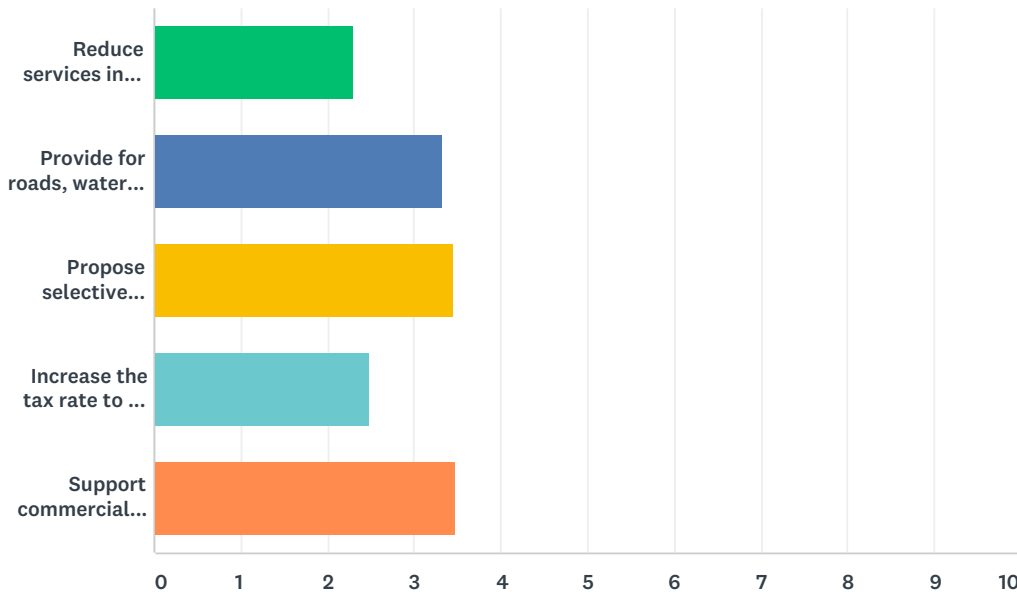


Q1 Please prioritize the following five statements in the order in which you would support them, with 1 as top priority and 5 as lowest priority. You may only use each number once. Given the Town’s capital needs and strong dependence on residential taxes I believe the Town should:

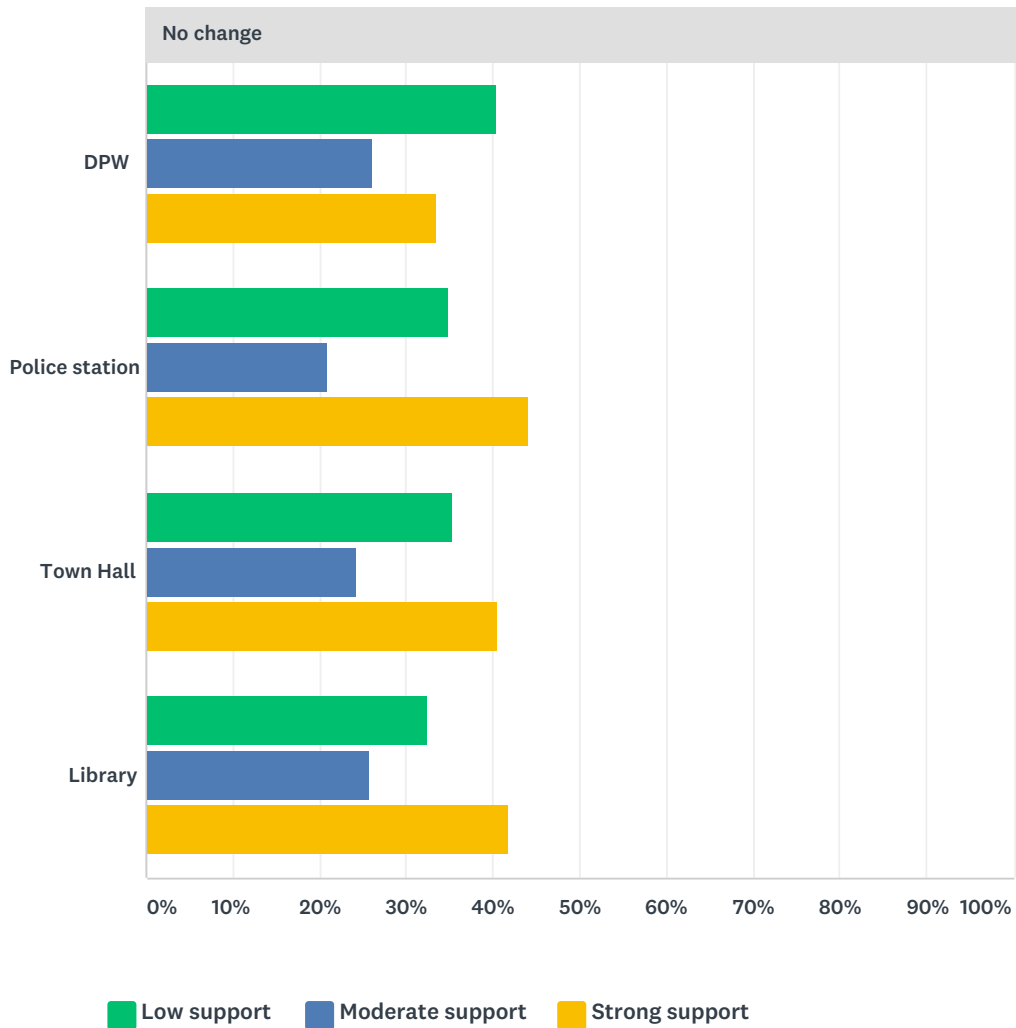
Answered: 482 Skipped: 18



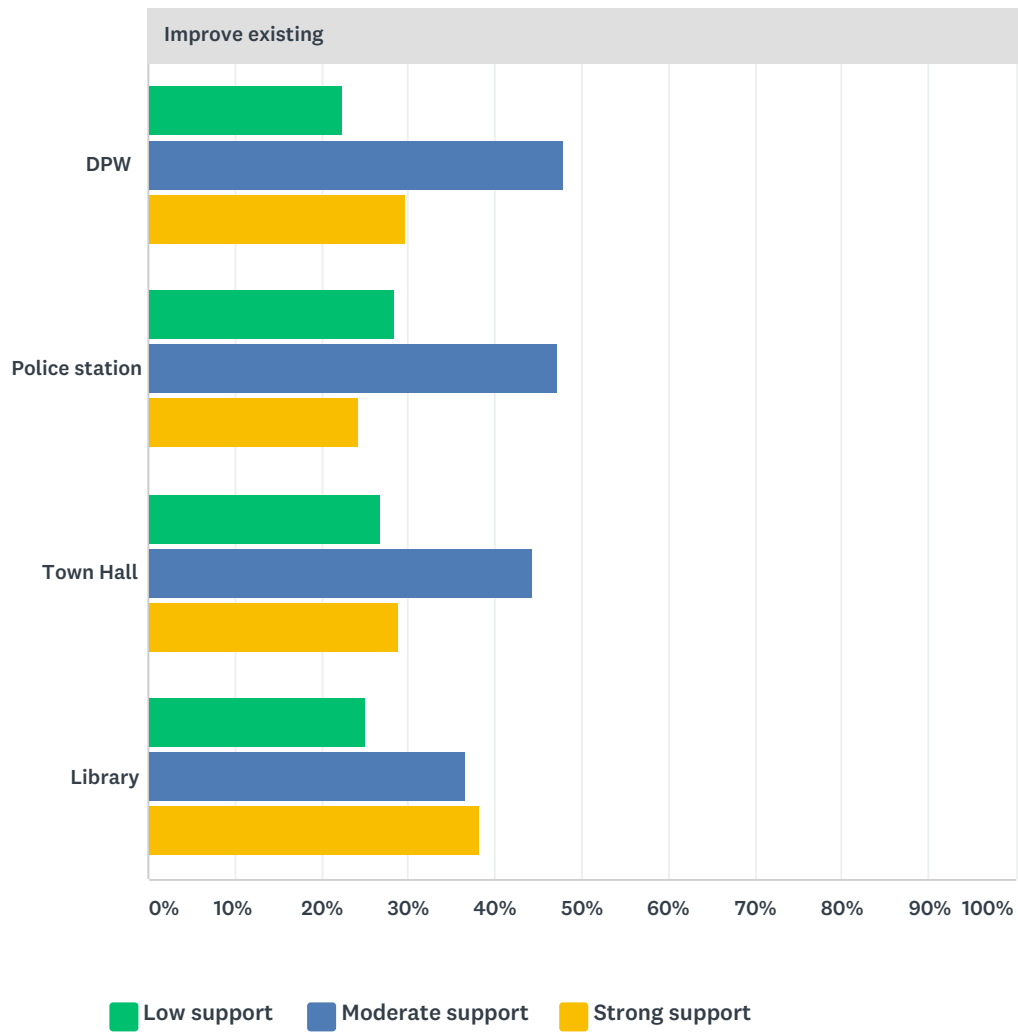
	1	2	3	4	5	TOTAL	SCORE
Reduce services in order to gain savings that are redirected toward infrastructure needs.	11.21% 49	9.84% 43	17.39% 76	21.74% 95	39.82% 174	437	2.31
Provide for roads, water, sewer and facility maintenance only as allowed within the annual budget complying with Proposition 2 ½ and fund any capital projects as best we can, issuing new debt only as old debt is retired or otherwise as supported by the annual budget.	19.69% 88	26.40% 118	25.95% 116	23.04% 103	4.92% 22	447	3.33
Propose selective Proposition 2 ½ overrides as has been done in the past to pay for new borrowings, only as specific projects are mandated to maintain service, even if such new borrowings are in excess of old debt retirements or are otherwise supported by the annual budget.	20.63% 92	29.37% 131	28.70% 128	18.16% 81	3.14% 14	446	3.46
Increase the tax rate to the extent as discussed above (7%) to assure sustainable maintenance and improvement of infrastructure and facilities as needed regardless of debt retirement and annual budget capacity.	16.56% 75	11.70% 53	13.02% 59	21.41% 97	37.31% 169	453	2.49
Support commercial development that boosts tax revenues and reduces the dependence on property taxes for home and land owners.	35.38% 167	20.34% 96	15.89% 75	13.35% 63	15.04% 71	472	3.48

Q2 Please use the drop-down arrows to indicate your level of support for the following facility improvements.

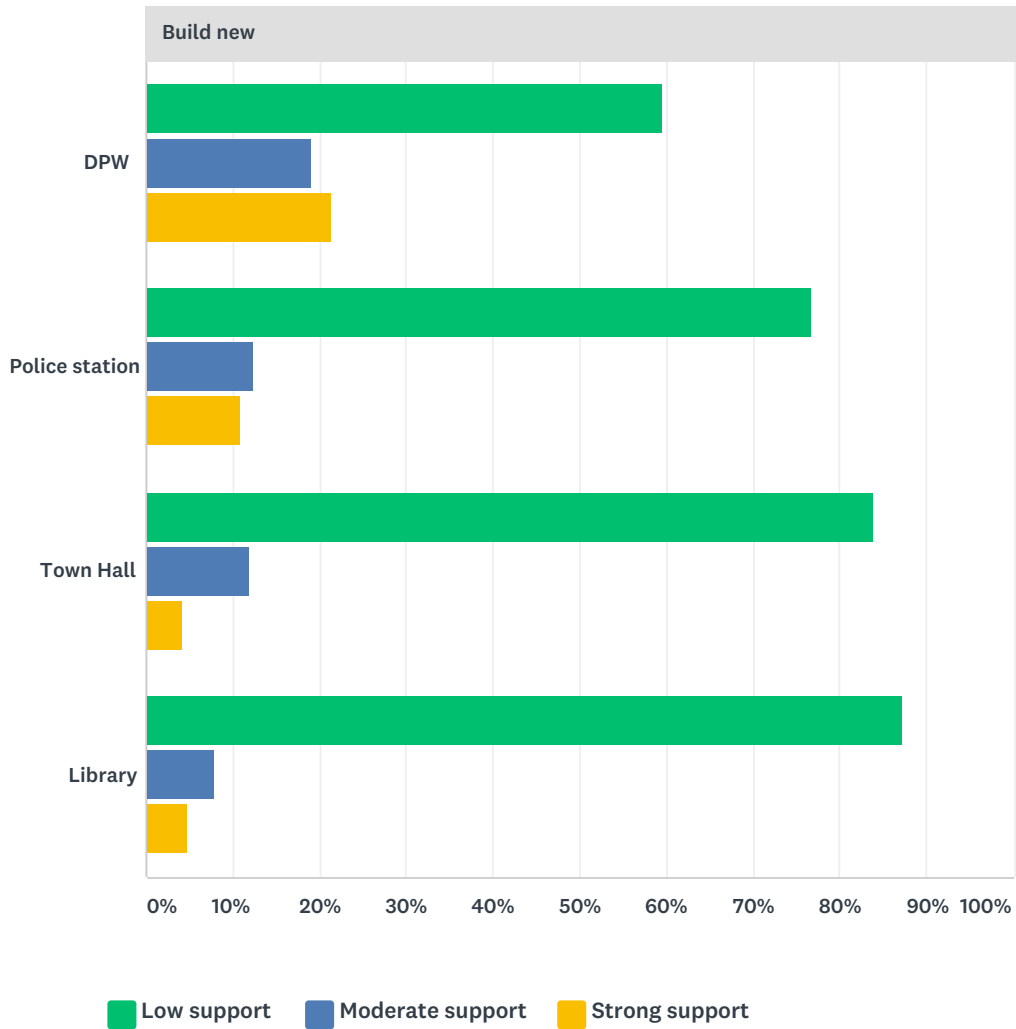
Answered: 479 Skipped: 21



Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities



Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities



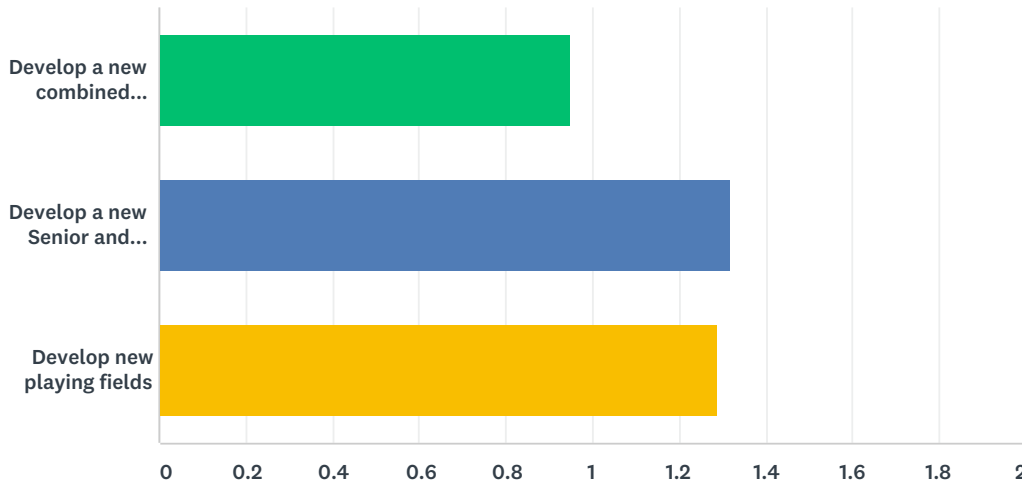
No change				
	LOW SUPPORT	MODERATE SUPPORT	STRONG SUPPORT	TOTAL
DPW	40.36% 134	26.20% 87	33.43% 111	332
Police station	34.92% 125	20.95% 75	44.13% 158	358
Town Hall	35.33% 130	24.18% 89	40.49% 149	368
Library	32.51% 119	25.68% 94	41.80% 153	366
Improve existing				
	LOW SUPPORT	MODERATE SUPPORT	STRONG SUPPORT	TOTAL
DPW	22.31% 81	47.93% 174	29.75% 108	363
Police station	28.41% 98	47.25% 163	24.35% 84	345
Town Hall	26.69% 95	44.38% 158	28.93% 103	356
Library	25.21% 91	36.57% 132	38.23% 138	361

