

draft

***COHASSET MASTER PLAN AND EO 418
COMMUNITY DEVELOPMENT PLAN***

APPENDIX

TOWN OF COHASSET, MASSACHUSETTS

**Cohasset Growth &
Development Committee**

November 2003

Funding for this plan was provided by the Town of Cohasset and by the Commonwealth of Massachusetts through the EO 418 Community Development Plan Program: Executive Office of Environmental Affairs and Department of Housing and Community Development

Town of Cohasset Growth & Development Task Force

Rick Swanborg, Chairman
Clark Brewer, Vice-Chairman
Mark Haddad, MAPC Representative and Town Manager
Liz Harrington, Town Planner
Tom Callahan, Board of Selectmen
Ronnie McMorris, Board of Selectmen
Bill Good, Planning Board
Peter Pratt, Planning Board
Jane Goedecke, Zoning Board of Appeals
Debbie Cook, Conservation Commission and Open Space Committee
Mike Westcott, Citizen at Large

Many thanks to members of the Board of Selectmen, Board of Health, Conservation Commission, Open Space Committee, Planning Board, Zoning Board of Appeals, Historic Commission, Village Revitalization Committee, Harbor Committee, School Committee, Town Manager, department heads, town staff, and all the citizens of Cohasset who participated in creating this Master Plan.

Consultants

Community Design Partnership, Boston, MA
Larissa Brown
Jon Seward
Bennett Associates, Norwell, MA
Richard Kobayashi
Wally Tonaszuck
TPMC, Scituate, MA
Jeff Donze
Mapworks, Norwell, MA
Herb Heidt

APPENDIX

Report on Survey Results

Future Scenarios Tables

DETAILED SURVEY RESULTS

Results from Opinion Survey - Data

The following are results from a survey mailed to 5,425 Cohasset voters and 120 Chamber of Commerce members. 618 surveys were received over the past three months. This represents over a 10% response rate.

Data was compiled through a combination of volunteer and professional help and was audited for accuracy. The following results will significantly help, and influence, developing a Master Plan. However, this data will also be balanced with input from the neighborhood forums, Cohasset committees and government, and outside expertise.

In addition to the following summary, numerous comments were collected and tallied and those issues frequently mentioned are also attached. The results again clearly underscored the resident's commitment to Cohasset, with a significant majority indicating they plan to stay forever or until they retire. Most (nearly 50%) stated they came for the beauty of the environment and many felt that it was a great place to raise kids.

Residents were asked to identify and rank issues in several areas:

- Top concerns facing Cohasset TODAY
- Most and least important issues for the Cohasset's FUTURE
- What areas should Cohasset ACT ON

Cohasset Today

The results were fairly consistent and in some cases surprising. Town fiscal management is clearly an issue, as the top concern by far (Q6 chart) was the tax burden where 42% ranked it as one of their top four issues. The other top concerns were protecting natural resources 32%, the train impact 29%, preserving open space 28%, preserving community character 28%, affordable housing 21% and quality of services 25% (see Q6 chart).

Cohasset's Future is in Its Character and Resources

When asked about the future of Cohasset, there was little doubt about the top five issues. (Q7 chart) Well over 70% felt that our water and resources, including open space are the most important priorities. Fully six of the top ten rated issues were water resource and waste water related. The next most important priority was again fiscal management, as two of the top ten issues were tax rates and fiscal management. Rounding out the top ten most important issues were open space and public education.

Cohasset's Character

Clearly maintaining Cohasset's beauty and character as well as natural resources are the top priority when you look down the list of issues. Water, open space and preservation make up no less than twelve of the top twenty issues. (see Q7 chart)

Cohasset Services

The third most important area for residents seems to be the quality of services, as four of the top twenty issues have to do with education, town government, fire and police services.

What should Cohasset Do

Where things get interesting is when residents were asked what they feel Cohasset should do to plan for the future. There was little doubt that maintaining town character was at the top of the list (over 90% agree or strongly agree) and fully seven of the top ten issues were focused on protecting the water, views, access, open space and wildlife. (see Q9)

Limits to Growth

Three of the top ten also included strong interest in limiting growth. 75% believe we should limit the size of houses relative to lot size, over 70% agree or strongly agree we should limit residential development and 64% agree or strongly agree we should limit population growth. Open space is also a major priority, 63% of residents feel the town should purchase more. (see Q9)

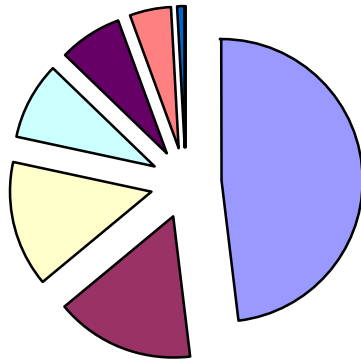
Housing and Access

Other priorities that emerge include more senior citizen and affordable housing and access to the harbor and waterfront. (see Q9)

Getting to a Vision for Cohasset

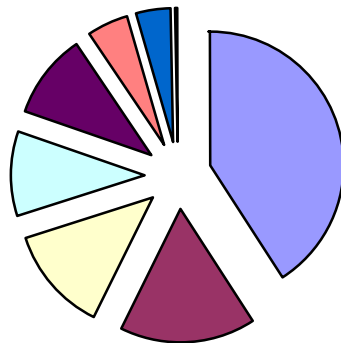
As indicated, these results have been combined with the neighborhood forums, town committee and board input and crafted into a DRAFT Vision and Values statement found on the following page for town review and comment.

Q1 Quality that attracted you



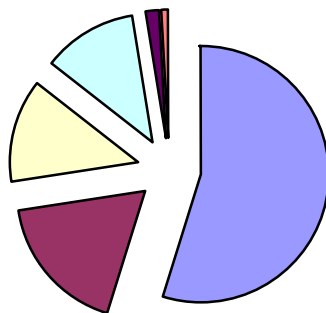
- Natural Beauty of Surrounding Environment
- Nice Place to Raise Kids
- Other - Born in Cohasset
- To be Close to Family and Relatives
- Great location to Boston and Vicinity
- School System
- Community of People
- Variety of Choice of Housing

Q2 Primary reason you remain



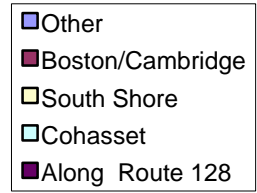
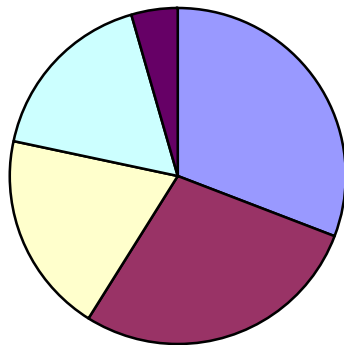
- Natural Beauty of Surrounding Environment
- Nice Place to Raise Kids
- To be close to family and relatives
- Community of People
- Other
- School System
- Great location to Boston and Vicinity
- Variety of Choice of Housing

Q3 How long do you plan to stay?

