

Community Survey Results

Castine Community & Economic Development 2013

In April of 2013, Castine Community & Economic Development (CED) undertook a community survey project in order to develop a vision and action plan for the next 10 years based on a balanced view of the diverse opinions of the people of Castine. The intention was that the information gathered will allow us to best address the needs and wants of our citizens and set priorities in the further implementation of Castine's comprehensive plan.

Four versions of the survey were deployed: (1) Residents/Taxpayers – 38.9% response rate, (2) Castine Merchants – 35.3% response rate, (3) Non-Resident MMA Faculty & Staff – 33.5% response rate, and (4) MMA Students – 13.7% response rate. The results of these surveys are detailed below. In some of the tables, items are followed by a number in parentheses. This indicates the rating scale of that item.

All comments received are included in this report with the exception of two which were of a very personal and destructive nature.

RESIDENTS/TAXPAYERS – 38.9% Response Rate

What were the most important factors you considered in choosing Castine?

Note: Respondents were asked to rate each item on a scale of 1=Very Important, 2=Somewhat Important and 3=Not Important indicating a lower average score being of higher priority.

Natural Environment – 1.5	Proximity to Family/Friends – 2.4
Rural Character – 1.7	Quality of Schools – 2.5
Community Spirit – 2.0	Availability of Services – 2.6
College Community – 2.3	Proximity to Job – 2.6
Crime Rate – 2.4	Cost of Living – 2.7

Other factors mentioned included (in order of popularity): Historic Character/Architecture, Waterfront/Water Access, Downtown Businesses (shopping, restaurants, etc.), General Quality of Life, Family History, Recreational Opportunities, Elm Trees.

Comments:

“Wish there were more businesses, i.e. drug store, grocery store, hardware store, in Castine.”

“Very concerned about the POOR attendance at the Adams School. The cost per child is outlandish. The Town of Castine should consolidate with the adjacent Townships.”

“Choosing to summer in Castine is dependent on the quality of town life for vacationing, enjoying the natural setting, enjoying friendships and family. For us, the peaceful setting of town life, the beauty of the town, and history of the town, and the wonderful settled community of people are important, as well as activities that the whole family can do that are not available in our lives from away. Peace and quiet and outdoor activities are important. Plus wonderful people.”

“I’ve spent every summer of my life in Castine. My mother lived here year-round and my step-father worked at the academy. Castine has some huge benefits that it is underutilizing. Most notably:

- The Academy as a place to start businesses
- Deep pockets from summer folks who can fund those businesses
- A workforce that is talented and eager for good paying jobs
- A deep water port
- Access to Bangor International Airport
- Proximity to Boston
- Tech Infrastructure”

“Availability of services is a problem in Castine (compared to SW Harbor, for instance) – groceries, drug store, hardware store, medical services, fire department, police department – all are a worry.”

“The cost of living (housing) and availability of services were reasons we did not move to Castine earlier. We hope to see more reasonable housing prices to attract other families and keep Adams School strong. And a grocery store/pharmacy and chiropractor in town would be really awesome.”

“Water quality, no more phosphate binding agents and no, NO arsenic! A farmers market is also great to have.”

In general, how would you rate the following features of the village area?

1 = Excellent 2 = Good 3 = Fair 4 = Poor

Feature	Excellent	Good	Fair	Poor
Overall Layout (1.8)	36%	51%	10%	1%
Building Design (1.8)	36%	50%	12%	0%
Signage (2.2)	19%	52%	22%	5%
Sidewalks (3.3)	3%	14%	34%	48%
Parking (2.9)	4%	26%	44%	24%
Traffic Flow (2.4)	8%	52%	29%	9%
Lighting (2.5)	7%	45%	34%	12%
Landscaping (2.2)	14%	53%	26%	5%
Neatness/Cleanliness (1.9)	29%	55%	13%	1%
Diversity of Uses (2.5)	11%	41%	35%	12%

Comments:

Several comments were submitted along the lines of MMA students should not be allowed to have cars at all or should not be allowed to park anywhere off-campus in order to alleviate downtown parking issues.

Several comments were made on the poor quality of sidewalks and the need for more and/or better quality street lights.

“The Town of Castine needs a TOTAL uplifting. We are not in the ‘dying’ stage but on the verge of needing major help. So far, this process of reactivation has not shown any results of ‘forward movement’.”

“Paving over the whole are for sidewalks seems misplaced, but better sidewalks could help. Parking is somewhat of an issue, but really, walking should be encouraged and makes for better village life. One doesn’t always need to park right at the doorstep. The loss of village life at the Variety is a big loss, and the episodic nature of different storefronts in the village is too bad. There are too many ugly signs everywhere. People aren’t lost and signs aren’t going to generate business.”

“Business district is too small. Lodging laws too restrictive”

How satisfied are you with the following attributes of Castine?

(Rating scale determined by 1=Very Satisfied to 5=Very Dissatisfied)

Attribute	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Very Dissatisfied
Quality of Life (1.7)	44%	46%	6%	2%	0%
Cost of Living (2.5)	6%	55%	17%	19%	1%
Rate of Development (2.7)	9%	36%	30%	20%	2%
Housing Availability (3.0)	5%	30%	35%	23%	6%
Job Opportunities (3.3)	1%	13%	47%	29%	8%
Availability of Goods & Services (3.2)	1%	35%	14%	41%	7%
Recreational Opportunities (2.1)	29%	46%	12%	9%	1%
Cultural Facilities (2.2)	16%	56%	14%	10%	1%
Community Spirit (2.1)	28%	44%	13%	12%	1%
Technology Infrastructure (2.4)	16%	49%	13%	19%	2%
Healthcare (2.2)	20%	53%	15%	8%	1%
Senior Care Services (2.8)	3%	28%	54%	10%	2%
Youth Programs (2.7)	6%	28%	54%	9%	1%
Schools (2.5)	17%	28%	46%	6%	1%
Library Services (1.6)	49%	40%	7%	1%	0%
Quality of Roads (2.9)	5%	46%	8%	32%	7%
Fire, Police & Rescue Services (2.3)	15%	55%	15%	11%	1%
Town Hall Services (1.6)	49%	42%	7%	0%	0%
Solid Waste Disposal (2.0)	26%	55%	12%	3%	0%
Water & Sewer Services (2.5)	12%	39%	31%	13%	3%

Comments:

Several comments were made expressing dissatisfactions with water and sewer rates.