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

Build new				
	LOW SUPPORT	MODERATE SUPPORT	STRONG SUPPORT	TOTAL
DPW	59.66% 176		18.98% 56	21.36% 63 295
Police station	76.68% 217		12.37% 35	10.95% 31 283
Town Hall	83.90% 224		11.99% 32	4.12% 11 267
Library	87.22% 232		7.89% 21	4.89% 13 266

Q3 Please indicate your level of support for the following:

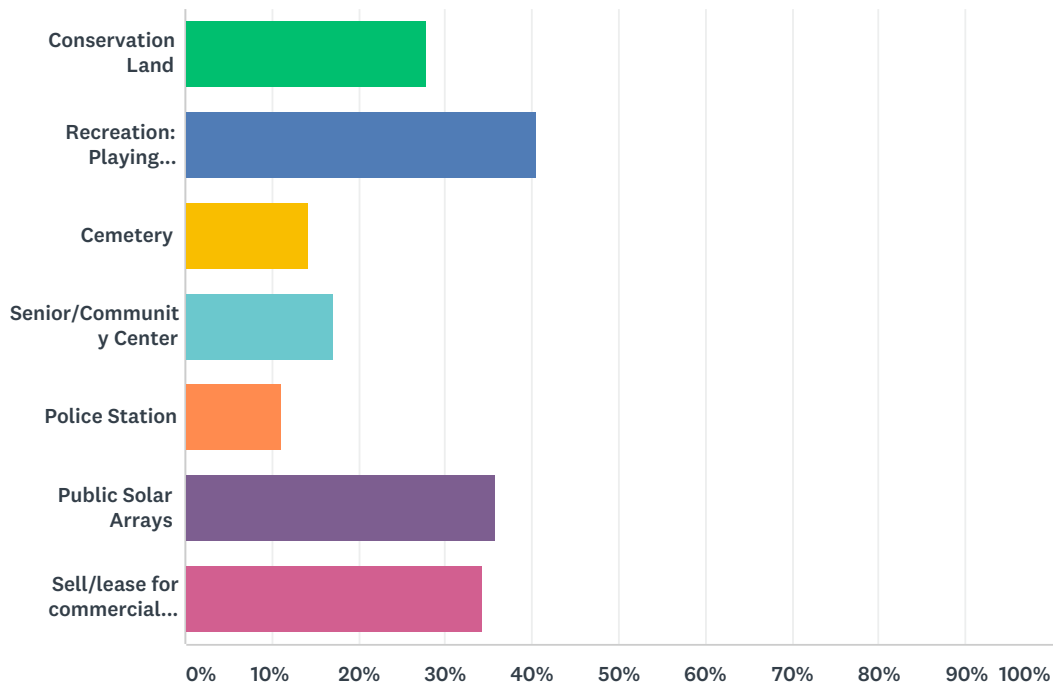
Answered: 479 Skipped: 21



	NO SUPPORT	LOW SUPPORT	MODERATE SUPPORT	STRONG SUPPORT	TOTAL	WEIGHTED AVERAGE
Develop a new combined fire/police (public safety) facility	44.44% 212	26.00% 124	20.13% 96	9.43% 45	477	0.95
Develop a new Senior and Community Center	28.60% 137	26.30% 126	30.06% 144	15.03% 72	479	1.32
Develop new playing fields	30.61% 146	27.46% 131	24.74% 118	17.19% 82	477	1.29

Q4 Pine Street Burn Site (use restriction prohibits residential repurposement) (check top two choices)

Answered: 470 Skipped: 30



ANSWER CHOICES	RESPONSES
Conservation Land	27.87% 131
Recreation: Playing Field(s)	40.64% 191
Cemetery	14.26% 67
Senior/Community Center	17.23% 81
Police Station	11.06% 52
Public Solar Arrays	35.74% 168
Sell/lease for commercial development	34.26% 161
Total Respondents: 470	

#	OTHER (PLEASE SPECIFY)	DATE
1	dog park	2/15/2018 12:19 PM
2	Policy/Fire/DPW command center	1/13/2018 9:12 AM
3	Dog park	1/3/2018 7:46 AM
4	Why not the DPW at this site? It is disturbed land.	12/27/2017 6:12 PM
5	Need more info here. Cemetary seems practical if needed, but otherwise I prefer conservation land. Commercial site might be ok, but it depends on what it is.	12/21/2017 6:02 PM
6	Parking	12/17/2017 8:56 PM
7	leave it as is	12/17/2017 5:26 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

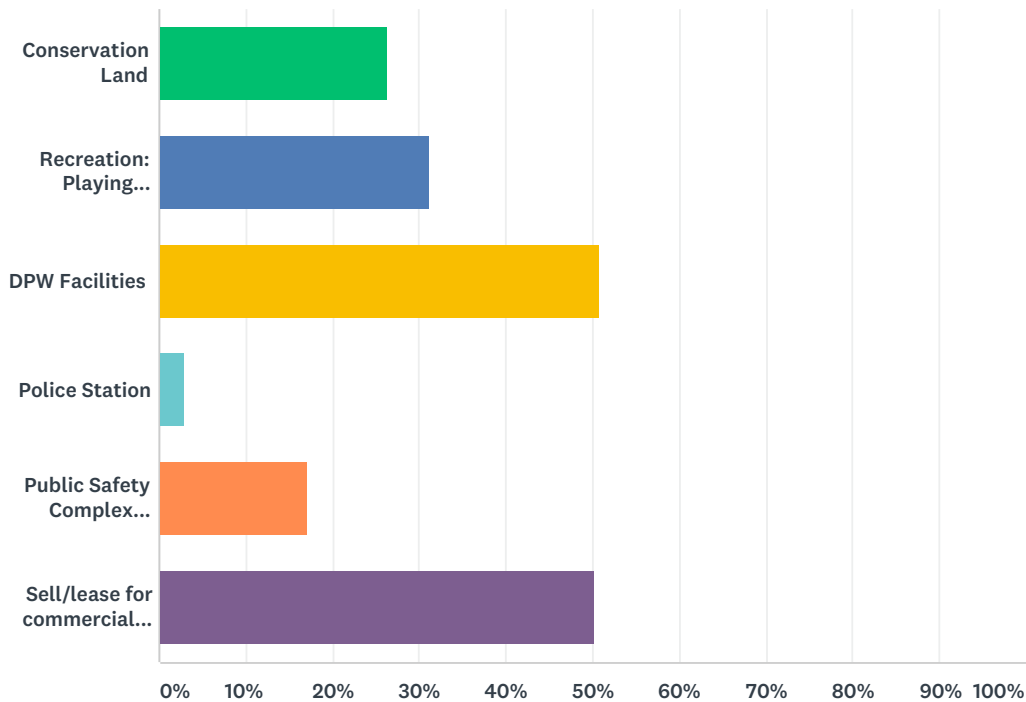
8	DPW site	12/15/2017 5:37 PM
9	I don't even know where this is.	12/15/2017 12:37 PM
10	Dog Park	12/14/2017 4:42 PM
11	Dog Park	12/7/2017 7:27 PM
12	Definitely not commercial use gross	12/7/2017 4:18 PM
13	Dog park	12/7/2017 4:12 PM
14	Conservation land only as was previously promised	12/5/2017 4:19 PM
15	lease for commercial development with green technology	12/5/2017 3:33 PM
16	new DPW site	12/3/2017 6:44 PM
17	I live near this site and request that the views of our community be given the proper weight so that our property values aren't affected. The solar arrays and conservation land ideas are the only two that have no impact, in my opinion.	12/2/2017 10:14 AM
18	Commercial development such as a small grocery store, Starbucks, a large medical practice of physicians.	11/30/2017 8:48 AM
19	New DPW Facility	11/29/2017 4:46 PM
20	Parking off site village	11/29/2017 4:07 PM
21	BMX/Mountain Bike Track	11/28/2017 4:21 PM
22	Conservation land as promised	11/28/2017 1:47 PM
23	Please consider a cemetery to accomodate natural burials - a green cemetery	11/25/2017 11:57 AM
24	Dpw	11/22/2017 9:52 PM
25	Teen Center	11/22/2017 9:41 AM
26	Find good use for poison field	11/21/2017 6:26 PM
27	parking with shuttle to singing beach	11/20/2017 3:09 PM
28	commercial development useful for the town, not professional bldg or increased traffic	11/20/2017 5:03 AM
29	Dog Park	11/19/2017 12:53 PM
30	Beach parking with shuttle	11/19/2017 12:41 PM
31	Dog park. It's a good size and easy parking l'm street	11/19/2017 11:54 AM
32	Make it a parking lot and run a shuttle bus to beach for \$25	11/18/2017 2:57 PM
33	Dog park	11/17/2017 3:00 PM
34	Leave as is	11/17/2017 7:51 AM
35	Aging dementia walk pathways, benches, butterfly gardens	11/15/2017 10:54 PM
36	Combination of community/commercial	11/15/2017 10:01 AM
37	take the dogs off the beach and let them run there	11/15/2017 8:43 AM
38	No commercial and especially NO POT SHOPS, may use as an off village parking area.	11/14/2017 6:19 PM
39	all these cost money. why not do nothing or lettthe dogs use it	11/14/2017 5:47 PM
40	plant trees with walking paths and benches	11/14/2017 9:22 AM
41	Keep as is. Town spent money planting all kinds of trees. Do not keep penalizing residents surrounding the site because of a major mistake the town made years ago.	11/13/2017 9:01 AM
42	This site was cleared and designed to be planted with indigenous plants and trees. That's what the agreement was - to make the site into conservation land. That's what the abutters and the neighbors and the Town agreed to - Conservation land - not a cemetery, not new homes, not a dog park, etc. Conservation land.	11/12/2017 3:42 PM
43	Many of these uses will require MASSIVE remediation in addition to the patch that was done	11/12/2017 9:59 AM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

44	parking lot for beach goers	11/11/2017 7:09 AM
45	Pump track and/ or bike track	11/10/2017 11:10 AM
46	bike park/pump track	11/10/2017 10:42 AM
47	MBTS Police Dept. is absolutely most deserving option here. Very impressed with Police Chief Conley and how he is working to solve and address issues in town. Keeping community safe along with being much more transparent with citizens about real issues we have going on In town in a very very tactful way.	11/10/2017 12:50 AM
48	Dog park	11/8/2017 9:09 PM
49	Public space / community garden	10/30/2017 5:40 PM
50	prohibit development where extensive blasting is required for private or public use.	10/30/2017 11:05 AM
51	beach parking and shuttle service to town, shops and beach	10/30/2017 10:24 AM
52	DPW hq	10/28/2017 10:34 AM
53	Dog park	10/28/2017 8:34 AM
54	outdoor hockey rink! (funded privately)	10/27/2017 4:22 PM
55	parking and shuttle for seasonal tourism.	10/26/2017 9:09 PM
56	combined public safety	10/26/2017 3:10 PM
57	track and another park with paved paths for biking! We need more parks in town.	10/25/2017 5:33 PM
58	parking/shuttle similar to Rockport	10/25/2017 12:08 PM
59	I would not put people there if this site was/is toxic. I would therefore go with a solar array or cemetery.	10/23/2017 2:10 PM
60	Non resident parking	10/18/2017 10:19 PM
61	Dog Park	10/15/2017 4:09 PM
62	Dog Park.	10/14/2017 9:27 PM
63	keep it green	10/12/2017 12:50 PM
64	Dog Park	10/11/2017 5:01 PM
65	dog park, commercial parking with bus to beach	10/10/2017 2:00 PM

Q5 Upper School Street Compost/Yard Waste Site (check top two choices)

Answered: 451 Skipped: 49



ANSWER CHOICES	RESPONSES	
Conservation Land	26.39%	119
Recreation: Playing Field(s)	31.26%	141
DPW Facilities	50.78%	229
Police Station	2.88%	13
Public Safety Complex (combined police/fire)	17.07%	77
Sell/lease for commercial development	50.11%	226
Total Respondents: 451		

#	OTHER (PLEASE SPECIFY)	DATE
1	maximize use with both DPW and Safety Complex if room allows	2/15/2018 12:19 PM
2	Police/Fire/DPW Command Center	1/13/2018 9:12 AM
3	Leave as is	1/10/2018 11:09 AM
4	Dog park	1/3/2018 7:46 AM
5	Keep as is	12/28/2017 8:54 AM
6	leave it as is	12/17/2017 5:26 PM
7	Soar and wind energy production site	12/6/2017 12:53 PM
8	compost/yard waste	12/5/2017 3:33 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