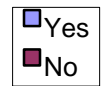
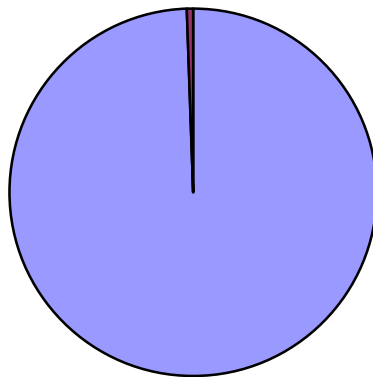


- Forever
- Unknown
- Until I/We retire
- Greater than 5 Years
- 2 to 5 years
- Fewer than 2 years

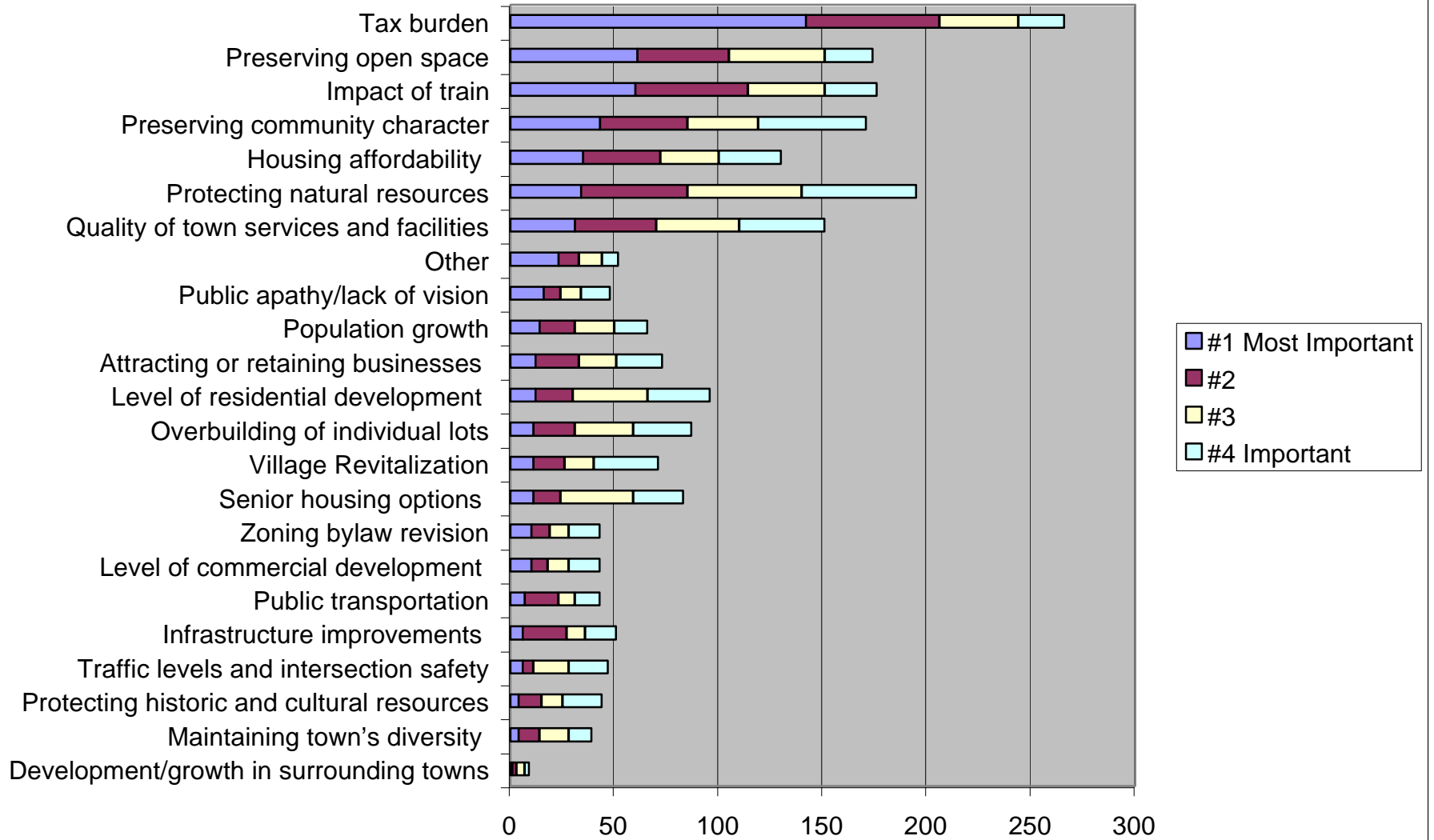
Q4 What is your place of Employment?



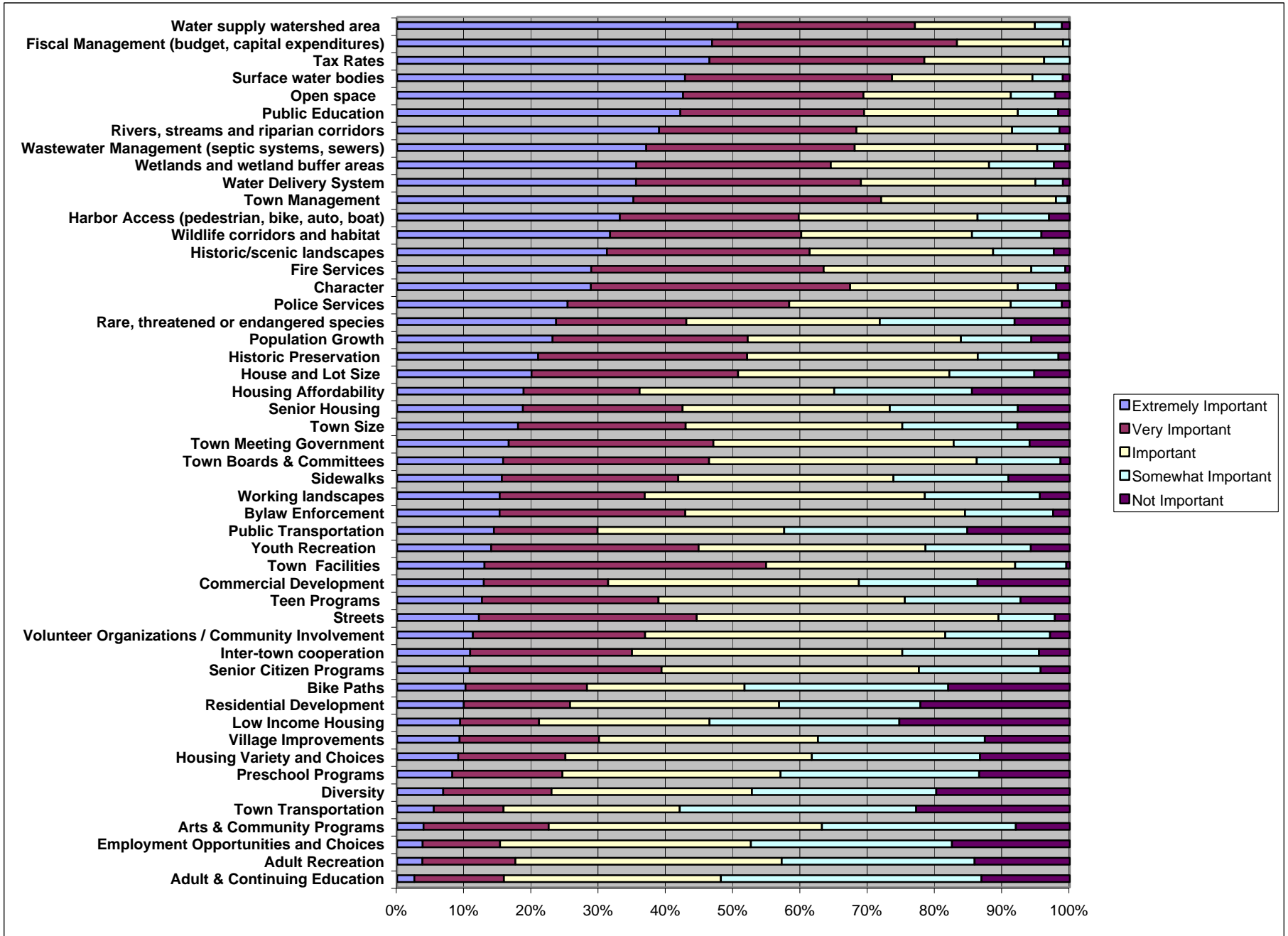
Q5 Is Cohasset your primary Residence?



