

Economic Development Resident Survey Results

Complete Through 2/10/14

Lakeville Economic Development Committee

Table of Contents

Executive Summary.....	3
Summarization of Data Process.....	4
Question 1.....	5
Question 2.....	6
Question 3.....	7-9
Question 4.....	10-23
Question 5.....	24-26
Question 6.....	27-31

Executive Summary

The Economic Development Resident Survey was born out of the Lakeville Economic Development Committee and first was introduced to the town at the 2013 Lakeville Arts & Music festival. At that time, over 50 survey results were obtained through face-to-face interaction with town residents. In January 2014 the survey was distributed by mail with the quarterly tax bill and was made available online to residents. As of the date of this report, there were 654 responses to this survey. Survey questions were generally made as open-ended questions to solicit genuine responses from townspeople. The following report summarizes the results of this survey.

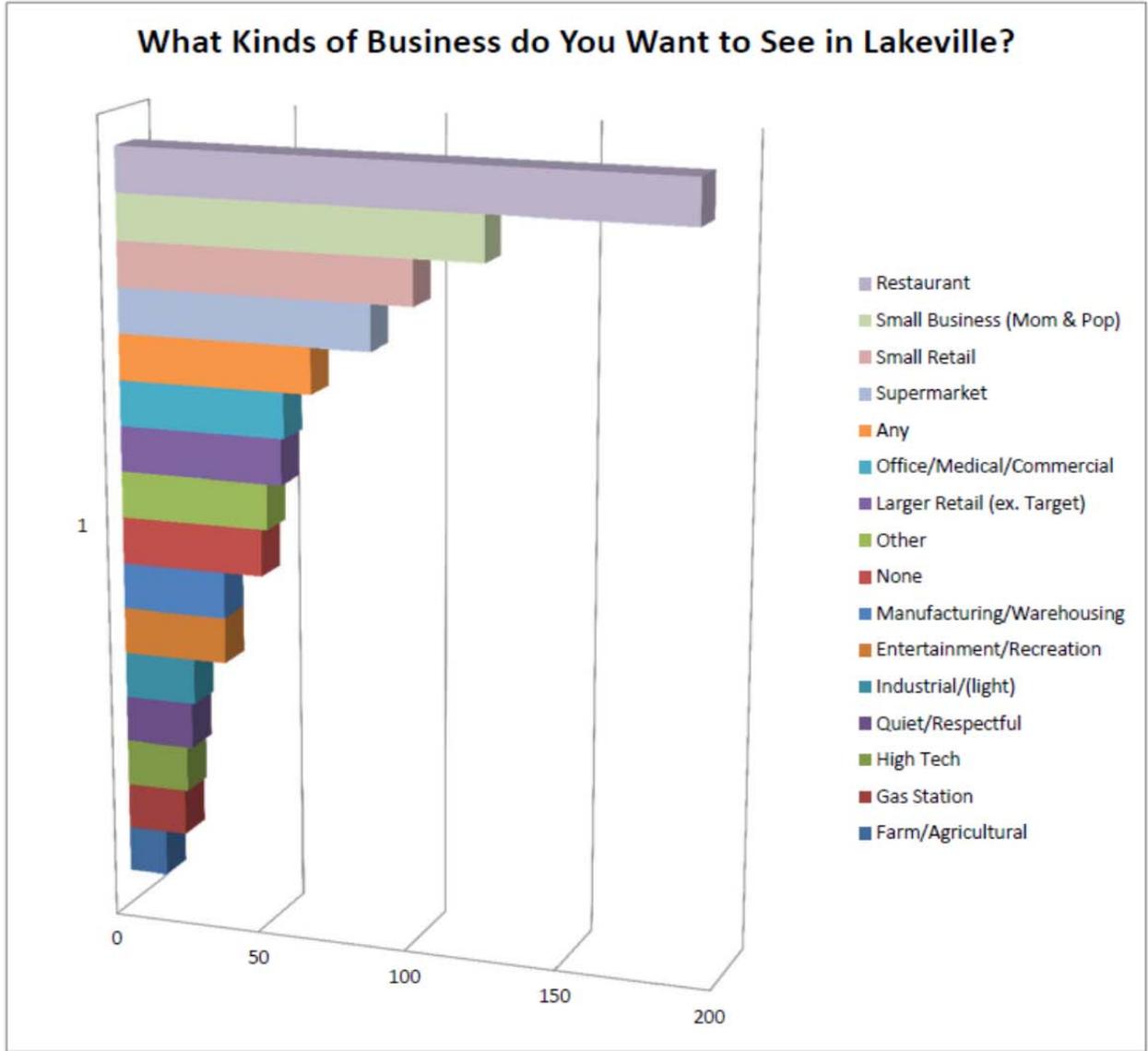
Summarization of Data Process

The Economic Development Resident Survey contained 6 questions. Questions 1, 2, and 4 were open-ended response questions, while questions 3, 5, and 6 allowed for additional comments. For questions 1 and 2, survey responses were summarized into categories which contained similar expressions or sentiment which was done at the discretion of the survey compiler. Every effort was made to ensure that responses were categorized appropriately; however, as the survey compiler is human, errors may have been made. Detailed data responses behind the categorization are available upon request.

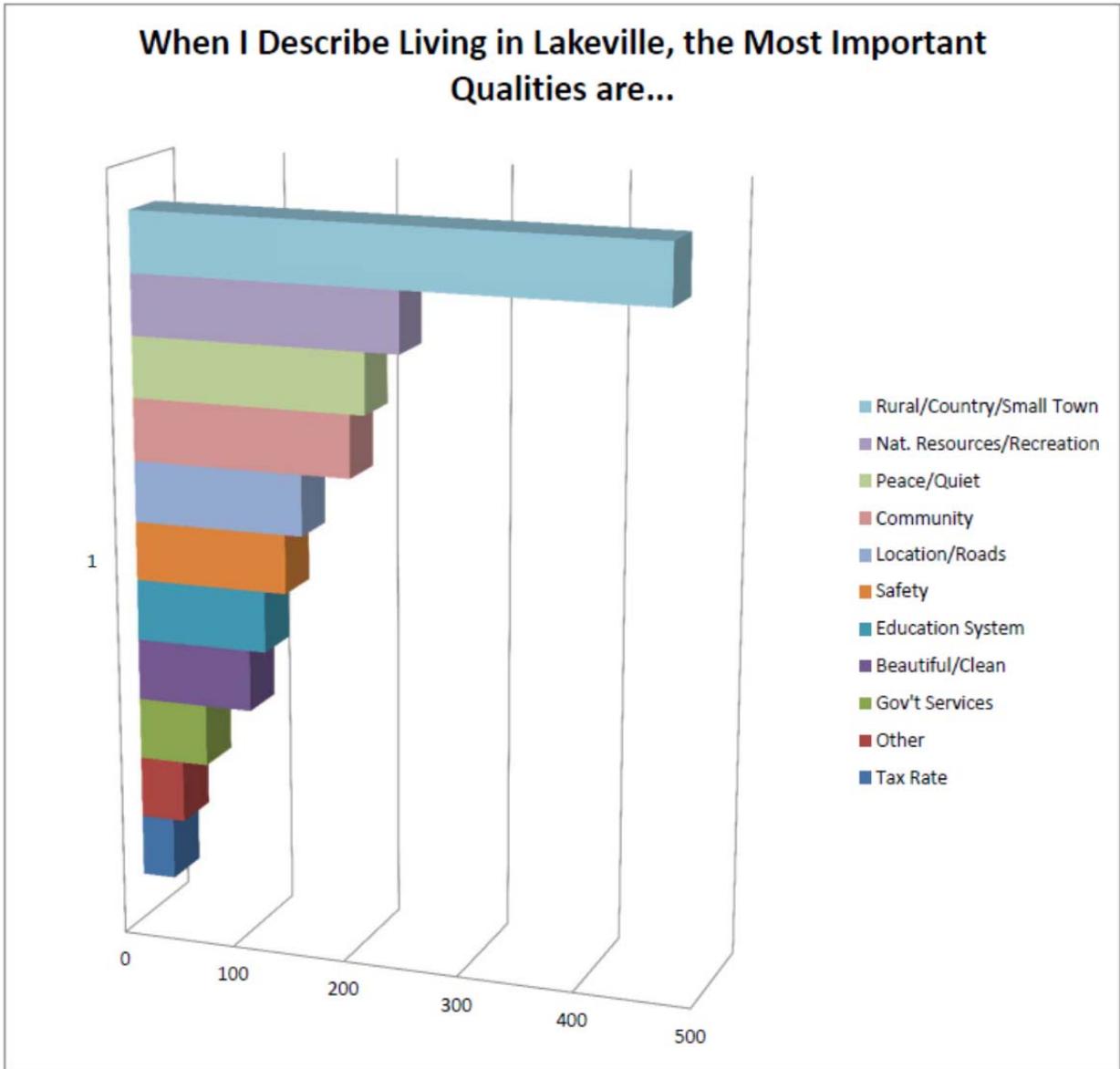
Question 4 allowed for respondents to share free thought regarding the future direction of business growth within the community. These responses were too varied to provide for adequate categorization. Therefore, the raw data has been included in this report for interpretation by the reader.

Questions 3, 5, and 6 allowed for additional comments. Those comments are also included here in the report in raw form.

Question 1

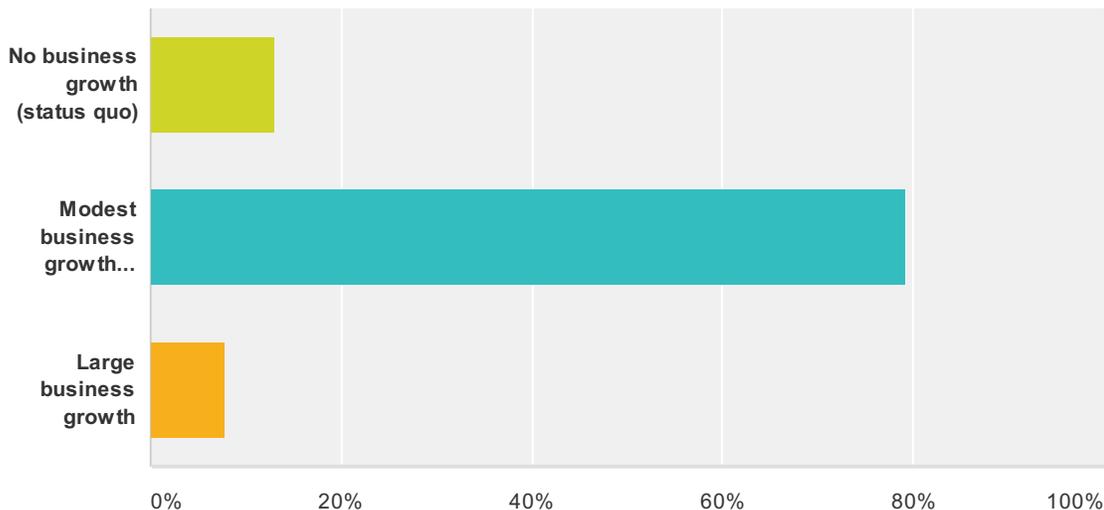


Question 2



Q3 With regard to business growth, I am in favor of (choose 1):

