of park and rec land
- Lots of public land
- Invite and inspire active outdoors lifestyle: walking, hiking, bicycling, skiing, paddling, sailing, fishing, etc. due to ample physical spaces.

Acquire More

- Preserve and allow multifaceted use of open land and natural resources
- Preserve as much green space as possible.
- Much more land protection/preservation; highly protective of aquifers/waters
- Retain and increase open space
- More open space

- Increase amount of public preserved land with multi-use trail access.
- More community, open space.
- More conservation land with trails
- More land acknowledgment
- Continued/increased preservation of open space
- Primarily, a rural/forested town
- Dramatic increase in town-owned land to avoid deforestation of what's left of wild lands.
- More open space
- Preserve the current, and add as much as possible, open, accessible outdoor space.
- Preservation of wild spaces.
- More preserved land.
- More conserved space, open space and parks.
- Create open space
- More emphasis on conserving land, preserving and establishing viewsheds, and preserving and establishing water access (lake and ocean).
- Conserve larger contiguous parcels of land
- Preserve as much land as possible
- My hope is that our open space used to recreate can be expanded. We are fortunate to have Town
- Landing and West Falmouth forests. I hope these can be protected. The pandemic has shown that these open spaces are special and have been utilized extensively.
- Continue to increase green space: a) connect current green spaces with safe pedestrian routes; b) provide more recreational spaces for kids: basketball courts, swing sets, soccer fields. Bring families together. c) further support and build trail networks within green spaces including the new Underwood Springs land.
- Preserve more land.
- In a post-COVID world, the need for and use of outdoor green spaces will only
- increase. Continue focus on the use of the community parks and trails during all four
- seasons.

Trails/Parks

- Beautiful open spaces in all corners of our town (walking, hiking, biking, skiing, snow shoeing)
- More parks and community playgrounds.
- High value placed upon outdoor areas, including parks, walking paths, plantings, lighting, trails, beaches
- Continued preservation of lands, trails and undeveloped land with Falmouth Land Trust.
- Create trail on old train track that leads to Portland, more areas to safely run, please
- Simple with open spaces with trails
- Don't overdevelop the beautiful green spaces. Continue to invest in trail system

- More parks
- Live-able. Lots of parks, good schools, not too dense in terms of population.
- Easily accessible public parks and trails
- Expansion and connection of hiking trail system
- Improved play spaces for children. The few playgrounds/parks- other than at FES- are small and dated.
- Compliments to Land Trust for acquiring/maintaining trails that family has enjoyed all of them especially during these last 11 months.

Character/Social Fabric

- Falmouth is a dream come true. In a fractured world, we have opportunity to be something that we thought
- may have been lost in the past. We value COMMUNITY and knowing our neighbors. We take care of our
- neighbors.
- A nice place for anyone to live, single, married, retired, anyone.
- More cohesive community with more of an identity.
- Family-friendly, sidewalks everywhere, environmentally-friendly, welcome of diversity.
- Easily walkable neighborhoods of multigenerational families.
- Continued focus on quality of life
- Community focused, family oriented town that promotes growth to all residences.
- A spirit of community is a treasure. Preserve small town values
- Should not become high rises multi unit apartments/condos.
- A desirable and attainable place to live and raise a family.
- Maintained small town values
- Warm and civilized town
- A place that attracts young families of all income groups.
- More long term rental housing
- Safe community, engaged
- Strategy that reinforces strong, active neighborhood identities as vital piece of community fabric
- Community focused, family friendly
- The best town in Maine: Schools, parks, commerce
- Find common ground between differing views on development and priorities to best reflect and support diverse needs and better enable a diverse population rather than an anachronistic, homogeneous community.
- A collaborative, respectful and engaged community where families stay for generations.
- Predominantly single-family residences, with some farms and open space.
- Continuing development of neighborhoods
- Place with friendly and safe environment

- It feels like a patchwork of cul-de-sacs with very few established neighborhoods. This
- makes it challenging to build a community-wide identity.
- A blend of families and elderly residents with a strong sense of community
- Safe and stable community for families with children
- Open, welcoming
- Family-friendly and a private knit community
- Nervous that we will be another Greenwich, CT. I want to keep Maine values and not
- become too materialistic.
- Cozy coastal community with character and charm with excellent schools, a few local
- restaurants, specialty markets/stores. No big box retailers or corporate headquarters.
- Maintain and always encourage family-oriented community living

Diversity

- Increased diversity
- Diversifying population, especially by race and income level.
- A mix of type of residents and housing...Areas friendly everywhere, along all roads.
- A welcoming community that pays very close attention to attracting people who don't only look like our current demographic. We can do better. I call home a town focused on taking care of the environment and taking care of each other.
- A clean, safe, diverse, green place to live.
- A diverse community with homes reasonably priced
- More accessibility, diversity, and equity.
- More accessible for everyone, no matter income. It should be more walkable as well.
- Tight-knit, diverse community encouraged by the design of our town
- Expand to have a diverse population (age, family, race/ethnicity, income) with nature preserves and access to beaches and woods for recreation.
- Open to all people with a more diverse background
- Would love to see an inclusive, progressive and productive community.
- A community that supports diversity actively.
- More diverse—racially and socioeconomically.
- More diversity in schools, economically and socially, as well as continued progress for inclusion/opportunities for seniors.
- More diverse in terms of population.
- Strong sense of community, inclusive, diverse (culturally, socio economically, gender, race) family oriented
- Inclusive, diverse, and prosperous town that relies upon and invests in hardworking families
- Diverse and welcoming community
- Vibrant, diverse, inclusive community, neighbors know one another and all ages interact

and support each others' needs. We will never get there if we don't start moving into the right direction. 25 years overseas have shown me what is possible. Is it easy? No. Worthwhile? Yes.

- Inclusive; less emphasis on wealth for decision making
- Diversifying population, especially by race and income level.
- More diversity
- More inclusive of diverse communities
- More diversified town that would include a broader mix of businesses, restaurants, etc.
- To hear from both within and without that the town has a strong sense of community with a fair amount of affluence, but not to the exclusion of others. A town that demonstrates the value of diversity.
- A place where all are welcome. Our words and actions need to reflect this.
- More diverse in its population with many races represented
- More diverse mix of housing options and economic diversity
- Reshape community into one that promotes diversity, narrows economic inequality, assures access for all citizens to basic needs including healthcare & education
- More socio-economic diversification.
- Respectful; neighborly; collaborative; open to & implementing creative ideas; inclusive w/all residents

Bedroom Suburb

- Falmouth should remain a bedroom community to Portland.
- A bedroom community for Portland with steady increase in residential density and more ecofriendly housing
- Suburb of Portland
- Suburban neighborhood that depends on Portland for culture and services
- Still a quiet, bedroom community, but one that is more diverse
- A suburban community, not just an ex-urb of Portland
- Remain a bedroom community having ease of access with all the benefits of a less densely populated area; with access to nature, excellent schools and a sense of community.
- Strong, vibrant community and feeder into the greater Portland area
- Continue as bedroom community with better schools and quality of life (walking, hiking, nature) and all the benefits of proximity to Portland (dining, shopping, work).
- Bedroom community with a rural atmosphere, allowing for farming.
- Bedroom community with outdoor recreational opportunities and basic living conveniences
- Suburban; spaced housing; good schools; supports and hears residents of all ages.
- Bedroom community with a rural atmosphere allowing for farming.

Not Suburban

- Don't want Falmouth to look like the suburbs of Portland. No crowding of houses.

- Falmouth needs an identity beyond just being a bedroom community of Portland. It is a wonderful place with a deep history and potential to be a lot more than it is today.
- I grew up here, left and came back because I love it and its non-suburbia feel with Portland 10 minutes away. Let's not allow this to be whittled away year after year.
- Has own identity and thriving business center, not a sprawling suburb or satellite, not a drive-through community.
- Builds identity unique from being a bedroom community
- Hope Town does not become Portland extension and transition to a more urban environment.
- Maintain rural feel and not make it an extension of Portland's dense housing.
- Falmouth doesn't need to be an extension of Portland.

West Falmouth

- Falmouth is becoming "over built" with housing too dense in several areas. Do not permit dense, three story, overly close building, such as near West Falmouth Corner.
- Preserve rural West Falmouth with judicious review of any large scale development.
- I am very upset with the huge housing development by Chase across from my house.
- No large housing complexes.
- Preserve rural West Falmouth with judicious review of any large scale development.
- Keep the rural feel in West Falmouth. Limited population growth and limited traffic.
- Transformations have been great however grey road area is taking a long time. Not all of us got the benefits of natural gas on the west side.

Affordable Housing

- Diversity in housing, including workforce housing (perhaps a private/public joint venture)
- Allow housing for diverse income brackets, e.g., Habitat for Humanity
- Largest issue is lack of diversity. Low income housing would make Falmouth more equitable
- Want a mix of rural and suburban, with mix of truly affordable housing (not Affordable Housing for the Rich) so that a diverse group of people can live here.
- Low income housing would be great too.
- Stay residential, but add affordable housing
- Affordable housing, important to diversify population and provide residences for our municipal workers.
- Route 1 and the route 100 corridors might be able to accommodate some affordable housing.
- More housing affordable for our public servants and those beginning careers and more long term rental housing. Two compelling statewide issues and I'd like to see Falmouth step up and play a role. We need a more culturally and income diverse community.
- More affordable housing projects
- Support affordable housing developments
- Expand rental/affordable housing by developing diffused residential pockets set back

from the main roads to maintain a more rural appearance through tree screens, etc.

- More inclusive regarding affordable housing.
- More affordable housing near commercial center of town so people can walk to buy groceries, dine out or shop for necessities. We need to reduce the need to drive everywhere and we also need to increase the supply of affordable housing.
- Focus on affordable housing (e.g., partnerships with Avesta). Consider town home style rentals and small apartment buildings. Place these near services like the library.

Housing Affordability

- Low to moderately priced homes built OR committee formed to buy small houses on larger lots to build second homes on, which would both be sold in perpetuity as “affordable houses.”
- Not much more development, although some affordable rentals would be nice to promote diversity
- More affordable housing (duplexes, apartments, town homes, condos)
- Affordable community
- More affordable homes for middle income families. Falmouth has become far too expensive and exclusive, which prohibits an increase in population, business, and growth.
- Affordable and accessible for younger families looking to settle long-term, versus more short term rentals and airbnb
- Affordability for first time home buyers
- Allowing young families to purchase affordable housing
- Despite efforts, Falmouth will not be affordable for everyone. It's a wonderful place and that drives prices up.

Needs Clarification

- More affordable housing
- Affordable housing
- Lots of affordable housing.
- More affordable housing

Growth/Density

- A Town of single family homes with upscale retail and the best school system
- Continue with plan of thoughtful construction and attracting more school aged families.
- Concentrate housing and support the preservation of large tracts of open space
- Low traffic, residential and light supportive to residents business, progressive environmental infrastructure.
- I do not want to see large multi unit buildings become the norm.
- New developments need to be carefully considered, with a full economic and environmental study done prior to beginning, as well as ample time for the community to learn about the projects and be able to weigh in on it
- Thoughtful development that preserves the suburban and rural character of the town.

- Less residential development along route 1.
- Balanced, taking all aspects of the town into consideration when expanding
- Diversified housing: 4 story apartments with affordable 1,2, and 3 bedroom units, affordable housing, workforce housing, single family houses
- Little to no apartment housing. Spacious lots, so no condensed housing.
- No major housing developments clustered in or behind Route 1/Route 100 businesses.
- Balance between growth and maintaining access to open spaces and the shoreline to include senior living and affordable housing without being overrun by McMansions
- Be very careful in development decisions. I understand if a homeowner wants to shave off a bit of acreage to fit another home in, but large tracts developed for many homes without care about road infrastructure is not why i live in Falmouth.
- Improving and renovating older housing stock and building new where appropriate.
- What it was like before all the zoning and law changes that started in 2013.
- Housing for people of all income levels. Big building projects should be carefully weighed so as to reflect good planning so that they fit into previously agreed norms.
- Housing products for all income brackets
- Does not put commerce and development above the soul of the town.
- Zoning and building codes more sensitive to negative impacts on neighborhood residents.
- Foster development in specific locations to allow business growth. Housing development would be sensible, promoting diversity while not overrunning town resources.
- Keep lot sizes large; reverse recent zoning that increased housing density. Crowding creates conflict animosity and resentment among neighbors, e.g., Middle Rd.
- Not over developed!
- Eliminate loop holes for larger structures on smaller lots, e.g., connected duplexes on single structure lots

Slow/Smart/Controlled/Sustainable

- More sustainable development and an abundance of green space.
- Control growth and density with good commercial development
- Continued gentle and slow growth
- Thoughtful, controlled growth while maintaining character of Falmouth and preserving open spaces/walking trails/etc. Not overcrowding already dense residential areas.
- Slow growth of last 10 years. Should town be like South Portland, Cape or somewhere in between? We don't need another city next to Portland.
- Slower growth; restrict AirBnb- type rentals.
- Careful, restrained development. Repurposing of existing developed land rather than building on open spaces.
- Controlled growth, residential and commercial
- Sustainable development

- Sustainable growth that protects our natural resources
- Smart growth...low traffic
- Sustainable growth that protects our position as a desired bedroom community
- Open mind about development that contributes to our standard of living.
- Too much development. Recent zoning changes have allowed houses to be built on land that should not have been built. A good example of this is in my neighborhood. I feel corners were cut, wetland area setbacks were ignored and consequently probably the value of houses nearby will decrease in value. Is this what we want, I certainly don't. I feel the town council is trying to increase density and this is changing the town's character and what originally drew us to live here. This added density will increase the burden upon all town services, police, fire, schools and for what purpose. If people want to live in an area with houses side by side on tiny plots of land, there are plenty of other places they can live. I just don't understand why the council feels more is better. I understand why people want to move here, but if we don't slow down the expansion, we will become like all the other towns that didn't control their growth.
- Concentrate development
- Gradual slow growth to maintain the current "feel" for this community
- Encourage smart growth that will also allow more socioeconomic diversity, e.g., allow more high-density housing in the built-up areas of "downtown."

Low/Moderate Growth

- Allowing high density housing will only overburden our infrastructure perception.
- No more "high-density" housing projects
- I hope Falmouth stays nearly the same. We choose Falmouth because it's close to Portland but it's quiet, small, we enjoy the trails and trees. Would hate to lose that to too much growth.
- Anything but an over-grown, subdivided town full of new developments with postage-stamp lots. We need more places for seniors to live independently at a livable cost.
- Live-able. Lots of parks, good schools, not too dense in terms of population.
- Supporting additional residential growth at an appropriate and strategic rate
- Same density as it is today
- Growth curtailed somewhat; not become an extension of Portland.
- Moderate growth allowing for a more diverse mix of housing options and economic diversity.

High Growth/More Development

- Falmouth should not try to restrict development, towns have to continue to grow.
- Land use policies that support higher density smart development
- Denser development in existing developed areas
- More nice developments like Ocean View, Ridgewood Estates, Tidewater Farm, etc.
- Reduced zoning distances (frontage, distance between houses, etc.) changed back to what it was, so every teeny tiny lot is developed.

Less Development

- Less development, more cluster housing
- Very limited further residential housing development
- Limit development of new single-family homes on large lots.
- Minimally developed
- Please focus on beautifying the town and not on further expansion.
- I don't want the town to grow uncontrollably. The number of students has more than doubled since I was a student here. There are probably double the homes and families as well. I don't want Falmouth to grow much more.
- Not add too many housing units
- No overbuilding residential areas.
- No overbuilding
- Keep same rural feel, good schools, not over populated.
- To not get much bigger, our schools are large enough!

No More Development

- No more new houses or developments. I've had at least 6 houses built within 1/8 of a mile, north and south, in the past 24 years. Do not rezone or minimize the setbacks. It's too condensed.
- Stop all new developments. Houses & condos are being built all over. Very opposed to this extreme growth.
- Moratorium on subdivisions
- Stop the growth of new housing and increased school enrollment size.
- Stop building
- Any additional growth would diminish our "small town" feel
- No more residential growth. All our land is being used up.

Downtown

- Vibrant seaside community that welcomes tourists, yet has the amenities and businesses of a large town/small city for the ease, convenience and livability of year-round residents.
- More energy and activity in the businesses districts.
- Business friendly
- Outdoor park-like setting mixed with shopping areas. More outdoor dining.
- Supporting local businesses while maintaining a community feel
- We are close enough to Portland and major thoroughfares as well as a town that Rte 1 runs right through to provide a town feel and excitement, promote local businesses, and yet still allow the small town aspects that we all love.
- Enhance downtown including public gathering spaces, green space, biking and walking opportunities.
- Continue to add new business/mixed development.

- Development that does NOT make huge traffic increases but allows people to live, shop and work here.
- Good sources of business for income... Big building projects should be carefully weighed so as to reflect good planning so that they fit into previously agreed norms.

Less Development

- Love it just the way it is - maybe more services/development along Rt 1 and safer pedestrian/cycling options
- I like how Falmouth is evolving right now; don't want more commercial building clutter; like central location of library along with no larger Mall than is there now.
- Less commercial development.
- A small quiet village
- Limited retail and commercial businesses in selected areas
- Center needs to keep village appeal, no over development, no ugly box-like heights or breadths.
- Limited commercial growth in Route 1/downtown district. We have enough commercial infrastructure. Any additional growth would diminish our "small town" feel.