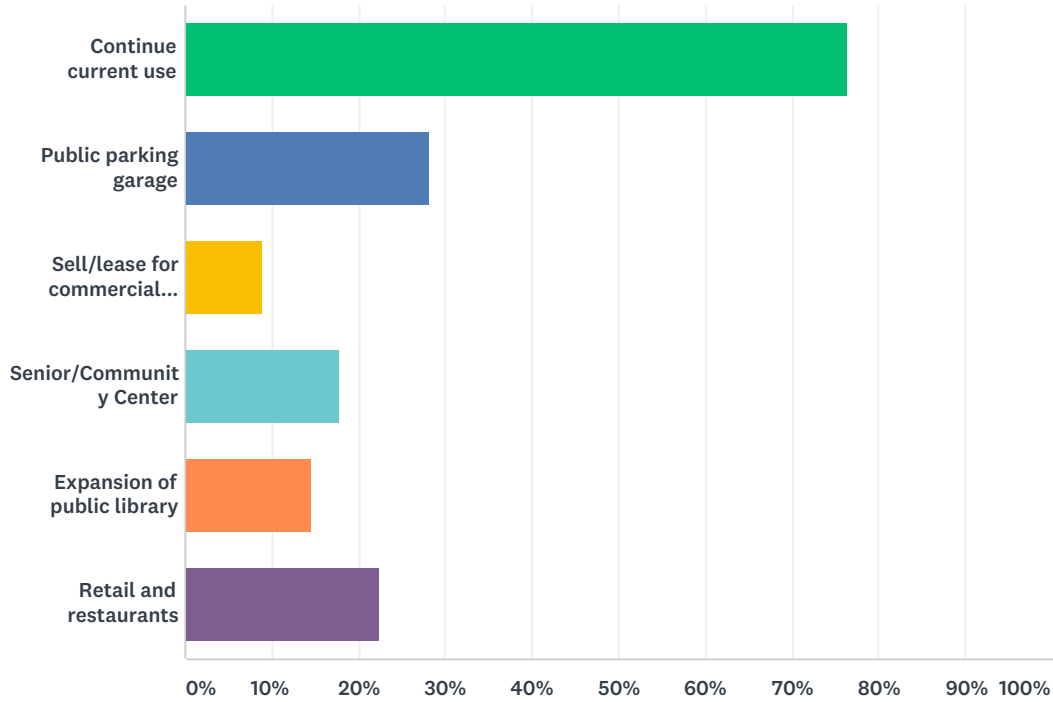
9	Retain as compost site	12/5/2017 11:28 AM
10	If you can remove DPW areas from Pleasant St & Pine St.	12/2/2017 4:26 PM
11	Move Library here and use old Library site for commercial development	12/2/2017 3:37 PM
12	move Library here and sell existing Library for Commercial use	12/2/2017 3:22 PM
13	Leave as is	12/2/2017 7:43 AM
14	Seasonal parking with shuttle (Rockport Model)	12/1/2017 10:30 PM
15	Leave as compost site	11/30/2017 8:40 PM
16	I think it should stay the same. No Change	11/30/2017 4:21 PM
17	Keep as is	11/29/2017 4:46 PM
18	Remain a composting site	11/28/2017 11:54 PM
19	Existing use - compost waste site	11/28/2017 7:59 PM
20	Compost site to remain	11/28/2017 7:23 PM
21	BMX/Mountain Bike Track	11/28/2017 4:21 PM
22	Leave as is	11/27/2017 9:34 PM
23	Keep Compost/Yard Waste Site as it exists	11/27/2017 8:33 PM
24	Senior Center	11/26/2017 8:58 AM
25	Keep as compost site.	11/24/2017 7:52 PM
26	Solar arrays	11/22/2017 9:52 PM
27	continue as a yard waste site.	11/22/2017 1:41 PM
28	keep compost site	11/21/2017 6:32 PM
29	keep as is	11/20/2017 3:19 PM
30	keep composting and yard waste site, high use	11/20/2017 5:03 AM
31	keep as is	11/19/2017 1:10 PM
32	retain as compost site	11/19/2017 9:57 AM
33	Leave as is, it performs an important function	11/15/2017 11:34 PM
34	Leave as is	11/15/2017 10:01 AM
35	leave it as current use	11/15/2017 8:43 AM
36	Keep as compost site	11/14/2017 11:54 PM
37	Off village parking area	11/14/2017 6:19 PM
38	keepit as yard waste.just because it is there doesn't mean we have to develop it.	11/14/2017 5:47 PM
39	Free up DPW site on Pleasant for affordable housing	11/12/2017 7:02 PM
40	Continue as compost site - why isn't this listed?	11/12/2017 9:59 AM
41	leave as is.	11/11/2017 3:15 PM
42	Leave as is: yard waste site	11/11/2017 6:58 AM
43	Is there an issue with fire department facility? Have not heard so in town. Unable to search online as the town's website is out of service at this time. Police could use their own, separate facility as fire dept has. As long as fire department facility is not in need of replacement or repair, I think the town should allocate funding elsewhere .	11/10/2017 12:50 AM
44	if you move DPW, then you can expand existing cemetary	11/5/2017 10:50 AM
45	Leave as is	10/30/2017 7:40 AM
46	This is not appropriate for public safety infrastructure	10/26/2017 9:09 PM
47	affordable housing (where will the compost site go)?	10/25/2017 5:33 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

48	Leave as is	10/25/2017 4:25 PM
49	parking/shuttle similar to Rockport	10/25/2017 12:08 PM
50	Too far outside of town for police/fire.	10/23/2017 2:10 PM
51	Leave as is, or state where alternative will be. Frequently used by residents!	10/17/2017 11:24 AM
52	Continued use as is	10/15/2017 4:09 PM
53	Dog Park	10/14/2017 9:27 PM
54	continue current use?	10/13/2017 8:43 AM

Q6 Town Hall Parking Lot (check top two choices)

Answered: 477 Skipped: 23



ANSWER CHOICES	RESPONSES
Continue current use	76.31% 364
Public parking garage	28.30% 135
Sell/lease for commercial development	9.01% 43
Senior/Community Center	17.82% 85
Expansion of public library	14.68% 70
Retail and restaurants	22.43% 107
Total Respondents: 477	

#	OTHER (PLEASE SPECIFY)	DATE
1	Housing	1/23/2018 1:58 PM
2	No further development until flood gate is built!	1/14/2018 6:25 PM
3	It going to be underwater soon, so conservation/park land	1/13/2018 9:12 AM
4	parking garage in combination with other use	1/6/2018 1:48 PM
5	If you put anything else there, we will need a public parking garage. Traffic is already bad enough - we don't want to become Rockport.	1/3/2018 9:23 AM
6	Although I like these choices, loss of parking would be a problem	12/22/2017 6:42 PM
7	Need more info here, too. I'm open to new uses but would need to know where alternate parking would be, that lot is often full. I would like to see more water activities offered on the harbor, kayaking, paddle boarding, boat rentals, etc., that would bring in revenue.	12/21/2017 6:02 PM
8	Do not support other use	12/14/2017 4:42 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

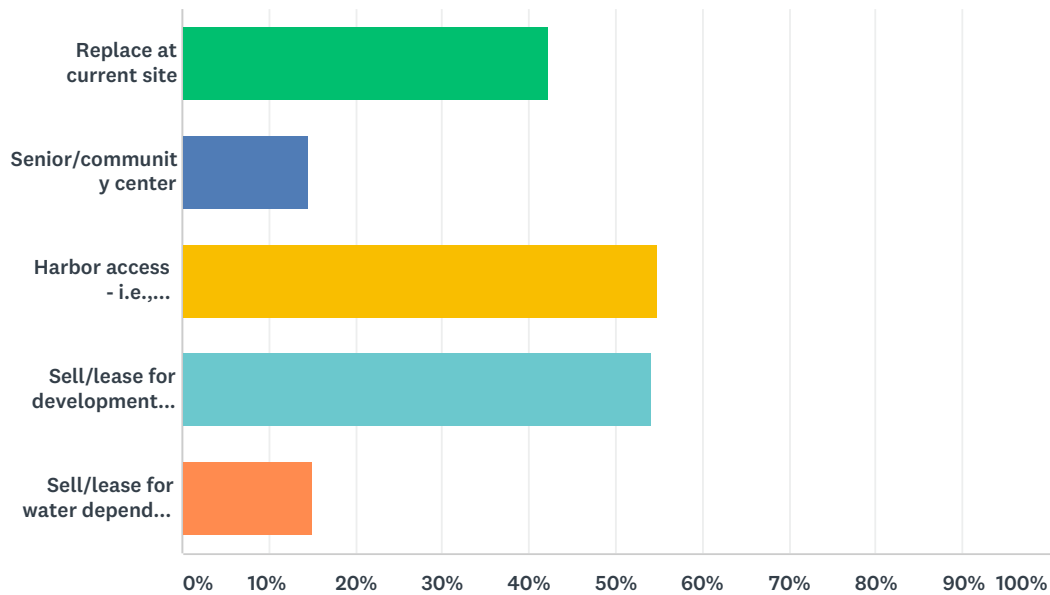
9	Better harbor access	12/12/2017 5:14 PM
10	No parking garage because that would take away the charm of manchester	12/7/2017 4:18 PM
11	More use of waterfront by public	12/2/2017 4:52 AM
12	We previously lived in New Jersey where we had a very large vibrant community center attached to the main library. The center was a destination for many teens where they enjoyed games, snacks, and did homework together. We need such a place in town. Not everyone can afford to go to the MAC. Such an all inclusive community center for the residents (people can log in when they enter) should include ping-pong tables, fussball table, air hockey table, billiards table, a TV with a few small couches in front, some basic board games, a few tables for the teens to study/tutors, vending machines, a room for rent for child enrichment classes, possibly a small basketball play area. Right now many children would like to hand out together after school, but have nowhere to go in town. They hang out at Crosby's or behind the gas station because there is nowhere to go when the weather is not nice.	11/30/2017 8:48 AM
13	Continue current use - that's all it should be	11/28/2017 7:23 PM
14	Must be developed with parking component.	11/27/2017 4:05 PM
15	No parking garage (ugly!) but metered parking	11/26/2017 8:58 AM
16	Cannot see it being used for any other purpose than current needs.	11/24/2017 7:52 PM
17	Art way through green to library	11/22/2017 9:52 PM
18	Meter Parking? Rental parking space like at train = revenue	11/21/2017 6:32 PM
19	charge for beach, overnight, etc	11/20/2017 3:19 PM
20	For beach, with shuttle	11/20/2017 3:09 PM
21	improve docks for water traffic and business ops	11/20/2017 5:03 AM
22	We need parking and any building would block view	11/17/2017 7:51 AM
23	We need the parking, but not a parking garage that would be ugly!!!	11/15/2017 6:09 PM
24	why is this even being discussed?	11/15/2017 8:43 AM
25	We need separate police presence downtown not off site. No commercial dev in residential area and especially NO POT SHOPS.	11/14/2017 6:19 PM
26	The town needs parking. Not sure how it could be justified to develop it for retail, restaurants, etc. It's surprising that the Town voted down and eliminated the 29 parking spaces on Beach Street -- it is difficult to expect there to be any business or socializing in town unless there is parking.	11/14/2017 11:01 AM
27	Keep as is	11/12/2017 7:02 PM
28	We need the parking. Its on the harbor. Keep it as parking.	11/12/2017 3:42 PM
29	We need parking but don't block view with structure!	11/12/2017 9:59 AM
30	Library needs an addition badly, but not as a separate structure behind town hall.	11/11/2017 11:11 AM
31	We are a town not a city	11/11/2017 11:00 AM
32	Water view restaurant/cafe	11/11/2017 8:34 AM
33	Leave as is!!!	11/11/2017 6:58 AM
34	It is a beautiful waterfront at the inner harbor that is wasted as a parking lo	11/8/2017 9:16 PM
35	leave it alone	11/7/2017 6:15 PM
36	small boat storage	11/7/2017 3:39 PM
37	no to public parking garage	11/5/2017 10:50 AM
38	Public parking is a must! Boater parking is a must!	10/29/2017 3:47 PM
39	Do not recommend development as must be flood zone. We need to move critical infrastructure away from water.	10/28/2017 2:44 PM
40	Continue current use with meters	10/27/2017 9:28 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

41	expansion of town hall/police station	10/26/2017 8:54 AM
42	Where else will parking go? Parking garages are incredibly expensive, never recoup the costs.	10/25/2017 5:33 PM
43	solar parking lot	10/25/2017 12:08 PM
44	Ideally, an underground garage with retail, restaurants, community services above ground.	10/23/2017 2:10 PM
45	Leave as is.	10/17/2017 11:24 AM

Q7 Wastewater Treatment Facility (behind Town Hall parking lot) - options at the end of its useful life (check top two choices)

Answered: 469 Skipped: 31



ANSWER CHOICES	RESPONSES
Replace at current site	42.22% 198
Senior/community center	14.71% 69
Harbor access - i.e., harborwalk, park, Harbormaster facilities	54.80% 257
Sell/lease for development that expands downtown and increases public access to harbor	54.16% 254
Sell/lease for water dependent use	15.14% 71
Total Respondents: 469	

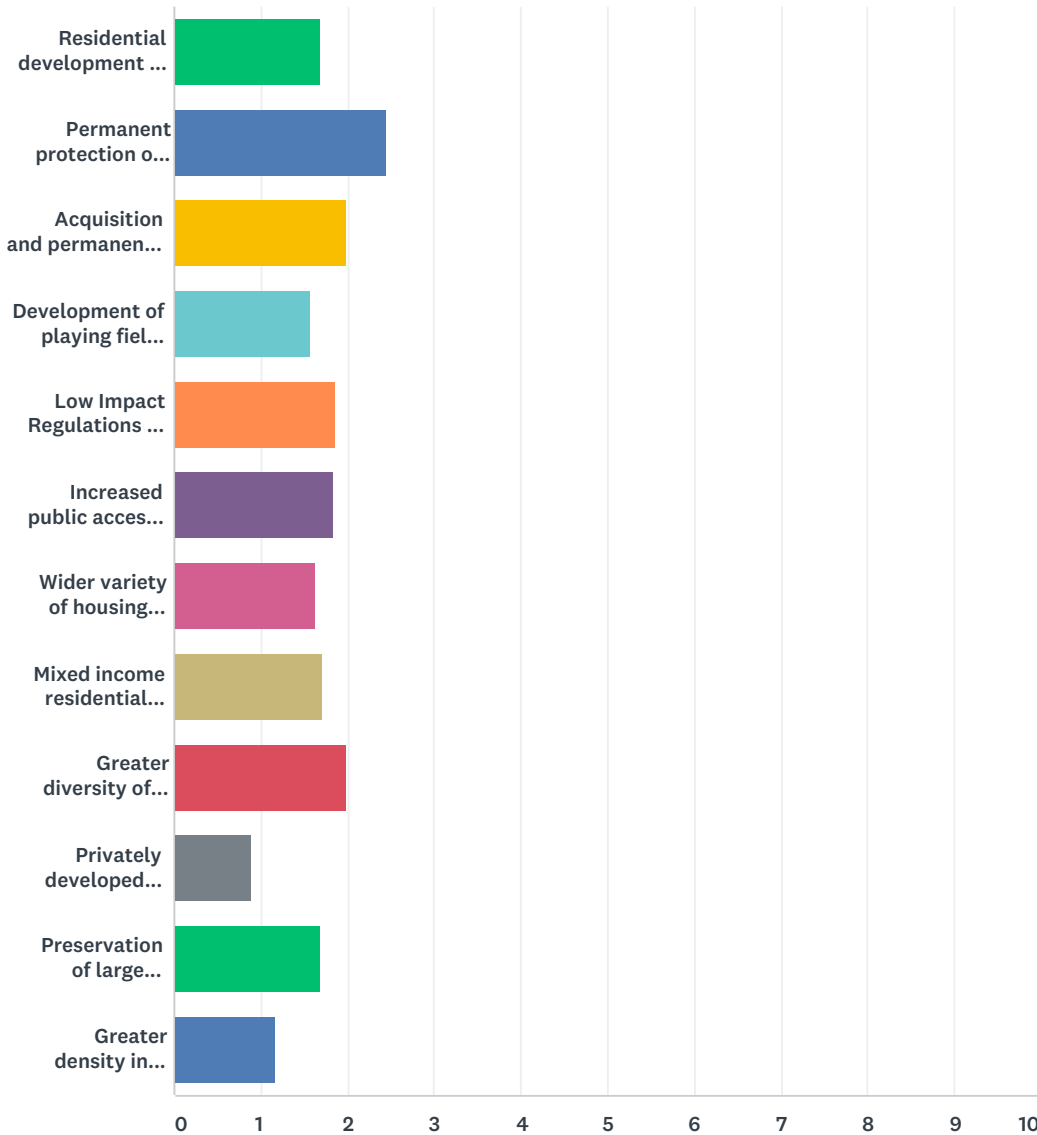
#	OTHER (PLEASE SPECIFY)	DATE
1	Most efficient to replace at current site	1/23/2018 1:58 PM
2	It going to be underwater soon, so conservation/park land	1/13/2018 9:12 AM
3	Railway interferes with alternative uses - we have enough parks that already need attention. By water dependent use, I'm presuming that means treatment.	1/3/2018 9:23 AM
4	Any of the options above that would allow that space to be more beautiful and useful for water-related things or nice views for restaurants, etc., would be nice.	12/21/2017 6:02 PM
5	Relocate away from harbor	12/12/2017 5:14 PM
6	Retain or move facility or additional parking	12/5/2017 11:28 AM
7	cannot determine without approximate cost & difficulty to move	11/24/2017 1:12 PM
8	do not know enough about this	11/21/2017 8:12 PM
9	I assume the plant would have to exist somewhere, but I don't know what the options are.	11/19/2017 1:10 PM
10	has it been considered how expensive it would be to dismantle and relocate?	11/15/2017 8:43 AM
11	How much access do we need to Harbor? I do not understand what you are asking here.	11/14/2017 6:19 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

12	The treatment plant is in an unfortunate choice of spots. Could be placed elsewhere.	11/12/2017 3:42 PM
13	Treatment plant was stupidly located to begin with, but where would you put it?	11/11/2017 11:11 AM
14	limit to retail/restaurant usage	11/11/2017 11:00 AM
15	Senior Center #2, if the facility can be moved to a less developed site.	11/8/2017 3:19 PM
16	all depends on where else you can site present facility	11/5/2017 10:50 AM
17	Use at public access to harbor and way to connect the parking lot with Beach Street	10/30/2017 3:01 PM
18	Parking and boater/harbor use is needed!	10/29/2017 3:47 PM
19	Development must be able to withstand storms and flooding	10/28/2017 2:44 PM
20	Parking for boat trailers after launching boat from town ramp	10/27/2017 9:28 PM
21	By utilizing new technology, consider mixed use/harbor walk and access to downtown	10/26/2017 9:09 PM
22	The town should lease the site to a developer to build a waterfront restaurant which includes a harborwalk connects to existing harborwalk	10/25/2017 5:33 PM
23	Should tell us where a new one would go and how much \$ before asked to make a decision	10/16/2017 1:24 PM
24	Add much needed parking	10/11/2017 5:01 PM

Q8 Throughout the Master Plan process, a number of ideas or options have been identified to increase town revenue, expand housing options, and protect resources. Many of the ideas would require a Town Meeting vote to change land use laws (zoning), approve a land transfer, or approve funding. Please indicate your level of support for the options listed below.