Answered: 626 Skipped: 28



Answer Choices	Responses
No business growth (status quo)	13.10% 82
Modest business growth (business growth contained to specifically zoned areas and certain rules)	79.07% 495
Large business growth	7.83% 49
Total	626

#	Other (please specify)	Date
1	Forget it! Lakeville lhas already ben labeled not business friendly. 66 acres on route 105, environmental issues to deal with.	2/10/2014 4:56 PM
2	Also "C", Large company headquarters offices	2/10/2014 4:34 PM
3	Specifically zones, very important	2/10/2014 4:17 PM
4	If limited to industrial area	2/10/2014 3:42 PM
5	Also "B"	2/10/2014 3:40 PM
6	minimal growth, make an effort to use existing facilities. Allow for new development that best suites the community. Avoid rapid, fleecing, growth scenarios.	2/8/2014 11:08 AM
7	Very limited	2/3/2014 2:03 PM
8	In business zones, as already near the recycling plant	2/3/2014 1:52 PM
9	large business growth	2/3/2014 1:47 PM
10	Please No Big Box Stores with wild big bright signs!! Please regard residential homes in and around business zoned areas. Everyone deserves to live in a quiet neighborhood. Keep any larger business growth tucked in the industrial loop. Note traffic and noise issues to any growth and keep it to a minimal.	2/3/2014 12:51 PM
11	Very	2/3/2014 12:49 PM
12	Only in industrial park	2/3/2014 11:48 AM
13	Enforce Rules in specific zoned areas	1/31/2014 2:17 PM

Economic Development Resident Survey

14	Enforce Rules strict, specific rules	1/31/2014 2:00 PM
15	Exceptions always considered	1/31/2014 12:25 PM
16	Enforce Rules Business that respects the current zoning. We have zoning regulations. Keep a "country" atmosphere.	1/31/2014 11:32 AM
17	More retail	1/29/2014 2:11 PM
18	Location Pref--Indust. Pk large business growth in Industrial park	1/27/2014 12:32 PM
19	Maybe a few more restaurants. No large chain stores	1/26/2014 9:04 PM
20	Location Pref--Indust. Pk if it needs to be to help economy of town, put it industrial park	1/25/2014 3:34 PM
21	Focus on the Lakeville hospital property - it is an albatross	1/23/2014 3:23 PM
22	large based on location	1/23/2014 3:17 PM
23	Large growth if it's an existing building - hospital	1/23/2014 3:10 PM
24	No industry and no expansion of business zones into scenic/residential	1/23/2014 2:54 PM
25	but not unrealistic	1/23/2014 2:35 PM
26	Anything is better, this town needs money for schools and tax revenue	1/23/2014 2:25 PM
27	Very small growth	1/23/2014 2:04 PM
28	except a few restaurants, which we need	1/23/2014 12:45 PM
29	Modest	1/23/2014 12:42 PM
30	Modest	1/23/2014 12:26 PM
31	Too many people will have inpput on the "specific rules". This will be a total tum off for growth!	1/23/2014 12:10 PM
32	Whichever will sustain our taxes from increasing too much!	1/23/2014 12:05 PM
33	small business growth, but only in neighborhoods that have voted to accept the business.	1/23/2014 11:43 AM
34	status quo	1/18/2014 5:20 AM
35	medical facility	1/17/2014 4:34 PM
36	Low to modest business growth	1/17/2014 2:27 PM
37	Location Pref--Indust. Pk Fill up industrial park	1/17/2014 9:16 AM
38	NO PUBLIC TRANSPORTATION	1/16/2014 12:04 PM
39	I would like to 30% of tax base come from commercial	1/15/2014 2:12 PM
40	Something larger couldnt definitely go in the hospital area on 105	1/10/2014 7:45 AM
41	Because the town does not enforce its own rules about businesses.	1/9/2014 1:43 PM
42	need work taxes etc.. for the Town	1/7/2014 11:15 AM
43	Bedford Street would be a natural area to develop	1/6/2014 2:48 PM
44	NO PUBLIC TRANSPORTATION PLEASE	1/6/2014 11:17 AM
45	Re-use existing developed lots for better purposes (keep open spaces intact)	1/5/2014 9:11 PM
46	large grocery store and some reastaurants.	1/5/2014 9:47 AM
47	Enforce Rules growth of business strictly restricted by zones	1/4/2014 4:26 PM
48	We need MORE business!!	1/3/2014 1:39 PM
49	Minimize impact to residents in every effort	1/3/2014 11:39 AM
50	See question 1	1/2/2014 8:33 PM
51	It was a big mistake to have lost Sysco	1/2/2014 7:36 PM
52	Business that add to center of town, as well as adds to town revenue stream while not causing adverse effects to aforementioned qualities	1/2/2014 5:37 PM

Economic Development Resident Survey

53	Absolutely NO Walmart!!!!!!	1/2/2014 2:34 PM
54	Both Modest and large	11/5/2013 7:17 PM

Economic Development Resident Survey

Q4 Please provide any additional thoughts regarding future direction of business growth within our community:

Answered: 378 Skipped: 276

#	Responses	Date
1	I have lived here long enough to realize that when the school comm. wants something that they will not take no for an answer. The 1998 override is a case in point. Six attempted votes on an override before they got what they wanted. The latest override was the worst because the town failed to inform all of the registered voters of this situation. A 24% turnout on a million and half dollars override. Where were the signs that used to be posted all over the town. The town could have notified voters with a card.	2/10/2014 4:56 PM
2	Keep industry out of neighborhoods, keep in industrial park	2/10/2014 4:44 PM
3	All business growth should improve infrastructure to reflect their intended demand on resources.	2/10/2014 4:32 PM
4	no growth in fragile areas! (i.e. lake fronts and wetlands) Yes to bike paths!	2/10/2014 4:30 PM
5	Focus on filling the industrial park areas	2/10/2014 4:26 PM
6	I am very upset regarding the residential area being infiltrated with auto businesses.	2/10/2014 4:17 PM
7	Growth should not be at the expense of the environment or rural character of the town. Business that increase traffic should be at the northern edges or close to expressways	2/10/2014 4:13 PM
8	Much prefer to pay higher taxes than having businesses unless Mom & Pop's	2/10/2014 4:11 PM
9	The old way of housing developments (i.e. Forest Park, Heritage Hill, which doesn't destroy the country feel of our town is much to be preferred over the newer houses on Highland Road!	2/10/2014 4:09 PM
10	Use the industrial park	2/10/2014 4:03 PM
11	Keep Lakeville small, quaint and rural. Keep things simple	2/10/2014 3:58 PM
12	Keeping town safe with low crime is paramount. Modest business growth especially retail and services is important. large businesses in zoned areas like Ind. Park. We certainly need the tax bill businesses provide and should encourage businesses to locate here in moderation.	2/10/2014 3:52 PM
13	Please no more condos or large apartment complexes. This adds to more crime and puts a strain on the school population	2/10/2014 3:39 PM
14	Smart planning	2/10/2014 3:37 PM
15	Need to accept business to help with taxes. Some people just do not get it when keeping to deny them	2/10/2014 3:36 PM
16	What business, whenever we have an opportunity for growth for the town (Sysco) the people shoot it down. We need growth for our town to survive.	2/10/2014 3:33 PM
17	The many override requests demonstrate our need for new business to offset personal property tax. Higher tax rates without the support of a solid business base will drive people to search for other less expensive towns or areas to locate.	2/10/2014 11:31 AM
18	address the hospital	2/8/2014 11:08 AM
19	to choose how the taxpayers's money is spent widely, such as the library, I very rarely see a car there and most folks today use a home computer to do research, so more research should be done.	2/6/2014 11:46 AM
20	Modest growth; we do not need strip malls or shopping centers	2/3/2014 3:04 PM
21	Business growth within the industrial park primarily.	2/3/2014 2:03 PM
22	If the towns people had been more active (older citizens) also younger not interested, the Sysco would have helped greatly and our taxes wouldn't have had to climb (and the hospital mess would be cleaned up!!	2/3/2014 1:52 PM

Economic Development Resident Survey

23	The town needs the extra revenue. Stores would add convenience	2/3/2014 1:40 PM
24	I am a resident for 25+ years. After seeing my latest real estate tax bill, no financial accountability in the School Dept.,and lack of commercial business to help finance the towns operations, it's about time this dept. step up and take action. It's a shame the town squandered its opportunity (Sysco, Pavestone) and lost years of revenue.	2/3/2014 1:32 PM
25	-Encourage small business to locate in town -More restaurants - Perhaps in Lakeville shopping center	2/3/2014 1:14 PM
26	Small scale, clean, quiet, non-polluting; preferably located near major highways (495, 140,44,18,105)	2/3/2014 1:11 PM
27	Adhere to zoning laws	2/3/2014 1:09 PM
28	We think we should be pro-active and aggressive trying to attract businesses like the ones mentioned above and not just leave it up to developers.	2/3/2014 1:08 PM
29	gas station, relocate post office to Sedell's plaza	2/3/2014 12:58 PM
30	Restrict most to industrial parks, restrict the use of heavy trucks to certain roads	2/3/2014 12:53 PM
31	It would be nice to have a "downtown". A place to go, a "destination" to relax, shop, and walk around on sidewalks or trails, picnic tables, and benches along the way, with ample parking.	2/3/2014 12:51 PM
32	The master plan should be followed. Any large business should be in the industrial park	2/3/2014 12:51 PM
33	I think we need some growth to support our schools.	2/3/2014 12:49 PM
34	Always protect our environment	2/3/2014 12:48 PM
35	Don't miss another opportunity to get a business in the old Lakeville Hospital property	2/3/2014 12:36 PM
36	This town must embrace business growth to help residents offset the increases in tax demands	2/3/2014 12:33 PM
37	Companies like Sysco should have been courted to move to Lakeville instead of being chased out. That hospital land with its close access to I495 should not be sitting vacant, but more housing projects and condos are not the answer.	2/3/2014 12:31 PM
38	We need a 50+ community for our seniors(not low income necessarily) with stores, grocery, shopping. We need a gas station in S. Lakeville	2/3/2014 12:25 PM
39	Small mom and pop shops/small town	2/3/2014 12:19 PM
40	We need an over 55 park similar to Oak Point on a smaller scale	2/3/2014 12:14 PM
41	Open space important on many levels. Keep agriculture high on priority list. Open fields on rt. 18 very appealing, give s sense of balance, calm when entering town. Lakeville Rt 105 area near hospital and defunct bowling alley - very seedy - needs to be addressed and area brought back to life.	2/3/2014 12:12 PM
42	Business should pay a higher tax rate	2/3/2014 11:59 AM
43	Too much money going to schools - no consideration for the elderly - we need an override for taxes for elderly people.	2/3/2014 11:57 AM
44	small business welcome, large business in corporate parks only	2/3/2014 11:56 AM
45	The Lakeville Industrial park is the appropriate site for business	2/3/2014 11:54 AM
46	No train station	2/3/2014 11:52 AM
47	Expand Industrial park areas away from existing housing areas.	2/3/2014 11:51 AM
48	I would prefer to pay a little more in taxes and keep the small town feel we enjoy now. Any new business should be clean with specific guidelines.	2/3/2014 11:46 AM
49	Need to actively promote the sale of the old hospital for tax base. It's any eyesore!	2/3/2014 11:43 AM
50	No opinion	2/3/2014 11:39 AM
51	In favor of businesses that do not create traffic issues.	2/3/2014 5:13 AM
52	No Sysco type businesses	2/1/2014 9:18 AM
53	limit to areas already zoned, especially northern section of Main st. (105 Starrs to town line)	1/31/2014 9:14 PM