Walker Friendly

- More walkable
- More walkable with more connectivity.
- Having a more walkable town
- Landscaped and walk friendly shopping areas.
- More walking based, more downtown feel to Rt 1
- Would love a downtown where people can walk, meet, shop and eat.
- More of a downtown area safe for walking to shops.
- Increasing attention to pedestrian uses in busy areas.
- A place where people gather, walk around common and pedestrian areas with sense of community
- Pedestrian friendly. Fewer large parking lots.
- Increased accessibility by adding sidewalks and crosswalks.
- Develop central, walkable commercial district.
- Traffic-free walking spaces with shops and parks for events like festivals and live music.
- More walkable downtown area, more good restaurants and sports facilities.
- Walkable downtown area, small local businesses thriving
- Village feel w continued emphasis on sidewalks, underground utilities, community space.
- More sidewalks

Route 1 and/or 100 Corridors

- Focus development in key transit enabled corridors to relieve the pressure of greenfield development, fit in with greater Portland growth.
- Multi-use development on Rt 1 with structures (instead of parking lots) abutting ROW.
- Promote in-fill development in neighborhoods near major roads and public transportation

- Area growth along with housing shortage will inevitably lead to more growth. It is important to promote sustainable, higher density growth along major arterials and in areas bordering Portland.
- Residential community with limited retail and commercial businesses in selected areas.
- Redevelop Rt 1 (Bridge to 95 exit) for more Main Street/ less shopping center and strip mall.
- Route 1 corridor can be developed without creating tremendous traffic and density.
- Attract diverse businesses to Rt 1/100 corridors; enhance appearance to more village like appeal.
- Commercial development allowed and encouraged along the Rt. 1 and Rt. 100 corridors.
- Continue to create a village setting on the RT one corridor
- Improvements to rte 1 that support the residents in scope and infrastructure.
- Main Street vision for Route 1 corridor. Businesses thriving on Rt 1 and 100.
- No major housing developments clustered in or behind Route 1 and 100 businesses.
- Shops and banks around Rte. 1 add to the “not a real town” feel
- More office space, more pedestrian and bike-friendly shopping areas on Rte. 1, with more trees, fewer electric poles.
- Continued Main Street area along Rte 1 that has multiple stores that provide services for ALL residents.
- Better shopping area along rte 1. More hangouts like a good coffeeshop, bar, restaraunts. A food co-op. But not overbuilding and paying attention to retaining the small town feel. No big box stores.
- Rte 1 unaligned with strip malls. Imagine how much more beautiful our town could be if we had stores and restaurants in more attractive buildings like in Arlington, VA, or Bethesda, MD.
- Retail/commercial development mainly around the route 1 area.
- Improve our business corridors
- Non-chain restaurants and shops for Rts 100 and 1.
- Invite small business to our Rt 1; keep large businesses happy.
- Strengthen pedestrian pathways; focus on centralizing administrative and consumer draws that coexist upon shared space (not Rt1 or Rt 100.) Falmouth can blossom into a Country Town with true village feel. Currently I'd say we're more of a suburban town with commuter roads.
- Build business without continuing the blight of building along the Route 1 strip. Expect green buffers, small signage and character.
- Continued growth of small businesses—more small shops/food places away from Rt 1.

Town Center

- Falmouth needs a real downtown
- More walkable town center with small business dining and shopping options.
- A village center around the library/route one and retail/offices along route one.
- More charming and aesthetically pleasing updates to make more of a cute ‘town center’ feel.
- More pedestrian friendly with a center that meets all the needs of a community.
- Typical New England town with small, privately owned stores and quaint town center.

- Town Square where residents could gather (not behind Walmart). I am opposed to big box commercial development and support the health of local businesses. Maintaining small-scale limits on development is critical, including height limits. Continued sidewalk, bike lane development
- Primarily, a rural/forested town with a vibrant town center with a mix of commercial and residential uses.
- All areas of the town should have pedestrian/bicycle friendly roadways.
- Walkable town center where residents can gather.
- Steady improvement in the town center appearance and services offered;
- Need a “down town” “village” “common area”- discussed many times but nothing is ever accomplished.
- A place to participate as a community member weather a family with school age children or a retiree.
- Development of Falmouth center is critical
- Develop a town center
- A town center that feels like a town center.
- A town center like Yarmouth's
- Find a way to create a usable and attractive town center
- Need downtown area. Doesn't need to be big, just not a strip mall. Could be by the water or library.
- More central location of essential services to generate more of a small-town feel.
- Town center is overcrowded and off of Exit 10 is already overrun.
- More of a town center where people shop locally and gather.
- LOCAL businesses located in a town center.
- Create more of a community vibe. How and where can we create a town center that can bring the community together?
- I'd like to see a town center. There is no Main Street, USA with walkable store fronts, outdoor event areas, or any home town feel. This is because of the push to keep Falmouth rural. It's possible to keep its overall charm, rural and wooded aspect, while still building up one location as an events center. The foreside seems primed to do just that, but would require more residents and small businesses.
- Increase community related activities and opportunities.
- Continue to improve around route 1 to create more of a town center.
- More of a community-based town.. This we think is part problem of not having a downtown.
- Small town with strong sense of community. Have only lived here 5 years and do not get a sense of community outside of schools possibly because there is no town center like in many other nearby towns.
- More of a “town center” feel with shops and restaurants that extend beyond the “strip mall” feel of Rte 1.
- Expand commercial tax base within the village concept by developing diffused commercial centers
- Wish we had a real center and post office! It feels like Falmouth is sprawling and I am unsure where that center, one that could hold, would be located.

Business/Industry/Retail

- Opportunities to shop locally at smaller, local establishments.
- Allow more businesses.
- Known for its great restaurants!

- Bring in innovative businesses to create jobs and to enable services
- Healthy business district-More economic opportunity and ability to live/work here for more people, not just the wealthy.
- Small businesses vs. large national chains
- A few local restaurants, specialty markets/stores.
- Evolve into a more self-sufficient suburb of Portland, as opposed to Portland North (adding restaurants, a real post office, and other businesses which keep revenue in our town).
- ...Vibrant local businesses-More employment opportunities (corporate)
- A place that offers everything we need in one accessible town
- Upscale retail
- Primarily local businesses. More restaurants would be nice
- Great restaurants
- More fine restaurants
- More restaurants and shops; improvements to current stores, e.,g.Shaws and WalMart in particular in my \
- opinion have been eyesores for many years. If they are here to stay I would like to see them improve greatly
- both inside and out. I would also like to see a town center where events can be held. I do agree with keeping
- building profiles low and architecture somewhat uniform. I am concerned that the traffic issue on route 1 is
- gloomy going to get worse over time if it is not dealt with.
- Much like it is now, but with more commercial space and restaurants.
- Smaller, locally owned business and less box stores and chains.
- More independent restaurants and businesses.
- Expanded offering of independent restaurants and businesses.
- More retail businesses where neighbors meet and get to know each other. Families are left out when their children no longer attend school.
- Strong focus on local businesses and development
- Town as a whole is a perfectly fine place to live but there's zero useful commerce and the strip malls of Rte 1 are horrific.
- Little to no light industrial.
- There should be a healthy business district with affordable restaurants (not just fast food, pizza and bar food)
- Keep village feeling with variety of shops, restaurants, and markets. Yes, movie theaters, theaters, entertainment, doctors' offices.

- With a focused effort to develop a real downtown, Falmouth could attract diverse and thriving businesses which will in turn will improve its tax base.
- Maybe multi level Mature housing with store fronts on first floor (Shaw's redevelopment)
- Interspersed retail, rather than clumped all in one place.
- Strict business zoning so we don't end up looking like Rte 1 in Scarborough.

Strip Malls/Big Box Stores

- Get away from big box stores
- We're good with strip malls. No more.
- Not any more large box stores
- No increase in big box stores
- Although I don't like box stores, I find Walmart very convenient.
- A few big box stores to offset tax base, but mostly restaurants (not chains) and stores
- Fewer big box stores.
- Less big box stores
- I don't support adding large malls or complexes on Route 1 corridor because it would only add to congestion on that road and impact the character of our town.
- No big box retailers or corporate headquarters.

Town Amenities/Events

- Small park in front of Walmart made into community park.
- Build on past 10 yrs: new library, cupola/park by shopping center, new ice rink.
- Continue to offer opportunities for neighbors to gather for community events, programs such as music, education etc
- Community gatherings like farmers markets and open-air events.
- Plenty of opportunities for family entertainment (think movies, bowling alley, rock gym, community pool, parks, etc).
- Annual Town events to bring residents together, like chili bake off's, summer fireworks, etc.
- More recreational options and excellent public resources to share- Fort Williams, Family Fun Day...
- A gathering spot that is more inviting than the village gazebo.
- More community events so Falmouth feels less like a bedroom community
- More geared to the youth of this town
- Community center maybe started around a new library culture.
- More community gathering centers
- Create shared space where citizens can congregate
- Create shared space where its citizens can congregate and come together as one community.
- Commitment to good athletic programs.

- Please focus on beautifying the town
- More parks w playgrounds for kids.
- It would be nice if the movie theater recovers after the pandemic.
- More inclusive with a stronger focus on building community and the spaces that facilitate this.
- Regular community events that appeal to all generations.
- Community activities that all can enjoy not just kids and retirees...public golf course.
- Excellent public library
- No hotel-no sport complex. Not have all the amenities of Portland.
- Known for exceptional community facilities (library, recreation & senior center, pool and exercise complex)
- Fund new commercial building as a community center to include pool, small theatre/show venue
- Create some kind of community. It's easy to make friends if you have kids in school, or if you work, but as retirees who are relatively new to Falmouth, we don't find many opportunities to socialize.
- More access to river front
- Healthy civic pride rooted in strong communal infrastructure (schools, recreational facilities, helpful town hall), activities and healthy business district.
- More convenient to have Town Hall, Police in one place; adamant about own Post Office!!
- A place that promotes health and wellness
- I am grateful for the new, improved library
- Spend a little more time on community building activities
- Community center
- Community center that attracts pedestrians and bikers (e.g., town square, no traffic, something like the plaza at LL Bean). It should be bicycle friendly.
- Encourage community gardens and community farms.
- More sense of community – town center and/or community center area.
- Create celestial park free from light pollution- horizon to horizon like Chapel Hill's. Integrate student activities with aging population- storytelling, assistance, shared wisdom.

Pool

- Municipal POOL please
- WE NEED A SWIMMING POOL!
- Community outdoor pool
- Increase community resources -revisit a public pool
- Community pool
- Perhaps a community pool
- Community pool

- Community building with pool

Waterfront

- Ocean access for citizens to enjoy
- Enhance if possible, public access to waterfront.
- Access the bay in more locations
- Maintain/expand Casco Bay access for recreation, aquaculture, ground fishing, lobstering
- Beach access for residents while keeping access to the wonderful surrounding trails.

No more

- Not any more sports facilities
- No large footprint development such as the soccer arena.
- NOT a giant soccer field that will draw people from elsewhere.

Infrastructure: Utilities, Transportation, etc.

- Maintain excellence in municipal services
- Comprehensive utility (water, sewer, power, internet, gas) coverage.
- Less traffic on 88 (side roads should connect to Rt1) Slower, far too many speeders.
- Continue with plan of thoughtful construction focusing on small town character, improve infrastructure
- Invest in sewer/water lines
- Residential and light supportive to residents business, progressive environmental infrastructure.
- Clean up Foreside coastal/beaches....too polluted with green algae. I won't take my water dog there any more....RUN OFF, OLD SEPTIC SYSTEMS....do something
- Return the original exit from Rte 1 to Rte 88. The old one was logical and safe.
- Do not increase population. Infrastructure can't handle it and will be expensive to create what is needed to support population growth.
- Keep roads and bridges in good shape

Walker/Cyclist Friendly

- Interconnected trails so we can safely walk with our kids to the fantastic library and Rte 1 shopping; also, interconnected sidewalks down Middle and Pleasant Hill roads so we can walk to a playground or adjoining neighborhood. Get away from tractor trailer trucking, potholes and cracks in the road.
- More and well maintained walkways, places to sit and rest, bicycle friendly roads and traffic actually going 35 on secondary roads.
- More sidewalks
- More walkable areas on well-traveled roads (sidewalks)
- More walkable with more connectivity.
- Neighborhoods that promote connection
- Neighborhoods with areas for small parks and walking trails.
- Sidewalks, bike lanes
- Possible to live here without a car.

- Increase attention to pedestrian uses in busy areas.
- More bike/walking trails to connect us and for safe pedestrian access to Rte 1 business district.
- Invest in sidewalks to make the town more eco and pedestrian friendly.
- Transportation network accommodates bicycles and pedestrians
- Sidewalks are critical on busy roads
- Increased accessibility by adding sidewalks and crosswalks
- More bike lanes & side walks particularly on busy roads.
- Build on past 10 yrs: more sidewalks , improved landscape
- Emphasis on building infrastructure for safe walking and biking. This includes sidewalks that are maintained and cleaned year round, adequate uniform lighting where appropriate, and safe and spacious bicycle lanes. Will need consensus on the importance of common space and investing in building this up.
- Safe bicycle and walking areas in many areas.
- Continue to create safe biking and walking areas.
- More walkability
- Walkable streets

Traffic

- Decrease speeds and vehicular travel -Better management of traffic re: speeding
- Low traffic (2 discrete responses)
- Our Falmouth Road mailbox is mandated to be on the other side of the road due to the sidewalk. Our lives are in danger daily when we cross to get our mail. Traffic continually increases each year, and development in other parts of town doesn't consider t the stress it puts on our current road infrastructure. The speed at which people whiz by, even if they wanted to stop to allow me to cross, there isn't enough time. Blinking signs that light up when you drive by over speed limit may help in a few places.
- Better traffic management on Route One. Parking lots are confusing entering and exiting the shopping centers. The area around Shaws, Shops at Falmouth Village and the Walmart shopping center cannot handle any more traffic.
- I am concerned about traffic and losing the ability to walk on roads like Route 88 because of cars speeding and too much density.
- Better control of traffic lights. Sometimes you can't get through any of them, esp 3-6 pm.

Public Transportation

- Public transportation that can be used by high school children, seniors and working adults
- Increasing infrastructure for public transportation
- Continue to provide high level public services
- Good public transportation to Portland.
- A role model for the state with a focus on environmentally-friendly, cost effective, high quality services and educational infrastructure
- Easy (and safe) access to Portland by car, bus, or bicycle

- Sustainable transportation network to allow convenient, enjoyable travel for work and pleasure. Goal: families can live with one (or no) cars rather than more common 2-car family. a) invest in public transportation (more frequent buses with additional routes, and extended hours); b) build roads that are SAFER rather than faster; c) safer biking and pedestrian routes; d) increase electric vehicle charging options; e) focus on connecting schools with the library as well

SCHOOLS

Atypical Comments

- As a young adult in college, I would love to see change to more diverse content being taught. This would translate into all aspects of our community with children learning how to be more inclusive, empathetic and conscious of the world outside the Falmouth “bubble.” We are known as preppy, rich, arrogant white kids and we are and cannot be more than that.
- “OK” school system lacks strong leadership and vision. Doesn’t stand out or aligns with our educational values which is part of reason we moved our child to private school.
- To treat all human needs and rights in such a way that the lack of such for any one would make each of feel as if those were personally taken from us. This can only be done by investing in educating children how ALL humans are equal, something we assume we have, but we so don’t
- Integrate student activities with our aging population - storytelling, assistance, shared wisdom.
- Improvement with regards to drugs and bullying. These two problems need to be addressed.

Want Best

- A Town of single family homes with upscale retail and the best school system
- Best public school which leads to most college children. One of the most educated cities.
- School system should continue to strive to be the best in the state.
- Continue to be seen as family oriented community with a focus on providing the best education in the state.
- Falmouth is known for having great schools which is true and should continue to be a focus.
- Continue to provide high level schools.

High Quality

- Excellent schools
- Maintain high quality school system.
- Maintain the excellence of our schools.
- Maintain reputation for great schools.
- High quality public school system
- Continued focus on excellent schools.
- Excellent school system
- Great schools
- Falmouth is known for having great schools which is true and should continue to be a focus.

- Continue to provide high level schools
- Excellence in our schools.
- Cozy coastal community with character, charm and excellent schools
- Maintain terrific school system.
- Keep high standards

Good/Strong

- Keep the same rural feel, good schools not over populated.
- Focus on schools
- Same fine schools
- Maintain a strong, inclusive school system
- I grew up here and returned to raise my children. The school system was fantastic then and is still today. It is imperative that maintaining the integrity of the school system be our number one priority. The district draws families that care a great deal about education and community.-Livable community with a strong education system
- Continued strength of school system, with an updated middle school and additional elementary school
- A strong education system
- Live-able. Lots of parks, good schools, not too dense in terms of population.
- School system is top of mind for me, as are a commitment to inclusive policies and practices.
- Keep classic, small town feel with high priority on quality of education.
- Good schools
- Small quiet town with strong schools
- Continues commitment to family and public schools. We could have chosen any town. We came here for that purpose.
- Much too much spending on education
- Move towards a place that is seen as having value beyond its school that is seen as having value beyond its school system... where families stay for generations. A community that is collaborative, respectful and engaged.
- Known for innovative and student-centered schools
- Robust educational system PreK-12 and thru adult learners
- Community involved school system with respect for citizens interests without political bias tones
- Education and family values should continue to be priorities.
- Family focused with good schools

Environment

- Family-friendly, sidewalks everywhere, environmentally-friendly, welcome of diversity.

- Falmouth should push for a more green future. I believe that introducing an incentivization for electric vehicles as well as a local excise tax increase on gasoline is a key part of the near future. In order to keep our roads maintained due to the increasing amounts of electric vehicles on the road, we should raise the gas tax by 25 cents as well as place a tax on the use of electric chargers for cars that would go to DoT.
- Focus on environmental impact of all we do.
- Encourage more sustainable development and an abundance of green space call home a town focused on taking care of the environment and each other.
- Low traffic, residential and light supportive to residents business, progressive environmental infrastructure.
- Lobby for access to tidal power within 3 miles of shoreline thus providing green energy and income to Falmouth.
- A clean, safe, diverse, green place to live.
- Green both in color because of vegetation and because of net zero buildings and homes. More solar panels and fewer gas stations. Trees are still the best solar panels and golf courses are the worst.
- Progression towards clean energy and protecting the ocean.
- Sustainable community: flexible to meet environmental challenges; relying on each other, Town to meet needs, solve problems (less dependent on outside sources of energy, products etc.)
- Less light pollution. More public transportation and bike lanes.
- More eco-friendly housing
- More trees as millions are being decimated
- Increase smart building inclusive of perimeter grade parking accessibility
- A future fit for climate change, zero carbon footprint
- Be at forefront of sustainability by adopting electric charge stations, electric public transportation and encouraging the use of alternate energy sources for utilities by providing a friendly business climate for such and financial incentives for residents.
- ...bringing the town into the future with green energy plans.
- Clean air, moderate traffic, clean ocean, hiking trails-good place to live
- Dark sky friendly lighting everywhere
- Become front runner in Maine and nation for environmental conservation and restoration; be carbon neutral in all town energy consumption; promote non-motorized recreation thru enhanced public and private trail networks and facilities that restore, protect and preserve green spaces.
- Energy efficient; highly focused on reversing climate change

Governance/Taxes/Community Spirit

- Keep intact relatively low taxes
- Reasonable tax increases. Not what has been going on the last 15 years.