Several comments made regarding dissatisfaction with the loss of ambulance services.

Many comments were made in regard to the lack of public safety/police protection and considering a possible need for more coverage from Hancock County Sheriff's Department and Maine State Police.

"Community is too contentious."

"Do not favor development."

"Recreational opportunities could be better, more bike trails and winter activities."

"Lack of availability of goods and services is to be expected in a town this size."

"Cost of living dissatisfaction has to do with cost of taxes now compared with services available. Most of it has to do with water/sewer. I would also like to see more/better availability of fresh/local food. I would love to see an organic village farm and farm stand. This could feature locally made food products too."

"There seems to be opportunities for business development in providing better food and provisions for summer people and seniors. Castine is isolated and we have from time to time thought we would patronize better quality groceries, cab service to and from Bangor, delivery service for seniors, Rx runs to Bucksport and Blue Hill, quality prepared foods in town, internet access in town, better coffee and beverages, more produce and local fresh foods, fresher and lighter fare at restaurants."

"The Community needs to let MMA grow in town to provide more traffic for the town's small business owners."

Comments (continued):

“Youth programs need more support from the Town – it has been the very hard work of a few individuals making youth programs successful. We’ve been thrilled with the choices but fear these individuals will get worn out. There are a lot of very talented people in Castine who could also have something special to offer our kids.

“Cultural – there seems to be a vast opportunity of things to do here but they are during the working day. I would like to see more fitness activities for adults after work hours, such as pilates and adult sports leagues in conjunction with MMA if necessary. For recreational activities – I know it will never happen in Castine but imagine, a paved waterfront walkway along the shoreline like in Belfast. The backshore needs a grass park area with a playground, basketball court and outdoor pool.”

“It’s a small town at the end of the road. How much can you expect to find here? It’s not so much about Castine as it is Castine’s ACCESS to the outside world that matters.”

Which of the following statements best reflects your vision for Castine? Castine should...

- ...be a full-service town where all work, shopping, service, housing, healthcare, and educational needs can be met. – 9.7%
- ...be a fairly diverse community with some commercial, job, and housing opportunities. – 46.6%
- ...focus on becoming an education, research, and technology-based community. – 16.3%
- ...focus on becoming a tourism-oriented community with a variety of recreational opportunities. – 18.2%
- ...be a primarily residential community with few industries and limited commercial services. – 19.8%
- ...Other – 8.9%

Other Suggestions and Comments:

- Balance education and tourism
- A summer resort
- Promote historic heritage and well-preserved architecture
- Residential with recreational and cultural opportunities
- Focus on supporting MMA and summer community
- Recognize that we are really two communities – winter and summer
- Focus on residential with better shopping and healthcare
- It shouldn’t be run like a homeowners’ association

Which of the following should be the town government's primary focus over the next 10 years? (Respondents were asked to select up to 5 items.)

Protect Natural Resources – 53.6%	Attract Businesses/Jobs – 36.9%
Support Existing Businesses – 47.4%	Support Cultural Activities – 34.6%
Support Historic Preservation – 42.0%	Encourage R&D/Technology – 24.1%
Develop Water Access & Marine Services – 40.8%	Develop Recreational Facilities – 19.4%
Develop Affordable Housing – 39.6%	Improve Pedestrian Safety – 17.5%
Improve Relations with MMA – 39.2%	Support Public Transportation – 7.3%
Improve Public Infrastructure – 38.1%	Other – 11.2%

Other Suggestions and Comments:

“Concentrate on essential public services.”

“Keep improving MMA relationship.”

“Partner more with MMA.”

“Do these things and businesses will come.”

“Develop a marketing plan for the town.”

“All property owners should be allowed to vote. Expand selectmen to 5.”

“Maintain excellent status quo.”

“The position of community and economic development consultant should be done away with.”

“Public/community playground-recreational area.”

“Support Adams School – a great means to attract new families.”

“Not industrial businesses.”

“Ferry across the Bagaduce.”

“A small van, trolley to help with parking problem – a job opportunity to help transport seniors.”

“Encourage new families to move in.”

“Accept the town for what it is and strengthen/protect existing assets.”

“Protect groundwater.”

“Municipal police force.”

“Improve the flow of traffic and limit parking below Court Street.”

“Put the power lines underground.”

“Curtail town spending, especially on the school.”

“Lower water/sewer costs, better water quality.”

What goods and services would you purchase or support if added to what is currently available in Castine? (Respondents were asked to check all that apply.)

- | | |
|----------------------------------|-------------------------------|
| Hardware – 70.6% | Art & Handicrafts – 20.9% |
| Groceries – 66.1% | Pet Supplies – 20.4% |
| Restaurants – 62.0% | Elder Care Services – 20.1% |
| Gardening Supplies – 50.2% | Women’s Clothing – 20.0% |
| Pharmaceuticals – 43.9% | Art & Craft Supplies – 18.6% |
| Books – 38.6% | Pet Care Services – 17.7% |
| Marine Supplies – 38.6% | Professional Services – 17.7% |
| Health/Wellness Services – 35.8% | Kitchenware – 17.2% |
| Specialty Foods – 33.8% | Men’s Clothing – 13.9% |
| Automotive Services – 33.4% | Lodging – 12.5% |
| Wine & Liquor – 33.0% | Shoes – 11.1% |
| Live Entertainment – 29.8% | Electronics – 8.3% |
| Marine Services – 29.4% | Linens – 8.3% |
| Recreation – 29.4% | Child Care Services – 6.8% |
| Gifts – 29.3% | Children’s Clothing – 6.5% |
| Salons, Spas, Barbers – 25.8% | Furniture – 6.0% |
| Office Supplies – 22.3% | Other – 9.2% |

Other Suggestions/Comments:

- | | |
|---|---------------------------|
| A number of suggestions for more year-round restaurants | Driving/delivery services |
| “Wooden Boat Specialist – we have 55 wooden boats in the harbor.” | Dancing club |
| Catering and other services supporting the summer community | Laundrymat |
| Health food co-op | Dry Cleaning |
| Expanded hardware and beauty at T&C | Firearms |

What types of new housing development do you think should be encouraged in Castine?