Economic Development Resident Survey

54	Restaurants, more job opportunities	1/31/2014 3:19 PM
55	Industrial parks only - hidden from residential areas	1/31/2014 3:17 PM
56	More is not better. I would rather pay extra taxes than to give up the rural quiet atmosphere	1/31/2014 3:15 PM
57	Do not allow "Selectmen" to disregard rules and "Noise Ordinances."	1/31/2014 3:13 PM
58	Lakeville buying the former Sedell's Pharmacy and converting it to the Lakeville Police Dept.	1/31/2014 3:11 PM
59	Should have allowed Sysco	1/31/2014 3:08 PM
60	We want the infrastructure in the town to keep up with all new development	1/31/2014 3:03 PM
61	We have to stop discouraging businesses from coming to our town so that our home taxes will go down and stop going up. We all pay high taxes in Lakeville but increases affect the seniors and unemployed greatly.	1/31/2014 3:01 PM
62	If business can help ease tax burden on residents - may be we should speed it up a little	1/31/2014 2:56 PM
63	We've missed out on too many good businesses already. It's about time the town changes a few things	1/31/2014 2:55 PM
64	Maybe upgrade Star Market on 105. No more traffic lights!!!	1/31/2014 2:51 PM
65	encourage new growth on Main St., towards the Middleboro line	1/31/2014 2:48 PM
66	I feel at the old Lakeville Hospital it was a mistake no to let Sysco come in. We need a big business at that location and it cleaned up by removing the old hospital	1/31/2014 2:45 PM
67	The only type of business should be environmental with more protection of the lakes and land, nothing commercial.	1/31/2014 2:43 PM
68	some retail for convenience	1/31/2014 2:41 PM
69	More thought about the effect of business traffic on general traffic (e.g. traffic jams near Dunkin Donuts)	1/31/2014 2:40 PM
70	Restrict construction on WETLANDS	1/31/2014 2:35 PM
71	Just don't get greedy - that's what ruins beautiful towns	1/31/2014 2:33 PM
72	The Town MUST enforce the existing zoning regulations. Why have them if they are ignored.	1/31/2014 2:32 PM
73	fix up state hospital for shops, etc.	1/31/2014 2:26 PM
74	Lakeville should welcome new business	1/31/2014 2:21 PM
75	have none	1/31/2014 2:20 PM
76	Create jobs for local residents, possible sports facility like Bridgewater's (Medical Facility in town!)	1/31/2014 2:16 PM
77	See #1	1/31/2014 2:07 PM
78	as little as possible	1/31/2014 2:04 PM
79	Only businesses that re in keeping with the integrity and New England flavor of our town. For example: No "ugly" businesses, no trucking distribution depots	1/31/2014 2:00 PM
80	No WalMarts or Targets	1/31/2014 1:54 PM
81	further development within Lakeville Industrial Park and need to market a usage for former Lakeville Hospital on Rte. 105	1/31/2014 1:52 PM
82	Business that provides jobs for young adults. A Boys & Girls Club for kids and young adults.	1/31/2014 1:48 PM
83	create jobs, lower tax rate	1/31/2014 1:45 PM
84	small businesses that serve the people of Lakeville and surrounding towns	1/31/2014 1:44 PM
85	maintain golf courses	1/31/2014 1:40 PM
86	Do something with the hospital grounds. Make it a large solar farm, develop a park with the rest of it.	1/31/2014 1:31 PM
87	Lakeville should have more business so we can shop local instead of spending our money outside of our community. We need options.	1/31/2014 12:33 PM

Economic Development Resident Survey

88	Factory business contained in industrial park, so it will not spoil the rest of the town.	1/31/2014 12:29 PM
89	use the empty buildings we already have	1/31/2014 12:27 PM
90	The Town "blew it!" Sysco - what happened B.S. won!	1/31/2014 12:25 PM
91	I would like to retain the current character of the Town, and control business growth to small retail, and commercial to the Industrial Park.	1/31/2014 12:23 PM
92	Maybe if a few businesses were brought in these taxes would be bearable - our taxes have gone from \$3600 - \$6500 in 10 years! Unacceptable!	1/31/2014 12:20 PM
93	keep the nuisance factor low and the profit factor high	1/31/2014 12:16 PM
94	No more Sysco projects	1/31/2014 12:13 PM
95	Dept. stores closer to Route 18 - 105 We need a shopping center.	1/31/2014 12:09 PM
96	We don't need much in town as we are close to large retail areas. I like the small town feel.	1/31/2014 12:06 PM
97	Businesses located close to highway	1/31/2014 12:03 PM
98	Do not want to see Route 18 or Route 105 become like Route 105 in Middleboro, nightmare boggled area.	1/31/2014 12:02 PM
99	I think in order to attract any large size business to Lakeville you have to offer the availability of water and gas. Water for sprinkler systems, gas for heating!	1/31/2014 12:00 PM
100	Support a committee that advocates for growth. We don't really need another committee that balances growth. Town meeting will balance when appropriate	1/31/2014 11:56 AM
101	No growth is better than destructive growth that makes the Town ugly. Route 6A in Cape Cod around Dennis is the ideal.	1/31/2014 11:49 AM
102	If modest growth must come, I go with B above	1/31/2014 11:34 AM
103	Small, quiet, low impact businesses. Businesses should not be courted with special tax breaks, etc. That puts existing businesses at a relative disadvantage. They should conform to existing zoning, tax, and other regulations.	1/31/2014 11:32 AM
104	Fill up the many vacant offices. They look sad	1/31/2014 11:23 AM
105	Appropriate businesses in proper zones	1/31/2014 11:20 AM
106	A business that will contribute to the tax base	1/31/2014 11:08 AM
107	Discourage multi family units	1/31/2014 11:07 AM
108	Discourage multi family units	1/31/2014 11:03 AM
109	Lakeville hospital sold to a medical office park or a manufacturer but not 24/7 high traffic	1/31/2014 11:02 AM
110	No tax incentives for businesses moving to Lakeville. Existing businesses are not treated fairly	1/31/2014 11:00 AM
111	Get rid of that eyesore ex-hospital building and develop property (Sysco would have been ideal!)	1/31/2014 10:56 AM
112	taxes are too high	1/31/2014 10:52 AM
113	All those people who knew exactly how to deal with the hospital property need to get busy!	1/31/2014 10:50 AM
114	Business growth is vital to lowering property taxes. I believe in one rate commercial and residential. Again all businesses are welcome if they don't burden the community	1/30/2014 10:53 PM
115	would like Lakeville to continue to be a mostly residential community	1/30/2014 2:21 PM
116	Don't be afraid of growth.	1/29/2014 2:11 PM
117	Business growth and increased tax revenue are sorely needed in Lakeville. Development of the Hospital property should be a top priority.	1/29/2014 11:47 AM
118	If we control residential growth we should not need substantial business growth to support the tax base.	1/28/2014 5:38 PM
119	The best way to keep real estate values high is to limit business development. Especially when surrounding towns have ample business as is the case with Lakeville. You can see this by comparing real estate values anywhere in MA.	1/27/2014 1:12 PM

Economic Development Resident Survey

120	No growth!	1/27/2014 1:09 PM
121	This school budget needs to be in line with the size of this town. Taxes go up frequently (\$1.5M this year for the school!)We are a small town. How can the elderly afford continual raises!	1/27/2014 1:06 PM
122	It would be great to add industry/growth to the areas already in town allotted to "business" development - Bedford Street - Old Lakeville Hospital, etc.	1/27/2014 12:40 PM
123	Develop business growth along rail lines	1/27/2014 12:32 PM
124	Must allow for at least a 40% business growth to offset the burdens on middle class families/residential.	1/27/2014 12:18 PM
125	Need business growth	1/27/2014 12:16 PM
126	Minimal business and population growth. jMaintain existing quiet and small town environment.	1/27/2014 12:11 PM
127	No casinos or gambling centers. Please can travel to Atlantic City or Nevada	1/27/2014 12:09 PM
128	I think it's time to start having/offering healthy alternatives, such as healthy/organic restaurants, supermarkets, shops.	1/27/2014 12:08 PM
129	Rejuvenate what you have - do not build more	1/27/2014 12:02 PM
130	Limit	1/27/2014 12:01 PM
131	routine needs such as food currently require a hike (Savos has a lot but expensive). A gocery store and CVS would be nice	1/27/2014 9:50 AM
132	I know it is a difficult decision to make finding a balance between growth and maintaining the characteristics of the town. There are plenty of large chain store businesses in Taunton/Rayham. Lakeville is not suited for these types of businesses. Smaller family owned style buniesses is what will maintain the characteristics of a small town. Bigger is NOT better. Only big businesses want bigger business.	1/26/2014 9:04 PM
133	If you are looking to boost business, you'd better be damn sure to be able to provide the services the businesses need! Police fire and water, sewage, adequate traffic control and plowing in winter, reasonable tax structure.	1/26/2014 5:49 PM
134	Small businesses or those that would be least likely to add to congestion or a heavy increase in traffic.	1/26/2014 4:49 PM
135	Need something / anything to reduce the ever increasing property taxes!	1/26/2014 3:01 PM
136	- We would like to see new mid size employers come in that leverage the MBTA station to have access to reverse commuting professionals from Boston/ Rhode Island - We would like for the town to come up with a tax incentive plan to attract those mid size, year round employment businesses - When we grow our year round tax base, we will be able to invest in our public school system at a higher rate	1/26/2014 10:08 AM
137	More made in usa products. Would like NE made	1/26/2014 10:02 AM
138	VERY MODEST	1/25/2014 8:06 PM
139	This speaks to the questions below. I think it is crucial to maintain a standard of aesthetics when considering business growth. I think it would be awful to throw a bunch of 1 level, concrete strip malls around the town. My ideal would be a New England village feel, with restaurants & useful shops. I think functional parking is also a major consideration. Is there anything worse in town than getting in or out of Savas plaza?	1/24/2014 5:10 PM
140	Lakeville needs to provide incentives for businesses to relocate here. The town needs to consider TIF to a major tenant which can be used as an anchor for future growth. The town had no business identity. We need to decide what businesses we need to attract and aggressively work with developers to bring them here. The town needs to let go of concepts like high end or big box retailers with hubs in Taunton and Wareham already established. Finally, the town needs to carefully consider further residential expansion and it's impact on an already cash strapped school system.	1/24/2014 7:31 AM
141	Cisco & casino would've been nice. Nothing big will ever get approved. But it sure would be nice.	1/23/2014 10:46 PM
142	None please!	1/23/2014 3:27 PM
143	Community would benefit with a water system	1/23/2014 3:26 PM