- The primary concern should be to control taxes and spending. I feel less is more.
- While tax revenue is important, there is a cost.
- Make living here affordable
- Strive to put Falmouth on the map as more than "Top 10 Places to Live", but in government and policy to match constituents' needs and advance in a globalizing and rapidly technologically innovating society.
- Active involvement by citizens in the town's governance, public open strong community spirit of support.
- Warm and civilized town
- I call home a town focused on taking care of the environment and each other
- Active involvement by citizens in the town's governance and strong community spirit of support
- Become beacon for visionary volunteerism in municipal government, e.g., low-income housing; retooling police; community ISP; renewable energy (converting old sections of landfill; municipal roofs into solar arrays)
- Walkable, **low taxes**, good schools, low rate of residential development, high quality conservation land
- Create healthcare exchange. Thousands of people buying as a group would allow us to push an insurance company to provide good coverage and rates. We need to be a union of citizens and change the American concept of what a local government can be for its people.
- Restructure property taxes to benefit owner-occupied units; milk AirBnB people for all they're worth; create incentive in form of tax abatement for people willing to transition their lands to a public trust.
- Prioritize full-time residents: increase taxes and fees for tourists, short-term residents
- Inclusive; less emphasis on wealth for decision making
- Promote facilities and programs that deliver a well educated and healthy community.
- Deeper connection between residents, businesses and municipality through support, events and technology.
- Town Government "should not" be in the hands of a single political I'd like to see it seeking to be RESPONSIVE as much as RESPONSIBLE. The appearance of responsibility can be faked, while responsiveness is obvious to all.
- Plan and implement net zero strategy
- Well-run town with good relations among residents and town government.
- Make a plan to involve/accept volunteerism with the public spaces, e.g., schools, library.
- Expansive tax base to support affordable housing and education
- Collaborates with neighbors (city of portland, cumberland etc.)
- Be at forefront of sustainability by providing a friendly business climate for such and financial incentives for residents.
- Values a healthy environment and healthy people.
- Known for dedication to education, land conservation/recreation, diversity/equality/inclusion.

- A civically responsible community concerned with education, security- physical and economic- and proper administration
- Community (not outsourced) connected police and fire departments. Town Hall friendly and open to residents; little outsourcing services to maintain personal connection with residents.
- Keep high standards of Town services.
- More civic involvement from all areas of the town.
- Supports and hears residents of all ages
- High level Aging in Place program equivalent to Cumberland & Yarmouth; high level communication/informative; monetarily efficient/resourceful eg w/consultants

General Vision

- We value education for our children.
- We believe in inalienable rights to life, liberty, pursuit of happiness, and a sustainable world
- Education, open space and diversity and willing to spend the time and money in pursuit of those values.
- The best residential choice in Maine
- A welcoming place with publicly accessible places and the resources to succeed.
- Walkable, bike friendly, community centered
- Environmentally conscious, environmentally practicing suburb.
- A place with lots of fun things to do.
- Geared towards young families and older generations
- Safe community with good schools, thriving small businesses and opportunities for children to learn and develop safety
- Where shopping and services are reachable on foot.
- A resident community
- Tight-knit, diverse community encouraged by the design of our town--traffic-free walking spaces with shops and parks for events like festivals and live music.
- A progressive and upscale town with a strong sense of community and inclusiveness
- Small town feel but affordable for all.
- Quiet, residential
- Enables and supports local businesses; environmentally friendly; embraces public outdoor spaces; uphold public school system through financial and moral support
- Engaged and supportive of citizens -the elderly, families, etc. through thoughtful development and supports.
- Has lots of good outdoor recreation opportunities
- Permits development that is consistent with planning efforts and guidelines

- Provides affordable housing and community programs, especially for seniors
- Preserves our values, qualities and culture
- Walkable, low taxes, good schools, low rate of residential development, high quality conservation land
- Safe, open, friendly
- Connected community with strong schools and beautiful natural spaces for all to enjoy.
- Family-friendly community with quality schools, diverse housing options and lots of green space.
- Desirable place to live with excellent schools, open parks and recreation space and restaurant access.
- Welcoming community that balances the needs of residents with business needs
- Inclusive community that supports excellent schools, protects the environment/open spaces, offers a variety of opportunities for recreation, and is an inviting and enriching town for retirement. Opportunities to shop locally at smaller, local establishments. Regular community events that appeal to all generations.
- Inclusive community that supports excellent schools, protects the environment/open spaces, offers a variety of opportunities for recreation, and is an inviting and enriching town for retirement.
- Valued community in the region with quality schools
- Welcoming community that addresses citizens' needs and values its natural resources.
- Excellent schools, safe neighborhoods, rural and suburban housing and open space for recreational opportunities.
- Inclusive, beautiful, quality schools, infrastructure, downtown, businesses, accessible green paces.
- Open and inclusive, green
- Excellent schools, local businesses, and reliable infrastructure
- Core values of family, education, affordability, and respectful citizens.
- Homey
- Walkable, welcoming small town with great schools and amenities
- Top schools, low crime, maintained roads, public and private policy established and followed, ocean access for residents, clean safe roadways, trails and paths
- Best town in main to live and raise a family. Great schools, access to community programs, outdoor activities, thriving commercial activity (restaurants, downtown, shops, etc.)

Responses #645-975

Growth-Slow Down/Less Dense

- 671 I would like more natural spaces preserved and less development.
- 672 Stop ugly cookie cutter developments.
- 676 Currently the town is squeezing developments into any possible space in West Falmouth. This has to be stopped! Appointed people, not elected people are making these decisions. For instance, Tuscan Way, off

Blackstrap, a housing development of ugly garage-forward cookie cutter homes that cut down a big stand of trees, protecting the rest of us from Turnpike noise, was approved after many people came forward and opposed it. And it somehow got approved to be on a sewer system. I took a picture in the last big rainstorm of a big lake on top of that sewer system. Right above the Presumpscot River. As we all know, Covid can be spread in the waste water. Is Falmouth doing ANYTHING to check into wastewater going into the Presumpscot?

- 677 Hoping the growth slows down. we seem to be adding to many new homes.
- 678 In recent years Falmouth officials have largely ignored previous Town Plans in order to encourage commercialization of the Town and to engage in "social justice" programs to encourage the development of low-income housing that has drastically changed the character of the Town and driven increased taxation in order to fund the rising tide of operating costs to meet an ideal and visions of commercial growth to carry-out ideas "from away" that are nor so appealing to the "natives.". This needs to be changed. That is the objective for the future.
- In 10-20 years, this should be a well-managed town serving a primarily mid to high income community that protects the interests of its existing citizens. The Town needs to maintain law and order to protect property and personal safety, and the rural character. The Town Council and other officials should be focused on improvement of the Town in accordance with a Common-Sense Plan and back-off on "social justice" and dense low-income housing for people who will not benefit the Town and will drive up the Town's operating and educational expenses for everyone else while at the same time seemingly benefitting a few councilors, administrators and their friends.
- Not long ago, West Falmouth and other parts of the Town were sparsely populated, rural in nature and offered a low-key life style. Now literally hundreds of houses have been and are continuing to be built causing rising education costs (without new funding), traffic congestion, loss of ambience, higher taxes and incredible congestion. We should be working over the next 10-20 years to preserve and perhaps improve the livability of the Town as so many residents have demanded. The publication of this survey can be taken as presumptive evidence of the outright anger of many, many about the inappropriate evolution of Falmouth over the past 10-20 years.
- 683 Not liking the changes. Grew up in Falmouth.
- 685 Building homes too close to each other. Homes are too big and soon on the market to be sold. The turnover to sell is 5-10 years. Our family has been on this road from 1924 till present. So many changes.
- 687 Rural, open space, single dwelling homes.
- 689 Safe neighborhoods & low-density housing. Slow growth.
- 700 Often people move here to be near Portland, but to enjoy a calmer lifestyle with amenities such as Falmouth has right now. I would not want to see high rises nor crowded developments.
- 701 Let's try to limit the growth/population of Falmouth and not become a Portland. We are a nice community and I'd hate to see it turn into bigger city.
- 703 To stop building so many new neighborhoods.
- 704 Falmouth should proceed on a path of slow, controlled growth on the residential side, maintaining the single-family home as the primary residential home.
- 712 Low on new development.
- 713 Keep big developments away including housing projects, away.
- 715 A moratorium on new subdivisions.
- 717 Keep the small town feel and don't adopt policies which ruin the town like those Portland has adopted.
- 719 slow residential growth.

- 721 All in moderation, including the managing of further development of extremely priced, private housing on every available foot of developable space.
- 722 Open spaces, limiting traffic and development.
- 724 Keep the present character, little or no residential growth. What I have seen I do not like.
- 725 No thoughts on this except control growth.
- 727 We moved here for the small town feel with the belief that the town would look to restrict large commercial developments apartment complexes and residential that can deteriorate a community long term.
- 734 No, no, no more housing.
- 738 Limit growth to single family homes.
- 744 My vision for Falmouth dovetails with the 2013 comprehensive plan. There are 2 commercial growth areas in that plan and Town Government decided to make one of them the largest residential development that the Town has ever seen.
- 747 Focused on healthy community and resiliency, rather than growth or development as ends in themselves.
- 750 Walkable and family friendly. No more development. Strict guidelines for any open space.
- 751 Maintain mostly residential with bigger plots of land and limit building lots of small houses, especially just for rent, on small plots of land. Basically, prevent over populating, overcrowding. I do not wish for Falmouth to become like Portland city living/housing. I appreciate and respect the lots and land around each home.
- 757 Small town Maine.
- 759 Falmouth would continue to have a balanced rural feel. Lot sizes should remain as large as possible to reduce rapid growth and density.
- 768 Multiple forms of housing units. Keep the minimum yard size rather than cram houses into small lots.
- 773 First, this notion "should" has a critical and negative connotation. Who are you to say what Falmouth shouldn't be? It is a town of properties owned by individuals with diminishing rights by the very suggestion Falmouth "should" be anything! "Could" is more appropriate. But by watching how the council performs its role in carrying out its duties, asking how "should" the town "look" is appropriate. Alas, asking us now, after the council coddled developers and dismissed long term residents for decades, residents whose families go back to the 1700s as mine does, is disingenuous. What we say here will be cherry picked and filtered by preconceived biases of the council which are extremely evident. There is a small group of residents, primarily from away, who dictate by their activism who gets elected to serve on the council, so this exercise is moot. However, I will put in my two cents.

As I said, developers are coddled while residents are admonished for having incompatible and differing views. Example, a developer can speak out at any time during a council meeting but a resident cannot. A developer can get a variance at will if not by lawyering up if it adds value to the developers scheme for nefarious reasons of increased tax revenue and attraction of wealthy from away, while residents must bow to prescriptive ordinances without recourse. I have witnessed council and the town's lawyer bend over backward if not direct the development before the council to assure completion. It is all too far down the line to ask such a question. Falmouth is a suburb of Boston, an enclave of Connecticut, a municipal design put into action years ago to attract high net worth people, not support the population disaffected by the onslaught of development which now has you begging the question, "Now what?". Hence, we have not a high school but a community college demanding tax revenue exceeding that which can be afforded. This was my father's complaint in the 70s when he told his fellow councilmen, "You're going to tax your kids out of the town". And you did. But I digress. The future Falmouth has no choice but to continue as a place

of high demand real estate only the very wealthy from away can afford. Meeting the high bar municipal requirements assumed to meet the expectations of such a populace, community college style school systems, an overpriced inefficient expanded library, an Essex, CT, style roadway replete with lights and sidewalks no one (no one!) uses while single lane traffic backs up in both directions on the main thoroughfare. Who wouldn't sell their corner lot, we did! What did you think was going to happen? No, you should have passed a resolution years ago stating homes could only be built by the intended occupant on land purchased by the occupant, removing the rampant profiteering by developers maximizing margins. This would assure diversity of demographics and affordability. Instead, we have apartment complexes on route 1 north where again, a developer maxed out profits without regard for the pressures on schools and public spaces. But a line item of low-income housing gets a checkmark for the council to hang a hat on. Environmentally, this focus on developers to promote a vision of wealth and fanciful town promotion has had terrible consequences. Entire streams and brooks have disappeared. Storm drain routing of watersheds and permitted filling has cost dearly. Mill Creek is but a shadow of itself. It no longer has flowage and is merely a circuitous tidal basin all the way to route 1. I doubt highly any council member nor planning member even knows there was an actual mill, or where it's feeder streams were.

So, what SHOULD Falmouth be like in 20 years? It should NOT be more of what it has become in the last 20 years. I grew up here through the 60s, 70s, 80s. I have returned to the same home on the foreshore to care for my elderly mother. Please stop the developers. Please do not destroy the last feeder to mill creek. Please look kindly on small business owners. Please limit the school system to necessities for a proper education, not a no holds barred approach to wish lists. Please do not attempt to create "village centers". Residents will find their own places of communal gathering around which needs become evident after behaviors are expressed, not before. Please maintain the status quo at Town Landing. It is functioning extremely well and the community that depends upon it is a congruous bunch working openly and synchronously with the town Safety office who is doing a remarkable job managing the Landing. Please do not add additional parking, but consider creating parking at the former Underwood school within walking distance for residents only. Please expand the mooring field eastward and outward from town landing for residents only. Please protect our declining hemlock trees from the expanding infestation of hemlock aldiges. Please return the flashing red/yellow traffic light at the intersection of Rt 88 and Johnson rd. As to your next question, this is what I beg YOU DO NOT DO. Think about question 15. If you create a list of shared values, those values must have come from a majority or some singular group within the community since not everyone will participate. Therefore, this group will then dictate to the rest by fiat! This becomes a circular argument and fallible! To suggest ALL residents had a chance to propose how Falmouth SHOULD be like is irrelevant and consequential. You are asking, should the town ACQUIESCE to the wishes of not a majority in a democracy, but to a sample within the population, a poll. This is very poor governance smacking of Orwellian, Animal Farm agreement by a chosen constituency.

- 775 Keeping population density low.
- 779 A residential haven with the focus on preserving the natural environment and the rural ambiance. Put a moratorium on high concentration residential building - condo developments etc. that put a load on our infrastructure, schools etc.
- 785 I would like to see Falmouth continue to develop gradually as it has. The zoning changes in 2016 were disastrous and irresponsible and created a situation that continues to be a problem today despite the zoning code reform in 2019. Falmouth does not need an enormous town shopping area like that which had previously been proposed. This would have drastically changed the character of Falmouth for the worse. Change should be slow and reasoned with community buy-in. In terms of residential area, Falmouth is currently many things to different people. There is rural area, residential area in which there is substantial space between houses, and areas with more density. I would like to see these distinct areas maintained. As land is sold off, I would not like to see large developments as have been proposed over the last several years that outstrip services available and create negative environmental, aesthetic, and quality of life issues.
- 786 Slow growth without miniature house lots.

- 793 I feel like growth should slow down. Maine and our town is exploding and it is imperative to keep the small town feel.
- 795 Controlled growth.
- 816 Maintain current character and stop tract housing, such as happening near Mountain Rd.
- 826 Improved schools, more community, fewer homes. Keep it simple. Stop competing with other towns.
- 827 Clean, family/retirement residential town. Clear division between stores and homes. Houses not too close together. Property shouldn't be divided to build homes behind another house.
- 828 Small shops on Routes 1 and 100, reduced ability to split lots in half to build a second house (houses are becoming too cramped).
- 832 Honestly, I'd like to put a halt on the growth. Let's let our town absorb all this new construction that has been approved. We always loved Falmouth but on Brook Road we now have a lot more traffic and noise, I'm sorry to say.
- 846 The leadership in the Town has allowed a trend of development to continue to a level that is not only unsustainable but detrimental to our environment, our lives, our liberties and our pursuit of happiness.
- 851 The way it was in 1989 -2006 before the change.
- 852 I would like to see controlled growth of residential areas. Current residential growth seems to favor developers/realtors whose ambitious building/sales are affecting the hometown feel of the town. Growth should be measured and able to be controlled in a way that helps long time residents remain in the town without having to leave it because they cannot afford to live here or are priced out of the housing market.
- 869 Falmouth should remain a small family community. We need strict housing regulations to protect us from over developing our town. I am concerned with the increase in car traffic on our main roads.
- 871 I would like to see less new home construction being built. Traffic is already increasing drastically and I feel as though the town can't support that increase.
- 887 Housing has increased and I know it will continue, but I would like to see it grow with neighborhoods but not crowded.
- 902 NO MORE REAL ESTATE DEVELOPMENT.
- 914 My hope for Falmouth is to focus on enhancing Falmouth on behalf of Falmouth residents. In the 6 years that I've lived in Falmouth, I have observed the Town Council make more decisions on behalf of developers vs the everyday resident. I'm going to bring up a possibly sensitive subject for the Town, but I ask that you hear my comment out and consider it. Obvious examples include the messy high density development projects that were approved. But, less talked about are the projects for huge multi-units that are being built in neighborhoods where the size of the buildings does not fit in with the existing homes. There is a home on Brook Road (near the intersection with Blackstrap Rd- you'll know it when you see it) that is oriented sideways on the property, dwarfs the size of the neighboring homes, and causing residents to consider MOVING. How can this be in the best interest of Falmouth residents and their property values?!
- 955 I would like to see the town of Falmouth remain the town of Falmouth and not become the city of Falmouth. Targeted development especially in the route 1 area are good for the town. However, these large developments especially in West Falmouth will really change the town's landscape and character.

Growth- Stay the Same

- 644 A town that has a broad base of economic activity but that also preserves the rural character of the town and has a village atmosphere at its heart (Rt. 1).

- 645 I think Falmouth should maintain its small-town charm. Spending tax\$ on sidewalks especially on busy Middle Rd and Pleasant Hill would be nice.
- 648 Keep residential areas.
- 651 Residential with appropriate services and businesses.
- 653 I would hope that Falmouth keeps the small town feeling that it enjoys today.
- 656 Relatively similar to how it is now, but with greater corporate/commercial (not residential) development.
- 657 The existing comprehensive plan has largely the right thrust, but one always has suggestions. The attempt to build out an urban core in Western Falmouth seems problematic and likely to result in a suburban, subdivision feeling given the developments planned. I would prefer Western Falmouth remain more rural and spaced out.
- 658 Maintaining a small-town environment, with shared value of community and schools.
- 660 Residential Keep green spaces. Not too much development, especially industry or commercial. Low density residential.
- 663 A small community surrounded by permanently preserved forests, fields, trails and shoreline that has a defined Town Center with a Town government that is thoughtful about building development and business development and is responsive to the needs of the community. Ideally, the population of the town would not exceed 14k and there will be sufficient schools and public resources to support that size.
- 665 Town should pursue a healthy balance of residential and commercial development in keeping with the existing environment.
- 692 Keep it the way it is. We don't need low-income housing
- 698 We'd like to see Falmouth retain its character; small, rural/suburban, excellent schools, healthy Route One corridor, prioritize protected land and access to the outdoors, sensible fiscal policy.
- 699 Similar to what it is today in all residential areas but create a more developed town center along route one as previously proposed.
- 708 Keep it as is. I lived here as a child over 90 years ago.
- 710 Suburban rural with focus on well-kept infrastructure.
- 716 Rural/suburban.
- 729 Continued small-town feel.
- 737 I find the residential nature of Falmouth very appealing.
- 741 Stay as a rural community with good schools and limited development. Falmouth is a lovely place to live but big changes would harm its character.
- 743 This area is at its maximum now. The town has allowed houses to be built on non-conforming lots in our neighborhood. We feel there should be space between houses. It is an older neighborhood and there are very few buildable lots left.
- 748 Maintain Falmouth as town. Keep it as quaint as you can.
- 749 I think Falmouth should work to retain its "rural" characteristics with open spaces. I grew up in the suburbs of Chicago. Row after row of houses on quarter to half acre lots is not my idea of a quality living experience. When I see duplex homes being built on small lots, I shake my head in dismay because I have watched it all before. When I was growing up outside Chicago, I had corn fields across the street and a dairy farm across the road next door. Over the years it turned into sub-divisions. Crime increased dramatically. The noise level was high and the infrastructure suffered. My graduating class in high school

had about 1000 graduates. The burdens on the schools were impressive. From what I have seen over the past few years, the town of Falmouth seems to be rushing to duplicate that growth in my home town and I can't understand why. The other thing I cannot understand is this desire for growth but when I mention that the town has authorized expanded parking on the Foreside Road in the playground, that doesn't seem possible. The Town of Falmouth seems fine with expansion as long as it isn't in my area. I may be guilty of that, but I'm not for expanding anywhere. How do I think Falmouth should look in the next 10-20 years? I think it should look like it did 15 years ago.