Answered: 472 Skipped: 28



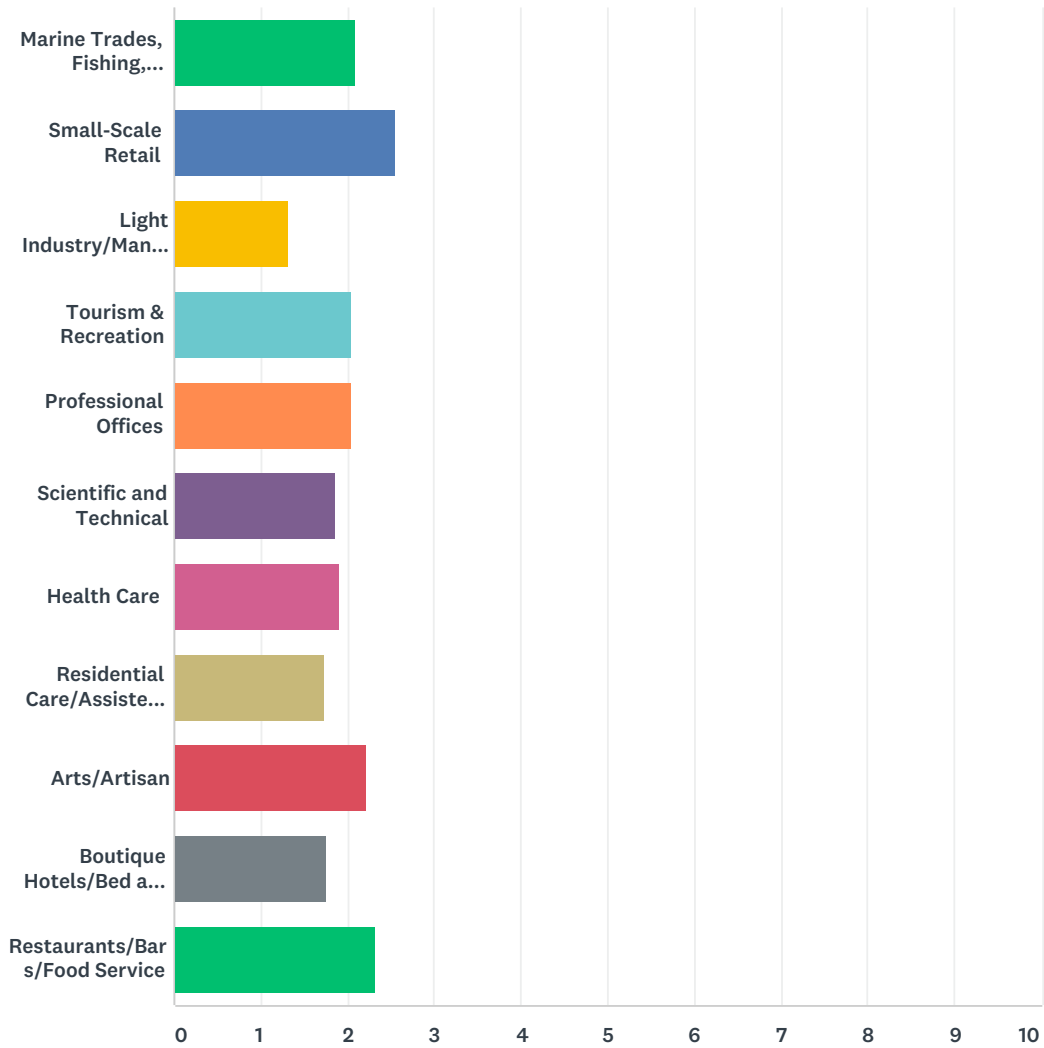
	NO SUPPORT	LOW SUPPORT	MODERATE SUPPORT	STRONG SUPPORT	TOTAL	WEIGHTED AVERAGE
Residential development on DPW site, if vacated	21.62% 99	15.28% 70	34.72% 159	28.38% 130	458	1.70
Permanent protection of town-owned lands with sensitive resources.	3.04% 14	9.54% 44	26.90% 124	60.52% 279	461	2.45

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

Acquisition and permanent protection of private lands with sensitive resources	12.45% 57	18.34% 84	28.17% 129	41.05% 188	458	1.98
Development of playing fields on Town-owned lands	20.94% 98	26.50% 124	27.99% 131	24.57% 115	468	1.56
Low Impact Regulations to increase protection of natural resources on privately owned, developable land	12.56% 57	23.13% 105	30.18% 137	34.14% 155	454	1.86
Increased public access to the harbor	14.41% 67	22.15% 103	27.10% 126	36.34% 169	465	1.85
Wider variety of housing types	19.91% 91	24.29% 111	27.57% 126	28.23% 129	457	1.64
Mixed income residential developments that focus on quality of design	18.49% 86	20.22% 94	31.83% 148	29.46% 137	465	1.72
Greater diversity of commercial uses within the Limited Commercial District	11.47% 53	14.94% 69	36.80% 170	36.80% 170	462	1.99
Privately developed parking structure within the General District (Downtown)	50.53% 237	20.04% 94	17.70% 83	11.73% 55	469	0.91
Preservation of large estates (buildings and landscapes) by allowing a variety of neighborhood friendly uses such as fitness studio, shared office space, or others.	17.38% 81	22.32% 104	34.55% 161	25.75% 120	466	1.69
Greater density in downtown area (two or three story building heights)	38.81% 182	22.17% 104	21.75% 102	17.27% 81	469	1.17

Q9 Please indicate your level of support for the following business types.

Answered: 471 Skipped: 29



	NO SUPPORT	LOW SUPPORT	MODERATE SUPPORT	STRONG SUPPORT	TOTAL	WEIGHTED AVERAGE
Marine Trades, Fishing, Aquaculture	7.78% 36	13.61% 63	40.39% 187	38.23% 177	463	2.09
Small-Scale Retail	1.72% 8	4.94% 23	29.40% 137	63.95% 298	466	2.56
Light Industry/Manufacturing	23.19% 106	35.45% 162	27.79% 127	13.57% 62	457	1.32
Tourism & Recreation	8.53% 40	15.57% 73	37.74% 177	38.17% 179	469	2.06
Professional Offices	6.26% 29	17.93% 83	41.04% 190	34.77% 161	463	2.04
Scientific and Technical	10.80% 50	21.17% 98	39.52% 183	28.51% 132	463	1.86

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Health Care	7.56%	24.19%	39.31%	28.94%		
	35	112	182	134	463	1.90
Residential Care/Assisted Living	14.29%	23.81%	36.36%	25.54%		
	66	110	168	118	462	1.73
Arts/Artisan	3.85%	16.06%	35.55%	44.54%		
	18	75	166	208	467	2.21
Boutique Hotels/Bed and Breakfast Facilities	18.32%	19.40%	30.82%	31.47%		
	85	90	143	146	464	1.75
Restaurants/Bars/Food Service	3.21%	10.49%	36.40%	49.89%		
	15	49	170	233	467	2.33

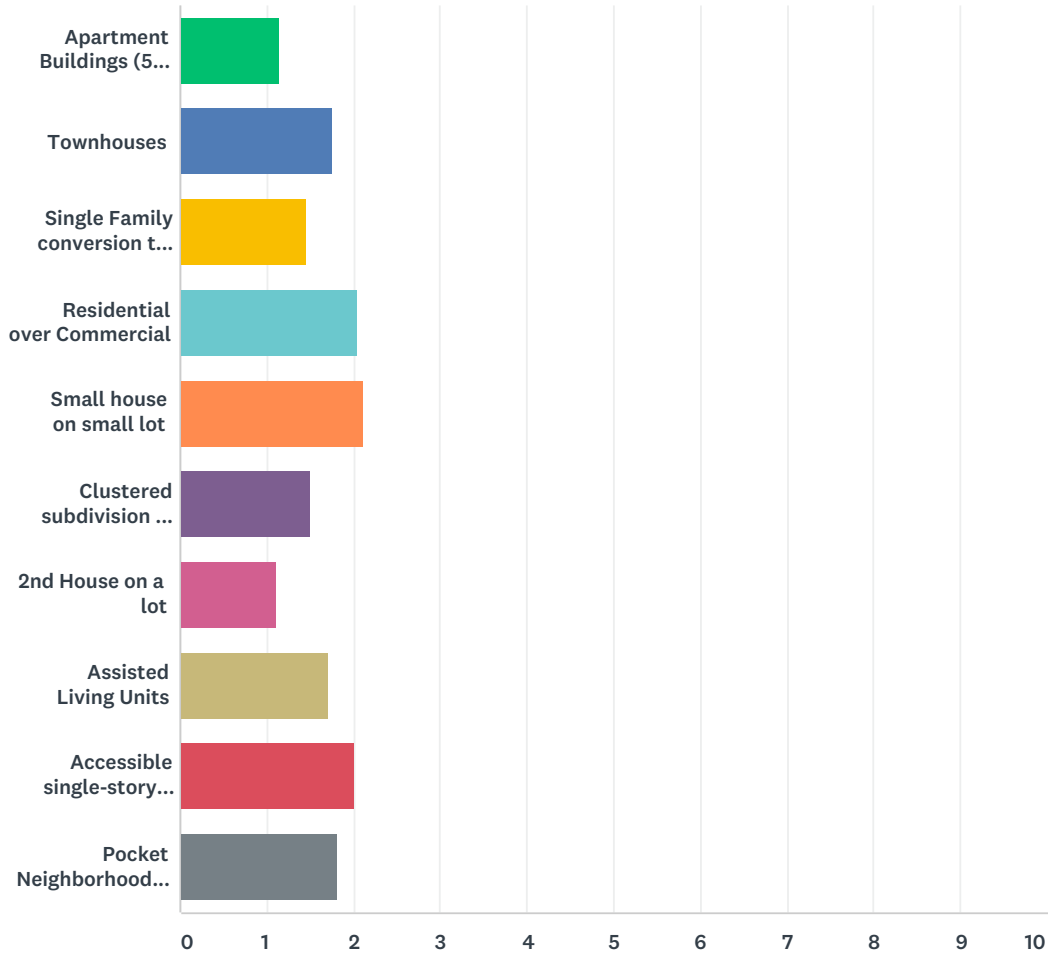
#	OTHER BUSINESS TYPES YOU WOULD STRONGLY SUPPORT (PLEASE SPECIFY)	DATE
1	Pot warehouse by MAC, no more of same gift shops, Need Asian Restaurant	1/23/2018 1:56 PM
2	Accessible homes in "The Village" for elderly Manchester residents.	1/14/2018 9:54 PM
3	marijuana growing and processing facilities	1/13/2018 6:07 PM
4	Technology hubs; cannabis grow (for taxes)	1/13/2018 9:18 AM
5	landfill site development that is out of site and doesn't change the landscape of downtown but offers more tax rev and more services to our town	1/3/2018 6:42 AM
6	Cafe that is open past 4:00 and can host small concerts, poetry readings, etc.	1/2/2018 11:16 PM
7	Other water sport businesses in addition to fishing, mentioned above.	12/21/2017 6:09 PM
8	This is such a small town we need to cut costs	12/19/2017 7:29 PM
9	Cannabis Cafe	12/19/2017 11:54 AM
10	none, leave the town as it is	12/17/2017 5:31 PM
11	Dispensary	12/7/2017 7:47 PM
12	Parking & related transport like a shuttle or trolley	12/5/2017 11:32 AM
13	Support use of other side of rt 128 for boat storage and light mfg. boat yard conversion to tasteful condo waterfront dev.	12/2/2017 7:51 AM
14	A medical practice group with primary care, pediatrician, and other specialties all in one place. A small square shaped indoor/outdoor eateries plaza with seasonal decorations, fun playground elements (as the one in Marketstreet in Lynnfield in front of Boloco- kids love that area) and a common sitting area with a fountain.	11/30/2017 9:00 AM
15	Too many lame restaurants - how much gourmet, overpriced pizza we need?! Increasingly uncomfortable VRBO rentals that entertain a mixed bag of renters in quiet, residential neighborhoods especially on corner of School St and Lincoln.	11/29/2017 7:52 PM
16	No pot retail period! Safety issue for our community. No high density housing. Parking area off Village .	11/29/2017 4:15 PM
17	Coffee shops, bookstores, gatherings spots	11/29/2017 3:04 PM
18	Music hall/music venue (like Shalin Liu theatre in Rockport)	11/26/2017 3:04 PM
19	OK with light industry on the other side of Rt 128.	11/24/2017 8:00 PM
20	fish market	11/21/2017 6:28 PM
21	NO MORE REAL ESTATE!	11/17/2017 4:18 PM
22	Businesses that support resident needs, not just cater to tourists	11/15/2017 10:05 AM
23	We have all of these already. Use land near 128 for business, offices, etc. Keep small businesses, restaurants etc in town	11/15/2017 8:57 AM
24	Lodging, lodging, lodging!	11/14/2017 11:57 PM

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25	Definitely no pot shops. We need retail focusing on a walkable community. What we have now..restaurants, banking, Post Office, drycleaning, grocery, pharmacy, ...the essentials that make up a community are there. What I do not want to see downtown is three story commercial structures...Beverly at cherry Hill Park and the Cumming Center is more than sufficient for hi tech etc...we are a small seaside community. Our roads cannot accommodate more traffic.	11/14/2017 6:30 PM
26	Laundromat. Less real estate offices.	11/13/2017 9:07 AM
27	Residential above business in downtown if greater density is allowed	11/12/2017 7:12 PM
28	Artisan bakery, Health Food Store, Butchery, Craft Store	11/11/2017 8:44 AM
29	bus service within town and connecting to other Cape Ann towns.	11/11/2017 7:28 AM
30	Would greatly support the REDUCTION of small businesses downtown. North side of Rt 128 ok to develop on a limited basis on private land.	11/8/2017 3:25 PM
31	regulate 'how many' i.e. too many real estate offices in CBD	11/7/2017 3:44 PM
32	None. My taxes should not be used to keep someone in business! If you can't make your business work in Manchester, go somewhere where you can't! It should not be incumbent upon the local taxpayer to make sure that your business survives by decreasing my quality of life. Reduced parking in town, at beach, at Tucks Point, at Masconomo PRk and behind town hall	11/7/2017 3:43 PM
33	having a hard time seeing the relevance of this...	11/5/2017 10:59 AM
34	cannabis dispensary	10/30/2017 5:43 PM
35	I would love to see family entertainment options for families in town. More businesses that don't just cater to tourists but to residents.	10/25/2017 5:40 PM
36	All of these depend on where located . Light industry, manufacturing and other on the 128 corridor.	10/20/2017 9:39 PM
37	An excellent coffee shop that offered workspace for patrons	10/16/2017 12:44 PM
38	Food Trucks	10/13/2017 8:47 AM
39	Recreational such as boat rental	10/12/2017 12:53 PM
40	let the market forces dictate	10/11/2017 7:13 AM

Q10 Please indicate your level of support for the following housing types.