Economic Development Resident Survey

144	Would like to see a high school, better education. Grow income in Lakeville	1/23/2014 3:25 PM
145	Small. local - no chains or mega stores	1/23/2014 3:24 PM
146	We need business growth so we continue to fund our schools and return them to being top notch.	1/23/2014 3:21 PM
147	Middleboro is a perfect example of everything we don't want in Lakeville.	1/23/2014 3:18 PM
148	I have been pleased w/all the years we have lived here, so I would leave it to the discretion of the boards of fellow town people	1/23/2014 3:17 PM
149	Business mean jobs and tax \$\$\$. No residential we have enough children in the school system.	1/23/2014 3:10 PM
150	More industrial park growth to keep our taxes low	1/23/2014 3:07 PM
151	No growth = people who want growth only really want more money	1/23/2014 3:06 PM
152	Tow officials and committed should do all possible to support growth and businesses in the community.	1/23/2014 2:58 PM
153	Keep farming, keep signs to a minimum and keep Bedford St and Main St. scenic	1/23/2014 2:54 PM
154	Would like sidewalks on rte 79, and a place to bring dogs such as a dog park or walking trails	1/23/2014 2:52 PM
155	Would it be possible to enforce sound/noise levels on vehicles. Too many loud motorcycles in the summer!	1/23/2014 2:49 PM
156	We need businesses to help with our town taxes, but keep them appropriate to small town living	1/23/2014 2:47 PM
157	Keep it under control, we don't want to be another over developed Dartmouth, MA	1/23/2014 2:37 PM
158	We can't expect business to come to Lakeville if we discourage it at every turn. The Lakeville Hospital property efforts have been abysmal	1/23/2014 2:35 PM
159	Tax rate is high for services provided	1/23/2014 2:29 PM
160	Would like to see expansion of Industrial park for jobs growth	1/23/2014 2:27 PM
161	A main street with small shops and restaurants/ Waterfront business would be nice	1/23/2014 2:25 PM
162	See above (hospital site would be an awesome "mini" outdoor mall type setting	1/23/2014 2:21 PM
163	Immediately impacted neighborhood preferences to new business should have most precedence in determining acceptability	1/23/2014 2:17 PM
164	Actively pursue business growth selectively.	1/23/2014 2:15 PM
165	Name me one town that has benefited by letting business come in. Do you want to be Middleboro should answer that question.	1/23/2014 2:14 PM
166	Give a tax incentive to attract more business. Develop more Industrial parks	1/23/2014 2:07 PM
167	Please work on getting the Lakeville Hospital site up and running with a business	1/23/2014 2:06 PM
168	Slow and conscientious growth would be a wonderful thing	1/23/2014 2:02 PM
169	Put it at end of town near Middleboro line. that is already business zone.	1/23/2014 1:59 PM
170	A business which would help to lower taxes and would not change the small town feel.	1/23/2014 1:55 PM
171	Further promote growth/formation of non-profits/small business	1/23/2014 1:53 PM
172	Take down hospital!	1/23/2014 1:51 PM
173	say yes	1/23/2014 1:50 PM
174	No more strip malls should be built in Lakeville until the Lakeville Hospital property has been utilized to help pay the town's expenses.	1/23/2014 1:47 PM
175	We need to do something with the hospital land and empty store fronts were Dewey's was.	1/23/2014 1:44 PM
176	Would be great to see something done with the hospital and Dewey's	1/23/2014 1:42 PM
177	Do not make another mistake like Sysco. One business for the state hospital site, not another mall.	1/23/2014 1:41 PM
178	It would be nice to get some type of business in the appropriate area that would not cause too much traffic to offset the current tax rate.	1/23/2014 1:39 PM

Economic Development Resident Survey

179	Solar field - landfill	1/23/2014 1:37 PM
180	Housing, I only get \$700 a month to live on	1/23/2014 1:33 PM
181	Need to develop Lakeville Hospital grounds	1/23/2014 1:28 PM
182	Synergy between buildings that are aesthetically pleasing and have high "curb appeal." Landscaped to a standard for curb appeal. Lakeville should have the perception that it is a town with money, and not a run down area.	1/23/2014 1:25 PM
183	If the Middleboro Rotary was redone it would probably help in attracting more businesses	1/23/2014 1:17 PM
184	It would be nice to fill some of the vacant buildings such as the old bowling alley or Deweys. Also, be great if something good came about the hospital property.	1/23/2014 1:10 PM
185	Get some in, overrides are not the answer	1/23/2014 1:07 PM
186	More business equals residential tax relief	1/23/2014 1:06 PM
187	I wish we had allowed Sysco to move into the hospital space. We'd like to see existing spaces filled.	1/23/2014 1:05 PM
188	No High Point or other type of rehab. Crime would rise	1/23/2014 1:01 PM
189	Sustainable high quality, low polluting (clean/green).	1/23/2014 12:59 PM
190	Large "Sysco" type distribution centers well outside central business/town areas.	1/23/2014 12:55 PM
191	Large "Sysco" type distribution centers well outside central business/town areas.	1/23/2014 12:55 PM
192	I think we should encourage/entice more business to Lakeville, but not with large tax breaks (as with Sysco).	1/23/2014 12:53 PM
193	Convenience but retaining quality of living by containing specific zones	1/23/2014 12:50 PM
194	Keep restricted to business zones	1/23/2014 12:46 PM
195	Traffic management. Also, I would like to see bike paths in Lakeville	1/23/2014 12:45 PM
196	Limit size, preserve look and feel of our own, business should conform to aesthetic parameters, minimal environmental impact, signs, lights, cement.concrete. Use local materials when possible	1/23/2014 12:42 PM
197	Gown hometown, unique business that enhances Lakeville. Creating new business, especially large, commercial or Industrial for increased tax revenue only is wrong!	1/23/2014 12:33 PM
198	Not too commercialized and would like a restaurant (non-chain) to be developed. Very limited (pizza) options only are available	1/23/2014 12:28 PM
199	Anything that will lower taxes	1/23/2014 12:24 PM
200	What the town has now covers everything necessary for comfort	1/23/2014 12:23 PM
201	Sidewalks on 79!!!! Better Police Dept.	1/23/2014 12:15 PM
202	More restaurants and more public beaches to attract more business.	1/23/2014 12:13 PM
203	No excessive lighting at night. Adopt night sky rules/no grandfathering	1/23/2014 12:12 PM
204	Anything that will sustain our taxes from increasing at the ridiculous level!	1/23/2014 12:05 PM
205	No comment	1/23/2014 12:05 PM
206	Business allowed to open with limited and restricted obligations	1/23/2014 11:57 AM
207	Business that would raise taxes for town, lower property tax	1/23/2014 11:55 AM
208	I'm in favor of encouraging businesses that will help pay real estate taxes in Lakeville and maybe even lower the tax rate for homeowners.	1/23/2014 11:51 AM
209	I believe that not getting Sysco here was a mistake	1/23/2014 11:45 AM
210	To further comment on #3 above. Residents in neighborhoods where Town would like to place business should have a greater say in the vote to allow than someone living outside of the neighborhood or on the other side of town. I would not vote to allow business zoning in my neighborhood	1/23/2014 11:43 AM

Economic Development Resident Survey

211	Great cities and town welcome business development for jobs, helping with expenses to provide all needed services for all its citizens	1/23/2014 11:41 AM
212	It seems like as we add businesses in Lakeville, the homeowner is seeing higher taxes every year. You would think with more development, taxes would be stabilized. The opposite is true.	1/23/2014 11:28 AM
213	We moved here because it is the way it is.	1/23/2014 11:26 AM
214	How does more business improve the quality of life in Lakeville? Our town is a place to "get off the grid" not expand it. Brave souls with a look to future generations have never been so important.	1/23/2014 11:18 AM
215	Please do not locate commercial development near the Ponds. Please limit parking. Please enforce building design and appearance regulations. We deserve business that look nice!	1/23/2014 11:10 AM
216	Please retain the charm of the town with modest growth. No big box stores	1/23/2014 11:04 AM
217	Limited to specifically zoned areas. Slow business growth.	1/23/2014 11:01 AM
218	Encourage local work, save on gas, time wasted traveling.	1/23/2014 11:00 AM
219	No windmills	1/23/2014 10:59 AM
220	I would hope Town would never consider allowing Industrial size wind and solar energy farms or such enterprises.	1/23/2014 10:57 AM
221	Businesses with enhanced opportunities for jobs	1/23/2014 10:53 AM
222	Windmills should be prohibited everywhere in town except at the landfill. Same thing with big solar installations like were put up in Berkley.	1/23/2014 10:51 AM
223	We need some badly	1/23/2014 10:49 AM
224	Develop Lakeville Hospital. It's any eyesore. Make where Middleboro Pediatrics is a business zone, fill current empty buildings and businesses.	1/23/2014 10:48 AM
225	We should have manufacturing jobs in Lakeville. It will provide more good jobs that any other business. Do not increase homes. Homes increase people, people require more town services. Town services makes all expenses go up.	1/23/2014 10:46 AM
226	Would be great to have unique stores and restaurants instead of boxed retailers. No need for big industries (like Sysco) would change what Lakeville is.	1/23/2014 10:44 AM
227	Make Lakeville more friendly with good places to eat.	1/23/2014 10:38 AM
228	The town needs more jobs. Lakeville has the appearance of a poor town. Needs updating.	1/23/2014 10:37 AM
229	Hoping for none	1/23/2014 10:35 AM
230	Advocate for small commercial/retail/hospitality (restaurant).	1/23/2014 10:34 AM
231	Take a ride down Rt. 44 east and look at that ugly, sprawling Sysco complex. Thank God we're not seeing it on 105. The CVS and Walgreens are bad enough. The blue "flu shot" signs all over the grass at Walgreens looked cheap and city-like. (Quincy, Brockton or Mattapan) I almost removed them myself. Minimize business growth please!	1/23/2014 10:30 AM
232	industrial park for office business	1/23/2014 10:22 AM
233	kayak ramp should be installed on Assawompsett	1/23/2014 10:21 AM
234	use the facilities and areas we already have	1/23/2014 10:19 AM
235	I think in order for the town to prosper in the future, new businesses are needed in the community	1/23/2014 10:17 AM
236	Business growth brings more people, traffic, noise, cost of running government, environmental degradation, excessive night lighting, demand for more services, increases in taxes	1/23/2014 10:15 AM
237	use current areas to attract businesses that are suitable to our town	1/23/2014 10:13 AM
238	comparable to Lakeville Industrial park (relatively limited additional traffic, limited drain on town resources, reduced residential growth	1/23/2014 10:05 AM
239	Good quality stores (no small junky shops that bring undesirables to the area. Adequate parking for said shops.	1/23/2014 10:02 AM