- 752 Uniformed and balanced community next to Portland Maine embracing the fact that the region is growing and that its community is primarily residential and service businesses.
- 753 Falmouth should continue to be a quaint town, not overdeveloped. It should remain rural. We are so close to Portland - leave the business there. What can't be done in Falmouth can easily be done in Portland. We need to remain a town and not a city.
- 755 As un-suburbanized as possible. Maintain as much as possible of rural past.
- 762 I envision Falmouth much the same as it is now. I believe that increasing the population (business or resident) in order to increase revenues merely increases the needs of, and there for the costs required to, support that population.
- 764 As is!
- 765 Monitor growth and development.
- 769 Moderate development.
- 772 Community that has a well thought out plan for growth.
- 776 Maintain many of the qualities and characteristics that has made Falmouth a desirable and successful community. Measured growth and expanding the tax base are admirable goals, but they need to be done carefully, mindfully.
- 777 Mostly single-family residences, homes, condo's, duplex. No large apartment complexes beyond 55+ communities.
- 778 Protection of existing neighborhoods, Residential growth in planned communities, no new multifamily development in residential districts, commercial growth and high density multifamily along Route 1 and Gray Road.
- 783 Suburban, lots of green space.
- 788 Similar to the way it is currently, with population and development growth conducted responsibly.
- 789 Moderate, controlled growth with a blend of residential, light business, light manufacturing, and retail.
- 798 Small new England town.
- 800 Keep it the same! Independent small town.
- 801 Residential and commercial yet small-town feel.
- 803 Falmouth has retained its rural character, its modest size, and quality schools and city services.
- 806 Feel of a rural town but close to everything.
- 807 I would like to see the character of Falmouth preserved; the general characteristics of the homes and property, while at the same time supporting advancements in services.
- 809 Sustainable development.
- 810 Cautious development.

- 814 Falmouth should continue to be a suburban town with significant undeveloped areas. I assume it will continue to grow, but at a pace that allows the town to continue to support some farming and to retain rural areas (woods, fields, etc.) that remain both undeveloped and open to residents.
- 818 I think that keeping Falmouth close to what it is now is the best thing we can do for the community. So many towns look to grow, but that ends up changing the character of the town that made it so great to begin with. Yes we can improve, but please don't lose the small town characteristics that we have that makes it a great place to live and grow up.
- 819 Maintain what already makes Falmouth special, but build on the platform we have to make it even more vibrant and sustainable.
- 823 Stay as rural as possible.
- 825 Shall be primarily a residential community that is supplemented with an appropriate amount of commercial enterprises to meet community needs.
- 834 Retain its current rural and country character.
- 838 We should place emphasis on maintaining the quality of our schools and preventing over-development of the town.
- 840 Not overdeveloped. green space and trails. limited resident. Growth.
- 847 And while perhaps an even greater challenge, I'd like to see Falmouth maintain its rural character and personality, despite the inevitable demands our proximity to Portland will put on zoning, the preservation of open spaces and minimum lot sizes.
- 853 Maintaining the quality of life that Falmouth affords. Minimal growth of retail. Minimal growth in residential developments.
- 859 Like to keep it rural.
- 872 Manage growth of new construction.
- 873 A safe and attractive suburban community with a diverse population.
- 875 Continue to be a growing community that is family friendly.
- 876 NOT overpopulated.
- 877 While growth is inevitable for this area, I believe Falmouth should retain a piece of it's rural, small community feel.
- 879 Neighborhood in parts of the town but preservation of rural character of parts of town.
- 880 Rural, clean, uncrowded.
- 882 Sustainable development and economic opportunities.
- 884 Green, not congested, prioritizing education.
- 885 I like Falmouth the way it is now. Housing has increased and I know it will continue, but I would like to see it grow with neighborhoods but not crowded.
- 888 Limited growth, not too much change too quickly.
- 889 I would hope much would stay the same as it has been to maintain the quality of the school system. I appreciate that it has a smaller town feel vs Portland. I am not impressed by the recent expansion with the odd duplex and condos being built in odd places - example off Longwoods Rd. where I live.
- 891 Would like to see measured growth that takes careful consideration of the impact on the school system which is a major draw for many folks relocating here.
- 895 Not overpopulated. Not part of Portland public transportation system.

- 898 Limit large multi-family developments to maintain property values and town's culture.
- 904 Retain its rural feel by judiciously allowing development and maximizing open space preserved by the town and land trust.
- 905 A quiet, relatively sparsely populated neighborhood.
- 910 Similar to what it is now.
- 911 As Portland becomes a larger and growing destination for all types of families the urban sprawl will naturally start to push outward. While these pressures are already present in the town, I am hopeful that we will still be able to maintain that "country" feel and resist the urge to turn every square inch of our land in to a business or residence simply to increase our tax base. Having open spaces is important to me and a reason we moved to Maine. It would be said in 50 years to look back at the town and see that it has become Cambridge, MA instead of Brookline, MA. While both of these cities are massive in their own right Cambridge is a wall of apartments, homes, and businesses. Brookline while very urban, still has many open green spaces available to their residences. Clearly, we will not be on that scale but it gives an example of the paths we can head down and what it ultimately will look like.
- 912 Maintain the rural, small town feel that provides exemplary education, and is neighbors to the most cosmopolitan city in Maine (and perhaps the Northeast) in Portland.
- 916 I would like it to retain its small-town, rural flavor. I do not want to see lots of new development.
- 917 Keep home development in check with school campus development and capacity.
- 918 The most important consideration when evaluating residential development should be population growth and the school system's ability to accommodate a larger student body without compromising the quality of education and other youth-development services. View future residential and commercial development through the lens of creating character and quality-of-place. Sensible restrictions on where dense residential and commercial development can take place. Form-based codes where sensible - facades, landscaping, setback rules, height restrictions, frontage, curb appeal/street presence. No house farms (defined as a bunch of cookie-cutter homes built close together on a clear-cut field with limited landscaping) - density in some areas is okay, but character matters. No apartment towers and limited multifamily/duplex development. No tall buildings (3 or 4 stories maximum).
- 920 I would like Falmouth to be very much like today. We can expect tremendous pressure by being so close to Maine's largest city. If we are not careful, the town will become nothing more than a section of Portland with all of Portland's problems. I have observed this in the community in Connecticut where I grew up.
- 923 A growing community with a well-managed, clearly articulated plan focused on striking a balance between a healthy tax base and a thriving community with a clear commitment to resident services and amenities with no strong preference to any particular age group.
- 933 Controlled housing growth to ensure quality of life. Thoughtful zoning to ensure town stays visually appealing.
- 934 Similar to what it is now.
- 935 Same
- 942 I would like Falmouth to not change too much from what it is right now. I would like to limit the addition of sub developments which causes residential crowding and takes away from the natural beauty that we get to look at, out our windows, every day.
- 948 I would like to maintain the lovely neighborhoods that we have, I wouldn't like to see over building, specifically cramming houses or duplexes on small lots as I feel that puts a real strain on our environment, schools, and rescue resources.

- 951 I would like to see a greater emphasis on community and less on growth. I have lived in this town my entire life, and stayed here because of the close-knit community feel. I want to ensure my children grow up in a community where they are involved and are in a school system that can remain small and focused on each student.
- 958 I would like to see Falmouth continue to grow and develop, but at a reasonable rate. I love living here, but should we ever decide to sell our home, we won't be able to afford a different home in Falmouth.
- 959 My hope is that it would remain a place with excellent schools, that is environmentally friendly, and has grown responsibly.
- 960 Residential neighborhoods with plenty of open spaces/preserves.
- 964 Moderated. I would like to maintain the smaller town feel that has been my home for decades.
- 965 Exactly like it does today. Stop thinking everything needs to move forward. We don't need fancier sidewalks in areas that no one walks anyway.
- 966 Mix of residential and commercial established properties. 12/2/2020 7:53 PM
- 967 Remain pretty much as is, curbing development in the west, regulating development along Rt. 1.

Growth/Speed Up/More Dense

- 661 Clustered neighborhoods with Green space and trails with easy neighborhood access for recreation.
- 680 Quiet, safe residential community with vibrant shopping districts. It is important to maintain our community resources, like the Library and parks. I'd also like to see a wider variety of homes so that people of all income levels can belong
- 707 A multi-cultural community with relatively smaller lot sizes, more multi-family homes.
- 733 Family homes, within Family, and either individual residences or apartments (no High-rise apartment buildings). Some 2 family homes and condos/town homes with green space as buffers.
- 758 Let's incentivize partitioning properties in residential areas to allow for denser development.
- 760 More affordable housing for working adults and families including rentals but also 1-3 BR condos.
- 776 The policies, and in particular the Zoning Ordinance, demonstrate Falmouth's exclusionary practices.
- 780 Stop developing only single-family housing.
- 796 Less suburban and have more of a town identity.
- 841 Falmouth should preserve as much open space as it can. It should encourage building upward not outward. It should encourage residential skyscrapers east of Middle Rd.
- 843 New housing should be in a nice aesthetic, including apartments over/adjacent to current and new retail and other businesses.
- 866 Greater density and more rentals might help. Of course, recent events (zoning reversal & Chase development issues) run counter to this so not likely my vision will prevail.
- 906 I'd like to see development move to places further west and north outside the already developed communities of town.
- 913 I would like to see Falmouth be a more responsible member of the Greater Portland Metropolitan area by adding more density off of the major "spines" of Falmouth like route 1.
- 915 Continue to grow but in a way that helps to reduce the assumption that Falmouth is just a wealthy suburb of Portland

- 954 Welcoming to Real Estate Development.

Town Center/ Downtown

- 644 A town that has a broad base of economic activity but that also preserves the rural character of the town and has a village atmosphere at its heart (Rt. 1).
- 653 I would hope that Falmouth keeps the small town feeling that it enjoys today. I think improvements can be made with the route 1 area looking more like a town vs a strip mall but given the major road that route 1 is that may take some very creative thinking.
- 657 The existing comprehensive plan has largely the right thrust, but one always has suggestions. The attempt to build out an urban core in Western Falmouth seems problematic and likely to result in a suburban, subdivision feeling given the developments planned. I would prefer Western Falmouth remain more rural and spaced out, and I'd like to see more concentrated, walkable, high-street-style downtown building along Rt. 1, rather than the somewhat sprawled strip-mall style we have currently. That's a huge ask, though, given what is already built.
- 664 Family friendly/focused. Preserve natural surroundings. Invest in central town area for community to gather/interact.
- 666 Falmouth should be a welcoming community known for its beautiful open spaces, publicly accessible trails and waterways, strong school system, and village center. I would like to see Falmouth continue to focus on smart development, where we conserve as much land as possible for wildlife and outdoor recreation and preserve the character of the town while still enabling growth where appropriate. I would also like to see further work on the 'village center' concept, with an emphasis on a walkable shopping/ dining area and smaller, local businesses as opposed to big box stores with enormous parking lots on Rt. 1.
- 672 Make it more of a village. Get rid of crappy Shaw's parking lot! Stop ugly cookie cutter developments.
- 697 Having a centered "village" with a surrounding town. Walkable areas with sidewalks for families and elderly to access different areas of town safely. Addition of affordable housing for elderly, young families and provide a more diverse population. Keeping green space accessible.
- 699 Similar to what it is today in all residential areas but create a more developed town center along route one as previously proposed.
- 703 It would be nice to have a town center.
- 706 Ideally would have more of a central gathering space with walkability, small businesses on a Main St type vibe.
- 723 There will be a more vibrant downtown area, with small, local shops, restaurants and breweries.
- 730 Falmouth is missing the old downtown feel that other towns have. Something like Rockland or Brunswick Downtown would be amazing!
- 736 A true town with cohesive feel. A walkable commercial area beautified by landscape and shore.
- 758 Falmouth currently lacks a traditional town center. Zoning and incentives for dense development along Route 1, and at West Falmouth Crossing could help create a more urban town center feel at these locations. It is never too late to create the walkable town centers we all love and associate with the quintessential New England town.
- 773 Please do not attempt to create "village centers". Residents will find their own places of communal gathering around which needs become evident after behaviors are expressed, not before.
- 775 Please do not attempt to create "village centers". Residents will find their own places of communal gathering around which needs become evident after behaviors are expressed, not before.

- 784. A community that is vibrant and accessible with an active town center (or centers) which includes small restaurants/cafes, shops, activities of daily living, etc.
- 801 Residential and commercial yet small-town feel. The only thing we don't really have is a "Main Street," which might give the town a folksier feeling.
- 848 A diverse "downtown" business district that promotes locally owned business opportunities.
- 849 Town with actual town center, better playground, community pool.
- 862 I would like to see Falmouth grow into a town with a strong core where residents can meet, eat, shop and socialize. Falmouth doesn't have a "downtown". I would love to live in a community with a walkable downtown area. That is really missing right now ... the town has no anchor, it feels a little "adrift" from an urban planning perspective.
- 886 I would love to have more of a village feel rather than strip malls on a highway feel. We need more restaurants, stores, etc.
- 901 To feel more like a community. To have a smaller, more main street feel with more walkable shopping and small businesses.
- 928 I'd like to see a more defined town center, a community center and more retail and resources in West Falmouth.
- 933 Plenty of green space. Vibrant city center with local businesses and restaurants. Controlled housing growth to ensure quality of life. Thoughtful zoning to ensure town stays visually appealing.
- 944 I would also love for the town center along Route One to have more charm like Yarmouth with more businesses like Rosemont Market.

Community Center

- 797 including a comprehensive community center with swimming pool and preserved open spaces, parks, and trails.
- 835 I would love for there to be more of a sense of community in Falmouth. A place where people gather, a sense of town and pride in our town. I would like it to be a place that values the outdoors and the amazing nature we have (forests, open spaces and water) as well as the people.
- 857 Town with actual town center, better playground, community pool.

Affordable Housing

- 696 Create affordable housing for teachers, police and firefighters and first responders.
- 697 Addition of affordable housing for elderly, young families and provide a more diverse population.
- 706 Would like to see more affordable housing, become a more socioeconomically diverse community.
- 709 More affordable housing units particularly for people with disabilities, refugees and immigrants.
- 723 Due to the allowance of affordable housing the diversity in the town will have increased significantly
- 746 A community that is affordable to many income levels.
- 760 More affordable housing for working adults and families. Including rentals but also 1-3 BR condos.
- 812 I feel like Falmouth is gradually investing more in affordable housing, so I think that in the future it will be thought of primarily as a nice area to raise a family.
- 813 Falmouth must diversify its development. Route One is almost un-navigable, yet there is little commerce on the west side along Route 100. There is little affordable housing, most developments are

sprawling, resource intensive and not very inclusive. I envision a community that is more diverse, more affordable and with more commercial resources along Route 100.

- 814 I would love to see Falmouth become more diverse racially, and I hope it continues to be a place that welcomes families with children both by maintaining excellent schools and allowing the construction of more affordable housing.
- 843 Add more affordable housing, including workforce housing.
- 852 There is little affordable housing here for middle class families or those with limited incomes.
- 877 It's safe and quiet roadways offers a community that is affordable enough for those who work in Falmouth (teachers, first responders, town employees etc.)
- 927 Falmouth is a beautiful town full of loving families that share our core values. We'd like for that to continue by all of us demonstrating a continued commitment to preserving our public lands, maintaining our schools, library, and town facilities, and attracting new families from diverse backgrounds to become homeowners here while also ensuring we have affordable housing and access to reliable healthcare and emergency services for all. We also need our very own POST OFFICE, please.
- 930 Make more sustainable housing options and make it affordable for other people besides rich white people.

Housing Affordability

- 647 Diverse, welcoming, affordable, easy to get around.
- 684 A community that gathers to enjoy the place they live, to sustain and maintain it responsibly and to keep it and its resources affordable.
- 691 Diverse, inclusive, affordable
- 722 Open spaces, limiting traffic and development, limiting town spending to keep Falmouth affordable
- 728 Affordable
- 746 A community that is affordable to many income levels.
- 813 I envision a community that is more diverse, more affordable and with more commercial resources along Route 100
- 829 Affordable, fiscally conservative, expansion of commercial zoning including industrial.
- 830 A more inclusive, safe and affordable place to visit and/or live.

Diversity

- 691 Diverse, inclusive, affordable.
- 702 A vibrant community which builds on the strengths we already enjoy, looks to strengthen areas in which we are challenged, and is inclusive of all.
- 706 Would like to see more affordable housing, become a more socioeconomically diverse community.
- 731 Whatever the people living in Falmouth then want it to be. Personally, I want a safe, more diverse community.
- 740 I would like to see Falmouth become a more diverse community, open and welcoming to all people no matter what their socio-economic status is.
- 761 A diverse community, much more so than it is now.

- 766 Family friendly, all inclusive, welcoming to all people
- 811 A friendly, supportive, diverse, and inclusive community that strives to maximize the health and well-being of ALL of its residents without preference to age, race, religion, economic status, LGBTQ status, ability, etc.
- 813 Falmouth must diversify its development. Route One is almost un-navigable, yet there is little commerce on the west side along Route 100. There is little affordable housing, most developments are sprawling, resource intensive and not very inclusive. I envision a community that is more diverse, more affordable and with more commercial resources along Route 100.
- 817 A more cohesive community that supports individual members and families; an inclusive community.
- 830 A more inclusive, safe and affordable place to visit and/or live.
- 844 Multigenerational- diverse-preserved public outdoor spaces/access- mixed use buildings- walkability and public transportation considered & accessible- robust school system! - community spaces- inclusive and accessible design for disabled people and aging residents.
- 849 Town with actual town center, better playground, community pool. More inclusive of lower income families.
- 860 A diverse community with housing options available to people of all economic levels.
- 868 Open minded and diverse community where members feel welcome and involved.
- 882 A vibrant walkable, bike-able, connected and diverse community.
- 931 I would love to see Falmouth become a more diverse community.
- 936 A close, diverse community that is focused on kindness, compassion and equality.
- 956 I believe we also need to prioritize figuring out how to be a more diverse community that readily values equity and inclusion.
- 973 Falmouth should be open and caring towards others, not just the wealthy.