Answered: 468 Skipped: 32



	NO SUPPORT	LOW SUPPORT	MODERATE SUPPORT	STRONG SUPPORT	TOTAL	WEIGHTED AVERAGE
Apartment Buildings (5+ units)	31.15% 143	33.77% 155	23.75% 109	11.33% 52	459	1.15
Townhouses	9.78% 45	25.87% 119	43.91% 202	20.43% 94	460	1.75
Single Family conversion to Apartment	21.89% 102	27.68% 129	32.83% 153	17.60% 82	466	1.46
Residential over Commercial	5.63% 26	18.40% 85	42.42% 196	33.55% 155	462	2.04
Small house on small lot	7.84% 36	12.42% 57	40.52% 186	39.22% 180	459	2.11
Clustered subdivision (1- and 2-family)	21.76% 99	25.27% 115	34.51% 157	18.46% 84	455	1.50
2nd House on a lot	33.19% 153	33.41% 154	22.78% 105	10.63% 49	461	1.11
Assisted Living Units	14.53% 67	23.43% 108	38.39% 177	23.64% 109	461	1.71

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Accessible single-story homes	6.68%	16.38%	45.91%	31.03%		
	31	76	213	144	464	2.01
Pocket Neighborhoods (small cluster of houses gathered around a shared open space)	13.79%	20.69%	34.27%	31.25%		
	64	96	159	145	464	1.83

#	OTHER HOUSING TYPE(S) YOU STRONGLY SUPPORT (PLEASE SPECIFY)	DATE
1	emphasis on affordable housing	2/5/2018 2:11 PM
2	Accessible housing for elderly residents of Manchester in "The Village".	1/14/2018 9:54 PM
3	Large houses on large lots.	1/3/2018 9:28 AM
4	affordable housing for elderly/disabled	12/31/2017 11:04 PM
5	lets make the town more affordable (lower tax's)	12/19/2017 7:29 PM
6	Affordabe Housing - less high end housing that caters only to high income people.	12/18/2017 10:00 AM
7	condos	12/2/2017 4:31 PM
8	Affordable rental for family and senior	12/1/2017 12:17 PM
9	What is going on with the one buyer purchasing and renovating historical spots on Central St. and then doubling, tripling rent prices. Is this what MBTS has become - an elitist community with only high end rentals and \$1m + home sales????!!!! SO SO SAD.	11/29/2017 7:52 PM
10	We are not designed in MBTS for higher density. There is too much traffic and speeding at present. This is not Beverly or Gloucester with 50,000. Stop trying to turn a small seaside community into a major city.	11/29/2017 4:15 PM
11	Low income senior housing	11/28/2017 8:34 PM
12	low income subsidized	11/28/2017 3:52 PM
13	Converting commercial 1st floor to housing unit. Never seem to keep all our storefront businesses going for long, so why not convert that space to housing the way cities in Europe do. Owner occupied or rental.	11/21/2017 6:35 PM
14	Affordable housing!	11/19/2017 1:13 PM
15	We have enough housing and our lack of water supply in summer months indicates we are at maximum.	11/18/2017 9:15 AM
16	Mixed use, starter homes/townhouses for young families, ability for aging population to downsize and move out of single family homes	11/15/2017 10:05 AM
17	We need affordable housing for middle income families, ie. teachers, police, fire, DPW workers. Our affordable housing is for low income, we need the diversity of middle income.	11/15/2017 8:57 AM
18	We should not encourage more density as we cannot handle the traffic...we are not Beverly or Gloucester. Focus on making the current situation better for residents...start with the traffic and safety ...especially walking and biking. Focus on elderly housing.	11/14/2017 6:30 PM
19	I am not in favor of changing the current character or size of the Town, so I am generally not in favor of housing options that act to either increase the size OR the character we now have.	11/14/2017 11:13 AM
20	Many of these questions are too simplistic not knowing context. I.e. , 2nd house on a lot, is this a 10000sf lot with an existing home of a 4000 sf lot...	11/12/2017 7:12 PM
21	Small/moderate single story homes of good quality and design in the Village area for seniors wishing to down-size from large homes	11/11/2017 8:44 AM
22	more affordable units ie Newport Park, The Plains	11/11/2017 7:28 AM
23	Preserving 100+ yr estates that made MBTS the gold coast that it is	11/11/2017 7:05 AM
24	More Low income needed	11/10/2017 11:19 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

25	Affordable rentals and housing in town for Manchester residents who have grown up in town and for those who are what makes Manchester the town it is. Not more unaffordable, overpriced, luxury homes.	11/10/2017 1:41 AM
26	Last time we changed General District Zoning was a disaster. Why repeat !!!	11/8/2017 3:25 PM
27	Single family dwellings	11/8/2017 1:16 PM
28	low density - minimum lot size i.e. 10K sq ft	11/7/2017 3:44 PM
29	Stop increasing the density of the town! That requires more resources which we all have to pay for!	11/7/2017 3:43 PM
30	hard to judge without specific locations	11/5/2017 10:59 AM
31	affordable rentals are topmost to me	11/4/2017 8:26 AM
32	Smaller Homes	11/2/2017 6:55 AM
33	I would like more affordable housing in town.	10/30/2017 3:08 PM
34	low and moderate income residences	10/30/2017 11:12 AM
35	Pocket neighborhood with assisted living or mixed income	10/28/2017 2:52 PM
36	I would love to see more mixed used developments with retail on the first floor, offices on the second floor, and residential on the 3rd and 4th floor. I think we row houses and town houses with smaller square footage for starter homes or for older populations to downsize.	10/25/2017 5:40 PM
37	moderately priced homes; no more McMansions	10/13/2017 5:12 PM
38	co-housing for families and elderly	10/13/2017 8:13 AM
39	Keep the town green. Why make parking so difficult???	10/12/2017 12:53 PM

Q11 Please feel free to offer any other thoughts or ideas that reflect your interests in Manchester-by-the-Sea.

Answered: 212 Skipped: 288

#	RESPONSES	DATE
1	Higher design and maintenance standards of public spaces including roads, sidewalks, parks and public grounds.	2/15/2018 12:22 PM
2	Consider Marijuana growing facilities \$\$\$	1/23/2018 1:50 PM
3	The school parking lots should be used for additional parking spaces for beach traffic with a van used to shuttle people for additional fee.	1/15/2018 12:05 PM
4	No more banks and real estate offices! Let's do all that we can to keep our town a village.	1/14/2018 9:59 PM
5	55+ housing with right of first refusal for long time residents	1/14/2018 12:49 PM
6	We need to change as our current fiscal model is unsustainable - changes, however, must be driven by data. We need professionals to guide us at all levels- we can't let vocal, niche interest groups (both internal and external) drive our future with emotional pleas.	1/13/2018 9:27 AM
7	Employees are costly. A freeze on hiring would save the town money.	1/10/2018 11:40 AM
8	Thanks for all your hard work!	1/6/2018 1:53 PM
9	I would rather give up services and/or pay more taxes than increase tourism - we need to preserve this beautiful town an those who don't live/summer here aren't necessarily aligned with that.	1/3/2018 9:31 AM
10	the historical tone of this great town should be preserved with any changes that are approved.	1/3/2018 8:30 AM
11	A focus on infrastructure MUST include the consideration and evolution of walking / biking trails/paths throughout the entire town limits. This would provided safety for pedestrians, recreation for residents and reduce traffic down town.	1/3/2018 7:50 AM
12	Please work to preserve and enhance the town's natural beauty and character as these are both threatened by commercial/corporate development interests. Our community center and park/field spaces are inadequate and are not reflective of town values and should be prioritized. Consider value of outsourcing DPW/town operations and avoid future legacy and maintenance costs.	1/3/2018 6:58 AM
13	Thank you for your work on this project!	1/3/2018 6:43 AM
14	Add public playground or enlarge existing playground at Masconomo to be more similar to Patton Park playground in South Hamilton (in terms of play structures, zip line, etc.)	1/2/2018 11:18 PM
15	I can not think of any reason why we do not have either an indoor or outdoor track & field facility in our town. We have multiple fields for children who play baseball, soccer, football and lacrosse but not a single one for track & field athletic activities. Our children actually wind up running for other towns because we do not have a track. The survey indicated that most of our fellow residents enjoy walking (and I'm certain jogging as well if the question were asked), but we do not have a track to encourage participation in this related sport. Most colleges in Boston and the surrounding area view track & field very similarly to other sports as far as divisional level competition and corresponding scholarships, so not having at least one field available for track related training purposes puts them at a significant disadvantage. I believe we can do better than that with appropriate planning. With so many negative alternatives for our children to get into today, we really need to make the effort to keep them involved in positive experiences like track & field including other sports by providing a place where they can compete and participate in healthy alternatives.	1/2/2018 9:43 PM

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16	<p>Would like to see downtown developed better as a destination for locals and tourists alike. It's never a good sign for a community when a realty office moves into one of the prime, most viewed, locations in downtown (Next to Book by the Sea). Overpriced restaurants are not enough to draw people downtown on a regular basis. Single family homes turned into multiple units does not work for our roads! It doesn't seem any thought is put into where residents will park when permits are given to build multi-family units. The roads are just not wide enough for parking on the street. Commercial traffic - I'd like to see School St. shut off to commercial traffic, large trucks specifically, unless servicing homes off School St. Too many large trucks speed up and down School St., especially during the morning hours when student are crossing the streets. And many times they're not obeying the posted speed limit, nor stopping for people crossing in crosswalks. Police need to start handing out traffic violation tickets! It is frustrating how many times I read about Manchester Police handing out warnings. Enough.</p>	1/2/2018 7:24 PM
17	<p>More playing fields</p>	1/2/2018 7:18 PM
18	<p>I am strongly opposed to buyers who want to change neighborhoods by purchasing single family homes and then build clusters of townhouses in lots that are too small for the project. It is not appropriate or just that one person with significant resources should negatively impact the few remaining middle class neighborhoods in Manchester. For example, what is happening on Pleasant Street.</p>	12/31/2017 11:07 PM
19	<p>I oppose fast-food chains. Marine and high-tech industries are local strengths to be encouraged.</p>	12/31/2017 9:03 AM
20	<p>Everything should be done to maintain the unique character and livability of manchester by the sea, and to Protect water supply & natural resources. Any new Housing development should focus on assisted housing for elderly since that is our main demographic. NO commercial retail chains!!</p>	12/31/2017 8:52 AM
21	<p>That the workers in front office positions dealing with the public are polite and patient. Every year I have been dealt with in a very rude manner.</p>	12/30/2017 1:45 PM
22	<p>I wish our downtown felt more cohesive and that it had a bit more to offer. It seems the rents are so high interesting shops can't afford to stay here. For being "by the sea" there isn't one restaurant on the water with any kind of view.</p>	12/29/2017 8:58 PM
23	<p>This was a great survey - I think it has great value.</p>	12/29/2017 4:43 PM
24	<p>Lack of playing fields for youth recreation should be made a priority.</p>	12/28/2017 10:33 AM
25	<p>Keep housing fields and open areas as they are!</p>	12/28/2017 9:00 AM
26	<p>DPW should move to Pine Street. Senior Center is needed in Manchester. We are the only Town in the area without one. It could go at the DPW site with the additional housing. Or it could be situated at Town Hall if the Police moves to a combined Safety facility. The special small New England Town character should be preserved as much as possible without pricing residents out of Town,</p>	12/27/2017 6:20 PM
27	<p>essential to preserve the character, natural resources of the town. encourage families remain instead of renting while kids are using schools and then moving. retain safety needs of residents as priority. find way to strengthen infrastructure but don't tax people out of their homes- many are struggling now who have lived here for years with the rising property taxes. Let's support people who are committed to living here instead of those who are seasonal or stay for short periods of time - committed residents will support long term health of the community.</p>	12/27/2017 9:41 AM
28	<p>Police and Fire are doing their job fine. They have worked with their facility for a long time, why not just improve that, especially when neighboring towns can offer assistance. This is the sharing economy.</p>	12/26/2017 1:05 PM
29	<p>With the large numbers of kids playing so many different types of sports, the town needs additional sports and recreational fields. Compared to many other towns around us, Manchester has an extremely high percentage of kids who play sports.</p>	12/22/2017 9:18 AM
30	<p>I think some commercial development is fine so long as it does not change the character of the town or the feeling one has when one drives in towards town from the highway. I think we definitely should make better use of the harbor from downtown for access, view, activities, cafes, etc. - but not too much! I think we do need more affordable housing but it needs to be well-designed and fit into downtown and neighborhoods. We do need a better community/senior center. Parking is an issue, not sure what the solution is there. Protection of our lands should be primary. Using land for other uses might be fine, it just depends on what it is.</p>	12/21/2017 6:13 PM
31	<p>manchester is a traditional small town-keep it this way as much as it is feasible. major changes to police and fire depts are unnecessary.</p>	12/21/2017 1:37 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