Economic Development Resident Survey

240	be very careful in planning future development - preserve as much woods and open spaces/park land as possible	1/23/2014 9:55 AM
241	Any business growth that does not change the quiet feel of the town is fine and I'm sure good for the town. I would hate to see the town end up like West Bridgewater has in my life time - going from quiet to busy with lots of business growth.	1/22/2014 9:09 PM
242	Prefer slow and controlled growth. No large chain stores or complexes	1/22/2014 1:30 PM
243	For business growth we would like to exclude all heavy industry and any industrial related businesses. (any business that is based on Chemical Processing or Distribution)	1/22/2014 1:00 PM
244	CONTROLLED AREAS OF COMMERCIAL DEVELOPEMENT SO AS NOT TO FOLLOW CONCEPT AS GOLDEN MILE IN RAYNHAM.	1/20/2014 12:45 PM
245	I moved from south easton because they made it a mess with too much business growth. traffic became an issue and quality of life went down	1/19/2014 1:21 PM
246	I think some residents have been terribly short-sighted about encouraging business growth and as a result we are all paying the price in higher taxes. The Sysco opportunity was a fiasco in terms of the outcome and how it was handled. Businesses need to be sought after and wooed to come to Lakeville.	1/18/2014 9:28 PM
247	I would like there to be a community center that contained a large auditorium, gym etc. A place for meeting, gatherings, sports activities that can hold large numbers.	1/18/2014 12:45 PM
248	I would not like to see any corporations or large construction for business. Only small and locally owned.	1/18/2014 8:03 AM
249	I would prefer to pay higher taxes to achieve an excellent education for our children as well as invest in the police department's needs for the safety of our citizens	1/18/2014 5:20 AM
250	Only the old Lakeville Hospital. I would support another type of medical facility there or any type of structure that may provide a benefit to the community, like walking grounds and enough buffer from residents homes, like mine!	1/17/2014 4:34 PM
251	we need to encourage businesses to come to this town and not let organized groups scare away them away and brainwash townspeople. we keep pushing them away (like Sisco) nobody will even want to entertain the idea of our town. by the way, where is Dick Scott and his group of investors that were going to save the town and develop the Lakeville Hospital property?	1/17/2014 4:18 PM
252	More over 55 communities, gov. assist.	1/17/2014 4:10 PM
253	Keep away from historical areas	1/17/2014 3:52 PM
254	None	1/17/2014 3:25 PM
255	Importance of attracting and RETAINING local businesses. Seems to be a number of vacancies in area shopping plazas.	1/17/2014 3:13 PM
256	No business growth - this is a bedroom community and we must keep it this way	1/17/2014 3:09 PM
257	Keep the small community atmosphere that exists now.	1/17/2014 3:02 PM
258	We should have let Sysco come in.	1/17/2014 2:59 PM
259	Develop Lakeville state hospital property - Clean it up! Sysco should have moved in there! Have more important voting on Saturday not on workdays when there is a limit on how many people can vote!	1/17/2014 2:54 PM
260	Please consider homeowners who purchased their homes because of the rural, small town feel. I live very close to the hospital and feel as though the town is sacrificing this section of town in order to gain more businesses. I understand that business growth is needed for revenue, but it's not fair to put it all in one section of the town. It would be a shame for 105 to end up looking like 44 in Raynham. We plan on staying here, but if there is so much commercial growth it changes our corner of town, we will have to leave. Thank you for your consideration.	1/17/2014 2:52 PM
261	Preferably along Routes 18 and 105 with new commercial and industrial areas designated in appropriate areas	1/17/2014 2:45 PM
262	Don't want more 18 wheelers on the roads as they are very dangerous	1/17/2014 2:27 PM
263	Sysco would have been great for Lakeville	1/17/2014 2:25 PM

Economic Development Resident Survey

264	Perhaps we need another secluded industrial park, it seems a shame Sysco could not be accommodated.	1/17/2014 2:22 PM
265	Put an end to building more housing. People can raze existing jbuildings on lots and rebuild. Keep Lakeville small!	1/17/2014 2:19 PM
266	Low key because we are not a big city	1/17/2014 2:15 PM
267	Lakeville Hospital site-Pharmaceutical Mfg & R&D. No town or state taxes for 10 years. (New York State (not the city) finally gets it!	1/17/2014 2:13 PM
268	Keep the Wal Marts and Casino's at bay. Nurture the small businesses. Do something positive with the Lakeville Hospital and buildings	1/17/2014 2:05 PM
269	Stop ugly signs and collection boxes, they become dumping spots!	1/17/2014 2:02 PM
270	Better traffic flow by Middleboro rotary - Rte44/18	1/17/2014 1:49 PM
271	Start picking up trash or provide some service to others beside schools. Taxes went up over \$1000 and still no trash service.	1/17/2014 1:47 PM
272	Focus on Lakeville Hospital site for smart development. It could be a destination shopping area - outlet stores/upscale shops - or a low impact light industry	1/17/2014 10:28 AM
273	Farmer's Market Medical Clinic Developing more programs at local library Less strip mall areas	1/17/2014 10:15 AM
274	We need businesses to build in this town, because the state is pushing housing development in this small community, which attracts too much crime and not enough services to cover the expanding needs.	1/17/2014 10:00 AM
275	The town need more infrastructure, but you voted no on Sysco which was perfect money pit for the town. I doubt if you will get anything that good again	1/17/2014 9:16 AM
276	N/A see question #3	1/17/2014 9:13 AM
277	The community would be better served with more local employment	1/17/2014 9:06 AM
278	Kept to designated zones	1/17/2014 9:00 AM
279	a restraunt would be wonderful - no chain restraunts	1/16/2014 12:04 PM
280	We need a Target store	1/15/2014 3:37 PM
281	I like the small town feel Lakeville has and it is quiet with little traffic. Small businesses that arent going to attract a lot of crime and traffic would be okay.	1/15/2014 2:45 PM
282	Simple math tells us that businesses have a much smaller impact on town expenses so why not increase that area of our tax base????	1/15/2014 2:12 PM
283	missed out on Cisco and other opportunities too slow to accept change	1/13/2014 10:01 PM
284	I wouldn't have any issues with a larger business if it did not impact traffic or natuaraal resources.	1/13/2014 7:09 PM
285	limited to certain areas and should have New England architecture	1/13/2014 6:21 PM
286	Was disappointed Sysco not approved, but would only like to see a business like that in the industrial park or old hospital where close to highway. Do not want big businesses scattered throughout the town.	1/13/2014 11:39 AM
287	We should be seeking out businesses that fit our community rather than waiting for whatever falls in our lap.	1/13/2014 8:21 AM
288	Our neighbors have brought to our attention a program called Agenda 21. It is very bad and we are against it 100%. We must avoid Agenda 21 at all costs.	1/12/2014 10:12 PM
289	limit growth, remain a town	1/12/2014 9:40 PM
290	Work to enhance and maximize existing business properties... keep open space open	1/11/2014 4:43 PM
291	Every town requires a good tax base to sustain the towns infrastructure, and staffing. However there should be very tight limits on any spending	1/11/2014 11:22 AM
292	Get some type of business in the former Lakeville Hospital site.	1/11/2014 9:19 AM

Economic Development Resident Survey

293	We need a town center! We need to do more town things, parades, town fair, lighting of the Christmas tree, etc. Have more events for the town folk at Ted Williams Camp!	1/10/2014 1:19 PM
294	We need something that would provide more employment opportunities particularly for our young adult residents.	1/10/2014 8:35 AM
295	Need to bring in revenue for our school and services. Cisco would have been perfect!	1/10/2014 7:45 AM
296	business growth means tax revenue, maybe residents taxes will actually go down!	1/9/2014 8:50 PM
297	a new college-level school on hospital campus would be good	1/9/2014 6:26 PM
298	The town should enforce its own laws regarding businesses.	1/9/2014 1:43 PM
299	Tax incentives to small businesses if they hire Lakeville Residents. Something must be done with the old Lakeville hospital it will become a drain on this town if left as is!!	1/8/2014 6:47 PM
300	Please try to limit the "affordable housing"/low income housing	1/8/2014 1:41 PM
301	Lakeville would benefit from attracting some business. Possibly around the fact that the train station is here and it's easy to get into Boston. Also pulling together the 'downtown' area and making it a bit more walkable with a park or something would make the location more attractive.	1/8/2014 10:48 AM
302	I would like to see sidewalks put in. With more housing and businesses, it makes walking very dangerous.	1/8/2014 12:35 AM
303	Take the blinders off. Think about this as a marketing ad "medium size town with access from rt 495, 24, 105, 44 and 18 seeks light manufacturing and or distribution centers in great location. Willing to discuss short term tax incentives for growing firms. Contact Town of Lakeville business development center". Look at Middleboro with Christmas Tree Shops distribution and others. WE are missing the boat. WE need more businesses for tax revenue. Homeowners cannot keep approving 2-1/2 overrides. We need a new police station and a new fire station and the schools need to be upgraded - WE NEED BUSINESS FOR TAX REVENUE.	1/7/2014 10:52 PM
304	Business growth is good if we can utilize the business for taxes or town revenue to be used for town growth. (Schools, Police, Fire, Ect.)	1/7/2014 7:49 PM
305	business growth which does NOT include grocery stores, big box stores, chain restaurants.	1/7/2014 7:26 PM
306	Need to increase Tax base from business	1/7/2014 11:15 AM
307	Must avoid unregulated sprawl like that which has happened on Rte 44 in Raynham. Should prevent increased need in emergency services, like fire department, by requiring all new commercial buildings - regardless of size - to be sprinklered. Also, should consider retroactively requiring sprinklers in existing commercial buildings when rehabilitation reaches the modification (reconfiguring of space) or reconstruction categories	1/7/2014 9:44 AM
308	Lakeville has to clear out the desolated properties that seem to pop up everywhere...especially the broken-down, abandoned houses as a start. To the visitor or business contemplating putting down roots here, these broken down properties make a terrible impression...says we don't care about our town. This town needs more sidewalks too...particularly on Bedford and Rout 79.	1/7/2014 4:53 AM
309	Need some commercial development.	1/6/2014 11:02 PM
310	Small business growth is O.K. I moved here to not deal with growth & expansion from the outskirts of Boston. If I need anything, there are plenty of highway access outside of Lakeville.	1/6/2014 7:08 PM
311	Townspople must have input as to what types of businesses come to town. Remember the Sysco fiasco...selectman thought it was a cash cow, but it would not be in THEIR back yard!	1/6/2014 3:52 PM
312	I believe that the town needs to showcase its assets and create more of a down/town. Pond view area at the junction of 79 and 105 to attract people and businesses. Make sure the viable infrastructure is in place and zoning has been changed to reflect the needs of the community	1/6/2014 2:48 PM
313	I believe that we need modest business growth to help provide income for improved town services such as schools, fire and police departments and library	1/6/2014 2:02 PM
314	I, like many of the people I have encountered in Lakeville, did not grow up here but rather moved to Lakeville. Most of whom moved from high traffic, busy locations. I would rather we did not have new businesses and definitely DO NOT want public transportation	1/6/2014 11:17 AM

