

# Community Meeting

Freedom Town Hall

Sunday, August 20, 2017

# Agenda

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- Review Vision Statement proposed by Planning Board
- Discuss issues/receive community Input

# The Planning Board is proposing this vision for where Freedom will be in 10 years

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1. Is a rural, peaceful place, which has maintained its scenic beauty and its rural character
2. Has protected the quality of its water resources (lakes, rivers, and the aquifer) using effective watershed and shoreline management principles.
3. Is a caring community with a mix of ages and families and the housing resources needed to attract and retain them.
4. Has proposed ordinances that support this master plan

# The Community Survey showed strong support for goals #1 and #2:

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- Preserving Freedom's rural character has widespread support
  - 92% of respondents said, "Freedom retains its rural character and small-town feel" as extremely or very important to their "vision of Freedom over the next 10 years."
- Water quality is also important
  - 80% of respondents mentioned "pristine lakes and rivers" as 1 of 3 "most important to Freedom's character."
  - 59% said "pristine lakes and rivers" is the "single most important to protect."
  - 93% of respondents supported zoning changes to "protect natural resources" as 4 and 5 on a 5-point scale.

# Addressing Goal #1: Preserve rural character

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- Review zoning ordinances to foster rural character.
  - Include a wooded road side buffer in all new developments that come to the PB through site plan and subdivision applications
  - Consider requiring a wooded road side buffer in district definitions so that all new buildings will be subject to the rule.
  - Review cluster development ordinance to make it more usable. Specifically require a wooded road side buffer in the ordinance.
- Other Ideas?

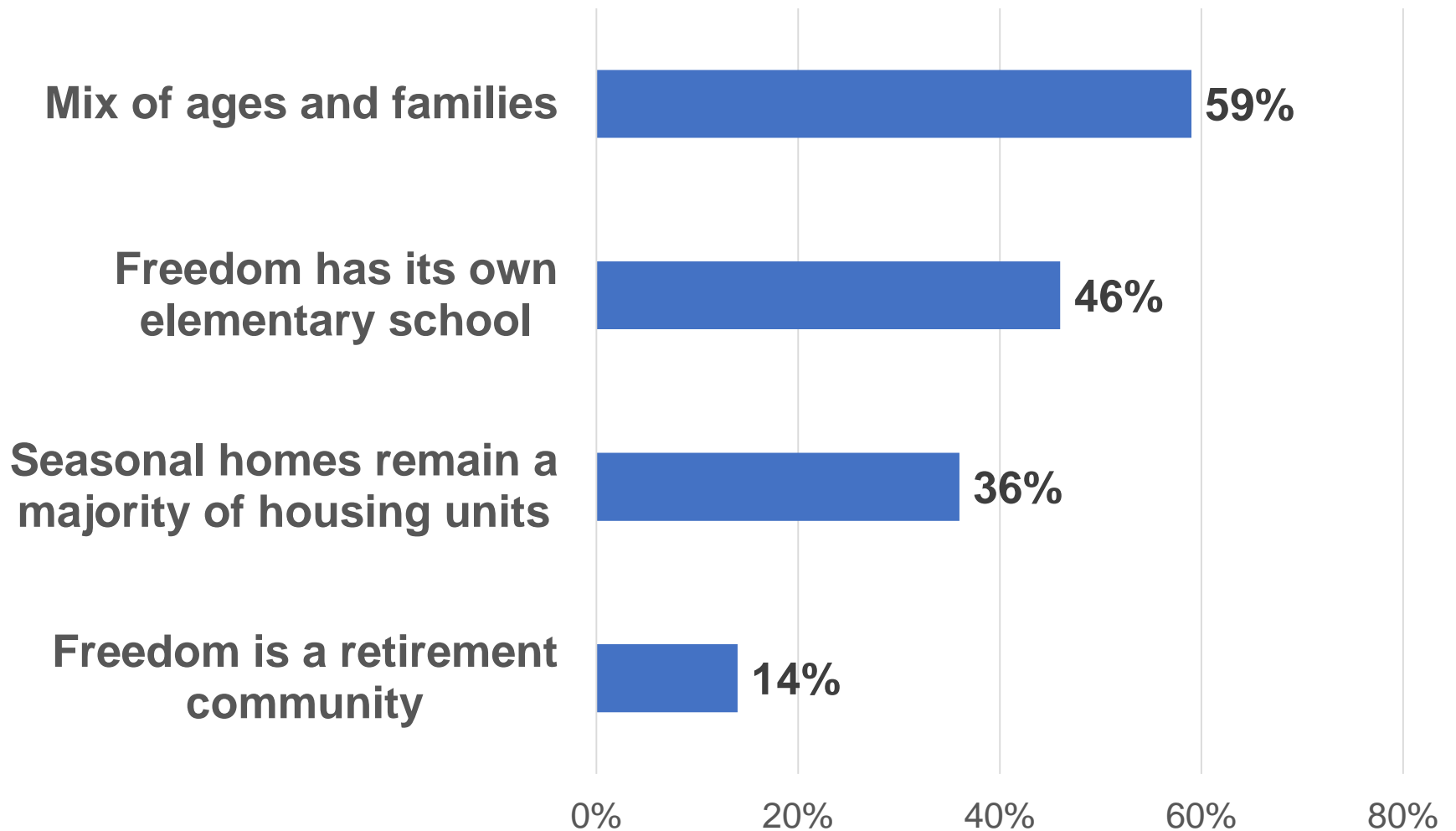
# Addressing Goal #2: Protect water resources