Feature	Yes	No	Yes, with tight control	No Opinion
Single Family Homes	66%	5%	16%	11%
Duplexes	28%	29%	19%	22%
Townhouses/Condos	28%	31%	23%	15%
Apartments	24%	34%	23%	18%
Mobile Homes	5%	60%	11%	22%
Senior Housing	47%	13%	20%	18%
Cluster Developments	27%	31%	21%	19%

Please check the statement(s) that best represents your opinion?

- Housing development should be encouraged in the rural “off neck” area – 32.6%
- Housing development should be encouraged closer to the village (“on neck”) – 10.5%
- Housing development should be encouraged throughout the town – 41.6%
- Housing development should be discouraged – 15.1%

What should the town policy be toward the following kinds of economic development?

Business Type	Promote & Permit	Permit with Tight Control	Discourage	No Opinion
Lodging Establishments	52%	28%	5%	13%
Eating Establishments	66%	22%	2%	7%
Conference/Event Facilities	41%	25%	17%	15%
Residential Care Facilities	32%	30%	16%	20%
Professional Offices	50%	26%	4%	18%
Individual Retail Stores	60%	24%	2%	12%
Research & Development Facilities	46%	26%	8%	17%
Light Manufacturing	16%	31%	30%	21%
Recreational Facilities	56%	23%	2%	17%
Agriculture/Aquaculture	45%	30%	6%	17%

Other Suggestions/Comments:

“Maybe not tight control but some sort of control.” “Not tight control but existing zoning controls.”

“Understand that wealth has always come from the sea: MMA; recreational sailing racing, etc.; Sears Island development; Belfast’s need for temporary harbor space; wave technology incubator.”

“We have the recreational facilities we need. Present development is adequate.”

“Guided tours”

“Small-scale software and technology development.”

“I’m for agriculture but opposed to aquaculture.”

“Light manufacturing off-neck only, discourage on-neck.” “Light manufacturing – if it’s quiet.”

“Art workshops”

“More waterfront development”

“Conferences/events and R&D at MMA”

“R&D and agriculture/aquaculture only at MMA”

“A composting facility upwind might be tricky, but otherwise local ag should be supported. R&D could be good, but not if they’re dumping in the bay.”

“Whatever is promoted, geographic location should be considered. For instance, I believe that it’s not in the best interest of the town, nor is appropriate, for Main Street to be mostly populated by real estate companies. These high-traffic areas should be for independent shops and restaurants that encourage more traffic and a vibrant Maine Street! Agriculture/aquaculture are important and needed industries, and possibly polluting if certain practices are followed. More organic farms!”

“With the aging population of Castine, it’s too bad there isn’t some senior housing that would allow those who wish to stay in Castine be able to stay.”

“Until the demand exists – I would not encourage additional lodging and eating establishments. A second convenience store in Castine did not survive. New business must be based on demand.”

Comments (continued):

“This is a small town and everything impacts other people, especially on-neck. There need to be controls. The problem as I see it is not zoning. Zoning has not stopped business. I support zoning. The problem is that people are having trouble figuring out the right business models, the right types of business that can work in this part of Maine. It is not a solution to throw zoning out the window. We need zoning. But people need more business ideas, then properly zoned.”

“Lodging is pretty well established. Conference facilities in cooperation with MMA.”

Various comments indicating reasonable control rather than “tight control”.

Should the town consider architectural design standards for new commercial development?

Yes – 77.8%

No – 11.2%

Maybe – 10.8%

Comments:

“On-neck”

“Architectural design standards should not be a stylistic standard but rather a quality standard outside of the historic areas, i.e. a design review that allow for traditional and modern styles, but of high quality. In the historic village areas a style should be imposed.”

“I feel very strongly that anything built (as well as signage) should blend with the historical integrity of the town. Keep out the big box stores, please. If we have a pharmacy, I’d like to see an independently owned one. Same for any business. There are enough chain stores in Ellsworth if people want them.”

“New development can be constructed with architectural harmony with a Maine tradition.”

“This should be a MUST!!!”

“Focused on green/environmentally friendly designs.”

“This is a mixed use town, and we need to get along. That includes zoning and reasonable design standards. Many people are here for the aesthetics of the town, and it makes life better to be in a beautiful place. That is why many of us love Castine. There needs to be a mixture of community consideration as well as the rights of individual commercial owners.”

“It would depend on setback from public ways. “Streetscape” considerations.”

“As long as the rules don’t try and make us another Williamsburg or Jamestown...that era has long since passed Castine by...the history of Castine is made every day and should not be “frozen” in a specific time era. If the development is tasteful, then it should be allowed.”

Comments (continued):

“Castine has enough historic value without the need of architectural design standards.”

“How about you not try to control everyone and everything?”

“Energy efficiency standards should be required.”

“I would hate to see on-neck properties being ultra-modern in our beautifully kept historical town. Most streets in the center provide artists with fabulous opportunities for painting and photography. THAT’s an “industry” that should be developed.”

Should the town consider architectural design standards for new residential development?

Yes – 66.9%

No – 21.7%

Maybe – 11.2%

Comments:

“But not limit”

“Depends on the standards, I guess.”

“Consider is the magic word, not dictate.”

“People should be able to design their own home.”

“Focused on green/environmentally friendly designs.”

“Yes, it should - in a respectful way. I know that is not the Maine way, but Castine is a small town, and its aesthetics are a big part of its identity, and have been for a long time. That’s why a lot of people are here. It’s beautiful. The whole town should be monitored, but in a reasonable way. It doesn’t need to be excessive. You can’t just pick on a few blocks in town.”