Economic Development Resident Survey

315	A lakeside restaurant seems like it would be a huge hit. Also, a modern gas station with convenience store. The stretch of Route 105 between town center and Lakeville could stand some better restaurants.	1/5/2014 9:11 PM
316	I want to make sure that no new businesses disrupt the nature or peacefulness of the area - this is why I live here.	1/5/2014 8:15 PM
317	No fast food restaurants or anything of the sort	1/5/2014 7:23 PM
318	I would like to see more open-mindedness about new business in town. The town committee members (Con Com, Open Space, etc.) don't seem to understand it is about balancing tax revenue with maintaining the beauty of Lakeville. Both can be accomplished with some creative thinking and open-mindedness.	1/5/2014 4:25 PM
319	I would not be interested in seeing large scale business growth, but I understand the benefit of bringing companies into the city to increase tax revenue and jobs. I think that growth is exciting and needed, but it needs to be controlled and zoned appropriately.	1/5/2014 3:09 PM
320	It is necessary to sustain growth and development of the town, quality of our school system, and stability of our financials.	1/5/2014 2:00 PM
321	businesses should not affect or disturb existing neighborhoods or add excessive traffic	1/5/2014 12:41 PM
322	let's keep it quaint!	1/5/2014 10:33 AM
323	I think that big-box retail is close enough on 44 and 140. I would not want any of that, nor would I want any fast-food. but smaller businesses like yoga-studios, specialty shops, grocers, restaurants, etc would be okay with me and my family	1/5/2014 9:47 AM
324	Don't know why Sysco was turned away when there is a very large cold storage facility right next door in the industrial park!!!	1/4/2014 6:25 PM
325	Support agriculture. Farming	1/4/2014 4:26 PM
326	NO BIG CORPORATIONS OR CASINOS!	1/4/2014 3:18 PM
327	Need to maintain the quiet rural atmosphere; that's the main reason we moved here.	1/4/2014 2:52 PM
328	Encouragement of small business. Discouragement of large industries.	1/4/2014 11:51 AM
329	We need to think outside of the box to take advantage of our strengths -- agriculture and environment. These businesses provide opportunities and enhance our quality of life. These type of business should be made integral parts of our community.	1/4/2014 11:34 AM
330	Develop Lakeville Hospital site to include Senior housing & assisted living and small medical center	1/4/2014 10:27 AM
331	In order for Lakeville to prosper, we need to attract more business to town. I would like to see the town leaders focus on the old lakeville hospital property and filling the industrial park to capacity. It would be helpful to know what the current barriers to entry are for Lakeville.	1/4/2014 10:27 AM
332	The Selectmen in this town need to take a LEADERSHIP role and bring controlled business growth to Lakeville. Saying no to Sysco should never have happened, and the Selectmen should have done a better job selling the deal as well as mitigating the abutting residents who got a disproportionate voice via twisted facts.	1/4/2014 8:26 AM
333	I moved here because its a small town with little commercial activity. I appreciate that its surrounded by everything we would need (in taunton) but that those business do not bring the traffic and noise to our town.	1/4/2014 8:26 AM
334	I am strongly against retail/chain type expansion in Lakeville and would prefer to see industry/manufacturing in specifically zoned areas	1/3/2014 6:17 PM
335	We should take another look at the Lakeville Hospital site, potentially convincing the owner to subdivide the property so that the onus is not just on one company to deal with the remediation necessary	1/3/2014 6:04 PM
336	Future business growth should bear in mind the natural, inherent attributes of the town and not work against those attributes.	1/3/2014 5:49 PM

Economic Development Resident Survey

337	The town should focus on being able to provide natural gas to residents via Middleborough Gas and Electric or Colombia. For example - it's offered on Main street but not all the way down - and therefore off street residents can't tie in without paying an outrageous fee. Also, public water and sewer would be ideal. Although, Gas is a top priority. With all the rising costs, we the residents of Lakeville can do without HIGH OIL BILLS.	1/3/2014 5:42 PM
338	Selling the old hospital location must become a priority.	1/3/2014 12:59 PM
339	Development of Hospital Property on Rt. 105	1/3/2014 12:37 PM
340	Not to repeat the Sysco debacle. Specific select persons believed they had the authority and business knowlege to make a decision on behalf of all residents. Obviously we need to make use of vacant commercial properties, that will in some way give back to the community and provide a needed service.	1/3/2014 12:20 PM
341	There is a typo in the above sentence in the word community.	1/3/2014 11:47 AM
342	Growth is obviously necessary but needs to be done with careful planning, community feedback, and the businesses have to meet the look and feel of the town while serving this community directly.	1/3/2014 11:39 AM
343	My husband and I moved to Lakeville because it is where he was raised. He had a wonderful childhood and enjoyed the outdoors and the natural beauty of the area. We want the same for our children and bringing in too much commercialism will change that drastically.	1/3/2014 10:54 AM
344	Solicit tenants for the abandoned Lakevile Hospital	1/3/2014 7:17 AM
345	Smart growth needed to lower property taxes. Expanding industrial base must be a priority along with developing hospital property.	1/2/2014 10:52 PM
346	We need good business that bring in good jobs and help with the taxes and can provide services to our community.	1/2/2014 8:33 PM
347	encourage local private businesses (hardware, pharmacy, dining, etc. Avoid big box guys	1/2/2014 7:36 PM
348	Mixed use should be encouraged.	1/2/2014 7:23 PM
349	We are not doing enough to attract/ keep businesses. The vote for Sysco was done sneakily -- after many people with family commitments had left for the night.	1/2/2014 7:16 PM
350	my opinion wont count in this town your going to do what you want anyway	1/2/2014 5:50 PM
351	We moved here to get away from the city (New Bedford). We want less business and less people. Keep it simple.	1/2/2014 5:37 PM
352	WE LIKE IT QUIET AND MOVED HERE FROM THE CITY SO WE COULD GET AWAY FROM THE CHAOS OF COMMERCIAL AND TRAFFIC MOVEMENT.	1/2/2014 5:24 PM
353	The Lakeville Hospital sire must be developed. It is a terrible eyesore that should be a prime piece of land.	1/2/2014 4:04 PM
354	We need to grow business or raise taxes on order to produce enough revenue to sustain and improve the quality of life in Lakeville.	1/2/2014 3:33 PM
355	The town needs to reach out to high tech company, environmental startups etc.	1/2/2014 3:32 PM
356	Mote stores geared towards health and spirituality	1/2/2014 2:34 PM
357	Business areas (industrial parks) should have more professional appearance like Raynham. The town should strive to set standards or to convince business owners to upgrade the general appearance of their places of business.	1/2/2014 1:50 PM
358	Do what's best for the residents do make decision based solely on money	1/2/2014 1:24 PM
359	I used to be involved and would like to see town educational sessions on how government works.	11/5/2013 7:22 PM
360	We need a larger commercial tax base to support reinvestment in our community	11/5/2013 7:21 PM
361	A town with some growth will attract residents with better schools	11/5/2013 7:20 PM
362	More restaurants Access to lakes (we live in Lakeville!)	11/5/2013 7:15 PM
363	Get community and conservation on board	11/5/2013 7:15 PM
364	No medical pot stores Tourism	11/5/2013 7:12 PM

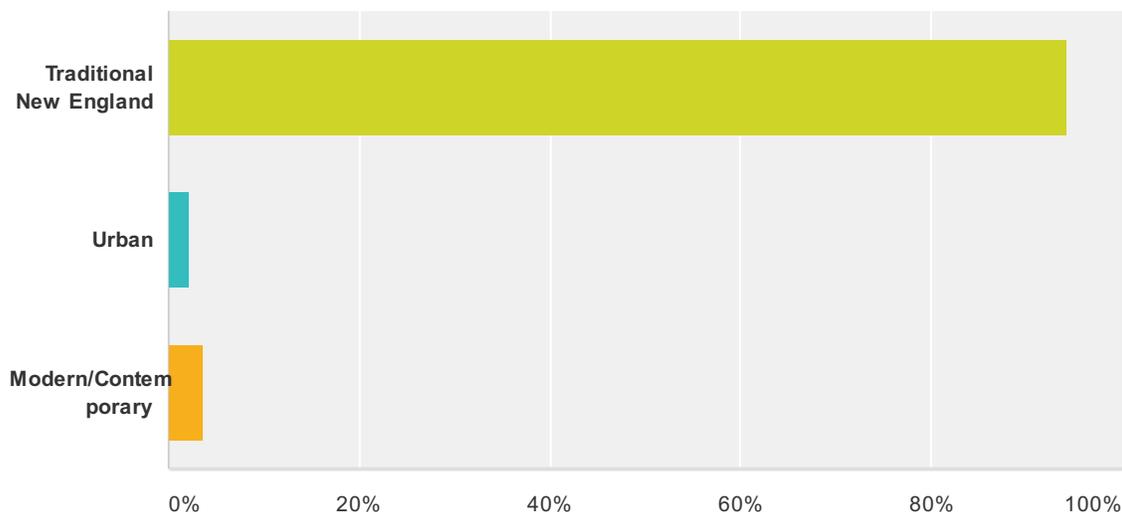
Economic Development Resident Survey

365	Please contact me to join or XXXXXXXXXXXX	11/5/2013 7:10 PM
366	Modest but classic	11/5/2013 7:09 PM
367	Focus on Lakeville hospital development	11/5/2013 7:08 PM
368	Marketing	11/5/2013 7:06 PM
369	We need it!	11/5/2013 7:04 PM
370	Why we bought here--to get out of the Rt 1 Attleboro type world!	11/5/2013 7:03 PM
371	Location former state hospital--Both resident use and business--walking trails, community meeting area for concerts etc.	11/5/2013 5:08 PM
372	I want the businesses to reflect a traditional New England town	11/5/2013 5:06 PM
373	Make businesses do something to improve the town. We are still waiting for sidewalks on Precinct St. Promised by O'Neill when they put in Lebaron	11/5/2013 5:02 PM
374	A more vibrant and central town center and a better gathering spot.	11/5/2013 4:49 PM
375	Industrial Park Planning	11/5/2013 4:46 PM
376	The old TB hospital site is crying out for development.	11/5/2013 4:45 PM
377	Better upkeep of roads	11/5/2013 4:41 PM
378	More business friendly with permitting.	11/5/2013 4:37 PM

Economic Development Resident Survey

Q5 If you could choose a look and feel for the town of Lakeville's buildings, would they most closely resemble:

Answered: 610 Skipped: 44



Answer Choices	Responses
Traditional New England	94.26% 575
Urban	2.13% 13
Modern/Contemporary	3.61% 22
Total	610