Schools

- 646 A safe town with an excellent school system.
- 656 Relatively similar to how it is now, but with greater corporate/commercial (not residential) development. Commercial development would reduce the tax burden on residents without stressing our community's resources, reducing residential home values (due to increased supply) or burdening our already over-capacity schools. We do not want to become Scarborough.
- 658 Maintaining a small-town environment, with shared value of community and schools.
- 661 Suburb of Portland with shared services, transportation and connections to Portland. Access to centralized Groceries, schools and essentials for residents of Falmouth. Bike lanes and sidewalks, especially for school access.
- 663 Ideally, the population of the town would not exceed 14k and there will be sufficient schools and public resources to support that size.
- 666 Falmouth should be a welcoming community known for its beautiful open spaces, publicly accessible trails and waterways, strong school system, and village center.
- 668 More diverse. More starter homes. Traffic control if possible. Environmentally friendly. More great schools though be better equipped for the kids who may today feel like a Waynelete can better support their individuality.

- 669 Focus on schools first, followed closely by protection of our natural places.
- 674 I would like to see Falmouth continue putting resources into its excellent schools.
- 679 I like that Falmouth is a community for both young families (great schools, beautiful new library, ice rinks) and senior citizens (55+ neighborhoods; Assisted Living type communities).
- 684 A community that does not focus so much on having a top school academically but instead a school that supports the whole person, is inclusive and maintains standards of excellence in its expectations of students in all areas of life. A town that does not advertise and promote its schools so that out of staters come and go based on school enrollment.
- 696 Maintain the excellent school system.
- 698 We'd like to see Falmouth retain its character; small, rural/suburban, excellent schools, healthy Route One corridor, prioritize protected land and access to the outdoors, sensible fiscal policy.
- 700 Since I value quality education, I think future development approvals should consider near and long-term effects of development on our schools, class size, offerings, etc. Academics should be highly valued including the arts. Sports are important but they should come second to academics.
- 707 A multi-cultural community with relatively smaller lot sizes, more multi-family homes—inhabited by people who care about our schools, care about green space and care about supporting Falmouth businesses both on The Foreside and in West Falmouth.
- 726 Our schools and senior citizens should be supported with quality programs and public venues.
- 729 Continued small town feel with ample recreation opportunities, quality schools, and local business.
- 734 Open space. No, no, no more housing. Schools cannot accommodate any more kids More kids more taxes!!!! Cannot afford any more taxes.
- 735 Family friendly. Excellent schools. Conservation areas. Community centered
- 741 Stay as a rural community with good schools and limited development. Falmouth is a lovely place to live but big changes would harm its character.
- 751 Continue to have a strong school system, hiring professional and elite teachers. The school garden to cafeteria table program is really intriguing and I feel that is very important. Continue to make available well run recreational and community programs.
- 759 Our incredible school district will have to continue to be one of, if not the best, in the State.
- 762 Our town is school focused, with good support for our emergency services. Our love of the environment as a community comes through in every decision we make and I am proud to have been raised in Falmouth and returned to raise my family here.
- 765 -Excellent school system
- 767 A town that realizes it is no longer a farming community but a growing suburban town with a growing commercial sector that will provide services and tax income to support schools and town services.
- 773 Hence, we have not a high school but a community college demanding tax revenue exceeding that which can be afforded. Please limit the school system to necessities for a proper education, not a no holds barred approach to wish lists.
- 774 Maintain strong schools, as much open space as possible, retain town services.
- 775 Need town pool for residents and school sports.
- 777 Maintain quality of our school system.

- 779 Put a moratorium on high concentration residential building - condo developments etc. that put a load on our infrastructure, schools etc.
- 789 Schools supported.
- 790 Schools supported.
- 793 I feel like growth should slow down. Maine and our town are exploding and it is imperative to keep the small-town feel. Our schools are also unable to keep up with all of the influx.
- 795 Controlled growth. Family oriented. Community oriented Educational excellence. An indoor COMPETITIVE POOL for school and community use. Historic preservation.
- 803 Falmouth has retained its rural character, its modest size, and quality schools and city services.
- 805 A town with a consistently high-ranked school system, top notch recreation opportunities, unique small businesses, and premium shopping on route 1 and in West Falmouth.
- 806 Good schools, nice community, feel of a rural town but close to everything.
- 814 I hope it continues to be a place that welcomes families with children both by maintaining excellent schools and allowing the construction of more affordable housing.
- 826 Improved schools, more community, and fewer homes. Keep it simple and stop competing with other towns.
- 833 Make more walkable- sidewalks etc. continue to protect open spaces, walking and bike trails, support schools and small businesses- limit big box stores.
- 838 We should place emphasis on maintaining the quality of our schools and preventing over-development of the town. Making sure that our commercial center on Route 1 does not turn into Scarborough Route 1.
- 844 robust school system!
- 848 Offering outstanding public-school education.
- 854 Falmouth should remain a town centered around its top-rated schools and support of family, conservation, recreation, and community.
- 858 A community that is primarily residential, with a thriving school system and retail base, as well as outdoor recreation.
- 861 Welcoming community, supportive environment for aging in place, values schools, preserves open spaces.
- 865 A place and community that is welcoming, has convenient access to important services, medical care, emergency services, grocery stores, supports its schools, facilities for learning (libraries, resource centers with community free or low cost access to wi fi etc.).
- 872 Support school system.
- 876 Great schools and education, strong town resources, NOT overpopulated.
- 877 Uncrowded schools.
- 882 A top class school system.
- 885 I like the way it is now- schools, open spaces, numerous trails, just enough retail but not too much.
- 889 I would hope much would stay the same as it has been to maintain the quality of the school system.
- 890 Our police being in the schools is phenomenal. With the bigger 1 size fits all school, it's going to be a challenge but I think you all have done well from what I have seen thus far.

- 891 Would like to see measured growth that takes careful consideration of the impact on the school system which is a major draw for many folks relocating here.
- 892 New Middle school, better community fields on Winn road (grass is terrible).
- 898 Continue to fund/value school system as the towns single largest asset.
- 903 A strong community with excellent schools. Be the town other towns want to be.
- 907 An upscale community with a superior school system, open spaces for outdoor activities, preserve the towns waterfront and heritage.
- 914 Maintain status of Award-Winning Schools.
- 917 Keep home development in check with school campus development and capacity.
- 918 Strive toward creating/maintaining the best school system in Maine and one of the best public-school systems in all of New England. Not only are great schools beneficial for the education and development of our youth, but they generate positive ripple effects throughout the entire community that are worth the investments. . The most important consideration when evaluating residential development should be population growth and the school system's ability to accommodate a larger student body without compromising the quality of education and other youth-development services.
- 922 Strong school system.
- 927 Maintaining our schools,
- 929 Continuing attracting families to move into the district for our schools and facilities.
- 934 Great schools, nice community and community events.
- 937 Great schools, nice community and community events.
- 944 I would also like to see continued investments in our schools and library, which help make Falmouth an exceptional place to live.
- 945 While the town will naturally grow, I think most residents would like that to happen in a measured / incremental fashion where our infrastructure, including / especially schools can keep up.
- 948 I wouldn't like to see over building, specifically cramming houses or duplexes on small lots as I feel that puts a real strain on our environment, schools, and rescue resources.
- 950 I think Falmouth should continue focusing on the schools, as that is a main attraction of new families moving to the area, and continues to make our town a center of excellence in Maine.
- 951 I want to ensure my children grow up in a community where they are involved and are in a school system that can remain small and focused on each student.
- 957 Strong public schools.
- 959 My hope is that it would remain a place with excellent schools, that is environmentally friendly, and has grown responsibly.
- 960 Top schools in the state.
- 963 Great schools, great sports programs and ongoing community feel.
- 968 Shared outdoor space Ongoing commitment to maintain the excellence of our school system Meaningful steps for small local restaurants and businesses to establish themselves (other communities clearly make this happen)
- 969 Keep our power, water, and road systems robust. Continue focusing on strong educational facilities: schools, libraries. Continue providing access to the ocean and hiking trails, and

maintaining forest preserves.

- A residential community with admirable schools and services as are appropriate for the residents.
- 972 Similar to how it is today in terms of size, so that the school system is not stressed.

Open Space

- 659 A community that values an active and healthy lifestyle by protecting open space, providing for recreation and learning opportunities for residents.
- 660 Keep green spaces.
- 666 Falmouth should be a welcoming community known for its beautiful open spaces, publicly accessible trails and waterways.
- 687 Rural, open space, single dwelling homes.
- 688 Maintain adequate open spaces to provide for animal habitats and human activities.
- 690 Mixed residential, with ample open spaces (farmland, parks, access to shoreline and river).
- 696 Preserve as much land and open space as possible.
- 700 I am glad to see attempts at keeping open spaces and access to woods trails and water access.
- 712 Low on new development, keep and add to open spaces, more waterfront access.
- 715 A moratorium on new subdivisions. More open space.
- 716 Family friendly, rural/suburban with large tracts of town owned open space land for community use.
- 722 Open spaces, limiting traffic and development, limiting town spending to keep Falmouth affordable.
- 723 There will be a focus on preserving open spaces for all to enjoy.
- 734 Open space.
- 749 I think Falmouth should work to retain its "rural" characteristics with open spaces.
- 750 Strict guidelines for any open space.
- 754 Continue to be a community known for its open spaces, quality education, stable/increasing property values and friendly neighborhoods.
- 761 Continue the plan for open space and recreation opportunities available to all.
- 765 Open space preserved, trails for walking.
- 774 Maintain strong schools, as much open space as possible.
- 797 Recreational amenities including a comprehensive community center with swimming pool and preserved open spaces, parks, and trails.
- 809 Walkable/bikeable, sustainable development, increased acreage for open space and forestland, less built environment.
- 821 My vision for Falmouth in the future is a small-town with a healthy amount of public green spaces.
- 822 I would love to see Falmouth prioritize outdoor space/open space.
- 824 Maintain its rural feel, actively working to conform to the Maine Climate Change Action Plan, maintaining open space.
- 832 Love all the open spaces you have created and appreciate easy access to this beautiful town we live in.
- 833 Make more walkable- sidewalks etc. continue to protect open spaces, walking and bike trails.

- 835 I would like it to be a place that values the outdoors and the amazing nature we have (forests, open spaces and water) as well as the people.
- 841 Falmouth should preserve as much open space as it can.
- 843 Maintain/preserve green spaces, parks and trails.
- 846 In the last 20 years, in my opinion, we have decimated open spaces that are critical for sequestering carbon, providing habitat, reducing the amount of impervious surfaces, reducing noise, and sustaining the overall quality of life in Falmouth.
- 847 I'd like to see Falmouth maintain its rural character and personality, despite the inevitable demands our proximity to Portland will put on zoning, the preservation of open spaces and minimum lot sizes.
- 861 Welcoming community, supportive environment for aging in place, values schools, preserves open spaces. A community where all are welcome regardless of race, religion, sexual orientation.
- 877 retains ample undeveloped land and green spaces.
- 885 I like Falmouth the way it is now. The schools, open spaces, numerous trails, just enough retail but not too much.
- 904 Retain its rural feel by judiciously allowing development and maximizing open space preserved by the town and land trust.
- 907 An upscale community with a superior school system, open spaces for outdoor activities, preserve the town's waterfront and heritage.
- 911 Having open spaces is important to me and a reason we moved to Maine.
- 937 Outstanding school systems with plenty of open space for outdoor experiences.
- 941 Open space, recreation, walkability, clustered retail space, diversity.
- 953 I would like to see open space in Falmouth preserved. No more retail areas.
- 960 Residential neighborhoods with plenty of open spaces/preserves.

Business/Industry/Retail

- 650 We need more business to help with the tax base, and provide more services.
- 660 Residential Keep green spaces. Not too much development, especially industry or commercial. Low density residential.
- 663 With a Town government that is thoughtful about building development and business development and is responsive to the needs of the community.
- 666 An emphasis on a walkable shopping/dining area and smaller, local businesses as opposed to big box stores with enormous parking lots on Rt. 1.
- 670 One aspect of this would be smart growth, including the integration of small-scale businesses into denser neighborhoods. Business development is needed and inevitable, but Falmouth's business development policies should be designed to recognize and serve the needs of its residents and students.
- 690 Businesses should be small and locally-owned instead of big chains.
- 693 Small, local business, including shops and restaurants.
- 706 Ideally more of a central gathering space with walkability, small businesses on a Main St type vibe.
- 707 Care about green space and supporting Falmouth businesses on The Foreside and in West Falmouth.
- 710 Route 1 businesses closer to Route 1 to reduce scale. Infilled buildings.

- 714 Resident oriented with respect to safety, environment, recreation and business.
- 720 I like the idea of tax revenue brought by business and hospitality, but don't want to become Scarborough.
- 723 Zoning will be in place to allow for marijuana businesses.
- 726 If possible, the town center should continue to be supported with Maine owned local businesses.
- 729 Continued small town feel with ample recreation opportunities, quality schools, and local business.
- 752 Uniformed and balanced community next to Portland Maine embracing the fact that the region is growing and that its community is primarily residential and small retail and service businesses.
- 753 We are so close to Portland - leave the business there. What can't be done in Falmouth can easily be done in Portland. We need to remain a town and not a city.
- 758 Let's try to get future business development along Route 1 physically manifest itself similar to that of the business district of the Town of Freeport, which has historically mandated that businesses have parking in the back rather than the front, and maintain their shops with a historically sensitive and aesthetically pleasing New England façade.
- 759 Falmouth would continue to have a balanced rural feel. The route 1 corridor should be a focused area of business growth.
- 762 I see Falmouth as a community of people who work well together, balancing residential, business, and outdoor spaces for all to use and enjoy. I do not see a need to promote movement into or out of our community, for either businesses or residents, as this will happen on its own in a natural way in response to a multitude of factors. I believe that increasing the population (business or resident) in order to increase revenues merely increases the needs of, and therefore the costs required to, support that population.
- 773 Please look kindly on small business owners.
- 782 More development of Rt 1 corridor however a higher focus on promoting small business over big box.
- 785 While Falmouth needs access to more public transportation like buses, the vision should not be a walking community co-located with stores and businesses.
- 789 Moderate, controlled growth with a blend of residential, light business, light manufacturing, and retail.
- 790 Minimum, controlled growth with a blend of residential, light business, light manufacturing, and village retail.
- 796 This means creating local business growth while creating more opportunities to gather as a community both for kids and adults.
- 798 Small new England town with a strong main street, sense of pride. Business friendly yet respect the views and property of home owners.
- 805 A town with a consistently high-ranked school system, top notch recreation opportunities, unique small businesses, and premium shopping on route 1 and in West Falmouth.
- 820 A family friendly venue where parents could take their kids for a few hours, such as a bowling alley (that would have been perfect in the old Shaws, where Ocean State Job Lots is now), and more mom-and-pop businesses instead of more banks and cell-phone stores.
- 821 All storefronts would be filled with companies and businesses that are friendly and thriving. Wal Mart and Ocean State Job Lot would be gone and replaced with stores that elevate the town.
- 822 I would love to see Falmouth prioritize outdoor space/open space and diversity and to continue to draw small businesses here—we could use more interesting restaurants and cafes.
- 827 More small businesses and restaurants.

- 833 Make more walkable- sidewalks etc. Continue to protect open spaces, walking and bike trails. Support schools and small businesses- limit big box stores.
- 843 New housing should be in a nice aesthetic, including apartments over/adjacent to current and new retail and other businesses.
- 848 A diverse “downtown” business district that promotes locally owned business opportunities.
- 852 I would also like to see more local businesses and not big box stores coming to town. We are close enough to those in other cities where access is available.
- 858 A community that is primarily residential, with a thriving school system and retail base, as well as outdoor recreation.
- 885 I like Falmouth the way it is now. The schools, open spaces, numerous trails, just enough retail but not too much.
- 896 I would like to see more park space in Falmouth and more walking trails if possible, along with new dining and retail spaces.
- 901 To feel more like a community. To have a smaller, more main street feel with more walkable shopping and small businesses.
- 903 A strong community with excellent schools. Be the town other towns want to be. Promote small business and limit big ones (i.e. Walmart and McDonald’s).
- 909 Better visual appeal along route one. More cohesive signage. Rules about the amount of flags used to advertise businesses. It’s out of control. More restaurants esp. with outdoor seating & small stores.
- 914 Continue to entice and develop West Falmouth with businesses that support the surrounding neighborhoods (restaurants, market, etc.)
- 922. Strong school system and reputable and unique businesses in town that make those outside of Falmouth spend their \$ and contribute to local economy.
- 925 Vibrant, community-focused, lots to do, walkable and recreation options, business-friendly, pro-economic growth which provides Falmouth residents more options to spend their time and money in Town.
- 926 I'd love to see more community events for Falmouthers, but also events that welcome people who live elsewhere and that bring people to our businesses. Falmouth can sometimes feel exclusive
- 928 I'd like to see a more defined town center, a community center and more retail and resources in West Falmouth.
- 929 Falmouth should focus on bringing more business into town and continuing attracting families to move into the district for our schools and facilities.
- 933 Plenty of green space. Vibrant city center with local businesses and restaurants.
- 941 Open space, recreation, walkability, clustered retail space, diversity
- 944 I would also love for the town center along Route One to have more charm like Yarmouth with more businesses like Rosemont Market.
- 945 Residents like the town of Falmouth because of its blend of rural characteristics and available businesses / amenities.
- 952 Business first with a solid plan for growth. High Speed Train to Boston with stop in Portsmouth.
- 953 I would like to see open space in Falmouth preserved. No more retail areas.
- 954 Welcoming to Real Estate Development, Commercial Enterprise and Business within clearly defined Growth Zones which support our local Tax Base.

- 957 Strong public schools, economic development (open for business mindset), and access to trails and areas to recreate.
- 962 A community with more business development in its business corridors and a diverse housing community for young and old residence.
- 974 more mixed use on Rt. one...shops, cafes, restaurants, retail, residential, more green space.
- 975 I love the forest feel of Falmouth. I believe we have an amazing school and a town hall that is dedicated to helping those of us who live here. we are a little foreside biased for services (i.e., restaurants) and so I hope that there is more commercial development of West Falmouth in the current commercial zones.