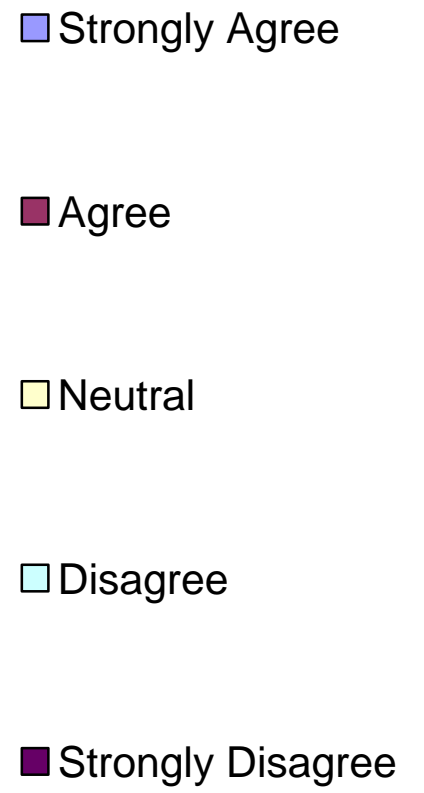
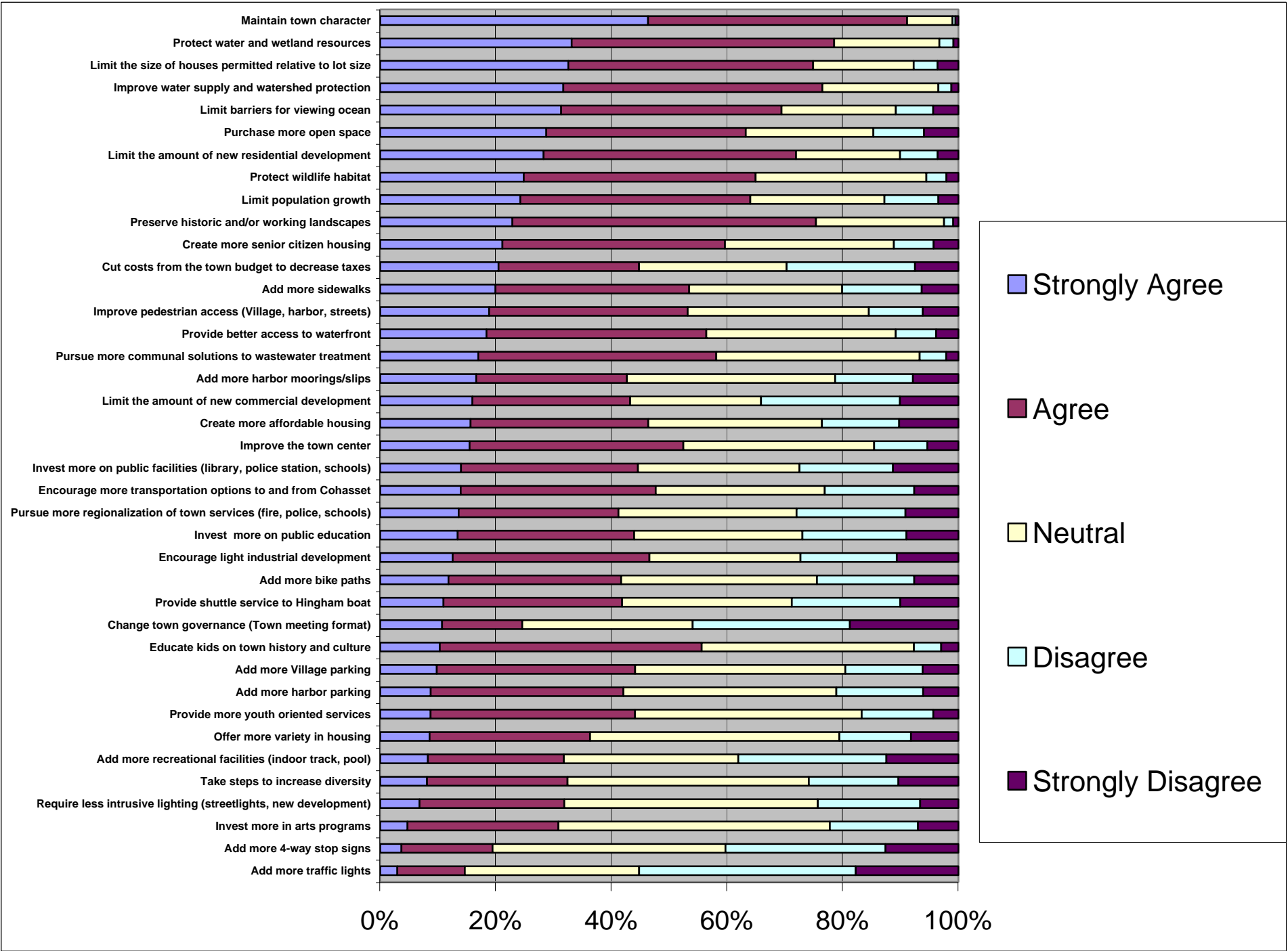
Q6 Rank top four issues facing Cohasset



Q7 "Indicate the issues you believe are the most or least important to the future of Cohasset"



Q9 "I believe Cohasset Should..."



Results from Opinion Survey – Comments

The following were comments collected from a variety of open and “Other_____” questions. They have been organized into several categories for easier comparison.

Town Services

<u>Comments</u>	<u>Hits</u>	<u>Opposing Comments</u>
Taxes are too high (no svcs/must move)	87	
- require ballot vote for any new spending	9	
Sewer town-wide	65	
- encourage communal septic systems	5	
- sewer along watersources (Little Harbor, Aaron)	3	
Keep quality of schools	64	
- add teen recreation activities	26	no more recreation needed (let teens clean!)
- increase diversity in after-school pgms.	10	
- spend more on schools	6	Control school spending
- State shld pay \$1K/student, not \$800/student	1	- one principal Deer Hill/Osgood & one Middle/High
Fiscal Management	52	Get more private donations from citizens
- give more funding \$ to West End/Beechwood	2	
- collect taxes & bill \$\$ asap.	1	
- No new library	9	- Don't sell library for less than \$1.5M
- create long-term capital plan, prioritize	3	
Support Regionalization for:		No regionalization
- Regionalize for savings/gain professionalism	26	
- Regionalize recreation - rink, tennis, pool	17	No pool/recreation
- Regionalize ambulance svc (w/SS Hosp)	5	
- Regionalize special education	1	
- Regionalize prisoner control/use for offices	1	
- Regionalize dispatch	1	
Don't change/no growth/maintain character	51	
Town Meeting structure must change/no good	50	Keep Town Meeting format (pure democracy, sm town)
- Change T.M. to Saturday (work/sitters)	3	
- Selectment shouldn't recommend	1	
- Use cable TV to promote discussion	4	
- Update website with Town info.	1	
Protect Water Supply	45	
- check/fine old septic systems (esp @ watersheds)	13	
- ban sprinklers	1	
- control water dept spending	1	John McNabb is great