#	Other (please specify)	Date
1	d. Go through the center of Middleboro, don't look like that! Dumpy store fronts, pot holes all over streets, sidewalks crumbling	2/10/2014 4:44 PM
2	Blend of traditional and modern/contemporary	2/10/2014 4:30 PM
3	#2 Urban, no Modern/Contemporary	2/10/2014 4:13 PM
4	As long as it is tasteful	2/10/2014 3:59 PM
5	not important	2/10/2014 3:54 PM
6	Also C, one is not necessarily exclusive of the other	2/10/2014 3:52 PM
7	Mix of traditional/modern	2/10/2014 3:29 PM
8	keep it classy	2/8/2014 11:08 AM
9	At least buildings that suit the area where it is being built.	2/3/2014 3:04 PM
10	We have both, and done in good taste	2/3/2014 1:52 PM
11	handicap ramp at Old Library - Somethin's Brewing Coffee Cafe	2/3/2014 12:58 PM
12	absolutely	2/3/2014 12:14 PM
13	Modern/Contemporary - healthy mix	2/3/2014 12:12 PM
14	No opinion	2/3/2014 11:39 AM

Economic Development Resident Survey

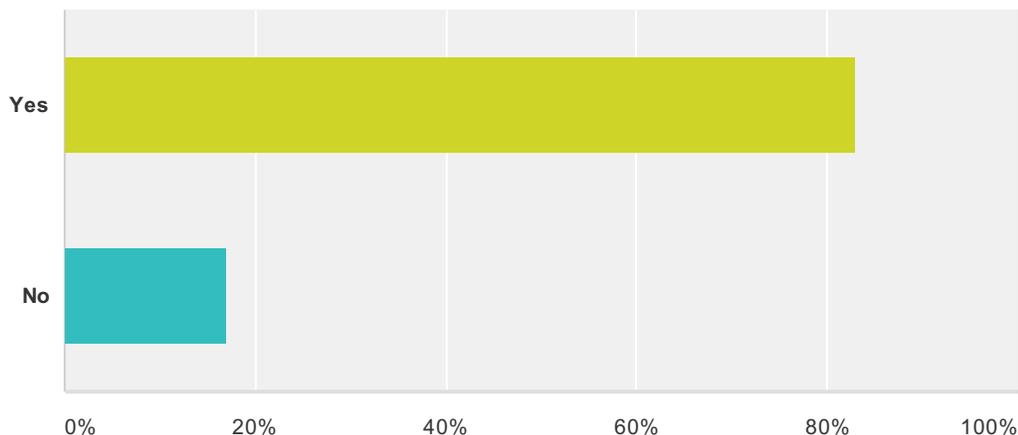
15	Don't change what works just for the sake of change	1/31/2014 3:18 PM
16	Energy efficient	1/31/2014 3:01 PM
17	No one "look" but any building should be well designed and solid, not "fly by night " cheesy	1/31/2014 2:48 PM
18	Early American	1/31/2014 2:40 PM
19	Please don't allow anything like Walgreens to be built again! I would like to see more of a Cape/New England feel	1/31/2014 12:23 PM
20	Don't really care	1/27/2014 1:15 PM
21	without a doubt!	1/27/2014 12:40 PM
22	Traditional for smaller buildings, Modern for larger buildings, standard construction	1/27/2014 12:16 PM
23	Country feel	1/27/2014 12:08 PM
24	Small quaint Cape Cod style	1/26/2014 9:04 PM
25	A mix up that looks old and tired.	1/26/2014 5:49 PM
26	Leave everything alone!	1/23/2014 3:27 PM
27	Look at Norfolk as an example. Antiquated/now appears	1/23/2014 2:31 PM
28	ONLY!	1/23/2014 2:21 PM
29	You must be kidding, right?	1/23/2014 2:14 PM
30	Not always colonial, victorian is fine, too	1/23/2014 2:10 PM
31	also Modern/Contemporary	1/23/2014 2:06 PM
32	Sorry I never liked the Town Hall sign, too glitzy	1/23/2014 1:41 PM
33	No wonder we have to get good ? when you can't get a bit of luck	1/23/2014 1:33 PM
34	More Cape Cod in style, color, signs. Do not allow the roads to be cluttered with signs. Keep it subtle and attractive.	1/23/2014 1:25 PM
35	or whatever best fits their surroundings	1/23/2014 1:17 PM
36	No cookie cutter look	1/23/2014 12:55 PM
37	No cookie cutter look	1/23/2014 12:55 PM
38	would love to see a downtown atmosphere with a group of buildings, street lights, bike path in walkable area with place to eat and gather	1/23/2014 12:50 PM
39	Down atmosphere w/things in walking distance, restaurants and bike and walking paths.	1/23/2014 12:46 PM
40	Building similar to those in Sandwich, MA	1/23/2014 11:51 AM
41	diversity in building style adds interest to life outside of a historic district	1/23/2014 11:43 AM
42	Town on the move in the 21st century, welcome new development	1/23/2014 11:41 AM
43	Please require durable materials. I'm disgusted with filthy concrete entrance walkways. Please use cut off lighting. Preserve our night sky! Please ensure safe pedestrian and bike travel.	1/23/2014 11:10 AM
44	Mix	1/23/2014 10:53 AM
45	efficient for staff and residents	1/23/2014 10:41 AM
46	Mixed	1/23/2014 10:23 AM
47	community preservation is needed, historic district needed	1/23/2014 10:08 AM
48	environmental friendly	1/23/2014 9:55 AM
49	WITH MORE COMMUNITY ACCESS TO OPEN SPACE; SUCH AS, DOG PARK,PLAYGROUND ,WALKING TRAILS IDEALLY SUITED FOR WALKING AND BIKING TRAILS.	1/20/2014 12:45 PM
50	Rural	1/17/2014 3:25 PM
51	with trash pickup included with taxes	1/17/2014 1:47 PM

Economic Development Resident Survey

52	Urban	1/17/2014 1:44 PM
53	unless in an industrial park	1/17/2014 10:28 AM
54	Colonial New England	1/17/2014 10:15 AM
55	I have a shack, what should I pick	1/17/2014 9:16 AM
56	current buildings have no style	1/13/2014 10:01 PM
57	the way it is now, in other words, no change	1/12/2014 10:12 PM
58	Due to the town not enforcing their own laws, my neighborhood has become commercial in appearance and it has become impossible to sell my home.	1/9/2014 1:43 PM
59	With in reason. if someone wants to build an office building dictating the structure style could be limiting	1/8/2014 10:48 AM
60	Although, if there is a commercial zone, aesthetic codes should be weakened.	1/8/2014 10:10 AM
61	Mostly Single Family Homes	1/7/2014 7:49 PM
62	Traditional with some commercial.	1/6/2014 11:02 PM
63	Anythingwith a small town feel.	1/6/2014 7:08 PM
64	Is that even up for debate..hahah.	1/6/2014 2:48 PM
65	Rural - Lodge type of feel - such as the look and feel of the Cool Moose	1/6/2014 11:17 AM
66	New England/Rural	1/5/2014 3:09 PM
67	THE SAME VARIETY WE HAVE NOW	1/4/2014 3:18 PM
68	Spread out, diverse, some modern buildings, some old, mixed residential and commercial.	1/4/2014 11:34 AM
69	less strip malls and more quaint shops (thinking Newport, Darian Ct.)	1/3/2014 6:04 PM
70	Signage should be uniform in strip malls - no coporate specific signs	1/3/2014 12:59 PM
71	Nice Town buildings (efficient)	1/2/2014 8:33 PM
72	Rural	1/2/2014 2:34 PM
73	Combined New England and Modern	11/5/2013 4:43 PM

Q6 Would you be in favor of Lakeville developing aesthetic parameters that guide entering businesses regarding the appearance of their storefronts, signage, and over presence?

Answered: 599 Skipped: 55



Answer Choices	Responses
Yes	82.97% 497
No	17.03% 102
Total	599

#	Other (please specify)	Date
1	My criticism is only because I miss the Lakeville that I first saw in the 1970's. What has had an influence on this town is that those moving in seem to want to bring part of what they left behind from wherever they came from. Thank you for my time here but it is time to leave. jI can not afford jto live here on a fixed income (S.S).	2/10/2014 4:56 PM
2	yes, yes!	2/10/2014 4:44 PM
3	Very much so. No glaring electric signs. They don't fit the rural New England look of the town	2/10/2014 4:30 PM
4	To a certain defree, I wouldn't want it to be too restrictive	2/10/2014 4:13 PM
5	No new business, this area should be preserved not built up!	2/10/2014 4:11 PM
6	Very much, no Neons!!	2/10/2014 3:53 PM
7	not overly restrictive	2/10/2014 3:29 PM
8	Guide, but limit restrictions so business's can retain or attract new clients and business	2/10/2014 11:31 AM
9	minimal aesthetic parameters, prevent unappealing proposals, do not block appealing proposals that do not fit into the parameters	2/8/2014 11:08 AM
10	with qualification, a guide, yes, but it cannot be so rigid that it crushes creativity.	2/3/2014 3:04 PM
11	Just to be neat, clean, respectable, don't chase business out by trying to make them spend big money to be here	2/3/2014 1:52 PM
12	Yes!	2/3/2014 12:55 PM

Economic Development Resident Survey

13	Large or bright signs look tacky and out of place. Small signs with a hometown feel will fit in better with a traditional New England look.	2/3/2014 12:51 PM
14	I think it's important to keep the town appeal to our buildings. Our elderly community doesn't like change. They are on fixed incomes, however these taxes are getting higher, we need help defraying that cost. Change is necessary at this point.	2/3/2014 12:25 PM
15	Yes, yes, yes!	2/3/2014 12:14 PM
16	Sure, guided by good sense, not so constrictive to dampen progress	2/3/2014 12:12 PM
17	Progressive but not extremely restrictive.	2/3/2014 11:43 AM
18	This leads to plain white envelopes being used to much already	2/3/2014 11:39 AM
19	no flashing/moving signs, shade trees in landscape	1/31/2014 9:14 PM
20	and lighting!!	1/31/2014 3:13 PM
21	too many regulations	1/31/2014 2:53 PM
22	contributes to less clutter and ugliness	1/31/2014 2:48 PM
23	Many cities/towns have bylaws that control style land signage (e.g. Falmouth, signs must be flush mounted, not overhanging sidewalks)	1/31/2014 2:40 PM
24	ALL businesses should have to abide by strict rules regarding appearance, signs, billboards, EVERYONE. Yes, this is long overdue. Let's look to some Cape Cod towns that have preserved their character. No neon signs, no billboards.	1/31/2014 2:00 PM
25	in moderation	1/31/2014 1:46 PM
26	If there are too many restrictions, businesses will not come	1/31/2014 12:33 PM
27	Guide and recommend only! no bylaws! Special note: control spending! The Town is out of control.	1/31/2014 12:25 PM
28	Absolutely!!	1/31/2014 12:23 PM
29	why not?	1/31/2014 12:13 PM
30	Yes, but realize that this is only advisory. Attractive buildings are worth more individually and to their neighbors, but can't be mandated very easily.	1/31/2014 11:56 AM
31	Your question is too broad. We don't want to become a city with huge signs & electric billboards. But regulations should not be arbitrary or burdensome. Conform to existing zoning.	1/31/2014 11:32 AM
32	Don't scare people away with crazy rules	1/31/2014 11:23 AM
33	But not so restrictive as to deter new business. Just stay away from the glitz and keep it conservative and tasteful.	1/31/2014 10:56 AM
34	The only exception is clean	1/31/2014 10:53 AM
35	I understand the question, but MacDonald's has golden arches, if you understand the answer	1/30/2014 10:53 PM
36	provided that they aren't so stringent/costly that they are a deterrent	1/29/2014 11:47 AM
37	No neon (including grandfathered) please!	1/27/2014 1:12 PM
38	We live in such a beautiful town and I am very proud to say I am a resident of Lakeville. Thank you!	1/27/2014 12:40 PM
39	As long as it is not too restrictive	1/27/2014 12:16 PM
40	depends - sometimes the town people get carried away with rules and regulations	1/27/2014 9:50 AM
41	Not if it would scare businesses away.	1/26/2014 3:01 PM
42	We do not need to create barriers which will encourage businesses to operate elsewhere.	1/24/2014 7:31 AM
43	I am not in favor of businesses entering at all!	1/23/2014 3:27 PM