Walker/Cyclist Friendly

- 645 Spending tax \$ on sidewalks especially on busy Middle Rd and Pleasant Hill would be nice.
- 654 Increased sidewalks and safety for access to local parks and trails.
- 655 However, there is no reason to use the sidewalks. Nothing in Falmouth is walkable. There is no quaintness or sense of community in the business district. It is a real shame that it is taken up by a lot of big box stores. I would love for there to be more small businesses and restaurants in town. I do not however see that coming in the near future. I am amazed by how few dining opportunities and shopping there is considering the wealth of the community and the number of people that live there.
- 661 Bike lanes and sidewalks, especially for school access.
- 697 Having a centered "village" with a surrounding town. Walkable areas with sidewalks for families and elderly to access different areas of town safely.
- 710 Nice roads with shoulders and cycling accommodations. Sidewalks where warranted but only where they can be sustainably maintained; wider shoulders where they cannot be maintained over the long term.
- 720 I think we need to protect the 'town' element of Falmouth. Our community benefits from infrastructure like paths, sidewalks, programs. While I like the idea of tax revenue brought by business and hospitality, I don't want to become Scarborough.
- 751 Create more bike lanes. Possibly make a non-road bike path through Falmouth, like the "Green Belt". Especially if the railroad isn't being used anymore.
- 758 Continue adding sidewalks in the residential areas. Walkability and multi-modal transportation options (for bikes, walkers, buses, and cars) is important.
- 765 Sidewalks on Route #9.
- 773 An Essex, CT, style roadway replete with lights and sidewalks no one (no one!) uses while single lane traffic backs up in both directions on the main thoroughfare. (Apparent Reference to Rt. 1 in Falmouth.)
- 792 A place neat-looking town with nicely paved sidewalks and roads, lots of trees. An eco-friendly town, lots of trees and access to nature.
- 796 Continuing to expand hiking/mountain bike trails.
- 833 Make more walkable- sidewalks etc. continue to protect open spaces, walking and bike trails. Support schools and small businesses- limit big box stores.
- 836 more focus on quality-of-life development (i.e., sidewalks on route 88, more bike lanes, and conservation land).
- 842 More pedestrian friendly, more bike paths and trails to get to retail locations, schools, town landing and parks.

- 843 Maintain/preserve green spaces, parks and trails. Increase walkability with more sidewalks, bike lanes.
- 855 A walking town! Would like to see sidewalks throughout. A good example is our neighbor - Yarmouth.
- 882 A vibrant walkable, bike-able, connected and diverse community.
- 918 Emphasis on open & natural spaces. Trails. Walkable and bike-friendly.
- 932 More Bike lanes.
- 939 Pedestrian/bike friendly connected neighborhoods
- 944 Investment in sidewalks, bike lanes and trails.
- 947 Pleasant Hill Road really needs to have sidewalks as many people walk the road daily!! Also, Route One could use much improvement such as more coffee shops, restaurants, etc.
- 950 I also would like to focus on making the town more walkable through sidewalks or bike lanes.
- 960 Sidewalks.

Taxes

- 678 Now literally hundreds of houses have been and are continuing to be built causing rising education costs without new funding, traffic congestion, loss of ambience, higher taxes and incredible congestion.
- 700 We should keep our voting center in the schools. This allows taxpayers to see at least once a year where their taxes are going. All of this is expensive so as often as possible, private/public partnerships should be encouraged to keep taxes low for those who have fixed incomes etc.
- 734 More kids more taxes!!!! Cannot afford any more taxes.
- 765 Taxes that do not push out farms, middle class, elderly.
- 771 I would like to see a community that has a more diverse population regarding the affordability for seniors and the workforce.
- 781 A great place to pursue happiness and live the American dream with limited government and low taxes.

Environment

- 668 Environmentally friendly.
- 670 continue to conserve and steward its forested lands for recreation and especially for environmental and ecological benefits.
- 773.Environmentally, this focus on developers to promote a vision of wealth and fanciful town promotion has had terrible consequences.
- 785 I would not like to see large developments as have been proposed over the last several years that outstrip services available and create negative environmental, aesthetic, and quality of life issues.
- 846 It is time that the citizens of Falmouth understand and confront the big picture of environmental degradation and climate change and the ramifications for our children and grandchildren.
- 848 Offering outstanding public-school education, open access to nature, a diverse “downtown” business district that promotes locally owned business opportunities, all of with an eye toward equity, sustainability and progressive and environmentally sound decision making.
- 850 Falmouth is well-planned and environmentally sensitive, where all residents are safe and secure and have equal access to plentiful services and amenities;

- 894 With a strong historical reputation as "well to do" community, we are empowered to do the right thing for the long-term health of the people and ecology of Falmouth, and to foster awareness of our position in regional social, economic and environmental systems.
- 959 A place that is environmentally friendly and has grown responsibly.

Town Amenities

Pool

- 735 Is it finally time to have a community pool?
- 775 Need town pool for residents and school sports.
- 795 An indoor COMPETITIVE POOL for school and community use.
- 797 Including a comprehensive community center with swimming pool.
- 849 Town with actual town center, better playground, community pool.
- 857 Town with actual town center, better playground, community pool.??
- 890 One day I would love to see Falmouth open its doors to a community pool,
- 960 Family oriented. Walking trails. Sidewalks. Town pool.

Post Office

- 679 A real Post Office would be nice (nothing against Shaws, but it certainly isn't ideal).
- 927 We also need our very own POST OFFICE, please.

Waterfront

- 700 Access to woods trails and water access.
- 712 More waterfront access.
- 756 Some more town managed water access (to put in kayaks and such) and dog parks would be wonderful as well.
- 802 Better water access.

Responses #976-1298

Town Center/Main Street

- Want to see a quaint downtown in Falmouth.
- Develop a character filled downtown should be a commercial goal.
- Main Street on Rt 1
- I'd like to see a proper Main Street, over by Shaw's and Staples
- Strong sense of community, with a town center that feels walkable
- It would be ideal to have an area in Falmouth that can serve as its Maine-coastal Main street and not disjointed shopping centers with parking deserts and designs that will fall out of trend in 10 years.
- Walkable commercial center that encourages coming together.
- A long-range plan to create a vibrant, mixed use town center.
- More of a town feel like Yarmouth downtown where there are nice places to gather and eat.
- My vision for Falmouth is to have a known center where community can and does gather.
- A redesigned town center vs. today's Rt. 1 south of the Spur which resembles strip malls
- I would love to see a more defined town center
- Disappointed at lack of a "Main Street" feel anywhere in the town.

- Welcoming Main Street, a variety of multi-generational recreational venues and attractions.
- Would love to see Route 1 area transform into more of a town center to include diversified housing options.
- There should be more of a sense of community (we need a commercial center for the town) and not a community only defined by its schools.
- I think it needs a Main Street where people can walk, shop, meet.
- Develop a town center
- Maintain current character while expanding retail shopping options in town to create more of a town center.
- And a larger sense of community with progress towards a town center.
- Development of route one corridor as a community center.
- Thriving town center that brings people together to spend time outdoors (but not a sports complex).
- Establishment of town center with small retail/restaurant
- Our current "downtown" does not really reflect the feel of Falmouth, there is a major disconnect. Please, please have a vision to improve the downtown, to make it "cuter" and more desirable for people to move here. Adding high rise building IS NOT the vision I see - keep Falmouth QUAIN.
- Town center feel.
- I would like to see Route 1 look less like a strip mall and more like a village with small businesses
- Add to community center on Lunt road.
- Build out Rte 1.
- ...Restaurants like orchid Thai, Rosemont, Leavitt deli, N more, are in my opinion what create personality and gathering spaces for our town. The more we can link together these kinds of spaces with open space preserves with hiking trails or biking trails, and farmers markets with food trucks etc., the more fun it will be to live here. We have so much to offer in terms of beautiful forests and waterfront. A lot of people have chosen to live here because of proximity to Portland that all of the steps above, which Falmouth has already begun by adding sidewalks and trees, help so much.
- A real town center with town offices & a post office included.

Community Center/Pool

- We need a huge community center and pool like they have in Prior Lake, MN. Look at Mystic Lake.
- Common destinations like pool and community center that promote interaction with other residents
- A town pool.
- A swimming pool, a community center
- A welcoming community center
- The only aspect I feel they are short-changed on is having access to a pool. With a large enough population there are plenty of children who would benefit from learning to swim and possibly be competitive. With so many lakes surrounding us, as well as the ocean it is imperative that children have the opportunity to learn to swim and be competitive. Where I grew up we had two swimming pools in our high school. I was shocked to find out that Falmouth, as wonderful as this community is, does not have a pool.
- A COMMUNITY or School Aquatics Center/Pool
- Additional community gathering spots (better parks, town pool?) would be great, particularly those that are usable in winter.
- Community/recreation center with an indoor swimming pool and a gymnasium

Walker/Cyclist Friendly/Public Green Space

- Streetscape improvements on Route 1 significantly improved the area and made it more pedestrian friendly.
- More green space for pedestrian use.
- Lots of nature walks, public spaces
- Accessible public spaces
- More opportunities to get out & walk.
- Walking trails and recreational options.
- Developing more walkable neighborhoods
- I'd love to see the town evolve to include more centralized public open spaces .

- Expand Underwood park with more tables, chairs perhaps a fire pit or some sort of sheltered area for picnics etc. maybe even a volleyball court.
- Focus on green spaces.
- Keep green space
- Interspersed with green space, both groomed and not.
- Shared open spaces for outdoor enjoyment
- Green space.
- Green spaces for all to enjoy.
- Green space should be maintained
- Well maintained parks and trails.
- Bike-ped friendly town (does not mean sidewalks on all streets)
- Easy access to sidewalks and walking trails, green spaces.
- Walkable
- Would love to see more green initiatives, parks, playgrounds, community spaces
- Walkable communities, parks
- Well maintained parks
- The town currently benefits from preserved open space formally, but not from a lot of informal open space where people are able to walk and appreciate wildlife. The more we can continue to prioritize investing in these open spaces and making them available for the public to walk on, the better. There's not only gives us good quality of life in terms of recreation an open space, but also helps preserve the water quality of our shoreline along Casco bay.
- Become a community where people walk to the library, to Rosemont bakery, meet in a green space to share breakfast or lunch together, and so on. While we will never look like a town with a cohesive small downtown like Yarmouth or Hallowell, there is a lot we can do to encourage spaces where people can walk, gather, and so on.
- Will have successfully cooperated with neighboring towns in connected open spaces, bike-ped friendly infrastructure, mass transit, commercial zoning.
- Additionally, as the town grows Falmouth should improve pedestrian mobility in areas of town away from Rt. 1 and the Foreside. Sidewalks on Falmouth Rd, Winn Road, etc, would be great. Pedestrian access to the school property from Community Park would be awesome.
- Sidewalks and bike paths connecting all residents to each other, to businesses and our neighboring towns.
- Sidewalks/bikepaths
- Making the town more friendly for walkers / bikers would be great.
- Provide access to waterfront and hiking trails
- Functional for pedestrians and cyclists
- Safer to walk on Middle, but some apparently view the bike/pedestrian lanes as extra vehicle travel lanes.
- Like to see the town be bike and pedestrian friendly, it is not now
- Falmouth should feel safe for its residents to walk and bike wherever they want to go in town, this includes connected bike and wood trails as well as sidewalks and bike lanes on main roads
- Lengthy network of bike and pedestrian pathways
- More accessible and friendly to pedestrians and cyclists with safe footpaths and bike lanes throughout all major roads in town.
- Review pedestrian lane on all streets in town.
- Narrower roads, e.g., Field, to have sidewalks or bike paths to make it safer to bike
- More sidewalks to improve town connectivity and safe walking experiences to exercise and be healthy.
- I wish there was a sidewalk all the way up and down rt 88
- Infrastructure such as sidewalks and such should take precedent
- It would be great if it is a town that is easily walkable, bike-able, well-connected to Portland and to towns further north (bike path???)
- Increase sidewalks and safe bike paths along roads so kids & adults can safely walk/bike around town without worrying about high traffic.

- Bike lanes. Walk-able.
- Safe to bike on all roads
- Sidewalks on all the streets,
- More sidewalks.
- More sidewalks
- More sidewalks and parks
- Need sidewalks
- Sidewalks, walkability
- Need more safe ability to walk and ride bikes. The roads are too narrow for safe travel and the woods trails are neat, but not helpful for runners and bikers. Look at Duck Creek trail system (Bettendorf, IA) for ideas
- Community where I and my children can walk safely between neighborhoods on sidewalks and bike safely.
- Biking trails
- Our most specific request would be to consider something like a bicycle pump track specifically for children. (Here is a little preview with a green video at the bottom to give a better idea <https://www.bykbikes.com.au/blogs/bike-riding-tips/from-balance-bikes-to-kids-mountain-bikes-the-urban-pump-track-is-a-favourite>)
- Increased sidewalks to connect areas and create pedestrian friendly roadways. Create bike lanes.
- Where we can enjoy walking and biking safely all around town - more trails!
- More walking areas (ie. Sidewalks)
- Similar to what it is now, but more pedestrian friendly; we need sidewalks on Falmouth road.
- A more navigable west Falmouth for cyclists and pedestrians
- I would like to see more sidewalks and bike paths.
- More walkable/bikeable
- Bike lanes on the roads.
- Family-friendly walking and biking paths.
- We don't need sidewalks where no one walks.
- A bike path such as a rail to trail path that could limp cup with other bike paths would be wonderful. It seems that so many communities have made us work and families, commuters, and others enjoy them so much. At this point my family with kids drives elsewhere to go on bike paths so that our kids cannot worry about traffic. It sure would be great if we could have a decent sized bike path here.
- Support recreation.

Events/Activities

- More activities and amenities and services
- More Community spirit and community gatherings
- Community wide events to celebrate community well.
- Inclusive, opportunities for biking, walking, forward thinking, multi-generational, artistic, Engaging, environmentally forward, intellectually interesting.
- Exciting, entertaining, beautiful, friendly.
- I hope we can have a celebration of our community, some Music or Art festival, bringing world cuisine, we have people who lived here from a diverse backgrounds and they would love to share it and contribute to the society.
- More community and culture driven initiatives
- Sometimes our proximity to Portland makes it seem as though less emphasis is needed on entertainment and collaboration.
- Opportunities to gather, educate and recreate while

- Parks & Community Programs (for kids & adults).
- I hope that we can find a place that townspeople can meet, mill around and enjoy each other's company
- Known for an annual tradition similar to the Yarmouth ClamFest or the Portland Oldportfest.
- Residents with school aged children and commuters to Portland appear to comprise most of the population here; thus, it defines most of their social lives as well. The Brunswick community has wonderful planned events for the town. Check it out!
- More high participation/affiliation events like Yarmouth Clam Festival.
- Locally owned gathering places, opportunities for shared experiences for people of all ages
- I think we need things to do here and need to connect up Falmouth, Cumberland and Yarmouth better in to a tri-town feel.
- Enrichment activities and programming - cultural, shared learning, lectures, music, i.e learning from each other.
- Activities that build values with our school age children, civic responsibility, serving community, Maine, and nation. No matter political strip instilling the value of our Constitution and associated responsibilities.
- Continued investment in community engagement.
- More yearly community events, especially that are family friendly.
I do believe it would be difficult to get a Falmouth, communitywide Shared Vision and Shared Values consensus. I don't really think we need that, but instead, have places, events, that bring Falmouth residents together.
- I would like to see a more cohesive community, with more shared events and facilities
- Encourages community relationships through gatherings and activities
- More wellness-focused town. More support for overall citizen health
- A community with an active civic life of fraternal organizations, social clubs, etc.
- A town that is very focused on community and bringing residents (part time and full time) together in a variety of ways that mixes backgrounds, ages and interests
- Rich, diverse educational opportunities for youth (not school)
- Community events in the new library so neighbors can get to know each other. Support programs for seniors. We need to take care of each other.
- Resources like canoe launches, trails, tennis courts
- A sculpture or botanical garden could be built on town owned or private space to encourage Falmouth as a visitor, artist, gardeners destination.

Business General/Small/Local

- A developed, walk-friendly route one area around shaws. More places to eat, recreate in that area.
- Meaningful steps to allow small local biz/restaurants to establish themselves. (other communities clearly make this happen)
- Shops, cafes, restaurants, retail.
- More restaurants and shopping
- Place for small local businesses to operate affordably. No more strip malls.

- More development on Rt 100
- Continue more village feel along Rt 1
- A plan for business expansion focused on providing coordination for small businesses to create synergies for success.
- Walkable community with pleasant small business and retail opportunities (current big box and strip mall zones less desirable)
- Walmart/Shaw's shopping area is convenient but an ugly blight and not in keeping with the rest of the town's character. Let's not have any more of that
- See some businesses to move in to the town.
- Support our business community
- Further development on route 1 and 100.
- Continued support of the route 1 and rt 100 corridors that will make it a place residents can get the things they need without having to travel to Portland.
- Let the business community stay in Portland.
- Relevant businesses
- Creative local retail and dining, low-impact businesses (offices/medical)
- Small town boutique shops.
- It would be nice to see the route 1 shopping area have a more small town, walkable feel
- Businesses concentrated along transportation/growth corridors,
- Varied economic activity (stores, restaurants, etc
- Need growth, especially businesses
- Reduce pressure from out of state based businesses which require massive square footage and tax breaks
- Strategic growth to provide the town with new businesses
- Limit mid-sized and large commercial development to Routes 1 and 100, where it is now.
- An avoidance on big box stores.
- Thriving businesses to provide residents with a well-balanced variety of services, e.g., restaurants, grocery's, gas stations, hardware, clothing, recreation.
- Strong presence of local businesses.
- Not a retail center, but an area that provides needed goods and service for it's residents.
- Local, independent businesses
- The town has too many chain or inferior retail establishments
- Walkable community with small boutique businesses and more restaurants. No more chains. No more banks. No more cellphone stores
- Businesses that will contribute taxes that can ease the tax burden on residential property.
- Continued improvement of route 1 commercial corridor with mixed retail/commercial/residential use in a more pedestrian oriented environment
- Less big box retail chains.
- West Falmouth area is now improved for business; more businesses, development should be focused there.
- More commercial development on route one
- Bigger focus on local businesses, not conglomerates, especially around Route One. Let's make that look like a quaint New England town instead of a strip mall. I love the idea of being able to walk down the road and hop into a few nice cafes or local boutique shops instead of a Walmart and McDonalds.
- I think we should focus on revamping the route 1 business strip and make it more pedestrian friendly as well as small business friendly
- A more classically defined "downtown" shopping area that supports independent and small businesses.
- Expanding local business opportunities such as restaurants, storefronts
- Commercial development limited to existing zoning in existing commercial zones.
- Opportunities for local businesses to flourish.
- Need some professional and commercial areas to help control residential property tax.
- remains a community with two commercial centers that contain retail and service businesses to support residents, perhaps some additional office space

- Keeping beautifying the commercial area of Route 1. Not overcrowding the commercial development from Falmouth to Cumberland on Route 1.
- Commerce to support school systems and lower taxes.
- Adding more retail and restaurant options
- Some local shopping and restaurant options
- All small business friendly, having grown small businesses
- A town with more local options for dining and shopping - brew pub? smoothie bar? coffee shop?
- I really do NOT wish to see more traffic or businesses along Rt 1 or 295.
- More business. Smaller lots, less open space, more commercial development with quality jobs.
- NO big box stores.
- As well as supporting local businesses
- Concentrated commercial development (no sprawl).
- Small local shops, restaurants in a quaint village setting, but not a destination for people outside Falmouth.
- Maybe more business on route 1
- Strong local businesses.
- Continue attracting businesses along Rt 1 and Rt 100 - this would help bring in additional tax revenue without overburdening our school system.
- More dining options.
- More restaurants and shops
- Friendly to small businesses It will NOT be friendly to big box stores.
- I also hope that we continue to beautify and properly engineer our business districts
- Retail shops to support residents
- Destination businesses in small commercial centers at Rt 1 and Rt 100 that draw ped, bike and auto traffic
- Continue to improve the Route 1 business district - including getting rid of some of the not high end stores (Walmart and Big Lots) - or at the least, do not add more of those!
- More small businesses within a walkable business areas.
- Valuing small businesses
- More attractive businesses in Falmouth along Rt 1 and Rt 100
- I would like business to generate some tax dollars and for individual taxes to decrease
- Would like to see our downtown/Rt.1 continue to grow in its beauty and charm.
- Friendly to business in select commercial areas
- Expand the tax base by adding more businesses.
- Business environment without sacrificing the attributes which make the town uniquely attractive.
- Local stores, not box stores.
- Allowances for small and medium size businesses and clean industry.
- Clean industrial and small shops could be added in those areas designated for commercial growth.
- People support the local businesses
- More commercial buildings with mixed occupancies come to RT 1 and RT 100 in the next 10-20 years.
- Anything we can do in terms of encouraging local small businesses to continue to thrive and to locate in available spaces is great. We have a lot of big box stores, restaurants like orchid Thai, Rosemont, Leavitt deli, N more, are in my opinion what create personality and gathering spaces for our town.
- More commercial development in current zones that allow it.
- Need growth, especially businesses.
- With retail and office/commercial real estate.
- Support service business.
- Business development that does not attract transient day trippers, business development that does not increase traffic in Falmouth's Rt 1 and Rt 88 core.
- More restaurants, shops.
- Small businesses need to want to come here and fill empty storefronts.
- Encouraging smaller businesses to open up here.
- A vibrant commercial district on Route 1.