32	Manchester needs to live within budgets not just raising tax's. For example the police department probably pays more in retirement than current payroll (80 % of their two best years plus health insurance ???).	12/19/2017 7:33 PM
33	Singing Beach has enormous potential for redevelopment. Parking lot / situation and existing building are screaming for a makeover and better facilities.	12/19/2017 11:59 AM
34	Thanks for the hard work!	12/18/2017 9:32 AM
35	Stay within your budget. Do not turn Manchester into a Tourist Destination and stop messing around with what we all love as it is.	12/17/2017 5:34 PM
36	We need different forms of tax revenue including commercial and industrial. If the town doesnt start changing with the times the problems that you have identified are all going to fall on the shoulders of the citizens. This burden will drive people out. Finally, I and many others I know are apalled at the continued investment into our highly underutilized police and fire servi es. There has to be a better more efficient way to provide these services.	12/17/2017 11:31 AM
37	I do not understand why the DPW yard should me moved.	12/15/2017 12:43 PM
38	Support access to some type of shuttle transportation for those with no access to cars.	12/14/2017 4:47 PM
39	Use of present revenue resources more effectively by better long term planning	12/12/2017 5:19 PM
40	The town needs to strive for greater diversity and focus less on development. We are being ruined by the belief that a piece of land belongs to the owner and not the people and so there is too much building even when we have yearly water restrictions. It is obvious that greater building does not bring economic security except to the developers who profit from the fact that they are not taxed at a higher rate to justify the need for added infra structure, schools, etc. Any proposed change should reflect a zero sum game approach. Build one thing and tear down another. Remember we are great as we are and that change has many unexpected negative consequences.	12/12/2017 12:53 PM
41	Taxes -- particularly when non, or only partially deductible, are already a serious burden and will drive away those who pay the most (thereby reducing real estate values and reducing town revenue over time. We need to look at reducing total staffing -- with associated salary, pension and health care burden; the town can and should run more efficiently.	12/9/2017 2:49 PM
42	The architecture of the current commercial complexes is below what standards should be for MBTS	12/8/2017 8:52 PM
43	I think that the urbanization of Manchester by the Sea is misguided. Nobody is unhappy with the small town charm of this town, OUR town, and I believe our thoughts should be heard. The idea of putting in large parking garages, apartment buildings, and multiple story buildings is a bad idea, as it will lead to unsightly buildings and will close to destroy the quaint image of Manchester. On the issue of having a pot dispensary in our town, I think it is also poorly thought out, as it will not increase revenue like it is expected to. A pot dispensary will only attract teenage miscreants. People who need marijuana for medical purposes will for sure be able to get it somewhere else. The need to bring in revenue should result in well thought out ideas. For example, Tourists love the harbour and "living the small town life" for a day, so a business such as boat tours or rentals could bring in money during the summer months. During the fall, hikes or fall festivals. During the winter, we could have a temporary skating rink. A place to get together and relax is well needed and would bring in a lot of profit. Places like that could be a new community center and/or a coffee shop. In conclusion, the urbanization of Manchester by the Sea is unnecessary and would take away the charm of the town. Revenue opportunities are abundant and should be considered. This is a great town and should be kept that way.	12/7/2017 4:49 PM
44	Create opportunities for a wider variety and greater number of commercial/business use in general, but use zoning to guide appropriate location. Prioritize the downtown and waterfront areas for walk-in businesses that would add character and interest to the town for residents and visitors (shops, artisans, b&bs, restaurants, community center/senior center, library, recreation), locate professional offices, tech, medical, etc. largely outside of the town center. We have limited area in our sweet little downtown - let's make the most of it while preserving its character!	12/6/2017 3:39 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

45	REDACTED	
46	We need more housing stock for young families. Ownership should benefit the family, ie. not built on leased land (like some condo structures). Small houses on small lots will help.	12/6/2017 2:12 PM
47	Consolidate DPW facilities on outer Pine Street or the Compost site and expand Pleasant Grove Cemetery into DPW space vacated on Pleasant Street	12/6/2017 12:59 PM
48	The town land on Pine street should NOT be developed unless a majority of the homeowners in the area approve (Pine Street from Pleasant to the highway, Rockwood Heights, Anthony Ave)	12/5/2017 6:25 PM
49	A resident for 20 plus years, I tore an old house down to built a home and my taxes more than tripled yet my income is the same from 20 years ago. I have to reconsider how long I can afford to live in Manchester if the taxes continue to rise	12/5/2017 5:49 PM
50	While changes are needed to ensure the long-term viability of Manchester while addressing the deferred maintenance issues, we must be very careful not to alter the character of the town too dramatically. The town already has many attributes which make it highly-desirable and we needn't try to fix what isn't broken. I also feel that we need to be cognizant that while Manchester has many visitors, particularly in the summer months, it is not a tourist economy. Attempting to attract more visitors to town benefits only a few small businesses in a limited way while at the same time inconveniencing the residents of town. This was evidenced this past year by ill-advised additional Beach Street parking spaces which served to do little more than crowd the beach and create a traffic nightmare. It is my opinion that stimulating commercial development in the LCD through less restrictive zoning is the best option to bring more revenue to the town without increasing the burden on town services.	12/5/2017 4:23 PM
51	The town should set aside fund to make a landmark purchase or accept donation of land (and buildings) at Graves Beach or Crow Island to create a Tucks Pt. Type park. This park can be smaller, and mostly accessible by foot or bicycle.	12/5/2017 11:39 AM
52	Affordable housing is a priority. And developing a harborfront restaurant would be beneficial to the town.	12/5/2017 9:02 AM
53	I think that no matter what we do moving forward we never forget the importance of the visual beauty of this very special place. When new buildings are built, whether residential or commercial, let's make sure they are designed in such a way that the architectural details reflect New England, and echo our town's beautiful downtown architectural mix. The newly refurbished buildings downtown are beautiful and speak to my point perfectly.	12/4/2017 10:30 PM
54	Very concerned about the recent turnover in ownership in the downtown area by a single investor.	12/4/2017 1:28 PM
55	We are very concerned with the safety of children/pedestrians walking past the DPW. Living in the neighborhood we have witnessed many close calls between children and DPW trucks often quickly coming in and out. It needs to be moved to a less residential area.	12/3/2017 6:56 PM
56	The lack of recreational space dramatically impacts family life in Manchester. Young children are practicing late at night and or driving to other communities. This will become a deterrent to families moving to Manchester.	12/3/2017 5:50 PM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

57	While recognizing the need for balanced development I think the rush to commercial development for tax / revenue reasons is short-sighted and ultimately counter-productive.	12/3/2017 3:20 PM
58	Don't want to loose the small town feel and the quaint character!	12/3/2017 10:23 AM
59	Encouraging thoughtful, compatible, design aesthetics and promoting the maintenance of private and public assets to a high standard of quality should be considerations that weigh heavily in any plannig decisions.... as much as cost, if not more.	12/3/2017 10:12 AM
60	Some additional on-street parking, especially near downtown.	12/3/2017 12:06 AM
61	Keep Manchester's character as is. Do not change zoning to encourage major segments of commercial uses or even significant more residential density. Significantly more Town leadership in acquisition of open space for conservation and recreation. Take a strong position in working with all abutting towns to protect Manchester streams and watersheds in those abutting towns, i.e. conservation no development. The funding question should have come last. I might want to change some priority rankings.	12/2/2017 7:52 PM
62	Some of the sidewalks in town are blocked by overgrown bushes and a new coat of stone dust needs to be added to the path that goes around Masconomo park. We need a 24 hour accessible year round bathroom at the town hall.	12/2/2017 6:09 PM
63	We need more public access to the harbor. Move town hall and police to upper school street. Move water treatment plant and expand town to have an active harbor waterfront.	12/2/2017 5:01 AM
64	The balancing act of maintaining the character, and qualities that make Manchester a unique, and desirable place to live and raise a family are not easy to reconcile. That said, unless the citizens of this town accept that this balancing act is indeed necessary, the scale is going to become unbalanced. This imbalance currently exists - and is evidenced most recently by the petition at town meeting to remove the parking next to Masconomo Park. The manner in which this was presented suggests that a small group of people drove an agenda that lacked insight to the infrastructure and economic support needs of their commercial/retail neighbors. I can share with confidence that these individuals presented safety concerns that were inflated, and largely unfounded. If asked, many retailers will share that they can't depend solely on local residents for their livelihood. I suggest that the town consider the short lifespan of many restaurants that have struggled, and failed in the recent past. They are a bellwether of things to come, should the residents of the Town and residents continue their lack of support for a vibrant downtown core. I suggest to you that if this trend continues, Manchester (by-the-Sea) could resemble Magnolia. Want a local plumber? Call the only game in town. Want an local electrician? Ditto. Need a local painter, roofer, handyman? Good luck. We're fortunate to have this problem. We could be battling much worse. Manchester is a great community, with so much to offer. But it's not perfect. And as of now, it's not very business friendly.	12/1/2017 11:19 PM
65	Need new police and fire facility	12/1/2017 8:45 PM
66	The planning committee should honor the results of the first survey that in many instances does not support the current direction it is taking/recommending. Historical preservation and a larger historic zone also should be considered to preserve the essential qualities of Manchester. A lesson learned from the most recent cell tower issues. Commercial Development, multi family homes, clustered housing and development, an unbalanced, politically motivated focus on public housing, and failure to preserve natural spaces are contrary to why a person chooses to live in Manchester.	12/1/2017 2:53 PM
67	I believe that certain areas of the town near the highway should be zoned for higher density development, both multi family and commercial, to generate important revenue to keep taxes affordable.	12/1/2017 12:18 PM
68	1) Because of its historical importance and natural beauty, I think the channel(pond) on Sawmill brook should be maintained as is when the Central st. dam is rebuilt. 2) This is a wonderful walking town. The condition of the sidewalks needs to kept as a high priority. The worst are probably State controlled along Bridge street and outer Summer street as far Magnolia Ave. I implore the town the please petition the State DOT non stop until this situation is rectified. They are in deplorable condition.	11/30/2017 9:02 PM
69	I think the land on upper pine street should become a garden with nice walkways.	11/30/2017 4:27 PM
70	I know we need to change a bit with the times but, I hope we are able to maintain the charm and character that is Manchester. If anything, it would be nice to see our waterfront be developed so that more people could see and use it.	11/30/2017 2:19 PM
71	Limit construction impact and noise	11/30/2017 12:16 PM

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72	Two visions come to mind. A very miniaturized version of the Marketstreet mall but only with small casual restaurants (frozen yogurt/ice-cream, American food, sandwich shop, bakery, coffee shop, deli, and few fun small shops for the young (comic store, toy store, cosmetics store, nothing too expensive), and lots of beautiful sitting areas with benches, public art display (can be made by our local students!), plants, seasonal decor, and a small fountain for the young and old to enjoy. Think beautiful and charming. Also, a place for our teens to go to such as a wonderful large community center where they could spend a few hours together playing games or just talking.	11/30/2017 9:07 AM
73	A Bike track should be put on the lot because many kids want a bike track (Ask Seaside Cycle)	11/29/2017 9:01 PM
74	This would take a large investment and forward thinking, but... it seems the senior housing centers - The Plains and Newport Park - could be redesigned to be much more efficient in use of land/handicapped accessible, etc and combined at one location - either one of the current or at the DPW site on Pleasant Street. The COA/senior center could then be there as well with all services in one central space. This would free up at least one other site to be available for affordable housing.	11/29/2017 8:47 PM
75	MBTS is a small seaside community. We have a small footprint. Do not push higher density housing. I am not interested in subsidizing low income housing either. Take care of our current resources, infra structure, our schools and our elderly. That's it. Tourist can stay in Gloucester, Rockport, Essex hotels and B nBs. We have Air BnBs ...enough with trying to squeeze a square peg into a round hole.	11/29/2017 4:18 PM
76	Please keep the rural, open space and historic feel of the town as much as possible!!	11/29/2017 3:45 PM
77	Please ensure a better mix of retail downtown. We need more eating/gathering spaces (coffee shops, wine bars, restaurants) and less kitschy stores that close in the winter.	11/29/2017 3:05 PM
78	In thinking about housing, we must be aware of the school capacity, our town infrastructure capacities. I am also a supporter of the 2 acre minimum along the water. I would also be a supporter of limiting the size of homes that are being built, a "blasting" minimum. I would be very concerned about a large apartment building or parking garage.	11/29/2017 7:55 AM
79	We need bike paths!	11/28/2017 3:54 PM
80	We need bike and walking paths throughout the town, not just in the village.	11/28/2017 3:46 PM
81	Please focus on reducing stress and density on use of key town resources. Recent decisions have led to overuse and access of harbor, Tucks Pt and other town assets. We need not be as welcoming. Town Managers, who are not residents are driving many of the overuse decisions.	11/28/2017 11:47 AM
82	Be very careful of letting the downtown be owned by one person - not good. Also losing the charm with one person's idea of what are good color choices. We're starting to look dark and drab.	11/27/2017 11:14 PM
83	Protect quality of life in our town. Work within a budget rather than excessively tax residents, forcing long standing residents to move out. These are the people who built this town! Do not build toxic rubber playing fields on our town water supply!	11/27/2017 9:51 PM
84	Thank you to the individuals spearheading this effort. Although I have not followed it as closely as I probably should be I have attended a few public meetings and am impressed with the dedication of those involved.	11/27/2017 2:21 PM
85	Whatever is planned, Manchester must retain its unique character of a small community by the sea. Thank you for your efforts!	11/26/2017 6:38 PM
86	I would strongly support the increase in property taxes if the increase proposed to cover the next 20 yrs is a one off and not an ask we will continue to see on a ballot.	11/26/2017 3:07 PM
87	We'd like the Pine Street Burn location to be a mixed-use area with public park (interactive conservation area for education, butterfly garden, etc) and solar farm	11/26/2017 9:20 AM
88	I am appreciative of all the efforts to gather and analyze input from the residents, so thank you. I believe the process will help us keep a good balance of keeping the spirit of the town with managing what is needed to maintain our infrastructure without over commercialization and over development (ie implications on traffic etc). I do think out of all this we have an opportunity to put in place a cemetery for the growing interest in green burials - some communities are creating a beautiful park-like setting with trees for example growing over remains in biodegradable vessels... this is something to think about as space in our existing cemeteries becomes more limited. Green burials make sense on a number of levels and would be a big boost for our community to provide such an option for ourselves and our neighbors. Much info is available on this topic online. I hope you are open to exploring that. Thank you!	11/25/2017 1:17 PM