Improve Police/Fire facilities	32	Keep Pollice/Fire as is
More professionalism in Town govt. needed	16	Town manager is great
- more respect for community needed	3	
- switch to representative voting	3	
- encourage volunteers	9	
- enforce pooper scooper law	2	
- only need 3 Selectmen	2	
- too many Committees (leaf counting next)	1	
Manage existing Town facilities better	22	
Don't lose the historic Pratt library	1	
- more 2nd & 3rd grade library books needed	1	
Encourage diversity	21	No diversity required (market forces/school)
Add bylaws with teeth (no unenforceable)	16	
- restrict "sunset" parcel zoning laws	1	
- stop illegal apts.	1	
- stop illegal dumping	1	
Increase streetlights (town Common)	10	No more / less @Atlantica) streetlights
- lights on the Common	2	
- lights on Beechwood	1	
Increase adult & senior (w/handicap) programs	7	

Specific Town Services' Comments

Town Meeting (T.M.)Suggested Changes	
- look into representative town voting	3
- 5 year wait to re-introduce failed amendments	1
- don't broadcast T.M. until adjournment	1
- broadcast debate only, vote after	1
Remove fire beds - work 3-12hr. + 1-6hr. Week	1
More Town Services (for taxes paid)	
- curbside pick-up	2
- light up the Common at holidays (business)	1
- more fire hydrants on Lamberts Lane	
Need a stop sign at Depot/No. Main	1
Don't allow teachers' kids to attend Coh. Sch.	1
Plan for increase in school kids (train)	1
Join Cities for Climate Protection (www.iclei.org)	1
Lose condescending Sch. Comm. Members	1
Cell towers should be camouflaged	1

Economic Development

<u>Comments</u>	<u>Hits</u>	<u>Opposing Comments</u>	<u>Hits</u>
Increase commercial development		38 Limit development	36
- Encourage light industry		- no tourists	7
- 3A only		- no more RLI structures	5
	14		
- Clean up 3A / better, more attractive signs	11	No 3A development (no chains)	2
- "build up" Harbor	10		
- Support Lobstering	6	Harbor is too crowded	1
- Encourage 'at home' jobs	6		
	3	No more employment opps	1
Improve the Village	35		
- fix the sidewalks	9		
- Increase 3A/Village diversity	8		
- more diverse restaurants	2		
- "Nantucketize" - pink, teal, flowers, lights	1		
Keep Commercial space (no apts.)	1		
<u>Specific Economic Development Comments</u>			
Tear down Kimballs	5		
Knock down Lobster Lab / Hagerty	3		
Keep boat building/maint/ @Mill River or Hagerty	2		
Charge higher mooring fees pleasure boats/lower commercial	1		
Sell Cohasset's water for Town revenue	1		

Housing

<u>Comments</u>	<u>Hits</u>	<u>Opposing Comments</u>	<u>Hits</u>
Develop Affordable Housing Plan	75	No Apt. Bldgs/Govt. Pgms.	19
		- limit large scale housing developmt	5
Restrict Residential Growth	71		
Protect historical homes/buildings	28		
Increase Housing Variety	16		
- no trailer parks	1		
- protect from building on wetlands	4		
Develop Senior Housing	60		
- add cluster housing (100 Pond/Wheelwright)	19		
- with senior tax breaks	5		
- allow in-law apartments for seniors	3		
Limit house-to-lot size	63	Restrict Regulations on land/homeowners	6

- No blocking ocean or water views 15
- enforce building permit restrictions 2

Specific Housing Comments

60 Elm Street Improvements*:

- fix walkways
- add ramp over railroad ties
- fix falling shingles
- clean windows (can't see through)
- residents must clean halls

1 * State awarded \$95K six yrs ago ...not used?
Asking for more active involvement for upkeep.

Open Space & Recreation

<u>Comments</u>	<u>Hits</u>	<u>Opposing Comments</u>	<u>Hits</u>
Protect Open Space	105		
- Protect Ledges	15		
- Protect Wildlife	7		
- Clean up Beach	4		
Protect Water Sources	70		
- Buy land around watersheds	4		
- Protect Gulf Tidal Rapids	2		
Protect Water Views	32		
Buy Undeveloped Land (No growth/protect O/S)	29		
Increase Public Waterfront Access	16		
- Better Harbor Access	20	Limit Harbor Access/Parking	1
- increase access to Little Straits Pond	2		
- Increase access to Little Harbor	1		
- increase access/parking to Black Rock Beach	1		
Add more moorings in Harbor	17	No more moorings/too crowded	9
- Add more public docks & boat launches	14		
- Update mooring transfer policies	6		
- Town should own/rent visitor moorings	3		
- Allow only resident moorings	2		
Control Air Traffic/Noise Pollution	11		
Protect Working Lands (Farms)	3		
 <u>Specific Comments</u>			
Install Benches at Lily Pond	1		
Add benches along sidewalks	1		
Harbor Flats are dangerous at low tide	1		
Open Bassing Beach Homes to all residents	1		
Award only 5-year mooring licenses	1		

Specific Transportation Comments

Require Parking behind 3A Businesses	1
Control Speed, give tickets	5
Fix Beechwood Street	1
Don't encourage more traffic (tourists)	2

Attachment I – Original Survey

Cohasset Growth & Development Committee
Master Plan Survey

February 11, 2002

Dear Cohasset Voter:

Please take the time to give us your opinion on Cohasset's future by filling out and returning the attached survey. This survey is a critical source of information that will form the foundation for the town master plan. Questions have been developed from the information gathered at the Neighborhood Forums and in many meetings with Town committees and boards.

The Selectmen have created our committee to help draft a town master plan to provide a more thoughtful and long term strategic platform for town growth and management. This plan is comparable to a strategic plan found in most towns, companies and non-profit institutions. This will eventually guide future plans and decisions for appropriate growth, effective transportation as well as infrastructure, education, and environmental protection. Long-term planning efforts are underway in many towns such as Hingham, Norwell, Scituate and Duxbury.

The ultimate goal of the Cohasset Growth and Development Committee is to work with all town stakeholders to create an overall vision and plans for the future for Cohasset. A master plan should reflect the key values and issues of its citizens in the areas of the environment, economic base and community character. This survey is one of several sources on gaining the town's perspective for a vision and future master plan.

We are sending one survey to every registered voter in town, so please respond, because every voice counts in the future of Cohasset. We appreciate your contribution to this effort.

Sincerely,

The Cohasset Growth & Development Committee

Clark Brewer	Patti Keville
Tom Callahan	Ronnie McMorris
Debbie Cook	Peter Pratt
Bill Good	Rick Swanborg
Elizabeth Harrington	Michael Westcott

Please return completed survey by November 22nd to:

Mail: Liz Harrington, Town Planner, 41 Highland Avenue, Cohasset, MA 02025

Fax: 781-383-7087

Collection Box: Pratt Library & Town Clerk's Office

Community Profile:

The following data is provided as a means for discussing and responding to this survey.

Population – As of the 2000 Census, the population in Cohasset totaled 7,261. Cohasset's population has increased 4% since 1970 (6,954-7,261). Average household size decreased 20% from 1970 to 2000 (3.34 to 2.69 persons) while median age is up 5.6% from 1990 to 40.9 years.