- Attract more small businesses, I don't know enough about the existing statutes, but it seems that Falmouth projects that it is not necessarily business friendly. Yarmouth seems to be developing this successfully perhaps we could partner with them to learn more if we have not already.

Housing

- More apartments and town homes in mid range price.
- Affordable housing in specific areas.
- Making workforce housing and elder (senior) housing available
- More proactive in creating affordable housing to welcome more diverse income levels.
- More diversity in housing; two family, multifamily. Increase commercial development.
- Have some affordable housing
- More diverse housing options.
- More rental apartments available to encourage economic diversity.
- More neighborhoods that are affordable by the middle class working families. Working in Falmouth in the public safety side, makes me get excited for what this town will look like in 20yr
- More development that prioritizes affordable homes.
- All type of residents, not only high income through programs of affordable housing
- I don't believe densely constructed low cost housing belongs in Falmouth.
- Low income housing
- Affordable options.
- Affordable housing for young and old
- Affordable housing is available, especially along the main growth corridors.
- Maybe there will be more facilities for retirees but not huge ones.
- mix of incomes and housing options.
- Offers diverse residential options
- Affordable housing to attract families and working adults to help balance the tendency toward older adults in one place
- Offer more affordable housing
- Suburban mix of housing
- More moderate-income home not all this \$500000 to 1 million homes. Falmouth is getting to be community that you have to make 6 figures or more to live here. I want more diverse community.
- More affordable housing.
- Local residents who only make minimum wage need access to low income housing
- I would like to see any new housing developments be accessible for people with hourly work, not just people with lots of education and high salaries.

- Diversity of housing.
- Significant lower cost housing,
- Housing should reflect current needs and not revert to shoe-horning smaller parcels out of larger properties as has happened in too many areas.
- Increased affordable housing options
- Primarily mixed-income residential - not all high-end
- Mixed use. Diverse housing.
- Provide more affordable housing in the community
- Include diversified housing options.
- Retirement developments should be supported to provide a mix of all ages.
- Accessible housing opportunities
- No low income/public housing.
- Mix of residential/Commercial
- More mixed use- residential/retail
- Apartments, condos, senior living and single family residential areas density along large road systems and a balance of public open access land.
New developments should be constructed with a minimum of 1 acre lots.
- Sub-divisions that are of moderate size and working farms
- Let residential development respond to the market.
- Falmouth has diverse mini-regions with different topographies, densities and, as a result, different needs. The vision should celebrate this and plan accordingly. One size does not fit all.
- Any new developments should be environmentally safe.
- Balance of well planning and market driven.
- I think the town should work with developers to make well designed neighborhoods for families, retirees etc. town water, sewer and natural gas hook ups should be provided to keep Falmouth competitive with other towns and developments.
- Strict development guidelines on route 100 and route 1
- Developments will be Maine scale.
- Diverse housing types to meet various needs of residents of varying ages, lifestyles, economic capacity, etc.
- I don't love all the construction that resulted in houses being constructed on smaller lots and closer together, it's the opposite of what drew us to the town in the first place.
- Housing available at a variety of price points and rentals available.
- It is important to us that Falmouth maintain a community that is not dense with housing. We prefer more expensive housing in less dense development. We witnessed what Cumberland did with unsustainable growth in school budget that put pressure on property tax.

- It would be very unfortunate to see Falmouth take this path and allow growth in "affordable" housing that will add to the burden to the town budget and result in higher property taxes. The town should look to expand mid to higher end residential housing
- Low density housing
- Love our Large home lots
- A primarily residential community
- Well spaced homes and green belts-rural community.
- Development of Falmouth should be more focused away from the coast as that is very populated already
- Building codes and zoning by significantly different neighborhoods.
- Support residential.
- Not full of large housing developments
- The expansion of residential housing concentrated in clusters that include open spaces for recreation and wildlife

Growth/General

- Mostly residential with pockets of shopping and light industry,
- The town grows at a rate that does not overwhelm our schools and revenue to support the additional services required by the growth.
- Portland is so close, and I'm grateful, but I do not want Falmouth to become Portland.
- Support an evolving community and business environment without sacrificing the attributes which make the town uniquely attractive.
- Moderate steady growth that doesn't overwhelm the financial resources of the community
- Moderate housing density
- A growth cap on real estate
- Grow its economic standings
- Small-town, community feel.
- A healthy mix of land preservation and thoughtful, limited residential development.
- Falmouth can continue to be a "retreat" from the busy more densely populated city next door
- I hope it keeps its small town charm as Portland continues to gain popularity and population
- A balanced approach to new development while supporting open space.
- I hope that the growth (whether residential or business) will be measured and spread across the entire town and not localize in particular areas
- There should be a better means to coordinate how the town responds to the inevitable development pressure with the need to keep our town looking and feeling like it does today. there are many reasons why Falmouth is such a sought-after zip code and we must work very hard to not over drive new housing developments that ruin some of the rural character of our town which makes it so unique being so close to Portland. 20 years from now it will be nice to know that Falmouth maintained its rural character, didn't let every piece of undeveloped land get built out completely
- See it continue as a bedroom community, but I am not opposed to sustainable growth, particularly for businesses that will contribute taxes that can ease the tax burden on residential property.
- A mixture of residential, recreational, commercial and business.
- Well balanced residential areas and strong commercial opportunities in designated spaces.
- Commercial growth should focus on attracting and retaining professional offices and large corporations who have the same values as us. I see development of rt. 1 north of the Spur consisting of professional office spaces whose employees will frequent the shops and restaurants in our tight commercial districts. I don't see Falmouth succeeding if we continue towards developing another version of Scarborough. My

only disappointments in moving to Falmouth has been the increase in residential density and the lack of a "Main Street" feel anywhere in the town.

- Stable and reasonable residential and commercial growth with preservation of the small town feel-avoid massive residential growth that would lead to larger schools and town infrastructure requirements
- A community that balances growth with maintaining the more "rural" character of the town
- Hopefully, a country atmosphere. Not crowded with buildings on top of buildings
- Recognizes its proximity to Portland as a benefit and finds a way to provide some financial support to the city in recognition of that benefit; and does not default to unchecked growth/development (either commercial or residential) as a necessity or an inevitability.
- Moderate development with a eye to making sure we do not look anymore like a commercial hub of fast foods and franchises.
- Intelligent growth
- I hope our public and commercial centers become better utilized so as to promote reasonable development of a size and character in keeping with our small town community.
- Need more discussions ahead of time-for big things like soccer fields.
- A community that preserves its natural features and qualities as it develops in a planned and managed growth pattern that maximizes resources and opportunities for its citizens.
- The best place in Maine to call home always maintaining small town feel with sustainable growth that protects our natural resources.
- Continue to be primarily a bedroom community with the same balance between residential and commercial as we currently have.
- Balances the need for thoughtful development with preservation of the historic character of the waterfront neighborhoods and the Town Landing.
- I would like to see it preserve what remains of its waterfront cottage style neighborhoods.
- A community in which new development or redevelopment is compatible with the historic look of the community and protective of the natural environment
- Maintain historical and natural character associated with the town while welcoming thoughtful development (commercial & residential) that is mindful of outcomes such as traffic, school capacity and public services.
- Managed growth so that Falmouth isn't part of the urban sprawl of Portland, but combine this with housing opportunities that invite diverse newcomers to live here.
- A popular suburban town meaning we attract young and old professionals that want to live here because of good schools, a variety of amenities and comparative real estate tax rate
- A thriving suburban community that works to retain the quality of life of its residents by managing business and residential growth, being very selective of where to allow more dense neighborhoods/projects.
- In ten to twenty years, small neighborhoods will be replaced with large scale McMansions with streets ending in cul de sacs. The charm that was once Falmouth, will be gone. As Portland shoe horns in more and more hotels, Falmouth does the same with houses and huge ones at that and on postage stamp size lots.
- Maintain good spacing between homes, apartments and condos. Manage growth carefully to be able to accommodate new residents in a manner that doesn't overload police, fire and schools, etc.
- What Cumberland did with unsustainable growth in its school budget put pressure on property tax.
- Preserve the character of the more rural and agricultural parts of town.
- Rapid growth and development. More densely populated adding pressure on property taxes to pay for school expansion costs. More economic development along U.S. 1 and Rt 100 would add tax revenue without impacting schools.
- Certainly not a "village." A bedroom community with very distinct geographic divisions. There are also very different neighborhoods, though the older neighborhoods are rapidly disappearing, so the town may not have much character in 20 years.
- A developed urban/suburban town on the model of Brookline or Newton outside Boston
- Controlled growth to not overwhelm infrastructure.

- Grow at a rate that does not overwhelm our schools and the revenue to support the additional services required.
- Falmouth will maintain its somewhat rural feel, continuing to conserve land for wildlife corridors and habitat as well as outdoor recreation. It will engage in smart development, where properties are not allowed to be clear cut, open spaces are connected, and the focus is not on density but maintaining a balance between development and open land throughout all of Falmouth and not just in the western part of the town. There should be a comprehensive policy that all land owners, whether a single family or developer, needs to honor that protects wildlife habitat, trees, open spaces when considering developing the land. Falmouth is lucky to have green spaces and large undeveloped land thus far and the goal should be for controlled development to keep this intact.

Stay Same/Similar

- Same as now
- Balance demand for increased housing and development while retaining the rural character with thoughtful development.
- Maintain small town feeling/stay as is.
- Exactly like it is today. Stop thinking everything needs to move forward.
- Remain pretty much as is. Curb development in west, regulate development Rt1
- Much like Falmouth is currently with more affordable housing
- Residential community
- Stay the same as is.
- Remain a quaint small town with main st. feel on Rt 1 and more development on Rt 100.
- "rural" character (tree lined streets, farm land, forested areas, mixed with small business
- Semi-rural town
- Maintain its rural character.
- Remain an attractive residential community with desirable schools and public services.
- Not much different than it is now, with maybe some more preserved woodlands
- Limited growth preserve small town feel.
- I would like Falmouth to retain as much of the rural character that it can
- Still have a friendly small-town atmosphere & no big industries or housing projects such as Scarborough's.
- Falmouth does a great job balancing commercial development w/ residential needs. Continuing to nurture this culture is drastically important and necessary to a healthy, financially strong, and vibrant community.
- Controlled growth
- Protect rural/suburban lifestyle
- Similar to today, more commercial development on route one and less residential development townwide.
- Like it is today
- Preserve its largely rural character and low density
- Not too different than it is now. Maintain what we have with strong development rules to limit growth
- Fine as we are. No more residential development and commercial development limited to existing zoning in existing commercial zones. I am greatly opposed to development on the scale that was proposed for Rt1 shopping center
- I hope that Falmouth feels essentially the same in 10+ years
- I think Falmouth is great the way it is.
- The same, I love Falmouth exactly as it is
- Remain as a bedroom community for Portland free of over development, crowding and sprawl. Retain the current character and density
- Unchanged from today
- I don't want it to change at ALL!
- Sustainable, controlled growth in existing neighborhoods.
- Not Massachusetts. Retain rural character.
- Neighborhoods connected by open space, not jammed in housing developments.

- Retain rural character, consideration of streetscape with development, do not become "Little Portland" , mindful of tax impact of development.
- Maintain as much of current rural character as possible by implementing land use policies that prevent cluster, dense, beehive developments. The recent disaster in RA zoning that reduced lot size to 10K square feet must NEVER be repeated.
- Falmouth should retain its suburban / rural character while growing responsibly.
- Retain present aesthetic and not become the next Westbrook. Zoning will remain without changes to allow more growth.
- Mainly rural with the necessary commercial areas

Slow Down/Less Dense/Stop

- Limit concentrated housing development placing excessive demands on schools, infrastructure, and ultimately mill rates for residents.
- Residential neighborhoods less new concentrated development.
- Stop urbanization.
- Preserve the natural beauty of the town and try to prevent too much development.
- Small town feel without the crazy development going on now.
- I would like controlled development, keeping growth manageable.
- Slow down on the development.
- I don't want Falmouth to turn into a Scarborough sprawl. The farm development in West Falmouth is already too much.
- Slow down residential and commercial development; remain a somewhat rural feeling suburb.
- Less focus on residential development for the sheer purpose of making money off new construction on tiny building lots. Zoning rules need to support thoughtful planning.
- Very thoughtful development, if any.
- Less small lot development.
- Slow down growth and reduce high density developments
- No more houses; a relatively static population vs. what it is today;
- Slow development
- Residentially, about like it was ten years ago before rapid infill and high-density housing.
- My only disappointments in moving to Falmouth has been the increase in residential density and the lack of a "Main Street" feel anywhere. My vision is for Falmouth to look like it does today with limited growth
- Large developments of multi unit housing facilities should not be allowed due to the existing small size of the town and the extremely taxing cost it'll place upon the current municipal structure This way, we can grow slowly and be better able to plan for and afford the infrastructure they needs to support the population's needs. Too much growth too fast is not advisable.
- Be careful with Rt1 and of the congestion that can be created by bad decisions. I have lived in Portland for many years and over development has not reduced taxes or made for a more livable city. I love Portland but I don't want to see it in Falmouth.
- Our roads and schools are overcrowded now. we do not want to become an extension of Portland. Falmouth has been a great community, let's not destroy what we have.
- Control residential and commercial growth
- I'd like to see less continued development of the small amount of land that is left unbuilt. The amounts of fast growth and growth in small areas is concerning since it seems no one is taking into consideration the impact on schools or the overall feel of the town. We are turning into a small city, not a town
- Slow, measured residential growth in designated areas to allow for some development, but not at the expense of our small-town feel Keep open spaces as much as possible maintain the 2 acre minimum wherever possible
- Less housing projects
- Slow growth of single-family residences
- Limiting business and residential growth

- Limited growth, with rigorous efforts to keep the soul of Falmouth intact. For instance, the awful development around Shaws plaza has no business in Falmouth. It will bring unwanted traffic.
- Limiting how many new homes are built in Falmouth.
- Keep Falmouth as a suburb of Portland with a limit on the number of houses going up.
- Rural and undeveloped.
- No more building of large condo complexes.
- No major housing or business additions but leave room for managed growth
- No longer very affordable for the middle class. I would like to see the growth of housing slow down.
- I hope Falmouth does NOT get overpopulated via subdivision the construction of mid- to high-rise buildings.
- It should be a connected town but not a commercial one or filled with more mass housing developments. Part of the charm and feel of Falmouth is it's individual houses
- Large developments of multi-unit housing facilities should not be allowed due to the existing small size of the town and the extremely taxing cost it'll place upon the current municipal structure.
- Limit Density
- Low density neighborhoods
- Less new construction of residences

Dense Development/More Growth

- More residential development elsewhere, preferably that prioritizes affordable homes.
- Need growth, we have to stop listening to the not in my backyard people and build where it is best suited.
- Expanding real estate development.
- We need more development, more housing, smaller lots, more commercial development with quality jobs.
- An inclusive community that continues to grow along with the Portland area. We should continue to welcome more people to the town and build the infrastructure to support those new residents. That will include a variety of new housing options and commercial establishments
- We need more infill development. Close to service centers and public transit.
- We do need to maximize growth in Falmouth
- New growth should be concentrated and relatively dense.

Open Space/Trails

- Less open space
- Maintain forest preserves
- Save valuable land in different areas of town.
- Lots of open space
- Maintain and protect land for shared enjoyment
- I'd like to keep some of the green, woodland buffers filled with wildlife in my neighborhood
- Overall maintain natural areas of conservation-preservation
- Falmouth should remain a beautiful place with plenty of natural open space.
- Increase green space and protections of access
- To continue to support conserving more land for recreational use
- Encourage open space
- Green, with trail networks and public access to nature preserves
- Hope it will continue to have a mix of types of areas especially open space.
- green town, with lots of open spaces for recreation
- I am encouraged with the trail system and addition of the new preserve.
- Acquisition and protection of open spaces and trail networks
- Build out bicycle/walking trails along some of the major... corridors and i am not talking about just sidewalks but real trails that one could enjoy away from the traffic that will undoubtedly increase over time. one of the many things this pandemic has taught us is that open space and the ability to get to it easily is very important for people's emotional and physical health. we have a tremendous opportunity to further develop our open space and to make the necessary connections so more people can utilize it. this will not

be the last virus we encounter as a society and the more open space we have, the more we will be able to find ways to stay safe. as such it is time for the town to use its great relationship with the Falmouth Land Trust to further enhance its management of this critical resource it enjoys and to formalize a better structure for such. could be a contract btw the two parties, could be a quasi public/private partnership but it is obvious to me that we have to put more resources to this work as we move forward.