“Depending on type of housing (multi-unit vs. single-family).”

“Castine has enough historic value without the need of architectural design standards.”

“How about you not try to control everyone and everything?”

“This does not mean that there is not appeal process, it simply regulates people from making bad and dated stylistic decisions about their buildings.”

“Energy efficiency standards should be required.”

At present, the only part of Castine designated as an historic district is Castine Village. Do you think that other areas throughout the town should be designated as historic districts?

Yes – 31.1%

No – 55.6%

Maybe – 13.2%

If yes, what areas?

On-Neck – 31

All of Castine – 21

Historic Areas (unspecified) - 14

Village/Downtown – 12

Perkins Street – 7

Lighthouse – 4

Waterfront – 4

Eliminate Existing Historic District – 4

Off-Neck – 3

Battle Avenue – 1

Witherle Woods – 1

What new town services or facilities should be considered over the next 10 years?

Service/Facility	Yes	No	No Opinion
Restrooms at the Back Shore	57%	25%	17%
Improvements to Restrooms at the Town Dock	78%	8%	12%
Harbor Launch/Water Taxi	54%	15%	29%
Public Laundry Facilities for Boaters	61%	16%	31%
Recreational/Athletic Fields	47%	21%	31%
Other Recreational Facilities	32%	22%	45%
Community Center	29%	38%	32%
Micro Loan/Grant Program for Businesses	43%	22%	34%
Business Incubator	33%	24%	41%
Technology Park	22%	40%	36%

Other Suggestions and Comments:

“Public restrooms are fine as they are. Water taxi to Belfast.”

“Enhancement to high-speed internet.”

“Emphasis on microloans/grant program for businesses.”

“Town should hire service to clean bathrooms.”

“No community center. We have Emerson Hall.”

“I have yet to hear after many months any effort by elected or appointed officials/consultants/committees any definition of what ‘economic development’ means as a concept for Castine as it exists in the real world. If we can’t define what the term means in even a general sense, how can we address it? I believe that is why we are still floundering around on this whole initiative. Perhaps, absent an ability to formulate what we want by economic development as a concept we should be happy as is.”

“Tech park off-neck. No improvements to restrooms if kept clean.”

“Community center for what purpose? Emerson Hall? Other – art center?”

“Other – school (MMA) facilities should be part of town strategy.”

“Community Center = use town hall.”

“Internet Café”

“Put toilets on the back shore, like a national park. Consider the up and coming collaborative workspaces like ThinkTank and Peleton Labs in Portland. Turn those real estate agencies into collaborative office spaces for entrepreneurs!”

“Full-time police or constable with arrest powers.”

“Laundry facilities for boaters along with showers, etc. is a great idea but one that has failed in the past. Unless it is well maintained all the time, it’s not worth the cost and headaches involved.”

“Technology park leveraging the expertise of MMA would be the best fit.”

“Dog park!”

“Better water taxi and better laundry, yes, but provided not by the town, but by business. Should the town support business education? Maybe. I think we don’t have enough information about what kinds of business would actually be viable in this part of the state. Send some residents to business school to sort out how to create viable business models! Is there a business to be built in MMA/Senior Support in the winter, and summer support in the summer. Or internet cafes? Or creative...?”

Comments (continued):

“The business incubator in association with the academy is critical.”

“Some of these should be private endeavors and should be supported by the town with regulatory support only.”

“Water taxi to Belfast would be very popular.”

“PLEASE bathrooms at the backshore.”

“Playground; the community center/business incubator/tech park would have to be very well thought out first but then I would support them; and how about a co-sponsorship of something like “Google Fiber” or something like this [http://www.bbc.co.uk/news/technology-21442348?](http://www.bbc.co.uk/news/technology-21442348)”

“We have enough locations for community center activities. The church halls, Historical Society meeting room, library, MMA’s Delano Hall and other meeting rooms. Don’t waste the money, use it towards the first four items mentioned above (back shore restrooms, improvements to town dock restrooms, harbor launch/water taxi, public laundry facilities for boaters). If the town would “play well” with MMA, they both could take advantage of combined facilities in town.”

How much of an increase in property taxes would you support in order to fund these projects?

- None – 31.1%
- 1% to 2% - 33.0%
- 3% to 6% - 27.6%
- 7% to 10% - 6.2%
- More than 10% - 1.9%

Please share any additional comments or suggestions.

“Build up the town and get the essential public services but not at the expense of the tax dollars.”

“Done in Netherlands – if you feel you need ‘more’. However what has attracted me to Castine each and every summer is its ‘as is’ character – I think some fail to realize that this is a strength of Castine, and the reason, along with its natural resources, why many choose to live and visit here.”

“The country is ‘broke’ and Castine may be in its next long-term cyclic recession.”

“The projects checked above would not require a tax increase.”

“Re: tourism. More needs to be done to connect Castine to Boston tourism. The Penobscot Expedition of 1779 (which involved Paul Revere) is little known. Castine’s history during this period represents an opportunity to feed off the Boston tourism.”

“The continued growth of MMA is creating an imbalance between community and institution. While MMA creates job opportunities and economic stability in the off season it generates an excessive demand on housing and infrastructure. Resolving this should be a priority. Castine has over the last 4 decades become a community populated with season owners. Good or bad that is the reality. Great effort and energy should be put upon tapping into the skills and talent of the seasonal residents and adapting to new environmental and cultural nuances. Castine is a delightful community that benefits from having a college in its midst, committed local and seasonal owners who are sensitive to the history and culture of the community.”

“Adams School is recognized as one of the best public schools in the area. Many people would choose to move to Castine if there were more affordable housing opportunities. Supporting the school and the children’s programs in town ensured the longevity of Castine.”

“Rural area should be encouraged. Get financial help for farms, orchards, a x-country ski trail (maintained), a bike lane or trail (safe for youth and older folks).”