Growth –Cohasset's population is projected to increase by 4%, or to 7,537 persons by 2005, according to the Massachusetts Institute for Social and Economic Research (MISER). A recent study by the state Executive Office of Environmental Affairs found that the population could increase as much as 37% if all land in Cohasset were built to maximum zoning.

Housing – Cohasset had 2,805 housing units according to the 2000 Census, an increase of 2.9% from 1990. According the Assessor's Office, approximately 86% of all homes are single family, 8% are condominiums and 6% are multifamily. The median sales price for a single family home in Cohasset in 2000 was \$420,000 according to Banker and Tradesman.

Zoning – Approximately 80% of the town is zoned for housing, 7% for commercial development and 13% as open space. Residential zoning requires 50 feet of frontage on an approved way and 18,000 to 60,000 square feet of land for each new house lot. Commercial zoning requires from zero to 80,000 square feet of land per development. The Water Resources and Special Floodplain and Watershed Protection Districts control development near water and wetland resources.

Town Budget –In fiscal 2000, Cohasset's municipal budget was \$20,792,165. Education (42%) and public safety (13%) were the top budget expenditures. The remaining funds went to general services such as water, parks, public works, and town administration.

Education –Cohasset Public school enrollment was 1,249 in 1999/2000. Per pupil expenditure that year was \$6,921 as compared to the state average of \$6,692. According to the School Department, Cohasset has a student teacher ratio of 9:1 and 93% of graduating students pursue higher education.

Governance – Cohasset operates under the town manager form of local government with an open town meeting and five member elected Board of Selectman.

Municipal Services – The town provides: police, fire, ambulance, harbormaster, partial sewerage, water (except North Cohasset, served by MA Amer. Water), a waste recycling/transfer facility, elder affairs, low-income senior housing, inspectional services, recreational programs and public works.

Open Space and Natural Resources – Cohasset has a unique and diverse natural environment with ledge, marsh, woods and water that supports a wide range of species. 30% of all land in Cohasset is protected open space.

Historic and Cultural Resources – Cohasset Common, Government Island and the Lothrop and Gropius homes are each listed on the National Register of Historic Places. The Common, Little Harbor, Mill River Marine, Beechwood Village and many other areas are both historically and culturally significant features of town.

Section II – Glossary of Terms

Commercial Development - Controlled economic development in designated commercial zones that promotes a diversification of businesses and employment opportunities for local people.

Environment - The preservation of the natural resources and habitats of Cohasset, the control of pollution and waste disposal, and the enforcement of environmental regulations.

Harbor Utilization - The maintenance, accessibility and preservation of Cohasset Harbor as a natural resource for recreation and access to employment.

Historical Site Preservation - The maintenance and upkeep of Town historical/cultural buildings and sites.

Housing - This includes the type (single family, condominiums, apartment), condition (code compliance) and affordability (low-income housing) of residential living units in the Town.

Municipal Services - Services currently provided include police, fire, ambulance, harbormaster, partial sewers, water, waste recycling/transfer facility, elder affairs agency, low-income senior housing, inspection services and public works.

Open Space Management - This is defined as the preservation of and access to town parks, bodies of water (ocean, Little Harbor, Straits Pond), acquisition of environmentally-fragile areas and development of open space corridors (such as Bound Brook to Turkey Hill).

Public Education - This includes the entire education system, its management and infrastructure, buildings, curriculum, programs and future plans.

Town Governance and Management - This includes the manner in which public policy is developed, utilized and enforced and the financial management of the Town (budgets and tax system).

Transportation - The types (auto, bike, sidewalks, van, bus, boat, train, etc.), affordability, safety and convenience of the methods of travel to, from and within Cohasset.

Village Revitalization - The efforts to enhance the village businesses, accessibility and aesthetics.

Wastewater Management - The question of responsibility for fixing the problem (individual and Town) and available options of individual septic system replacement, municipal sewer system or decentralized shared sewer systems for the Town.

Water – Water in North Cohasset is supplied by Mass American Water. Water for the rest of the town comes from Lily Pond and is supplemented by the Aaron River Reservoir. The Reservoir can safely yield up to 3.5 million gallons per day (average usage for the past 10 years has been around 700,000 gallons per day).

Town of Cohasset Master Plan Survey

1. What is the most important quality that attracted you to Cohasset? *(Please check only the most important.)*

- 1 Great location to Boston and Vicinity
- 2 Nice Place to Raise Kids
- 3 Natural Beauty of Surrounding Environment
- 4 Community of People
- 5 Variety of Choice of Housing
- 6 To be close to family and relatives
- 7 School System
- 8 Other _____

3. How long do you plan to stay in Cohasset? *(Please circle only one.)*

- 10 Fewer than 2 years
- 20 2 to 5 years
- 30 Greater than 5 Years
- 40 Until I/We retire
- 50 Forever
- 60 Unknown

5. Is Cohasset your primary residence?

- 10 Yes
- 20 No

6. Please rank the top four issues facing Cohasset in the next 10 years *(1 being the most important)*

- _Quality of town services and facilities
- _Zoning bylaw revision
- _Preserving open space
- _Attracting or retaining businesses
- _Impact of train
- _Housing affordability
- _Protecting natural resources
- _Protecting historic and cultural resources
- _Population growth
- _Level of commercial development
- _Preserving community character
- _Other _____

2. What is the primary reason you remain in Cohasset? *(Please circle only one.)*

- 1 Great location to Boston and Vicinity
- 2 Nice Place to Raise Kids
- 3 Natural Beauty of Surrounding Environment
- 4 Community of People
- 5 Variety of Choice of Housing
- 6 To be close to family and relatives
- 7 School System
- 8 Other _____

4. Where is your place of employment? *(Please circle only one.)*

- 10 Cohasset
- 20 South Shore
- 30 Boston/Cambridge
- 40 Along Route 128
- 50 Other _____

7. Indicate which issues you believe are the **most or least important** to the future of Cohasset:

	Not Important	Somewhat Important	Important	Very Important	Extremely Important
General					
Town Size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Diversity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Population Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Services & Facilities					
Fiscal Management (budget, capital expenditures)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax Rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Meeting Government	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Boards & Committees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Police Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bylaw Enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Volunteer Organizations / Community Involvement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preschool Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult & Continuing Education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arts & Community Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Teen Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Youth Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Citizen Programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation & Infrastructure					
Streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bike Paths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public Transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water Delivery System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Wastewater Management (septic systems, sewers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please fill out one survey per voter: All information is confidential and will only be reported in an aggregate level

Economic Development	Not Important	Somewhat Important	Important	Very Important	Extremely Important
Commercial Development	o	o	o	o	o
Inter-town cooperation	o	o	o	o	o
Employment Opportunities and Choices	o	o	o	o	o
Village Improvements	o	o	o	o	o
Housing					
Housing Variety and Choices	o	o	o	o	o
Residential Development	o	o	o	o	o
Low Income Housing	o	o	o	o	o
Housing Affordability	o	o	o	o	o
Senior Housing	o	o	o	o	o
House and Lot Size	o	o	o	o	o
Open Space, Natural & Cultural Resources					
Open space	o	o	o	o	o
Surface water bodies	o	o	o	o	o
Water supply watershed area	o	o	o	o	o
Rivers, streams and riparian corridors	o	o	o	o	o
Wetlands and wetland buffer areas	o	o	o	o	o
Wildlife corridors and habitat	o	o	o	o	o
Rare, threatened or endangered species	o	o	o	o	o
Historic/scenic landscapes	o	o	o	o	o
Working landscapes	o	o	o	o	o
Historic Preservation	o	o	o	o	o
Harbor Access (pedestrian, bike, auto, boat)	o	o	o	o	o
Other _____	o	o	o	o	o
Other _____	o	o	o	o	o

8. For those issues in question 8 that you identified as “very important”, please describe your reasons.

Extremely Important Issue	Reason

Please fill out one survey per voter: All information is confidential and will only be reported in an aggregate level

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9. The following is to capture your opinion on a wide variety of issues. These questions are intended to be provocative and do not represent the opinion of the committee.