- We now have lots of open land and we need to keep much of it.
- More public land.
- All trails and open spaces in Falmouth are great, and it would be nice to have even more wherever possible.
- An eye towards preserving open spaces
- Slow development and keep some of the open spaces "open"
- With open space available.
- **H**iking and biking trails and accessible shops and restaurants.
- We would also love to see an increase in outside recreational spaces, improved recreational spaces, trail heads, parking for hiking
- Planned and accessible recreational/open space.
- Continue to provide open space for residents to use and enjoy.
- Preserves and protects open space
- Retain its open space.
- Protected land preserves to provide residents with the outdoor experiences
- Big value of open undeveloped land
- I hope we grow our open spaces throughout the town.
- More emphasis on preserving our green spaces and making areas accessible for all residents. Residents should not need to pay to walk around Macworth Island or any other park/green area in Falmouth.
- Preserve open green spaces throughout the town.
- Family friendly. Preservation of shared mixed use land.
- Continues to invest in open space
- Maintain land usage to preserve open spaces
- Falmouth will continue to be a green community in that it will preserve open recreational spaces
- Preservation of open spaces
- **P**rotects and values its green spaces
- Extensive trail network
- Preserve large patches of open space (could be working farms)
- Continue to preserve green space and develop trails for sports of all seasons.
- Preservation of natural spaces,
- Maintain open land and natural access
- Open space for recreation
- Open space program will have shifted to primarily stewardship because we'd have been successful in preserving larger tracts of land and eco fragile areas in town
- Accessible, open spaces
- Preserved lands need to be preserved.
- Maintaining green space
- Please leave open spaces so we can breathe!
- Lots of open spaces
- Like the walking trails
- Open space and trails to encourage the love of nature.

Character/Social Fabric

- Become a community.
- Foster a united town identity and spirit. An identity that unites the Town.
- Independent, free society
- Safe and welcoming community

- I would like to see our community as a vibrant, well-connected to each other
- The vision should be tailored to residents who have and will likely be here for years to come...
- Over emphasis on beautification and making us look like a village is a waste of spending
- Attract lifelong residents
- Multicultural, Peaceful, quiet, suburban, unpolluted.
- Strong community with unique landscapes.
- A vibrant, iconic Maine village committed to sustaining its heritage through the preservation of public spaces, the working waterfront and a family friendly community.
- Young family friendly, kids riding the bikes around.
- Remain a relatively small, compact community, yet maintain key thriving businesses that provide a well-balanced variety of services, e.g., restaurants, grocery's, gas stations, hardware, clothing, recreation.
- A community where citizens live, work, and play; a community that cares for, preserves, and honors its history, and cares for all its citizens
- Strong residential community with ready access to local businesses and parks, library etc.
- Prosperous residential community that leverages the diversity of its neighborhoods, facilities and services to promote a community engaged with a healthy life, attuned businesses and the greater Portland dynamics.
- Thriving community with a sense of belonging and place.
- Feel like a place of connection; where residents are connected to each other and to nature.
- A "city" with the town feeling it has. Focused in single family homes and safe streets where kids play and where everyone knows everyone. Where you don't need to go to Portland to get anything and where you have a feeling you belong to a nice community.
- Like it is today
- Family-friendly
- More inclusive and more fun
- A fair (in the sense of equality) place
- It's greatest characteristics are the rural setting so close to the largest city in Maine and it's available public spaces that connect residents and visitors to the outdoors.
- Welcoming to New Mainers
- Preserve current quiet residential character of the town, with plenty of natural space,
- Opportunities for young families to settle here
- Specially related to children, we would be thrilled to see an increased focus creating a life long love of being outside, gardening and year round recreation. This should also reflect the needs of those in our community with a wide range of physical needs. Sports activities including golf, boating, tennis, swimming, hockey and little league baseball should be supported by the community Falmouth should continue to be a rural town that is a great place to own a home and raise children
- Maintain its small town feel
- Very similar to how it is now.
- A more cohesive community with more shared events and facilities; engaged community leaders who live in Falmouth.
- As a suburb of Portland, Falmouth should retain its small town and rural feel
- Young working familys
- It should be a community.
- A unified town with pride in its schools
- A desirable location for home ownership and living.
- It's currently a pleasant suburb to live in, with in-town amenities and a strong school system, with different parts of town having distinct character. I would like to continue to say that in 20 years
- A connected community
- Friendly community with places to come together and connect, over coffee, a ball game or a cocktail
- Continue to be a family friendly town. Not eaten by Portland and not too unaffordable for young families

- Comprised of working waterfront, prized farmland, cherished neighborhoods and bustling business, Falmouth is the perfect combination of all aspects of Maine. The next 20 years should strive to maintain the character of a Maine working community with growth & progress.
- A cohesive, family-oriented, residential community. Portland can be the hotel / AirBNB place. Westbrook and SoPo can have the office cubes. That should not be us. We don't want to be a collection of bedrooms and/or offices, but a strong and supportive community of permanent residents.
- Remain a community dedicated to raising wonderful young people, and providing a community of welcome and safety for all residents.
- Still a small town feel, with some rural areas.
- A wonderful place to live where local businesses and the school system are celebrated and supported.
- Retain its family centric living environment
- Falmouth is a community that strongly supports its families, public schools, access to green space, healthy active lifestyles, and fosters a deep belief in service. The town collectively is committed to diversity and inclusion
- Peaceful Living
- Small town.
- Close-knit, multi-generational community that gracefully adapts to the changing world and remains attractive and attainable to both current and future residents, including our children and their families.
- An inclusive community that assists all people reach their potential while not succumbing to unfounded hyperbole regarding any persons' immutable characteristics. Each person will be encouraged - and ultimately required - to be the best that they can be.
- Continue to be a safe, pleasant, and affordable community in which to raise a family and enjoy the many fruits of life. This in turn will encourage Falmouth residents to treat other community members and the world at large with respect and dignity.
- Better address our varied needs and don't always give way to the whims and wish lists. More practical.
- Continue to offer a high quality of life
- A true community
- Remain a rural small town.
- Maintain quiet and peaceful community
- More comraderie amongst members of town
- Hopefully a nice place to live
- Community centered
- Family-oriented, multi-culturally aware
- A safe, increasingly diverse, inclusive, successful, generously progressive suburb of Portland that places a high value on STEM and multicultural education. An exemplary community of the state of Maine.

Diversity

- An engaged community that supports all demographic needs
- Falmouth should be a place where everyone feels welcome regardless of their race, religion, political beliefs, economic status or gender. It should be a place that honors community, encourages and embraces diversity and tolerance,
- Open and caring towards others not just the wealthy.
- Our community is diverse and welcoming to all.
- Diverse, inclusive
- A place where people of all income levels and all ethnicities feel comfortable and at home
- Open for diversity, inclusive.
- An inclusive community that has a balance of commercial and available residential for all.
- We need to change a notion that this community is solely for rich and white folks
- With so much wealth and generosity in this town we should be able to support more diversity including programs such as Habitat for Humanity. Let's warmly welcome people not like us.
- Positive respectful community. One that remembers everyone isn't. White. Straight. And Christian.

- Commitment to inclusion
- A community that is welcoming to all.
- A town with a diverse housing stock allowing for diversity in our community and schools
- A close-knit community, accessible and inclusive to everyone in it.
- A suburban, mixed demographic community. I grew up here and we cannot pretend to be, a rural, white, mostly wealthy community with Portland just 5 miles away.
- A safe inclusive community.
- I would like Falmouth to feel cohesive and welcoming to all.
- Welcoming, diverse and inclusive community that recognizes that diversity brings strength and values all its members equally.
- I would like to see a more vibrant and diverse community. Residents with school aged children and commuters to Portland appear to comprise most of the population here; thus, it defines most of their social lives as well. The Brunswick community has wonderful planned events for the town.
- A diverse, welcoming community
- Embracing changing demographics, welcoming the new families, supporting a more diverse community
- All races and creeds should be welcome.
- A vibrant small community that welcomes and supports diversity of all types
- More diverse, accepting
- Lead on policies that are welcoming and inclusive so residents follow in order to reduce the sense of exclusivity that seems to pervade the community.
- A more inclusive place that welcomes diversity of income, race, backgrounds
- More diverse socio-economically as well as ethnically. Look a little more like the rest of the country.
- A welcoming, socially economically diverse community
- Inclusive community which continues to grow along with the Portland area
- No one held back for their beliefs or traits. No hate, bigotry, or prejudice tolerated from any group or person. Leaders work to unite all community members towards a common goal of harmonious existence.
- More varied population.
- Community with a diverse population.
- Multi generational, multi income, and quality education that is welcoming to people of all ethnicity, sexual orientation, ages, income groups
- Focus as much on the needs of the older segment of town population as the younger segments. Recognize that the needs of a diverse population require compromises and accommodations in many directions.
- A more diverse place in every sense of the word
- Inclusive, diverse,
- Economically diverse
- Focus on elderly individuals
- A diverse, welcoming community
- Mixes of ages, incomes, ethnicities.
- Accepting of and welcoming to members of all socioeconomic, racial, religious, and gender groups
- A diversity of incomes, housing, ages. Ethnic and racial diversity.
- A more inclusive and diverse community where economically disadvantaged individuals are supported by structural improvements.
- I hope to see Falmouth continue to grow and diversify
- Welcoming to all type of residents, not only high income becomes more diverse and not only a mostly white town where only families with high income can move to have a good school.
- Opportunities for a more diverse population.
- A community that by its design welcomes families and individuals who will contribute to the diversity of our town both in ethnicity and income.
- A community that by its design welcomes families and individuals who will contribute to the diversity of our town both in ethnicity and income.
- Diverse, welcoming, safe, committed to community, growing.

- A welcoming community -Hopefully becoming a more racially diverse area.
- Safe, increasingly diverse, inclusive.

General Vision

- A place of quality that is reflected in its townscape, parks, shops, facilities and its schools. It is a community that is inclusive and diverse; a place that develops its younger generation but that welcomes people of all ages and background.
- A community with a real 'brand' and voice. With excellent schools (let's keep 'em excellent), beautiful public land for use, and still retaining both it's coastal and it's rural wooded charm.
- Inclusive, welcoming, and sustainable community with great schools and robust outdoor recreational opportunities.
- An environmentally sensitive, tech-enabled, economically stable suburb of Portland with diversity in income, ethnicity and background that is forward-thinking in its culture, education, and healthy life style for all age groups.
- Change happens slowly and Falmouth is and will continue to be a bedroom community of Portland so its identity is somewhat fuzzy/overshadowed. We cannot be a pedestrian community like Yarmouth because the infrastructure that exists does not support it and destinations right now are currently commercial. Perhaps best to build off Falmouth's natural features and open space and continue to develop those to project Falmouth as a "healthy" community open to all as we move forward.
- A thriving town where people feel welcome since there are jobs, housing, transportation and recreational opportunities available. There is no need to travel to Portland since all of the services can be found in Falmouth. People support the local businesses, schools, volunteer organizations and each other.

Environment

- Love the forest feel in Falmouth.
- Overall environmental health of the town continues to improve through reasonable and effective efforts by the town, business and citizens.
- Cares about Environment, our ocean and lake
- Family friendly community that respects nature
- Green energy is encouraged.
- Over the next 20 years we will all see our environment change- sea level rise, more intense storms, seasonal droughts and we should be preparing our town now for that ultimate reality.
- Strong environmental practices
- Uphold environment laws (such as our clean water and protected lands) on the books. Hold accountable, charge fines accordingly
- Environmentally friendly (stop building in areas that require felling trees; a HUGE factor of Falmouth's beauty is its natural beauty)
- Sustainable, environmentally sound development, with emphasis on making the town zero carbon by 2030
- Respects and protects the environment and our natural world
- Protect environment, and a move to renewable energy in new construction and retrofitting older buildings.
- Growth should also have minimal negative impact on the environment. It should be served by renewable energy
- Preserves and protect wildlife habitat, clean air and water
- Encourage and regulate environmental implications of current and proposed projects, including hydro carbon emissions, pollutants, insecticides, herbicides; encourage zero waste recycling
- Commit to growing responsibly and make sure all new expansion is done so it does not negatively effect the environment and includes feedback from residents.
- Protect environment, marine areas and forests
- Residents dedicated to a sustainable and green culture that meets our needs while not compromising the those needs of future generations.
- Encourage responsible waste and recycling practices, and be a good steward to our environment

- Town that values the environment
- Support renewable resources
- Sustainability
- Reduce impact of climate change via education and investment in technology.
- Land conservation to ensure a thriving flora and fauna
- An intact nature and unspoiled deciduous woods which provide our clean air and wonderful climate.

Waterfront

- Preserve waterfront as a priority.
- Better ocean access for residents.
- Water access is dismal.
- My vision for Falmouth is that when you go down 88 you have lots of options to go... east or west on roads that venture off of Route 88. These roads are all private Ways and the only way that you can get to the water is by Towne Landing Road which makes Towne Landing Road incredibly crowded and you can't get into the preserve because all of the roads on the west side of the road are private Ways as well. I would love to see the vision of having the right to have so that we in Falmouth can access the preserve as well as the water besides the only two places which are Towne Landing and going through the Falmouth preserve why is it that we can't walk around our own town and get to beautiful places that Maine and God have made not these people who put private Ways all over the place. My vision is also to have some sort of a four-way stop at Towne Landing and Route 88 and Johnson Road because that intersection is deathly.
- Continue to enhance the open space we have and better manage that asset going forward, giving it necessary resources for stewardship, user group management and overall health of the land and forest.
- Water access
- More access areas to the water.
- Preserves and protects waterfront
- Preserve what remains of its waterfront cottage style neighborhoods.
- A cleaner, more beautiful community that embraces and enhances its waterfronts
- Preservation of beautiful land, coastline
- Access to the water
- Protecting the working waterfront.
- Improved access to Town Landing, especially the beach.

Taxes/Spending

- Diversify tax base.
- Allow long term residents to stay in home not be taxed out.
- Lower spending and taxes.
- Delivering incrementally better services while controlling costs (property taxes).
- Moderating property tax.
- Right now the property taxes are going up at an alarming rate.
- Ease the tax burden on residential property
- The investor who buys property with the intent to use the school system and then leave making a nice profit while doing so and leave us paying for their vision that they walk away from.
- Spend money for the greater good, ignoring special interests and xenophobic interests.
- As a municipality, we have the resources to promote buying locally, keeping our dollars in our town as much as possible, supporting and promoting all local farming, and fishing industries as sourcing food will become ever more important in the future.
- As someone living on a fixed income, keeping Falmouth reasonable from a cost perspective matters to me.
- A place where 80% of our taxes don't go to rich local schools.
- Enables older residents to affordably live and remain in their homes
- Control residential property tax
- Lower the costs to the taxpayers
- Balance investment in educational system with impact of property tax increases on residents.

- Lower taxes
- Fiscally responsible
- Mindful of expenses and revenues needed to support the schools and town infrastructure etc.
- Continues to invest in its infrastructure, schools,
- For individual taxes to decrease
- Low taxes.
- More densely populated adding pressure on property taxes to pay for school expansion costs. More economic development along U.S. 1 and Rt 100 would add tax revenue without impacting schools.
- Mindful of tax impact of development

Education

- A community of outstanding schools
- Family friendly with school ratios that support best learning and ensure Falmouth is one of best districts in the state
- Group schools together.
- Strong school and library
- Commitment to schools
- Strong schools
- Our schools continue to excel in preparing all students for successful careers.
- Quality, well-funded public education
- Cares for the schools.
- Values education, its residents and their children,
- Continued financial and community support to our schools.
- Emphasis placed on education and schools
- A safe and friendly town with great schools
- Strong schools
- with great schools,
- Continue the positive emphasis on the school system
- Education and health care focused on decency, empathy, kindness, intellectual rigor, and a focus on civic virtue and responsibility.
- Town that prioritizes its schools as well as
- Strong public school system
- Top rated school system
- Continued dedication to putting the needs of the school system first.
- Provide a robust education to its young people
- high quality schools
- Prioritize school capacity discussions so that we continue to offer high-quality education
- I hope that Falmouth retains its excellent schools
- Build solar power for town buildings and services. Discuss how to manage/store/sell excess power. Support more auto electric charging stations.
- I love the size of our school
- Continue to place strong emphasis on excellent in education
- Excellent schools
- Continue our commitment to education and maintaining one of the best school systems in the state
- Less investment in schools.
- Great schools.
- Quality education
- Ensure that our school system remains one of the top systems in our state and the country.
- Schools second to none.
- Strong public education

- Top rated schools
- Great Schools
- Good schools,
- Focus on education for children
- Value on education

Services/Infrastructure

- Our police, fire and public works departments are effective, efficient and appreciated
- Work hard to provide and improve its services to the community.
- Strong public safety
- Widely accessible public transit
- Some public transportation options.
- A community that is easily accessible by public transport
- Efficient auto traffic
- Good traffic control
- Have never lived where the traffic pattern has grown so exponentially in the 14 years we've been here. SERIOUS traffic jams along the busy 295 corridor and Rt 1 more and more throughout the day (pre Covid)
- Town water and natural gas to all homes.
- A well-staffed police dept, emergency medical techs and a well-run, professional fire dept.
- Programming and services for people of all ages.
- A community that protects its resources.
- Keep our water, power and road systems robust.
- Well maintained roads. Nothing needs to happen to make the Town better or its services of higher quality.
- Strong community support networks.
- More access to natural gas lines.
- Community driven public safety programs
- Local transit
- A commuter rail Portland
- High quality infrastructure
- Expand public transportation Botha locally and regionally.
- Robust public programming (FCP, library, etc.) is much appreciated and should be nourished
- NO additional widening of rt 1 or rt 88
- It would be nice to see the town take over some of these private roads.
- Falmouth will continue to offer top-notch municipal services, as are exemplified in the new library. Good public utilities and services, good social services
- Optimize infrastructure/roads
- Strong municipal services
- Better public transportation
- Focus on library
- A library that is a community hub
- Friendly police, responsive fire department,
- Friendly transfer station, well-maintained roads.
- Increase or continue community programming funds

Other

- Good communication
- Cares for Retirement communities.
- Stay dog friendly
- Supports and promotes all local farming, and fishing industries as sourcing food will become ever more important in the future.
- More responsive town council

- Improved facades on buildings in shopping centers, fewer signs on rt 1.
- Engaged community leaders who live in Falmouth
- Calm traffic on route 88 (lower speed limit to 30 mph) to encourage folks to choose rt 1. I understand that this has been proposed however the speed limit I heard was 25 which is a little tough.
- Parking for town landing market away from front of the store to lot across the street.
- Proactive zoning
- Strong historical society and preservation of landmark buildings.