“The town just shot itself in the foot by changing the 1613 settled date – history brings tourists and the earlier the better – just imagine what the 2013 celebration would have been...TV, press, lots of boosts to our economy, a national event. So many come on July 4th – our celebration would have been unbelievable.”

“Existing problems: 1) Hostility of off-neck to any commercial development, 2) Fear of competition by existing businesses with comments like ‘how can you bring in more business when we are barely surviving’.”

“The trailer park provides all the ‘affordable’ housing to meet Castine’s needs. If a town business fails it is because the population base can’t support it, the town doesn’t need it or, unfortunately, there is no good chemistry between the owner/operator and members of the community – or a combination of all of the above.”

“On the one hand, Castine will be better off with more vibrant business and commercial activity. That would help full and part-time residents and make the town ??????. However, it is simply unrealistic to expect that this level of a seaside town so far away from urban areas can or should become a technology park or business center. The better course, in my opinion, is to enhance the connection to the water and related businesses and to encourage entrepreneurs who will build businesses that are apt to thrive in an isolated, peaceful location whose charm derives precisely from its distance from big city commercialism, airports, trains, crowds, etc. It would be a mistake to spend a lot of money to try to make Castine something that it is not.”

“Downtown area should remain free of any industrial business – particularly if it creates noise/air pollution. Entire downtown of Castine as an historic and tourist destination site.”

“Not in favor of off-neck residents having to bear the burden of cluster development. We purchased our home and land with the understanding that we would not have to worry about large scale development in our area. Want to keep it that way (rural).”

“With development, a more robust public safety program and EMT/fire services are important. We will need more cops and a bigger first responder program. How to attract those people to Castine should be addressed – affordable housing? Dedicated rental space?”

“It is unreasonable for property taxes to cover costs of a school for so few students. Increase enrollment or consolidate.”

“We feel there should be a better synergy between the town and MMA. If the professional class (i.e. teachers, professors, etc.) lived in town there would be a sufficient demand for services/businesses that would benefit all. Any sort of technology ‘incubator’ strategy would clearly benefit from an alliance with MMA. Towns like Camden cater to visiting boaters with laundry, shower, even boat parts. This is one reason people stop there. We in Castine have nothing.”

“A pity the long range planning group led by Scott Vogell was not able to convey successfully the ideas for the next 50 years.”

“Challenging process. Appreciate the opportunity to offer input. Came here originally due to the elm trees, emphasis on history, rural character and environmental beauty. Certainly understand the need to promote some sustainable development, but not at the cost of those qualities. Wish I had more time available to be actively involved, but still working often out of state. Very concerned about the attitude toward off-neck – this is not a disposable part of town. Glad to see the elm trees finally recognized. Good luck.”

“You have so much untapped expertise in town. Stop looking elsewhere and use what you have. You’re wasting money on consultants who have no idea – use the money to do something useful instead.”

“Castine needs year round good jobs before we can build housing. Castine needs to rely less on the short term tourism season and more on year round jobs.”

“We are too far from major roads and other population areas. If there were all the services/businesses/facilities suggested it would be too expensive – like buying gas at T&C. Use our energy on facilities that use our beautiful rural area and our deep water access.”

“Adams School – create a charter school, manage costs better, parents much more active in fundraising.”

“I think Castine is doing ok – granted it is not growing but so what? Do we need Castine to be like Bangor or Augusta or MA? Why do people move here and then try to make it like the town they came from?”

“Current monies spent for ‘economic development’ is a total waste of taxpayer funds.”

“Been here all my life, child at Adams School and now work at college. Not the critical mass of population for major retail business to survive. Focus on cluster housing to increase population and the rest will come. Common gardens in vacant on-neck spaces would be a unifier.”

“Consider making golf club open to the public for a fee and partially subsidized by the town.”

“For the town to be vibrant and sustainable, all growth with some control is good and growth feeds other growth.”

“Castine should take advantage of its natural beauty and historic/architectural resources along with its connection to MMA. It is the 21st century! We cannot go back to the pre-internet pre-online culture. Assuring that Castine has the latest connectivity would facilitate its appeal to professionals. Castine has great assets; beauty architecture, but limited space and infrastructure. Ambitions to transform it into a commercial center with expanded housing are simply unrealistic and unsustainable.”

“I think Castine needs to develop more economically diverse housing opportunities but it needs to be done with...”

“Castine is a dying and mostly dead town without vision or any apparent means to change course or direction similar to Belfast, Rockland or even Bucksport. A complete new Town organization structure should be implemented so as to provide the necessary organizational structure with responsibility levels designed to promote growth and self-sufficiency.”

“Statistically speaking the children of the town over the past 20 years have no future growth potential so as to be able to raise their lives, without having to always ‘move away’ to gain employment in order to become part of any community.”

“The protection, conservation, and propagation of the elm trees in Castine area a vital and important characteristic of the town.”

“Consideration should be taken to allow for a small hotel in town. Also, cluster housing off-neck is critical.”

“This town has numerous people who are very learned in their particular areas of expertise. The summer residents should have as much input as the full-time families. Each and every one who pays a cent of taxes should have a say in the future of our town!!!!”

“I don’t know much about business, but it seems that people should look hard at business models to see how to capture some of the retail and service needs of the senior population and the summer people for starters. I don’t quite see how housing could be such a huge issue when there are many unoccupied homes year round. The problems of Castine are part of general regional trends, and throwing out zoning and increasing taxes don’t seem likely to get to the root of the problem. If people want to stay here to work, there need to be creative business modeling of what might work, not the same old kinds of establishments recycled. What do people ‘from away’ spend money on when they are away? Provide it in town. What do seniors need? What do students want to buy (ok, they aren’t going to be big spenders). How could technology help build business in Maine? What cultural things might work? Jump start things from what we have now and what our community is now. Support business education.”

“Castine is going to change whether the residents of the town want it to or not. Change is inevitable. What that change looks like and the pace of that change is what we can have an effect on. We are an aging community and if we do not do something to attract a younger, working population that change is not going to be for the better. We need affordable housing (not low income), employment, something to attract people who need the above.”

“Castine has no presence on visitmaine.com. Why is that?”