I believe Cohasset should.....	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
General					
Take steps to increase diversity	o	o	o	o	o
Limit population growth	o	o	o	o	o
Maintain town character	o	o	o	o	o
Town Services & Facilities					
Cut costs from the town budget to decrease taxes	o	o	o	o	o
Change town governance (Town meeting format)	o	o	o	o	o
Pursue more regionalization of town services (fire, police, schools)	o	o	o	o	o
Add more recreational facilities (indoor track, pool)	o	o	o	o	o
Invest more on public facilities (library, police station, schools)					
Require less intrusive lighting (streetlights, new development)	o	o	o	o	o
Invest more on public education	o	o	o	o	o
Educate kids on town history and culture	o	o	o	o	o
Provide more youth oriented services	o	o	o	o	o
Invest more in arts programs	o	o	o	o	o
Transportation & Infrastructure					
Add more bike paths	o	o	o	o	o
Add more sidewalks	o	o	o	o	o
Improve pedestrian access (Village, harbor, streets)	o	o	o	o	o
Add more traffic lights	o	o	o	o	o
Provide shuttle service to Hingham boat	o	o	o	o	o
Add more 4-way stop signs	o	o	o	o	o
Encourage more transportation options to and from Cohasset	o	o	o	o	o
Pursue more communal solutions to wastewater treatment	o	o	o	o	o
Economic Development					
Limit the amount of new commercial development	o	o	o	o	o
Improve the town center	o	o	o	o	o
Add more Village parking	o	o	o	o	o
Add more harbor parking	o	o	o	o	o

Please fill out one survey per voter: All information is confidential and will only be reported in an aggregate level

Encourage light industrial development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing					
Limit the size of houses permitted relative to lot size	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Offer more variety in housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limit the amount of new residential development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create more senior citizen housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create more affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space, Natural & Cultural Resources					
Purchase more open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add more harbor moorings/slips	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide better access to waterfront	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improve water supply and watershed protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect wildlife habitat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect water and wetland resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limit barriers for viewing ocean	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve historic and/or working landscapes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other _____	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. For those areas in question 10 that you “strongly agreed/disagreed”, please describe your reasons.

Strongly Agreed	Reason
Strongly DISagreed	Reason

Please fill out one survey per voter: All information is confidential and will only be reported in an aggregate level

11. Please indicate if you would like to be interviewed in the future (this is optional)?

Name: _____

Phone: _____

E-mail: _____

12. What do you believe the town government should be doing to address these issues or challenges? *Please be specific on anything that you believe needs to be pro-actively managed.*

13. Additional Comments about Cohasset's Future? _____

Thank you for your help!

FUTURE SCENARIOS - TABLES

RESIDENTIAL Low Buildout Scenario	5 Single Family Homes/Year No MultiFamily or Senior Housing Projects		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
<i>Single Family</i>			
Units	25	50	100
Residents	71	143	285
Children in Town Schools	14	28	57
Valuation	\$ 14,000,000	\$ 28,000,000	\$ 56,000,000
<i>Multi Family</i>			
Units	0	0	0
Residents	0	0	0
Children in Town Schools	0	0	0
Valuation	\$ -	\$ -	\$ -
<i>Senior Housing</i>			
Units	0	0	0
Residents	0	0	0
Children in Town Schools	0	0	0
Valuation	\$ -	\$ -	\$ -
Annual Budget Increment IN Year X	5	10	20
By Development Type			
<i>Single Family</i>			
Property Tax Revenue	\$ 160,720	\$ 321,440	\$ 642,880
General Government Cost	\$ (66,287)	\$ (132,575)	\$ (265,149)
Education Cost	\$ (104,603)	\$ (209,206)	\$ (418,411)
Net Annual Budget Increment in Year X	\$ (10,170)	\$ (20,340)	\$ (40,681)
<i>Multi Family</i>			
Property Tax Revenue	\$ -	\$ -	\$ -
General Government Cost	\$ -	\$ -	\$ -
Education Cost	\$ -	\$ -	\$ -
Net Annual Budget Increment in Year X	\$ -	\$ -	\$ -
<i>Senior Housing</i>			
Property Tax Revenue	\$ -	\$ -	\$ -
General Government Cost	\$ -	\$ -	\$ -
Education Cost	\$ -	\$ -	\$ -
Net Annual Budget Increment in Year X	\$ -	\$ -	\$ -
By Budget Category			
Property Tax Revenue	\$ 160,720	\$ 321,440	\$ 642,880
General Government Cost	\$ (66,287)	\$ (132,575)	\$ (265,149)
Education Cost	\$ (104,603)	\$ (209,206)	\$ (418,411)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (10,170)	\$ (20,340)	\$ (40,681)

Constant Dollars

RESIDENTIAL Medium Buildout Scenario	10 Single Family Homes/Year 200 Units MultiFamily, 60 Units Senior		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
<i>Single Family</i>			
Units	50	100	200
Residents	143	285	570
Children in Town Schools	28	57	114
Valuation	\$ 28,000,000	\$ 56,000,000	\$ 112,000,000
<i>Multi Family</i>			
Units	0	200	200
Residents	0	400	400
Children in Town Schools	0	76	76
Valuation	\$ -	\$ 60,000,000	\$ 60,000,000
<i>Senior Housing</i>			
Units	0	60	60
Residents	0	66	66
Children in Town Schools	0	0	0
Valuation	\$ -	\$ 15,000,000	\$ 15,000,000
Annual Budget Increment IN Year X	5	10	20
<i>By Development Type</i>			
<i>Single Family</i>			
Property Tax Revenue	\$ 321,440	\$ 642,880	\$ 1,285,760
General Government Cost	\$ (132,575)	\$ (265,149)	\$ (530,298)
Education Cost	\$ (209,206)	\$ (418,411)	\$ (836,823)
Net Annual Budget Increment in Year X	\$ (20,340)	\$ (40,681)	\$ (81,361)
<i>Multi Family</i>			
Property Tax Revenue	\$ -	\$ 688,800	\$ 688,800
General Government Cost	\$ -	\$ (372,139)	\$ (372,139)
Education Cost	\$ -	\$ (558,904)	\$ (558,904)
Net Annual Budget Increment in Year X	\$ -	\$ (242,243)	\$ (242,243)
<i>Senior Housing</i>			
Property Tax Revenue	\$ -	\$ -	\$ -
General Government Cost	\$ -	\$ (61,403)	\$ (61,403)
Education Cost	\$ -	\$ -	\$ -
Net Annual Budget Increment in Year X	\$ -	\$ (61,403)	\$ (61,403)
<i>By Budget Category</i>			
Property Tax Revenue	\$ 321,440	\$ 1,331,680	\$ 1,974,560
General Government Cost	\$ (132,575)	\$ (698,691)	\$ (963,841)
Education Cost	\$ (209,206)	\$ (977,315)	\$ (1,395,727)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (20,340)	\$ (344,327)	\$ (385,007)