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89	1. Reduce Police Force: As has been well documented in the Cricket in the past, the Manchester Police Force has higher numbers than many/all surrounding communities by any measure. Reduce the numbers to a) fund a Firefighter position as we appear vulnerable there. b) contribute savings to infrastructure projects. 2. Reduce allocation to School System: the School system must contribute to the greater needs of the town and must reduce operating expenses. We all have to contribute and that includes the School System which can no longer be treated as the sacred cow.	11/25/2017 8:10 AM
90	No relaxation of zoning laws. Make them stronger. Too many small lots are being stuffed with large-sized multiple homes (bottom of Pine St - 4 homes against rock cliff, Pleasant St near School, St - 4 homes on one lot). No green space is being preserved. Developers are taking advantage of the Town.	11/24/2017 8:04 PM
91	Marblehead enacted less restrictive zoning in the late 70s and it ruined the character of the town in many peoples eyes. Thoughtful expansion of the commercial base and utilization of large parcel underutilized lands is good practice, but expanding residential or commercial uses on exiting residential parcels can destroy the character of the town that we all love so much.	11/23/2017 7:54 AM
92	On street parking on School St should be banned, it's too tight. Use the parking lots on Norwood & Coach Field, consider a trolley-like shuttle around village & to beach. Reign in school budget & educate taxpayibg residents instead of relying on so many school choice kids.	11/22/2017 3:54 PM
93	Let's not over develop Commercial. MBTS should not be Lynnfield. You can drive down the road. Maintain the beauty and simplicity of our landscape and quiet town. Access to the harbor for ALL is essential.	11/22/2017 9:47 AM
94	Reduce police budget, minimize expenses	11/21/2017 6:36 PM
95	Reduce police budget	11/21/2017 6:28 PM
96	For the taxes we pay, we receive very little in town services -- I am shocked that town hall hours were reduced on Thursday nights and that we have to pay for garbage bags.	11/21/2017 9:55 AM
97	No New Taxes or Overrides. We live within our means it is time the Town does the same	11/21/2017 9:04 AM
98	if I wanted to live in wakefield I would have moved to wakefield. this is Manchester. our town is our gem, and our town is defined by its LACK of development. lets keep it that way	11/21/2017 12:11 AM
99	The town has ample financial capabilities (at least as good as any other town in the Commonwealth) and has attracted people that like it for what it is - a charming, waterfront, New England Town. The drive to change that is counterproductive and, in my opinion, artificial.	11/20/2017 7:33 PM
100	Preserve natural areas to mitigate climate change effects especially flooding.	11/20/2017 3:22 PM
101	Support church activities and avoid Sunday morning for formal sports	11/20/2017 3:14 PM
102	Watch trend toward sustainable living, encourage solar upgrades, many of which are state funded. We are entering a very unique, business not as usual for next 10 years. Then things will be very different and more community oriented. Proceed accordingly, infrastructure for earth change flexibility, food sources need to be nearby. Perhaps Pine St or another can have some kind of competition for expensive Crosby's, a Trader Joe's location! Keep it practical and inclusive. Thank you.	11/20/2017 5:19 AM
103	We just moved here in September. My wife and I are excited to raise our two young children in MBTS. We moved from Somerville, MA and really enjoyed our five years there. One of the best features of Somerville is the "community path"; a paved bike path intersecting the city. The bike path was always buzzing with people walking to the subway, kids enjoying the various playgrounds, and of course bikers and runners out for some exercise. We were on the path several times a day and now realize how it connected the city and its people. Manchester is an amazing town but feels somewhat disconnected to us. We are barely a mile outside of "the village" but sadly need to use the car for every simple excursion (store, park, beach). I can picture a MBTS Community path winding through the woods, over the hills, under the train tracks, by the beach, to the schools, and connecting the people of Manchester. We would be absolutely thrilled if a bike path allowed us to ride bikes downtown, to the beach, and, most importantly, to school in the next few years. I'd be happy to help with the project. Thank you!	11/19/2017 8:35 PM
104	Affordable housing is the most important thing we can do for our future. We are losing any diversity that exists and becoming a place that only the very wealthy can afford to live in.	11/19/2017 1:15 PM
105	Commercial development first. Then once the tax base is increased we can look at town department building needs.	11/19/2017 12:59 PM

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106	Increased density places increased demands on infrastructure- how does that get paid for? Access and safety for non -motorized forms of transit a high priority.	11/19/2017 12:48 PM
107	MBTS is so special because it isn't "dense" like Woburn, Stoneham, or Revere. Better to keep it walkable and increase access to woods with more and better marked trails. Also, add a dog park. Current residents want to retire here walking the beach with their dogs in the winter and still need a special place in the summer.	11/19/2017 11:59 AM
108	Green space is priceless	11/19/2017 11:45 AM
109	Develop / Increase the commercial component of the tax base so that it represents 20-25% of the total. Maintain the existing character and feel of our town. Maintain open space as a priority for people to meet, play, and enjoy peace, beauty and quietness. Support some/light diversification of the harbor to support the fishing industry, as well as limited public boating (sail and motor) docking access. Increase town mooring/dock space/leasing for residents only.	11/19/2017 10:52 AM
110	Please preserve Manchester as it is since it's beauty is what draws people here. Please do not change it to look like every other coastal town north of Boston.	11/18/2017 9:16 AM
111	Have you heard our Historical Museum Presentation on the town history? If not, the committee must do so. It is clear that as lovely a place as it is, our town is in decline. Any way to bring back it's glory would be wanted, and this can only be done by increasing commercial appeal and making it a destination as it once was. The real estate offices occupy too much of our downtown, housing is not all that is needed!.....and a grander vision of what might make it appealing to the outside is needed. I think our old grand hotel made it a destination and brought business and income to the town. With careful planning this is a possibility.	11/17/2017 4:24 PM
112	Want to keep current character of the town. Developing Pine street lot would create traffic and an eyesore just as you enter the town. It would unfairly reduce property values of homes built near by when the property was residential.	11/17/2017 8:06 AM
113	Would love to see more shopping/retail/business development in the space on School Street near the highway.	11/16/2017 10:48 PM
114	can the town require the state to abandon their messy highway/ storage yard on upper Pine St. Possible hazardous site that needs clean up like Burn Dump	11/16/2017 10:33 AM
115	This is a good survey addressing alot of important options. However, it is important to recognize that none of these options will work unless there is effective management by our town government. Right now the town is governing by organizing committees instead of being a good manager and using good common sense. None of your proposals will work out given the current low level of competence. For example, the town desperately needs to manage its parking, and the idea of a public garage is a good one. But currently there is no organized parking area for out of town beachgoers. We can come up with an existing place in addition to Allen's Pharmacy on weekends. There are no public signs directing out of towners where to park. We don't need a committee to figure this out, we should just do it. There is intense real estate development, improvement, and construction all over town. If properly assessed, this activity would dramatically increase our tax base. We don't need a committee to do this, it just should be done. A higher base would help pay for capital improvements. Town meetings are not effective. The same gadflies have to express their opinion on every subject, wasting precious time and people's patience. When citizens present a well thought out proposal, it is usually sabotaged by a last minute option from the Board of Selectmen who resent any intrusion to their power. In sum, figure out how to make our government more effective before you embark on all these projects.	11/15/2017 11:56 PM
116	Please keep the small town character and feel and beauty -- and honor our history and geographic location. Limit tourism and hordes of seasonal people. Thank you for asking for our input!	11/15/2017 6:14 PM
117	maintain community character as is with woodlands and uncontested living spaces. protect water quality.	11/15/2017 11:13 AM
118	Preserve the village feel, encourage small businesses and allow for mixed use development on underutilized sites downtown. Create more housing types to reflect changing demographics and allow for smaller starter homes and/or townhouses so young people can afford to live here. Encourage businesses in the limited commercial district to serve residents needs. There seems to be a lack of family amenities-like family entertainment, need more restaurants, maybe encourage a brewery to locate here, arts and cultural activities, small scale cinema, would love it to be a bit more lively at night with outdoor patios and seating, a restaurant that looks out to the sea.	11/15/2017 10:26 AM

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119	Increase business base, not residential. People who move here for small town feel need to realize they can't get the amenities offered by a bigger city. We could tap into resources of area communities for some services such as senior centers, libraries, etc. Our small town could join with other communities for sports thus sharing fields. Affordable housing through developers does not work.	11/15/2017 9:02 AM
120	Some of the biggest draws to this community are its natural resources (beaches, preserves like Powder House, and undeveloped areas) and its schools. Preserving the high caliber of those two things should be paramount when considering the town's future.	11/14/2017 11:59 PM
121	My primary focus to leave a "legacy" to our kids is a safe community, great schools, and a protected environment. This means that we need to focus on our current residents who want to walk in safety downtown, to bike safely and to be assured by our Chief of Police that the BOS and our law enforcement that they are protecting the citizens of this community for which we pay taxes. This means not attracting criminals and drug users to our community with pot shops. This means that our roads are safe from speeders and those that refuse to stop their car at crosswalks are monitored and ticketed. We need to stay on budget for DPW projects and not seek more revenue with higher taxes. We need to provide for our children with great schools and for our elderly with safe housing. What I really resent is the survey assumes that residents have no expenses other than to pay taxes and provide low income housing for people outside this community. I am not in favor of subsidizing affordable housing in an excessive way. I want to also preserve the character of the village ...this means no more increase in commercial functions. With regard to hotels, we permit AirBNBs. We have rentals. We do not need more density as suggested by hotels, more apartment buildings, etc. Exactly, how do you folks on this committee want to characterize this small seaside Town. Again, we are not a City like Gloucester or Beverly with 50,000 residents. The Master Planning Committee needs to focus on diverting funds within budget on rebuilding our infrastructure...not looking to create more housing. If anything, create an off village parking area to relieve the tight downtown streets. And bravo to the elimination of the Beach St 30 spaces east of Tappan that were creating issues of safety, congestion, and ILLEGAL parking restrictions. People move here for quality of life...its about the residents first, not visitors and certainly not bringing more people here to drain the resources...including our police staff and fire personnel. And quite frankly, its not about perception of how we look with mixed housing...its about taking care of and preserving what we have.	11/14/2017 6:50 PM
122	There seems to be issues with not enough money coming in, but I don't see any aggressive approach to limit spending (i.e. looking at new elementary school rather than fixing it up. Also this survey had very little about reducing the operating costs of the Town, mostly how do we get more money. We should be simplifying the Government.	11/14/2017 5:54 PM
123	There is a strong need for sidewalk and bike path infrastructure. Many sidewalks are in dire need (if they exist at all), and many roads need bike paths. We have an obligation to provide safe infrastructure for townspeople of all ages. Not only does it promote healthy living, but also serves to decrease traffic, increase independence and materially enhance the safety of our children, our parents, and our friends and neighbors.	11/14/2017 11:19 AM
124	Keep the small town feel.	11/14/2017 10:21 AM
125	Preserve natural spaces, harbor and beaches and make more accessible	11/14/2017 9:28 AM
126	we do not need to increase density in town. If you want to increase density, may I offer the expansive mansion lots on Masco	11/13/2017 5:26 PM
127	There seems to be a lot of sentiment that increasing the tax base is the holy grail; increased expenses resulting from development needs to be quantified just as fully as increased tax revenue.	11/12/2017 8:31 PM
128	We need a continuation of a safe sidewalk from Moses Hill loop off Pine St down to the sidewalk at the Rte 128 ramps - its dangerous to walk along the DPW site guardrail, trying to make it to the Pine St. sidewalk. Dangerous for walkers and bike people.	11/12/2017 3:46 PM
129	The yellow line going down School St. is the silliest thing I have ever seen. There will be an accident and I hope a bicycle is not involved!	11/12/2017 1:31 PM
130	I can't fathom why you didn't include extension of the Pleasant Grove cemetery as a possible land use if the DPW site is moved.	11/12/2017 10:01 AM
131	KEEP TAXES LOW! SLOW AND STEADY.	11/11/2017 3:20 PM

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132	Like to keep town as close to our existing profile,we believe that there is room for aesthetic improvement downtown, and a need for parking to support retail business. Perhaps one of the most difficult issues is the available land and location of land that presents one of the thorniest issues to which we have no ready answers. We thank the committee for their effort and work in addressing these matters.	11/11/2017 11:30 AM
133	WE DONT NEED A PARKING GARAGE!	11/11/2017 11:19 AM
134	preservarion of a village feel should be the guiding principle for future developments and improvements.	11/11/2017 8:40 AM
135	Please be mindful and respect the will of residents who feel that Manchester is wonderful just the way it is and who look to Town Government to simply maintain infrastructure and provide limited services within the current budget. A successful outcome of the Master Plan would be to preserve the town's current state while having limited, if any broad, sweeping, social or politically-motivated changes that don't represent the majority of residents. Thank you for your efforts. Best regards.	11/11/2017 7:58 AM
136	Please keep the small-town-atmosphere we all love and moved here for. You can't put the library in the parking lot, we need the parking and that lot floods on occasion.	11/11/2017 7:30 AM
137	Leave downtown as it is!	11/11/2017 7:06 AM
138	The education is what helps keep home sales high. If Manchester wants to have home sales continue to appraise as high as they do the town needs to renovate or build a new elementary school.New families are shocked to see such an old out dated and run down elementary building used for education in such an expensive town. For the money they pay for new homes in MBTS they should have an elementary school that reflects that cost too.	11/10/2017 11:27 PM
139	Thank you for the good explanations and excellent queries. The Master Plan Committee worked hard to give every resident a say in the future of this town.	11/10/2017 8:31 PM
140	Wonderful place to live, please don't ruin it with unchecked development, traffic, congestion. Sadly, not everyone who wants to can live here. It is a gem but a fragile one, and I think the emphasis in the future should be to keep and enhance what we have rather than trying to make it more "accessible" to the masses, as terrible as that may sound. Remember the lesson of killing the goose that laid the golden egg.	11/10/2017 6:52 PM
141	I would like to see a strong effort at preserving our open spaces. Developing and maintaining walking path through the woods or along the harbor. Careful development with retail and restaurants of the water front would be also great.	11/10/2017 5:34 PM
142	We need to raise the commercial tax base. We need to build a new elementary school. We need to improve and utilize our waterfront area. We need more playing fields for children.	11/10/2017 2:19 PM
143	This is a great survey and thank you to the MPC! I'd like to see more awareness/public access to the great natural resources, whether in the water or in the woods. Manchester has a fantastic trail network, and I'd love to see it grow towards something like Kingdom Trails in Burke, VT.	11/10/2017 10:47 AM
144	We need to make our town more welcoming for visitors. Folks love our beautiful seaside town, let's find some ways (considering parking and dock access) to allow them to come and enjoy our town and spend their \$ here. Invite moderately sized manufacturing to develop sites on upper School St. to aid with taxes, provide local jobs. A small assisted living facility would be helpful to keep our elder residents in town while providing jobs for locals. Affordable housing is a must to allow diversity of our residents.	11/10/2017 8:35 AM

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145	<p>Focus on necessary repairs in town (water supply system). Less focus on municipal facilities replacement that are not in need of repair and functional. Aside from DPW & I support separate police facilities. there are no issues with fire dept and town hall facilities. Therefore there is no need to spend money making new and improved. Focus should be on repairing water delivery and sewer systems, schools, and roads. Things that directly affect residents. Support down town and zoning changes as long as they keep local or new businesses at an affordable rate. New looks and absurd rental for spaces are forcing good Manchester companies out and preventing potential new businesses from coming in. Affordable housing is key. Whether it be rentals or aiming to keep buying a home in Manchester within a normal persons reach obtainable. So many "townies" and people that make this town as amazing as it is are not able to buy in town as the prices are over the top. The option of renting is obsolete, except for one or two affordable options that are hard to come by. The apartments on summer street near downtown are \$900 for a basic and dark basement studio. Or preferably there are a very select few affordable options for a little over \$1000 (which is do-able for two full time working individuals making a fair amount of money in their public serving, licensed careers) for beautiful one bed room apartments. However there not many vacancies due to limited amount and high demand of units. Rentals in neighboring towns range from \$700-\$1500 for these rates and range from 1-3br units. Then there are new town houses for rent that cost thousands above a mortgage payment. There needs to be more affordable housing. That way the families who have grown up & work in town can stay. These are the children of families who own long standing businesses in town. Forcing them out with absurd housing prices and no rentals will only rob the town of amazing individuals who will keep this town the amazing small ocean town it is and was. Manchester is an affluent town in culture and it's citizens by history. Many of these original people who are wealthy are so down to earth and incredible people. And then you have the many people who are hard working, minimum to medium wage individuals. who are also great people! The balance is what makes this town so great. The thing that sets this group of people (wealthy and poor) is their love for the town and their fellow citizens. To keep Manchester as amazing as it is, the balance needs to stay. And it's not possible at the rate the cost of housing is. There were two ads about rentals in the cricket this week: a long townie looking for a rental place in town. And a \$3800/mo rental. I truly hope the town management and the new master plan will advocate and work to change this and keep Manchester the way it was and should remain. And to focus financially, on essential things such as water, sewage, and municipal departments. The things and people that provide for the direct needs of the townies. Thank you all for your hard work!</p>	11/10/2017 2:16 AM
146	Thank you to all of you have have put so much effort into this Master Plan thus far.	11/9/2017 10:54 AM
147	Town needs to focus on introducing more commercial ventures to help town pay for infrastructure	11/8/2017 8:29 PM
148	Our Town is getting more like Salam or Lynn every day. I am opposed to any further commercial development or increasing residential density or building "High Rise" buildings (think Florida Coastline".	11/8/2017 3:27 PM
149	Updated bath houses at the beach.	11/8/2017 3:23 PM
150	Would love to make it a destination spot. Increase use of waterfront and increase/develop downtown	11/8/2017 1:17 PM
151	eliminate through land trade or purchase the State highway Barn and use of upper pine st near Moses Hill/across from Pine st burn dump. Possible future use for recreation/police /fire and much more. Also eliminates eyesore ,environmental pollution	11/8/2017 11:44 AM
152	Our town population need to realize that change is necessary in order for the town to grow and survive.	11/8/2017 7:26 AM
153	Too much growth and development will make Manchester like every other "overbuilt" town - Newburyport, Marblehead, etc., etc. Let's maintain what makes Manchester great. We are already seeing businesses leaving because of downtown rents being raised. Overly large homes being built on small lots. It behooves the town and its residents to be careful with overbuilding and over planning.	11/7/2017 6:26 PM
154	The selectmen in this town have gone overboard in the last 15 years in advertising our little town to the world so that the business's in town would survive....WRONG. All at the expense of the residential taxpayer. Allowing one person to take over our harbor one Saturday in July every year for personal gain, at the detriment to boaters and expense of the taxpayers is wrong. We pay high real estate prices and high taxes to live here and the recent selectmen have felt it their obligation to give it all away! Why not live in Peabody, pay low taxes. Then you can come to Singing Beach (buy a pass), park anywhere in town including overnight behind town hall, use Tuck's point at your leisure, basically have all the same rights as someone who has invested in this town....WRONG.	11/7/2017 3:50 PM