“Castine should try and attract businesses that do a lot of business over the internet. We have a lovely town, but the population base is too small to support most businesses. If we could attract enough people that use the internet for business, we may eventually get a large enough population to support businesses that rely on locals.”

“I am happy to be here.”

“Good start.”

“Castine is a fabulous town we moved to in order to raise our family. The school is a huge part of the attraction – if the school gets shut down or downsized much more, we will be moving.”

“Thank you for asking!”

“Questions suffice.”

“Lower ridiculously high water/sewer rates. Burden should be spread among all, not by user rate (those using water every day). You’re punishing and making it more difficult for year round residents to afford to live here.”

“Seriously, stop with the desire to make the whole town a designated Historical Site so you can further control it. The town leadership comes with a HOA mentality and if the town is to prosper that needs to change or they should go.”

“The water issue should be addressed. I know it is within EPA guidelines but it is still not good. Arsenic and all the additives to bind to the free iron in the water are not healthy. Alternatives need to be looked at.”

“If Adams School were closed or affiliated with Penobscot, taxes wouldn’t need to be raised and might be lowered to finance some of the less lofty ideas presented in this survey. These goals are unrealistic to be paid for by citizens who are already taxed to the max!”

MERCHANTS – 35.3% Response Rate

In general, how would you rate the following features of the village area?

1 = Excellent 2 = Good 3 = Fair 4 = Poor

Feature	Excellent	Good	Fair	Poor
Overall Layout (1.9)	33%	50%	11%	5%
Building Design (1.9)	22%	61%	16%	0%
Signage (2.6)	11%	27%	55%	5%
Sidewalks (3.6)	0%	11%	22%	66%
Parking (3.4)	5%	0%	44%	50%
Traffic Flow (2.3)	16%	44%	33%	5%
Lighting (2.4)	11%	55%	16%	16%
Landscaping (2.7)	11%	30%	27%	27%
Neatness/Cleanliness (2.3)	11%	55%	22%	11%
Diversity of Uses (2.7)	5%	27%	55%	11%

Comments:

“I feel that an amazing part of being a small village like Castine is the beauty of the night and stars (and my water explorations) the bioluminescence. I feel we should be careful to minimize lighting that diminishes our ability to enjoy the treasure of the night sky that so many folks from away are never able to see except in remote areas like Castine. It is a DRAW and UNIQUE QUALITY of Castine.”

“We should improve the town restrooms and develop laundry services for boaters in the same building on the town dock.”

“I will address the poor ratings. We all know the sidewalks and the plans that are underway. On Tuesdays and Thursdays during the school year the parking situation is detrimental to the downtown businesses. My main clientele (and most of Castine’s permanent residents) are elderly. If they cannot find a place to park within reasonable walking distance, after 2 trips ‘around the block’, they give up.”

“Sidewalks are in the process of being improved. Green Up Day helps with cleanliness for a least a period of time (thanks to Garden Club). Parking is always an issue. Older buildings are lovely; some newer buildings do not fit in my opinion.”

Which of the following statements best reflects your vision for Castine? Castine should...

- ...be a full-service town where all work, shopping, service, housing, healthcare, and educational needs can be met. – 27.7%
- ...be a fairly diverse community with some commercial, job, and housing opportunities. – 50.0%
- ...focus on becoming an education, research, and technology-based community. – 5.5%
- ...focus on becoming a tourism-oriented community with a variety of recreational opportunities. – 22.2%
- ...be a primarily residential community with few industries and limited commercial services. – 0.0%
- ...Other – 11.1% (“Take what comes.” “Castine should be a year-round community!”)

Which of the following should be the town government’s primary focus over the next 10 years?

- Attract businesses/jobs – 77.7%
- Support existing businesses – 72.2%
- Protect natural resources – 50.0%
- Develop affordable housing – 44.4%
- Develop water access & marine services – 38.8%
- Support cultural activities – 38.8%
- Support historic preservation – 38.8%
- Improve relations with MMA – 33.3%
- Improve pedestrian safety – 27.7%
- Improve public infrastructure – 22.2%
- Support public transportation – 22.2%
- Develop recreational facilities – 16.6%
- Encourage R&D/Technology – 11.1%
- Other – 5.5% (Cut expenses, hunker down)

What should the town policy be toward the following kinds of economic development?

Business Type	Promote & Permit	Permit with Tight Control	Discourage	No Opinion
Lodging Establishments	77%	11%	0%	11%
Eating Establishments	72%	16%	0%	11%
Conference/Event Facilities	55%	27%	0%	16%
Residential Care Facilities	33%	27%	5%	33%
Professional Offices	66%	5%	0%	27%
Individual Retail Stores	83%	5%	0%	11%
Research & Development Facilities	38%	33%	0%	27%
Light Manufacturing	16%	33%	16%	33%
Recreational Facilities	61%	22%	0%	16%
Agriculture/Aquaculture	50%	11%	16%	22%

Comments:

“Aquaculture would be a detriment to tourist industry – agriculture fine.”

Should the Town consider architectural design standards for new commercial development?

- Yes – 66.6%
- No – 11.1%
- Maybe – 22.2%

Comments:

“I have been involved with writing ordinances to revitalize towns. It would be nice to have everyone working to create a well-considered town rather than have everyone fear the new-comers.”

What new town services for facilities should be considered over the next 10 years?

Service/Facility	Yes	No	No Opinion
Restrooms at the Back Shore	77%	16%	5%
Improvements to Restrooms at the Town Dock	100%	0%	0%
Harbor Launch/Water Taxi	66%	22%	11%
Public Laundry Facilities for Boaters	77%	11%	11%
Recreational/Athletic Fields	50%	22%	27%
Other Recreational Facilities	38%	27%	33%
Community Center	27%	44%	27%
Micro Loan/Grant Program for Businesses	61%	22%	16%
Business Incubator	27%	22%	50%
Technology Park	16%	38%	44%

On what issues do you think Castine CED should focus its efforts?