Constant Dollars

Potential Tax Revenue from Senior Housing \$ - \$ 172,200 \$ 172,200

RESIDENTIAL High Buildout Scenario	20 Single Family Homes/Year 2 (200-Unit) MultiFamily Projects, 60 Units Senior		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
<i>Single Family</i>			
Units	100	200	400
Residents	285	570	1140
Children in Town Schools	57	114	228
Valuation	\$ 56,000,000	\$ 112,000,000	\$ 224,000,000
<i>Multi Family</i>			
Units	200	400	400
Residents	400	800	800
Children in Town Schools	76	152	152
Valuation	\$ 60,000,000	\$ 120,000,000	\$ 120,000,000
<i>Senior Housing</i>			
Units	0	60	60
Residents	0	66	66
Children in Town Schools	0	0	0
Valuation	\$ -	\$ 15,000,000	\$ 15,000,000
Annual Budget Increment IN Year X	5	10	20
<i>By Development Type</i>			
<i>Single Family</i>			
Property Tax Revenue	\$ 642,880	\$ 1,285,760	\$ 2,571,520
General Government Cost	\$ (265,149)	\$ (530,298)	\$ (1,060,597)
Education Cost	\$ (418,411)	\$ (836,823)	\$ (1,673,646)
Net Annual Budget Increment in Year X	\$ (40,681)	\$ (81,361)	\$ (162,723)
<i>Multi Family</i>			
Property Tax Revenue	\$ 688,800	\$ 1,377,600	\$ 1,377,600
General Government Cost	\$ (372,139)	\$ (744,278)	\$ (744,278)
Education Cost	\$ (558,904)	\$ (1,117,808)	\$ (1,117,808)
Net Annual Budget Increment in Year X	\$ (242,243)	\$ (484,486)	\$ (484,486)
<i>Senior Housing</i>			
Property Tax Revenue	\$ -	\$ -	\$ -
General Government Cost	\$ -	\$ (61,403)	\$ (61,403)
Education Cost	\$ -	\$ -	\$ -
Net Annual Budget Increment in Year X	\$ -	\$ (61,403)	\$ (61,403)
<i>By Budget Category</i>			
Property Tax Revenue	\$ 1,331,680	\$ 2,663,360	\$ 3,949,120
General Government Cost	\$ (637,288)	\$ (1,335,980)	\$ (1,866,278)
Education Cost	\$ (977,315)	\$ (1,954,631)	\$ (2,791,454)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (282,924)	\$ (627,251)	\$ (708,612)

Constant Dollars

Potential Tax Revenue from Senior Housing \$ - \$ 172,200 \$ 172,200

COMMERCIAL Low Expansion Scenario	10% of Maximum Additional Bldg. Space by Year 20; No Growth Downtown		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
<i>Tech Business</i>			
Gross Sq. Feet of Building Area	86,139	202,827	575,033
Valuation	\$ 6,460,406	\$ 15,212,030	\$ 43,127,501
<i>Highway</i>			
Gross Sq. Feet of Building Area	57,345	121,596	274,245
Valuation	\$ 4,300,849	\$ 9,119,687	\$ 20,568,383
<i>Light Industry</i>			
Gross Sq. Feet of Building Area	25,829	62,684	190,309
Valuation	\$ 1,937,170	\$ 4,701,296	\$ 14,273,195
<i>Downtown - Village Center</i>			
Gross Sq. Feet of Building Area	-	-	-
Valuation	\$ -	\$ -	\$ -
Total Incremental Gross Square Feet	169,312	387,107	1,039,588
Total Incremental Valuation	\$ 12,698,425	\$ 29,033,013	\$ 77,969,079
Annual Budget Increment IN Year X	5	10	20
By Zone			
<i>Tech Business</i>			
Property Tax Revenue	\$ 74,165	\$ 174,634	\$ 495,104
General Government Cost	\$ (60,297)	\$ (141,979)	\$ (402,523)
Net Annual Budget Increment in Year X	\$ 13,868	\$ 32,655	\$ 92,580
<i>Highway</i>			
Property Tax Revenue	\$ 49,374	\$ 104,694	\$ 236,125
General Government Cost	\$ (40,141)	\$ (85,117)	\$ (191,972)
Net Annual Budget Increment in Year X	\$ 9,232	\$ 19,577	\$ 44,153
<i>Light Industry</i>			
Property Tax Revenue	\$ 22,239	\$ 53,971	\$ 163,856
General Government Cost	\$ (18,080)	\$ (43,879)	\$ (133,216)
Net Annual Budget Increment in Year X	\$ 4,158	\$ 10,092	\$ 30,640
<i>Downtown - Village Center</i>			
Property Tax Revenue	\$ -	\$ -	\$ -
General Government Cost	\$ -	\$ -	\$ -
Net Annual Budget Increment in Year X	\$ -	\$ -	\$ -
By Budget Category			
Property Tax Revenue	\$ 145,778	\$ 333,299	\$ 895,085
General Government Cost	\$ (118,519)	\$ (270,975)	\$ (727,711)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ 27,259	\$ 62,324	\$ 167,374

Constant Dollars

COMMERCIAL Medium Expansion Scenario	25% of Maximum Additional Bldg. Space by Year 20		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
<i>Tech Business</i>			
Gross Sq. Feet of Building Area	151,034	395,987	1,437,583
Valuation	\$ 11,327,527	\$ 29,699,019	\$ 107,818,753
<i>Highway</i>			
Gross Sq. Feet of Building Area	118,945	267,604	685,613
Valuation	\$ 8,920,880	\$ 20,070,331	\$ 51,420,957
<i>Light Industry</i>			
Gross Sq. Feet of Building Area	43,893	119,627	475,773
Valuation	\$ 3,291,953	\$ 8,972,019	\$ 35,682,988
<i>Downtown - Village Center</i>			
Gross Sq. Feet of Building Area	51,467	114,340	284,974
Valuation	\$ 3,860,052	\$ 8,575,534	\$ 21,373,087
Total Incremental Gross Square Feet	365,339	897,559	2,883,944
Total Incremental Valuation	\$ 27,400,412	\$ 67,316,904	\$ 216,295,786
Annual Budget Increment IN Year X	5	10	20
By Zone			
<i>Tech Business</i>			
Property Tax Revenue	\$ 130,040	\$ 340,945	\$ 1,237,759
General Government Cost	\$ (105,724)	\$ (277,191)	\$ (1,006,308)
Net Annual Budget Increment in Year X	\$ 24,316	\$ 63,754	\$ 231,451
<i>Highway</i>			
Property Tax Revenue	\$ 102,412	\$ 230,407	\$ 590,313
General Government Cost	\$ (83,262)	\$ (187,323)	\$ (479,929)
Net Annual Budget Increment in Year X	\$ 19,150	\$ 43,084	\$ 110,384
<i>Light Industry</i>			
Property Tax Revenue	\$ 37,792	\$ 102,999	\$ 409,641
General Government Cost	\$ (30,725)	\$ (83,739)	\$ (333,041)
Net Annual Budget Increment in Year X	\$ 7,067	\$ 19,260	\$ 76,599
<i>Downtown - Village Center</i>			
Property Tax Revenue	\$ 44,313	\$ 98,447	\$ 245,363
General Government Cost	\$ (36,027)	\$ (80,038)	\$ (199,482)
Net Annual Budget Increment in Year X	\$ 8,286	\$ 18,409	\$ 45,881
By Budget Category			
Property Tax Revenue	\$ 314,557	\$ 772,798	\$ 2,483,076
General Government Cost	\$ (255,737)	\$ (628,291)	\$ (2,018,761)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ 58,820	\$ 144,507	\$ 464,315

