

**Residential
Growth**

What is your opinion about the rate of **residential** growth in Canaan?

29 12% Growing too rapidly **59 24%** Not growing fast enough
107 43% Growing at about the right rate **44 18%** No opinion

Where should most of our residential growth be located?

47 20% On large rural lots **53 23%** In rural clusters
54 23% In compact 'downtown' settlements **77 33%** No opinion

Canaan's voters authorized charging an impact fee for the construction of new homes and commercial buildings, but it has never been implemented. Should the cost of the building permit include an impact fee to offset new costs to the town for road maintenance, schools, police and fire protection? Yes **69%** No **31%**

Should new construction be regulated differently depending on whether it is in town or in more rural areas? Yes **53%** No **47%**

Comments

?

All construction should be looked at by the town

All the same, however many properties in Canaan are under maintained, poorly built, unsafe. Lack of codes/compliance unfortunate.

Allow mobil homes be placed on a land lot other than a mobil home park.

An impact fee should be charged if the development is going to be directly responsible for a needed change in services. I.E. if Cardigan Mt. School were going to increase their population significantly, if a business required the sewer system to increase because of their use only. Each case would need to be reviewed and determine the impact.

An impact fee should not be collected because taxes cover this

Because the change to the landscape and the process of construction could have a considerable impact I think some fee would be appropriate. At the same time, any new buildings should generate more tax revenue and therefore will help pay for road maintenance, etc.

Biggest problem is the blight along route 4: across from Mascoma HS, the Maytag business, dumping on front yards, etc. I know that we don't have zoning, but that doesn't mean that eyesores are acceptable. Where's the health department?

Consider impact on streams and wetlands.

Favored impact fee legislation and unhappy it was never used, particularly on Goose Pond Road!!!!

Decide what you want things to look like. Do you want to be suburban? That means big houses on big lots using lots of energy and roads. Maintaining rural character can often be easier with clusters of houses surrounded by green space.

DEPENDS ON THE REGULATION

Developers who build developments should have to repair the roads they destroy in the process. I believe the Planning Board could already require Bonding but do not.

Does this mean there would be different standards, shacks in the hills and nicer places downtown?

Don't understand pros and cons of impact fees

Enforce the impact fees.

Fee should have to be relative to the expense to the town

Homes on dirt roads are not receiving town sewer and water

I don't know what it means to be regulated differently - I am opposed to big developments coming in and taking away our rural/wild lands of Canaan which provide habitat for wildlife and allow us to live quietly in nature - I don't want to see it become suburban sprawl

I don't know what this means. I think that people who live in town should be rewarded by lower taxes. For the same house people who live in rural areas should pay more.

I don't think an impact fee is really fair if it is established at one particular rate. The location of certain new homes will dictate how much "impact" and "new cost" to the town there would be, and I don't think they can all be charged the same amount.

Besides, we want to encourage young people to move here and build their homes...we don't want to punish them with additional fees and costs just as they are starting out and getting settled. I also think we want to encourage people to build permanent homes, and additional fees and costs will not be the way to do that. We just have to think about the type of people and community we want to encourage, and therefore may want to consider offering incentives and various credits to young couples wanting to build and settle in Canaan.

I guess I would want to see the cost structure for the impact fee for construction of new homes and commercial buildings.

Are we getting zoning?

I would agree with an impact fee if it was for commercial buildings and multiple family developments.

I would like to see some kind of zoning that would protect property values.

if commercial construction, it should be regulated by State.

If residential, regulated by Town.

If the town would charge an impact fee they should also charge an impact fee town parcel by parcel - a huge fee for the owner of the property across from the high school that looks like a junk yard

In town you would need town water/sewer there. Should be fee.

It shouldn't be any easier for any new construction to be able to build rural or in town. If you have regulations on this especially for in town, then the rural areas or back roads are going to be overpopulated as it would be too easy for them to build.

It would depend on how large the impact fee would be. Would it discourage people from building?

Would the town have the funding and staffing to oversee implementing this fee?

keep low or no zoning

Keep NO ZONING

main corridor construction should be regulated

More rural areas should require more acreage for a house unless in a planned development where the houses are in clusters. Canaan Village should be tightly compacted for sidewalks and easy walking.

Need good roads and fast internet

no zoning

one needs town water/sewer, the other doesn't-- different rules must apply in my opinion

only sewer/water hookups should be charged for an impact fee

building codes, set-backs, etc all need reasonable applications

People Live in Rural Areas to be left along by governments.

Prevent forest fragmentation by building close to existing roads. Keep the area rural.

re growth: NO NEW BUILDINGS- USE WHAT WE HAVE

re fee: depends on what is assessed + how-needs public input

re new construction: depends on "hidden costs" we have enough (underlined) regulation

Re impact fee: NEED to FIRST SEE HIDDEN COSTS of INCLUDING IMPACT FEES

REGULATED ENOUGH ALREADY

real estate builders should be responsible to make roads in the new development per the state and town requirements. If there isn't any regulations than there should be some. once the road passing the requirements than the town can take ownership of it and the properties adjacent to that new road is taxed according to the estimated maintenance of that road.

Really don't have much to say about the growth of Canaan. Working people look for affordable housing to include - rent, mortgage, trash, water/sewer, electric, etc...If it doesn't fit one's income, they simple won't move to that area.

Regulation of the use of private land should be minimal.

Roads are more difficult in bad weather
should be the same

smaller lots in town , 3+ outside town

Stay out of people's lives!

The Canaan Village area needs to be cleaned up. The residences in the area are way less than stellar and respectable.

Canaan Street is in serious need of repaving. It is out "marquee" street and it is horrid. Our most expensive homes are there and the road nearly needs a 4x4 just to go over it.

The impact a building has depends a lot on where it's built and what the scale is. Larger buildings obviously will have more impact on the area in which they are built. Regulations should take into consideration watershed areas, impact on wells and local vegetation.

The only difference should be between comm/industrial/large development and 1/2 family homes.

The rural beauty of Canaan is what makes it so special.

The taxes are high enough in town. There shouldn't be any "impact" fees.

The town should carefully regulate all development and construction.

there is already too much regulatiuon

To amintain the center as a N.E. village look
up to building code

We need some type of protection for homeowners. It isn't fair for someone to buy a nice house and then have no protection for what will go in next to them. People want to keep their property values high, and a trailer park or junkyard (think the one that was allowed on Fernwood Farms Road) ruins the property values. Our town looks junky for the most part and it isn't fair to the property owners to have no protection from their next door neighbor putting in something hideous looking.

We need some zoning regulations!! Especially the racetrack. We need a noise ordinance for that. Also, no biz in rural areas near residences.

we need to get the junk piles on rt 4 cleaned up the one on the flat by the high school, larry the maytag place and the jameson place needs to be cleaned up who wants to have customer come into town with that mess... makes town look bad to possible businesses

We need to implement and go by the building codes.

We need to improve our schools, both physically and educationally to attract the upcoming generations and continue growth in our area and also to help the housing real estate values.

we need zoning

We want to encourage new construction. If any regulations are needed it should pertain to some of the existing dwellings that in my opinion don't even look liveable.

What is the point of an "impact fee"? Doesn't the BRAND NEW property tax more than offset any additional impact? Are these services not "public goods"? How can the actual additional cost be determined? Bad idea.

Why not? This would help existing property owners w/their high taxes with zoning

would like information on "new construction"

Zoning (underlined)

Zoning is not an option as it is an attempt to control what a land owner does with their property. Do not want zoning and the politics and egos which go with it.