- Promote Tourism – 55.5%
- Attract Young Families – 44.4%
- Provide Support to Existing Businesses – 44.4%
- Recruit/Develop New Businesses – 44.4%
- Attract Year-Round Businesses – 38.8%
- Produce Community Events – 27.7%
- Encourage Additional Investment in Economic Development – 16.6%
- Expand the Tax Base (New Businesses/Housing) – 11.1%
- Other – 5.5% (Fund advertising for the town in major periodicals.)

How would you compare your revenue in 2012 with 2011?

- Up Slightly – 27.7%
- Up Moderately – 33.3%
- Up Significantly – 11.1%
- Down Slightly – 5.5%
- Down Moderately – 0.0%
- Down Significantly – 16.6%
- About the Same – 0.0%
- Don't Know – 5.5%

Do you think the efforts of the CED have directly benefited your business?

- Yes – 44.4%
- No – 33.3%
- Not Sure – 22.2%

How has Waterfront Wednesday impacted your business?

- Positive Impact – 33.3%
- Negative Impact – 0.0%
- No Impact – 55.5%
- Not Applicable – 11.1%
- Not Sure – 0.0%

How has Light Up Castine impacted your business?

Positive Impact – 22.2%
Negative Impact – 0.0%
No Impact – 61.1%
Not Applicable – 11.1%
Not Sure – 5.5%

How has Watering Hole Wednesday impacted your business?

Positive Impact – 22.2%
Negative Impact – 0.0%
No Impact – 61.1%
Not Applicable – 11.1%
Not Sure – 5.5%

What topics would be of interest to you in a business workshop series?

Social Media (2)
Business Insurance (2)
Website Improvement
Partnering
Employee Benefits
Group Advertising Opportunities
Advertising/Marketing
Tax Benefits/Breaks for Small Business
How to Take Advantage of Grants/Loans

Do you read the Castine CED e-newsletter?

Regularly – 50.0%
Occasionally – 38.8%
Rarely – 11.1%
Never – 0.0%

If you read the e-newsletter, do you find the content to be relevant or helpful?

Yes – 72.2%
No – 16.6%
No Response – 11.1%

What other types of information would you like to see in the e-newsletter?

Castine Golf Club website link
Castine Yacht Club website link
Information about summer programs
Event listings
More information about what is happening in Castine
Business openings, closings, opportunities

Additional Comments or Suggestions:

“You are doing a great job. Keep up the good work!!”

“I would love to see the Farmers’ Market moved to a more business-friendly location. Thursdays have become our slowest day but I believe that if the market was moved to the center of town the businesses would benefit. Perhaps on the town dock or close off Main Street for the few hours it operates.”

NON-RESIDENT MMA FACULTY & STAFF – 33.5% Response Rate

What are the most significant factors that prevent you from living in Castine?

- Cost of Housing – 53.5%
- Already Established Elsewhere – 51.2%
- Availability of Goods & Services – 30.3%
- Taxes & Utility Costs – 25.0%
- Spouse's Employment Location – 21.4%
- Remote Location – 19.6%
- Availability of Activities – 10.7%
- Community Spirit – 10.7%
- Distance from Family/Friends – 8.9%
- Quality of Schools – 5.3%
- Availability of Town Services – 1.7%
- Seasonality – 1.7%
- Other – 14.2%

Other Suggestions and Comments:

“Attitudes”

“Availability of year-round rental”

“Parking, parking, parking!”

“Too close to MMA”

“I live in the town I grew up in.”

“Never felt welcome”

“Long-term resident of Blue Hill.”

If you were to move to Castine, what type(s) of housing would be of interest to you?

- Single-Family Home Ownership – 83.9%
- Townhome/Condominium Ownership – 10.7%
- Single-Family Home Rental – 21.4%
- Duplex Ownership – 8.9%
- Apartment Rental – 17.8%
- Mobile Home Rental – 3.5%
- Townhome/Condominium Rental – 12.5%
- Mobile Home Ownership – 1.7%
- Duplex Rental – 10.7%
- Other – 3.5% (no detail provided)

What is your price range for housing?

Purchase

- \$100,000 to \$199,000 – 41.0%
- \$200,000 to \$299,000 – 17.8%
- Under \$100,000 – 14.2%
- \$300,000 to \$399,000 – 12.5%
- \$400,000 to \$499,000 – 1.7%
- \$500,000+ - 5.3%

Rental

- \$500 to \$749/month – 28.5%
- \$750 to \$999/month – 14.2%
- \$1,000 to \$1,249/month – 8.9%
- Under \$500/month – 7.1%
- \$1,250 to \$1,400/month – 5.3%
- \$1,500 to \$1,749/month – 0.0%
- \$1,750 to \$1,999/month – 0.0%
- \$2,000+/month – 1.7%

In general, how would you rate the following features of the village area?

1 = Excellent 2 = Good 3 = Fair 4 = Poor

Feature	Excellent	Good	Fair	Poor
Overall Layout (2.1)	12%	62%	23%	1%
Building Design (2.1)	12%	64%	21%	1%
Signage (2.4)	5%	60%	26%	7%
Sidewalks (3.2)	0%	19%	37%	42%
Parking (3.3)	1%	14%	37%	46%
Traffic Flow (2.7)	7%	37%	33%	21%
Lighting (2.4)	5%	53%	33%	7%
Landscaping (2.3)	10%	51%	32%	5%
Neatness/Cleanliness (2.0)	23%	53%	21%	1%
Diversity of Uses (2.6)	10%	41%	30%	17%

What products or services would you purchase or support if added to what is currently available in Castine?