Constant Dollars

COMMERCIAL High Expansion Scenario	50% of Maximum Additional Bldg. Space by Year 20		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
<i>Tech Business</i>			
Gross Sq. Feet of Building Area	216,862	575,033	2,875,167
Valuation	\$ 16,264,673	\$ 43,127,501	\$ 215,637,506
<i>Highway</i>			
Gross Sq. Feet of Building Area	192,109	461,730	1,371,226
Valuation	\$ 14,408,192	\$ 34,629,786	\$ 102,841,915
<i>Light Industry</i>			
Gross Sq. Feet of Building Area	61,856	186,950	951,546
Valuation	\$ 4,639,223	\$ 14,021,279	\$ 71,365,975
<i>Downtown - Village Center</i>			
Gross Sq. Feet of Building Area	84,368	199,386	569,949
Valuation	\$ 6,327,621	\$ 14,953,925	\$ 42,746,175
Total Incremental Gross Square Feet	555,196	1,423,100	5,767,888
Total Incremental Valuation	\$ 41,639,709	\$ 106,732,491	\$ 432,591,571
Annual Budget Increment IN Year X	5	10	20
By Zone			
<i>Tech Business</i>			
Property Tax Revenue	\$ 186,718	\$ 495,104	\$ 2,475,519
General Government Cost	\$ (151,804)	\$ (402,523)	\$ (2,012,617)
Net Annual Budget Increment in Year X	\$ 34,915	\$ 92,580	\$ 462,902
<i>Highway</i>			
Property Tax Revenue	\$ 165,406	\$ 397,550	\$ 1,180,625
General Government Cost	\$ (134,476)	\$ (323,211)	\$ (959,858)
Net Annual Budget Increment in Year X	\$ 30,930	\$ 74,339	\$ 220,767
<i>Light Industry</i>			
Property Tax Revenue	\$ 53,258	\$ 160,964	\$ 819,281
General Government Cost	\$ (43,299)	\$ (130,865)	\$ (666,082)
Net Annual Budget Increment in Year X	\$ 9,959	\$ 30,099	\$ 153,199
<i>Downtown - Village Center</i>			
Property Tax Revenue	\$ 72,641	\$ 171,671	\$ 490,726
General Government Cost	\$ (59,058)	\$ (139,570)	\$ (398,964)
Net Annual Budget Increment in Year X	\$ 13,583	\$ 32,101	\$ 91,762
By Budget Category			
Property Tax Revenue	\$ 478,024	\$ 1,225,289	\$ 4,966,151
General Government Cost	\$ (388,637)	\$ (996,170)	\$ (4,037,521)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ 89,387	\$ 229,119	\$ 928,630

Constant Dollars

OPEN SPACE Low Acquisition Scenario	5 Acres Open Space Purchased/Year Full Valuation Bonded @ 5% for 15 Years		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
Open Space Acquisition			
Acres Acquired	25	50	100
Valuation	\$ (2,500,000)	\$ (5,000,000)	\$(10,000,000)
Annual Budget Increment IN Year X	5	10	20
Property Tax Revenue	\$ (28,700)	\$ (57,400)	\$ (114,800)
Land Acquisition Cost/Year	(240,856)	(481,711)	(722,567)
Open Space Maintenance Cost	\$ (6,250)	\$ (12,500)	\$ (25,000)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (275,806)	\$ (551,611)	\$ (862,367)

Bonded Land Acquisition cost peaks in Year 15-20, then declines by \$48,000/year if no new purchases

	Alternative: Single Family Development under Residential B Zoning		
	Year		
Cumulative Growth BY Year X	5	10	20
Single Family Development			
Units	31	62	124
Residents	89	177	355
Children in Town Schools	18	35	71
Valuation	\$ 14,923,771	\$29,847,542	\$ 59,695,084
Annual Budget Increment IN Year X	5	10	20
Single Family			
Property Tax Revenue	\$ 171,325	\$ 342,650	\$ 685,300
General Government Cost	\$ (82,498)	\$ (164,996)	\$ (329,993)
Education Cost	\$ (130,423)	\$ (260,845)	\$ (521,690)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (41,596)	\$ (83,192)	\$ (166,383)

Constant Dollars

OPEN SPACE Medium Acquisition Scenario	10 Acres Purchased/Year Full Valuation Bonded @ 5% for 15 Years		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
Open Space Purchase			
Acres Acquired	50	100	200
Valuation	\$ (5,000,000)	\$ (10,000,000)	\$ (20,000,000)
Annual Budget Increment IN Year X	5	10	20
Property Tax Revenue	\$ (57,400)	\$ (114,800)	\$ (229,600)
Land Acquisition Cost/Year	(481,711)	(963,423)	(1,445,134)
Open Space Maintenance Cost	\$ (6,250)	\$ (25,000)	\$ (50,000)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (545,361)	\$ (1,103,223)	\$ (1,724,734)

Bonded Land Acquisition cost peaks in Year 15-20, then declines by \$96,000/year if no new purchases

	Alternative: Single Family Development under Residential B Zoning		
	Year		
Cumulative Growth BY Year X	5	10	20
Single Family Development			
Units	62	124	249
Residents	177	355	709
Children in Town Schools	35	71	142
Valuation	\$ 29,847,542	\$ 59,695,084	\$ 119,390,168
Annual Budget Increment IN Year X	5	10	20
<i>Single Family</i>			
Property Tax Revenue	\$ 342,650	\$ 685,300	\$ 1,370,599
General Government Cost	\$ (164,996)	\$ (329,993)	\$ (659,986)
Education Cost	\$ (260,368)	\$ (520,736)	\$ (1,041,472)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (82,715)	\$ (165,429)	\$ (330,859)

Constant Dollars

OPEN SPACE High Acquisition Scenario	20 Acres Purchased/Year Full Valuation Bonded @ 5% for 15 Years		
	Snapshot in Year		
Cumulative Growth BY Year X	5	10	20
Open Space Purchase			
Acres Acquired	100	200	400
Valuation	\$ (10,000,000)	\$ (20,000,000)	\$ (40,000,000)
Annual Budget Increment IN Year X	5	10	20
Property Tax Revenue	\$ (114,800)	\$ (229,600)	\$ (459,200)
Land Acquisition Cost/Year	(963,423)	(1,926,846)	(2,890,269)
Open Space Maintenance Cost	\$ (25,000)	\$ (50,000)	\$ (100,000)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (1,103,223)	\$ (2,206,446)	\$ (3,449,469)

Bonded Land Acquisition cost peaks in Year 15-20, then declines by \$193,000/year if no new purchases

	Alternative: Single Family Development under Residential B Zoning		
	Year		
Cumulative Growth BY Year X	5	10	20
Single Family Development			
Units	124	249	498
Residents	355	709	1419
Children in Town Schools	71	142	283
Valuation	59,695,084	119,390,168	238,780,336
Annual Budget Increment IN Year X	5	10	20
Single Family			
Property Tax Revenue	\$ 685,300	\$ 1,370,599	\$ 2,741,198
General Government Cost	\$ (329,993)	\$ (659,986)	\$ (1,319,971)
Education Cost	\$ (520,736)	\$ (1,041,472)	\$ (2,082,944)
TOTAL ANNUAL NET INCREMENT IN YEAR X	\$ (165,429)	\$ (330,859)	\$ (661,717)

Constant Dollars