Economic Development Resident Survey

44	Updating the police station would be very nice. Also - is there anything that can be done about houses that are clearly occupied by only 4 legged creatures. Intersection of 18 & 79 looks awful when arriving in town. Not a great first impression. the old abandoned house of 79? Not fair to neighbors and it's dangerous w/broken glass windows, etc. Finally thanks for asking - much appreciate the time and efforts of all board members.	1/23/2014 3:17 PM
45	within reason	1/23/2014 3:10 PM
46	Too open to interpretation of just a few individuals or a committee. Just enforce existing by-laws and clean up the eyesores that are present in businesses and residences.	1/23/2014 2:58 PM
47	Better than the look of Lakeville P.D.	1/23/2014 2:52 PM
48	That is not necessary	1/23/2014 2:37 PM
49	But let's not make it difficult for businesses to thrive/start up	1/23/2014 2:25 PM
50	Nantucket sets a great example of how to balance growth with aesthetics	1/23/2014 2:21 PM
51	You already have the necessary controls - continue to manage as in the past	1/23/2014 2:15 PM
52	If you force this on me. Why do I now see random signs on Main St., who's reviewing this now? No one it would appear.	1/23/2014 2:14 PM
53	Moderate parameters - yes	1/23/2014 2:10 PM
54	Yes, but not such harsh guidelines as to scare businesses away	1/23/2014 2:06 PM
55	It would be wonderful to keep the New England charm. So many people comment on how beautiful our "center" of town is - between the coffee shop and the Library and all of Teddy Dellarocco's hard work, our town is beyond spectacular!	1/23/2014 2:02 PM
56	Complaint of town: You want growth. People moving into this town with children. Need to pay higher tax. I did my dues when my child was in the school system. Tax break need for us long term residence. Being a veteran was given a tax break. Now in the past 2 years you have taken that away. I have a medical disability due to being in service. Thank you for taking my service of this country and town into consideration. Normand & Sandra Pellerin	1/23/2014 1:59 PM
57	No neon!	1/23/2014 1:51 PM
58	You went and killed old people ?	1/23/2014 1:33 PM
59	Note: The last thing you want is an eclectic hodge podge with low end buildings that makes the town look cheap. Nice attractive buildings similar in appearance that are well landscaped for curb appeal with make the town appear affluent.	1/23/2014 1:25 PM
60	within reason, not so restrictive that it makes it too difficult	1/23/2014 1:17 PM
61	Keep an old New England look	1/23/2014 1:01 PM
62	Yes, but as a guide only. There should not be mandatory parameters	1/23/2014 12:53 PM
63	Within a limitation. Businesses should be able to advertise reasonably and keep an attractive appearance.	1/23/2014 12:50 PM
64	Yes, without impeding businesses ability to prosper	1/23/2014 12:46 PM
65	Absolutely	1/23/2014 12:45 PM
66	Absolutely. Develop a quaint look and feel. Small town appearance with amenities. Don't want to be someone we're not. Should be size limitations, Don't need large complexes with a lot of pavement	1/23/2014 12:42 PM
67	Hell yes!	1/23/2014 12:33 PM
68	But they can't be ridiculous!	1/23/2014 12:10 PM
69	The monies that was spent on the new library was how much of the taxpayer's? And it would be interesting to know how many people have used this library on a weekly basis. How many visits weekly, yearly, etc. Don't you think a new school for the children with a library would have been a better choice to spend taxpayer's money.	1/23/2014 12:05 PM
70	This is not the role of the government	1/23/2014 11:53 AM
71	To some degree (not unduly limited)	1/23/2014 11:41 AM

Economic Development Resident Survey

72	I am already disgusted that Savas Plaza erected that ugly electronic sign in defiance of existing guidelines and the sign is still standing! Our visitors question it every time they come. So - do I trust that future guidelines would be uniformly respected and enforced? How could I?	1/23/2014 11:18 AM
73	New business only	1/23/2014 11:11 AM
74	Don't we already have these? Take a look at the Stop and Shop plaza on Rte 6A in Sandwich or downtown Bridgewater (at the rotary on Rt. 18)	1/23/2014 11:10 AM
75	This is so important!	1/23/2014 11:01 AM
76	Take a look at the MacDonald's in Freeport, Me. It looks like a yellow/white trimmed Cape. No big, ugly golden arches. Looks like a typical New England House.	1/23/2014 10:30 AM
77	N/A	1/23/2014 10:23 AM
78	Disguising any restaurant in cutesy New England appearance is just putting lipstick on a pig	1/23/2014 10:15 AM
79	I thought we had these parameters	1/23/2014 10:07 AM
80	very much in favor	1/23/2014 9:55 AM
81	definitely needed	1/18/2014 12:13 PM
82	Absolutely	1/18/2014 8:03 AM
83	too many rules already	1/17/2014 4:11 PM
84	For existing business	1/17/2014 3:25 PM
85	I like the concept, but would rather regulate kinds of business and use rather than look. We seem to have enough trouble attracting and retaining business without additional hoops. Perhaps restrictions OK in certain historic districts	1/17/2014 3:13 PM
86	To a point without giving the business owner a hard time! Business is hard enough without town interference!	1/17/2014 2:25 PM
87	Check with Hilton Head Island - lots of growth with a real touch of class in public areas.	1/17/2014 2:13 PM
88	except in industrial parks so as not to overregulate business out of the town	1/17/2014 10:28 AM
89	N/A see question #3	1/17/2014 9:13 AM
90	use boy scout land for scouts on Hill?pickens st. No hunting or trapping on conservation land.	1/17/2014 9:00 AM
91	a rural - lodge like look, much like the Cool Moose	1/16/2014 12:04 PM
92	Yes, up to a point. The guides must NOT be so restrictive that they are burdensome to the businesses to keep their identity and follow the guides.	1/15/2014 3:37 PM
93	the more restrictions our community puts on bussinesses the less likely we are to attract any	1/15/2014 2:12 PM
94	Definitely.	1/13/2014 6:21 PM
95	no more businesses is preferred, we don't want Lakeville to turn into Middleboro	1/12/2014 10:12 PM
96	We real "downtown" feel would be nice. There is not much of that to speak of right now. When we first moved here 12 yrs ago I didn't realize I had already driven through our "downtown". It's better but still not there.	1/10/2014 8:35 AM
97	yes but not overly restrictive	1/9/2014 4:37 PM
98	It does not matter if parameters are set as they will not be enforced.	1/9/2014 1:43 PM
99	With in reason. if someone wants to build an office building dictating the structure style could be limiting	1/8/2014 10:48 AM
100	I would favor this in certain areas, like Main Street.	1/8/2014 10:10 AM
101	within some constraints yes, but not everything in a particular look	1/8/2014 12:35 AM
102	This is very important for keeping the small town feel. We don't want Time Square in Lakeville	1/7/2014 7:49 PM
103	not sure	1/6/2014 4:39 PM
104	Moderate limitations..no neon etc.	1/6/2014 2:48 PM

Economic Development Resident Survey

105	hard to enforce and may be costly to businesses	1/6/2014 2:18 PM
106	A guide would probably be helpful but not to the point of turning business away	1/6/2014 2:02 PM
107	To some extent but not to be overbearing or unrealistic to that we drive business away.	1/5/2014 4:25 PM
108	somewhat rustic & Rural	1/4/2014 4:26 PM
109	ABSOLUTELY NOT! WE SHOULD BE INCLUSIVE NOT EXCLUSIVE.	1/4/2014 3:18 PM
110	It would depend on what is offered.	1/4/2014 11:34 AM
111	Parameters would only apply if the business is visible from the road.	1/4/2014 10:27 AM
112	what's the point of this? Just another barrier to prevent businesses from coming into town.	1/4/2014 8:26 AM
113	I think it is important to allow businesses to maintain their corporate identity, however there should be strict limits on the use of Electronic Billboards. There are a couple already in town and they degrade the peacefulness of the time and increase the visual noise.	1/3/2014 6:04 PM
114	Maybe within reason. Too many restrictions make it very difficult for small local business to thrive.	1/3/2014 1:39 PM
115	Think Hilton Head. Signage is uniform and business surrounded by trees - no clear lots.	1/3/2014 12:59 PM
116	To an extent; we don't want to look like Route 44 in Raynham.	1/2/2014 10:30 PM
117	Only in moderation and NOT to micromanage others	1/2/2014 8:33 PM
118	I can agree to some control, but I am more wary of intrusive government regulations (they may start small, but always grow)	1/2/2014 7:36 PM
119	I travel often for work and many towns encourage development but have strict aesthetic parameters. Dublin OH is a good example--- Wendys and Starbucks have a unique local look. Locally here, the Dunkin Donuts & Sava's plaza have a great look; whereas Sedell's Plaza does not fit in.	1/2/2014 7:16 PM
120	For example, the signage at Savas Plaza is fine. The issues around that signage were ridiculous. Requiring ARHS to move similar signage closer to the school was idiotic and shameful. Aesthetics are one thing - but over-the-top small town bureaucracy is (in this case) is something else!	1/2/2014 4:04 PM
121	It a free country	1/2/2014 1:24 PM
122	just like Disney World.	12/4/2013 9:20 AM
123	Yes but not too restrictive	11/5/2013 7:15 PM
124	Maybe	11/5/2013 7:08 PM
125	Hasn't been an issue and wouldn't want to discourage.	11/5/2013 7:06 PM
126	Maybe	11/5/2013 5:05 PM
127	Moderate rules not historical architecture.	11/5/2013 5:03 PM