Groceries – 74.0%	Electronics – 25.0%
Restaurants – 72.2%	Pet Supplies – 25.0%
Hardware – 50.0%	Marine Services – 22.2%
Office Supplies – 47.9%	Pet Care Services – 22.2%
Live Entertainment – 44.4%	Shoes – 20.8%
Gardening Supplies – 43.7%	Women’s Clothing – 20.8%
Specialty Foods – 42.5%	Art & Craft Supplies – 16.6%
Gifts – 41.6%	Child Care Services – 16.6%
Pharmaceuticals – 40.7%	Men’s Clothing – 16.6%
Salons, Spas, Barbers – 40.7%	Lodging – 14.8%
Automotive Services – 38.8%	Furniture – 14.5%
Recreation – 38.8%	Kitchenware – 14.5%
Marine Supplies – 33.3%	Linens – 8.3%
Wine & Liquor – 33.3%	Professional Services – 7.4%
Health & Wellness Services – 29.6%	Children’s Clothing – 6.2%
Books – 29.1%	Elder Care Services – 0.0%
Art & Handicrafts – 25.0%	Other – 3.7% (massages, fast food)

MMA STUDENTS – 13.7% Response Rate

Would you consider making Castine your home after graduation?

- Yes – 10.2%
- No – 73.8%
- Maybe – 15.9%

What are the most significant factors that might influence a decision to live in Castine?

- Availability of Goods & Services – 68.1%
- Cost of Housing – 57.9%
- Job Opportunities – 55.6%
- Taxes & Utility Costs – 52.2%
- Proximity to Relatives and Friends – 51.1%
- Recreation/Entertainment – 46.5%
- Natural Environment – 31.8%
- Available Town Services – 29.5%
- Community Spirit – 22.7%
- Quality of Schools – 21.5%
- Other – 17.0%

Other Suggestions and Comments:

“Gus Basile”

“Attitude toward outsiders”

“Proximity to school”

“Townies that hate students”

“Town residents”

“No firearm ordinance”

“I come from a town almost identical to Castine and want to try something new!”

“Not my hometown”

“You give a ridiculous number of parking tickets. Try giving a warning.”

“If I come back to teach”

“Watching new mugs during RPT”

“Cell phone service”

Two mentions for the Fire Department

In general, how would you rate the following features of the village area?

1 = Excellent 2 = Good 3 = Fair 4 = Poor

Feature	Excellent	Good	Fair	Poor
Overall Layout (2.1)	17%	60%	18%	4%
Building Design (2.0)	27%	53%	13%	5%
Signage (2.3)	10%	56%	25%	7%
Sidewalks (3.2)	2%	20%	36%	40%
Parking (3.6)	1%	4%	29%	64%
Traffic Flow (2.3)	19%	44%	25%	11%
Lighting (2.4)	9%	53%	26%	11%
Landscaping (2.0)	20%	59%	18%	2%
Neatness/Cleanliness (1.9)	32%	50%	12%	4%
Diversity of Uses (2.4)	9%	50%	28%	12%

Comments:

“Traffic speeds too fast through town. Speed bumps along Perkins might benefit this problem.”

“Main Street is the only area I can think of that could use some work with lighting and sidewalk reconstruction. I’m fairly certain that if the sidewalks existed on Main St. they would become accustomed to regular foot traffic (at least by MMA students).”

“Compared to a suburb, this place is not bad.”

“Main Street and Court Street are awful for traffic flow. People should not be allowed to park on the Western side of Court Street at the intersection, it turns the road into a one way road and is really annoying. Same thing with Main Street. It turns into a one way when parking is bad. Either fix the parking or the streets.”

“T close to the ocean.”

“There is nothing here. We are all waiting to leave.”

“A beautiful town, but definitely not a place for every person to make his/her permanent home after graduation.”

“Could I see myself spending time, such as a vacation in the summer in Castine? Yes. However, I would probably like to permanently reside in a much more populous city.”

“The winter parking ban is terrible for students. Just ticket the cars if they park there in snow storms. No other small towns have parking bans. People just use common sense.”

“I feel that some of the residents make students feel unwelcome and that they would not like us to live here after graduation. I also feel that the cost to live in Castine is too high for me to be able to afford to live in Castine. However, I would love to live in Castine. It is beautiful all year round, close to the skiing in the winter and plenty of sailing and fishing in the summer.”

What products or services would you purchase or support if added to what is currently available in Castine?

Groceries – 86.9%	Health & Wellness Services – 25.0%
Restaurants – 70.2%	Gifts – 22.6%
Marine Supplies – 66.6%	Women’s Clothing – 20.0%
Wine & Liquor – 60.7%	Kitchenware – 18.6%
Specialty Foods – 52.3%	Lodging – 16.6%
Office Supplies – 44.0%	Pet Supplies – 16.0%
Recreation – 44.0%	Gardening Supplies – 13.3%
Pharmaceuticals – 42.8%	Linens – 12.0%
Hardware – 42.6%	Art & Handicrafts – 10.6%
Live Entertainment – 41.6%	Art & Craft Supplies – 10.6%
Automotive Services – 36.9%	Furniture – 10.6%
Books – 34.6%	Professional Services – 8.3%
Electronics – 33.3%	Pet Care Services – 5.9%
Shoes – 29.3%	Child Care Services – 2.3%
Salons, Spas, Barbers – 27.3%	Children’s Clothing – 1.3%
Men’s Clothing – 26.6%	Elder Care Services – 0.0%
Marine Services – 26.1%	Other – 5.9%

Other Suggestions:

- Firearms
- Smoke Shop
- Movie Theater
- Bowling Alley
- Dunkin Donuts
- Tanning/Nail Salon
- Fast food or anything that serves food later than 10pm

Comments:

“Entertainment, restaurants and food that stay open all year are really desirable.”

“One of the most regrettable aspects of Castine’s location, which is otherwise one of its strong points, is the unavailability of hot food after a certain hour. Young people do not go to bed at 2100 and for many of us the last time we ate was around 1700 on the Mess Deck. One gets very hungry and a place that could satiate the student body’s late-night ‘munchies’ would certainly see a great deal of my business.”

“A grocery store would be very helpful.”

“I’d like a place not 40 minutes away where I can buy shampoo and toiletries. And no, not the bookstore. T&C doesn’t carry a lot of that stuff.”

“The town NEEDS a pharmacy or small grocery store. Not having to drive to Bucksport or Ellsworth would be a great help to the students of MMA and also the community.”

“I would really appreciate a coffee shop that is open all year.”