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155	Tiered taxes for type/location of house - waterfront/ high value should be taxed higher. Retail/business property should be taxed higher. Combined this would alleviate need to create dense housing on small lots to fund future spending	11/7/2017 3:46 PM
156	living on fixed income,; love it the way it is	11/7/2017 3:02 PM
157	Retail needs to be high-margin, low-traffic to avoid parking/traffic issues. Library re-purpose to high-tech resource, less physical book storage. Commercialization of town-owned lots should focus on high-tech intellectual property businesses (e.g., shared-space tech incubators) to draw younger residents, compete effectively with Boston/Cambridge, EBSCO expansion, ...	11/7/2017 7:34 AM
158	Open Land No more Athletic fields Vote on choices only in Town Votes. No more Town mtg voting, which decide issues based on small interest groups only.	11/6/2017 2:19 PM
159	So glad that the community is looking at the future now!	11/6/2017 10:06 AM
160	We need a dog park since most owners don't follow current rules. Keep dogs off beaches,parks and schools.	11/6/2017 9:04 AM
161	Less restrictive land use and development and more variety of the same. More use of private and served public/private services for town operations.	11/5/2017 9:22 PM
162	We need revenues badly otherwise escalating taxes will eventually conclude in people being evicted from their homes. The waterfront is a potential revenue godmine with retail business instead of parking lot and water treatment plant.	11/5/2017 2:58 PM
163	What about pensions and funding for them should be a priority?	11/5/2017 1:26 PM
164	Found survey hard to take. No specifics - way too open to unforeseen consequences. No mention of consequences choices would lead to. I do not want one way streets. Like the feel of the town. Don't want it to become "cute"	11/5/2017 11:05 AM
165	To keep its charm wherever possible.	11/5/2017 9:53 AM
166	I believe the planning board is NOT doing their job.There is to much overbuilding,small lots being allowed to build large houses and small houses being turned in oversized houses and way to much "impervious surface being allowed.We are turning into another Nantucket.....we are ruining this town and driving a lot of wonderful everyday folks out of town.We have a lot of rich ,entitled people moving here and we are losing the real Manchester.	11/4/2017 6:40 PM
167	I strongly support the idea of development that feeds from the commuter rail and a pedestrian-focused village scale downtown. If there are areas that allow development closer to or across 128, I support more low-impact commercial smaller scale development that assists with the tax base. It adds character and community to have a variety of housing that allows for young families. I am concerned about the message that eliminating parking on Beach St past Tappan tells the outside world - that we are not welcoming to beach visitors. This is also not good for a thriving small-scale retail downtown, which is the life-blood of a community like ours. Keep supporting great schools! It is the key to a sustainable, healthy town!! And finally, we have been fortunate to have benefitted from excellent design and downtown character. Not to say we need to be restrictive - contemporary design can be quite good - but we need to be always cognizant of scale and character. Is there a mechanism within town boards to do so?	11/4/2017 5:31 PM
168	I would like to see Manchester be more open to out-of towners. We are so lucky to have so many beautiful locations to enjoy and I feel we should be open to sharing with others who are not so fortunate.	11/4/2017 8:28 AM
169	Maintaining current 'character' is important but does not mean no change can be accommodated. LCD development would have least impact on character.	11/4/2017 7:00 AM
170	I think such questions need to be answered in groups allowing for conversations.i might have different opinions if I could hear other people. I think such individual responses have removed accountability for choices, uninformed opinions and is generally a bad idea for getting citizen input in my humble opinion. Also maybe some people have spent hours on this and others just got random numbers. There is no way of knowing. Or is there?	11/3/2017 6:44 PM
171	Maintain the small town feel with no stop lights and walkable downtown area. Encourage development of small homes, more affordable small family or empty nester homes.	11/2/2017 6:56 AM
172	I would love a track for the community so folks can walk, jog, scooter, bike.	11/1/2017 10:59 AM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

173	If the Town would invest in the appropriate infrastructure (sewer, water, power) and make land west of Rte.128 more friendly to commercial development, we could increase our tax base without taxing the school system.	11/1/2017 8:14 AM
174	I want this town to continue to be affordable for all the people who work here. I do not want any more up-scale housing in the downtown which only the wealthy can afford. I also do not want this to become a tourist mecca with lots of t-shirt type shops. It truly is a special place where walking in town or along the byways of the village is a pleasure and one can find almost everything one wants or needs in the local shops. It is a great place to raise a family and to grow older.	10/30/2017 3:12 PM
175	Pet Peeve: that ATV and police person who hangs out at the circle at Singing beach= wasted money. #2: Police not enforcing speed limits on all roads--Pine, Forest, Summer. More signs are not the answer.#3:Blasting of our Granite rock and ledges.	10/30/2017 11:19 AM
176	Develop land outside of town for commercial business	10/29/2017 10:32 AM
177	I would like housing that can accommodate a mix of incomes and life stages. Right now my kids can't afford to live here, and likewise older people leave due to lack of options. Include 2 not 3 stories downtown with mixed uses. Include some commercial at 128 interchanges using LID techniques to protect sensitive resources. We can add commercial/office in ways that are environmental protective and can add to our tax base to help fund needed infrastructure and keep taxes from rising.	10/28/2017 2:54 PM
178	More one story single family homes. This may mean changing current lot size restrictions in many parts of town.	10/28/2017 7:52 AM
179	Make the town inclusionary	10/27/2017 9:34 PM
180	The Town faces tough choices in the future. It's important that whatever choices we make do not substantially alter the character of the Town.	10/27/2017 5:10 AM
181	The Town needs to take a holistic approach to maintaining, supporting, and planning for infrastructure support that will address the immediate and long term needs of the town. Given the history of infrastructure neglect and "differed maintenance", those hired, and elected to manage the long term welfare of our community should be focused on long term planning, maintenance of critical infrastructure, and supporting creative revenue resources including but not limited to tourism support, commercial development, and retail development opportunities.	10/26/2017 9:21 PM
182	I would have preferred to have more detail on the questions to better answer	10/26/2017 4:58 PM
183	Please keep the sleepy, small town feel that we residents love. No tourists, big business or big apartment buildings. Why change the town we grew up in and chose to reside in again?!	10/26/2017 4:13 PM
184	Maintain and expand our existing walking paths between Tuck's Point and Coolidge Point. Have a "Point to Point" walking path. If possible build a cycling path alongside for younger/slower cyclists. Start by cutting back the growth that extends over the path, then fill in the holes, then replace the path altogether with a proper base. The paths within the town are in fair/good condition. But outside This will encourage better health through walking and cycling into town.	10/26/2017 3:49 PM
185	If we do give up public spaces, we cannot get them back. That said, we should not become provincial but should be mindful of our current and future needs.	10/26/2017 9:07 AM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

186	<p>The reason we moved to Manchester was because we were attracted to the village feel--we loved the idea of walking/biking to the town center and the train station and for our kids to walk/bike to school and that's what we do and we proudly maintain a one car household. I would hate for that village feel to be compromised by adding development that brings in a lot more traffic for the sake of an increased tax base. I think the downtown area could be more densely developed and lively yet still maintain a village feel. If the Community center is being relocated (though I think it needs to still be central in town), then that area could be mixed use development and more stories could be added to existing buildings (up to 4 stories would still be appropriate). Most buildings including the MAC and the healthcare buildings could add more stories. I think it was a missed opportunity that Elm street was developed as single family luxury houses. That could have been a mixed used building with more retail and affordable housing. There should be more outside dining opportunities like sidewalk cafes and restaurants overlooking the water. We should strive to maintain a walkable downtown center where people park their cars once and walk to all their errands (or better yet walk/bike to downtown). We should change zoning to allow for smaller homes on smaller lots and allow for in-law suites, multifamily, and condos. Before even considering a parking garage, look at shared agreements with businesses on existing lots-there are a ton of lots around town that are not utilized at night. We need to limit big trucks in town and think about the placement of our crosswalks (definitely need more crosswalks). I would rather the town preserve existing woods than develop them and better utilize existing already developed lots for more uses. If we need more revenue perhaps we are not taxing the very rich enough and look at increasing parking fines, beach passes, and walk on beach fees. Let's fix the infrastructure that is falling apart before building new facilities. Let's preserve what is special about Manchester-our beautiful beaches, woods, and historic buildings and make them more accessible to get to by biking/walking.</p>	10/25/2017 6:31 PM
187	<p>Keep it quaint, keep it livable but don't be afraid to try new ideas.</p>	10/25/2017 4:29 PM
188	<p>Schools are important but supporting our aging population is also very important. We should look into creating a better space for seniors to gather and enjoy the benefits of years of supporting Manchester both physically and financially.</p>	10/23/2017 11:14 AM
189	<p>I would like to see comprehensive transportation study that reviews alternative to cars (parking), using trolleys/ electric buses, for combined school, seniors and general public use making Manchester more of a walking and public transportation village</p>	10/23/2017 10:02 AM
190	<p>Tourism does not increase revenue net of expenses, e.g. parking tickets, sufficient to compensate for destroying character of our Town.</p>	10/20/2017 10:04 PM
191	<p>We should be developing the land along 128 with commercial development to increase tax revenues. Larger apartment buildings could be there too. The downtown area should be preserved with greater access for residents to the waterfront.</p>	10/20/2017 9:39 PM
192	<p>Parking for out of towners and senior housing</p>	10/20/2017 8:17 AM
193	<p>It is my impression that people enjoy Manchester for the quaintness of the village, its many ocean side assets and its many natural resources and open spaces. It's a delicate balancing act to enact improvements without changing the character of the Town.</p>	10/18/2017 3:23 PM
194	<p>Side walks need repair and vegetation control.</p>	10/18/2017 11:26 AM
195	<p>I don't know how much more we can really fit in this small town. Our forefathers set up zoning laws to protect our town and keep it the way it is. I am afraid that this generations "mark " on the town may change it for the worse forever. My opinion is with Real Estate sales being Manchester's largest industry, why aren't we taxing the sale of propertys??? its been done in other affluent areas to raise revenue , The house flippers and contractors can come in and make money adding living space in town, which puts a strain on town services and they never have to kick back to the town. Lets look for more income in places that are right in front of us!</p>	10/16/2017 4:01 PM
196	<p>Increase commercial density along 128. Do not re-zone open space for housing</p>	10/16/2017 1:31 PM
197	<p>It is pretty sad when people who grew up here can't afford to stay. Also, it is pretty sad that our town is in such dire need of infrastructure replacements. Any revenue raised should go directly that top priority.</p>	10/15/2017 4:18 PM
198	<p>no more commercial rights that threaten our drinking water</p>	10/13/2017 5:14 PM
199	<p>thoughts on the survey - many of these questions about uses for existing properties or further development seem like they're missing context. I find myself hesitant to answer because I feel like I don't have enough information provided to make an educated decision. Going forward, I'd like more context provided with these types of questions.</p>	10/13/2017 8:50 AM

Master Plan Survey: Land Use, Economic Development, Infrastructure, Public Facilities

200	thanks for all your hard work on the Master Plan!	10/13/2017 8:13 AM
201	For some of these questions I needed a "need more information to be able to weigh in" option. Specifically, about the redevelopment of town owned land, and replacement of facilities.	10/13/2017 7:53 AM
202	Its not clear that these button really work, especially in the first section where clicking on one choice seems to erase the others.... Keep the town Green.	10/12/2017 12:54 PM
203	discourage a roundabout exiting Bennett Street to Pine Street !!!!!!!!!!!	10/12/2017 8:20 AM
204	Bury power and phone lines where possible. Town owned solar farms that can supply the town with power and sell power to those who don't have the appropriate roofs/exposure.	10/11/2017 11:04 PM
205	Where possible, replace overhead power lines with underground power lines.	10/11/2017 11:04 PM
206	We should live within our means. If we don't have the money through taxation, we should not build it The town should not be in the housing business. We need a person to find the right kind of business that would be suited to the small town we are and the people's needs. A successful business would help pay the taxes. We don't need to crowd the town more than it already is. Housing should go in the open areas that are wooded in the northern part of town and towards Magnolia.	10/11/2017 7:33 PM
207	I think we have to be very careful about changing the character of the town by introducing certain types of businesses, high-density housing, and parking garages.	10/11/2017 5:06 PM
208	Protecting water supply and preventing flooding in light of climate change of utmost importance when considering any land development!	10/11/2017 12:33 PM
209	Survey seemed to not address the residents varying opinions on how they feel about being outsider friendly when it comes to beach,parks and harbor along with availability of perking for those who wish to use town amenities (includes restaurants, museums etc)	10/11/2017 7:18 AM
210	If a parking garage structure is developed, it needs to fit into the existing urban fabric (ie with a retail "wrapper" around it or below-grade). Mixed-use development downtown with residential above, or town hall parking lot infill, would help add density and life to downtown while maintaining historic character and scale. Protection and enhancement of natural resources is a HIGH priority, including improved public access to the waterfront and better pedestrian and bike trail networks. Keep the downtown improvements going. Focus larger-footprint commercial (tech, health care) development on the outskirts near the highway, but encourage shuttles to train. Stormwater management and resiliency of new development should be a focus. Keep the schools strong -- this is what attracts people. Re-build the elementary school. Build a diversity of housing to attract more people at all stages of life and to increase diversity.	10/10/2017 8:48 PM
211	If the property taxes are the only way to fund our town we will only have wealthy people here. My taxes have more than doubled in 12 years	10/10/2017 3:38 PM
212	I just want to make sure we protect the Integrity of the Old Seaside Village that MBTS is all about. That includes protecting the land and environment also	10/10/2017 3:29 PM