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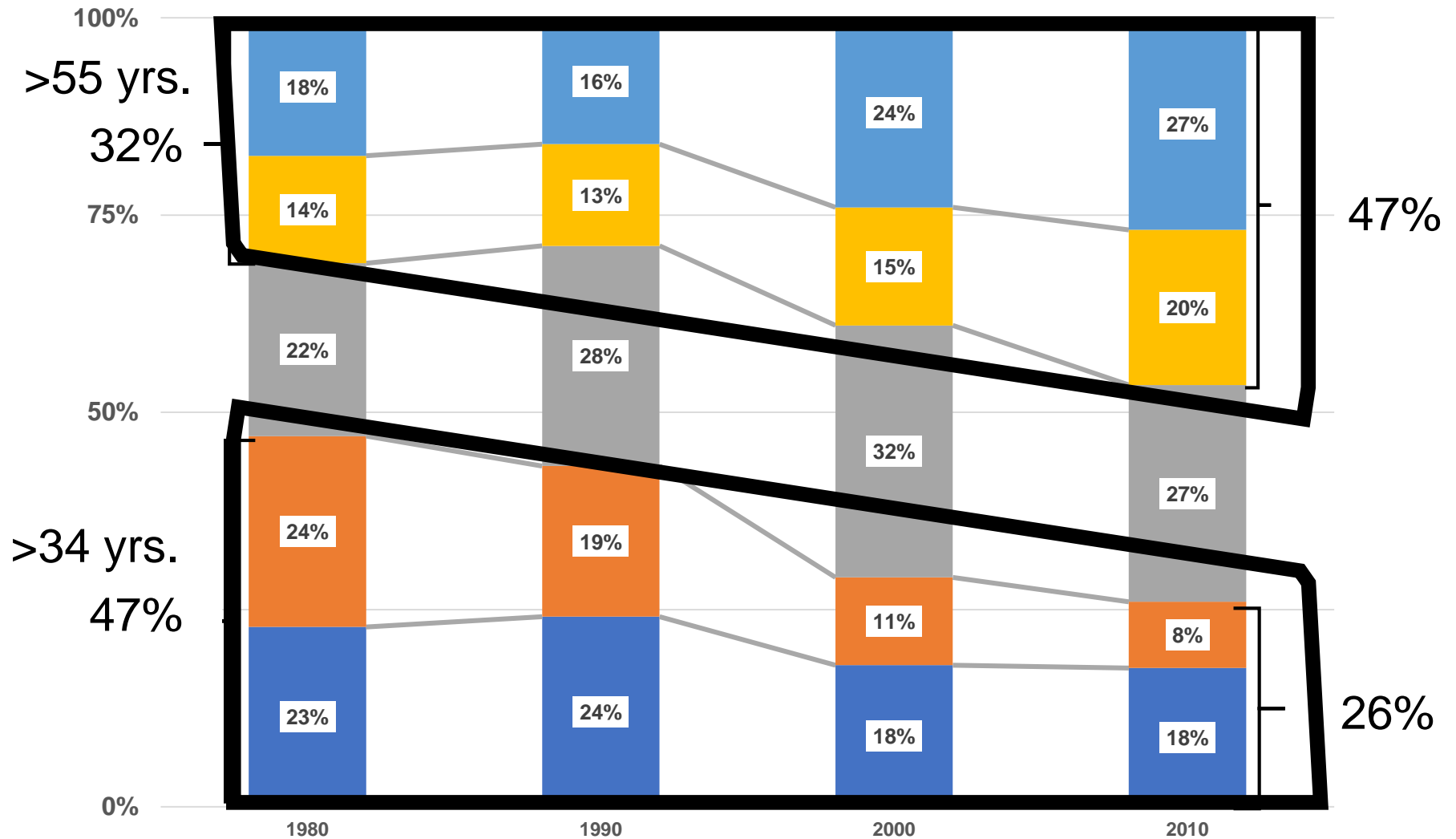
- Focus on water quality and ordinances and best management practices to support it.
  - Update the groundwater protection ordinance to the state's current standards.
  - Educate people living on and using the lake how they can protect the lake when using and storing gas and other hazardous materials.
  - Educate and support people living on the lake to:
    - Reduce potential phosphorus going into the lake by septic and lawn care practices
    - Prevent storm water run off from their properties
  - Adopt the state's rules on impervious surfaces in the shorefront.
- Other ideas?

# Goal #3: Support for “a mix of ages and families falls far below 90%

## Extremely/Very Important to the Freedom's Future



# Census data show the population is getting older and families are leaving

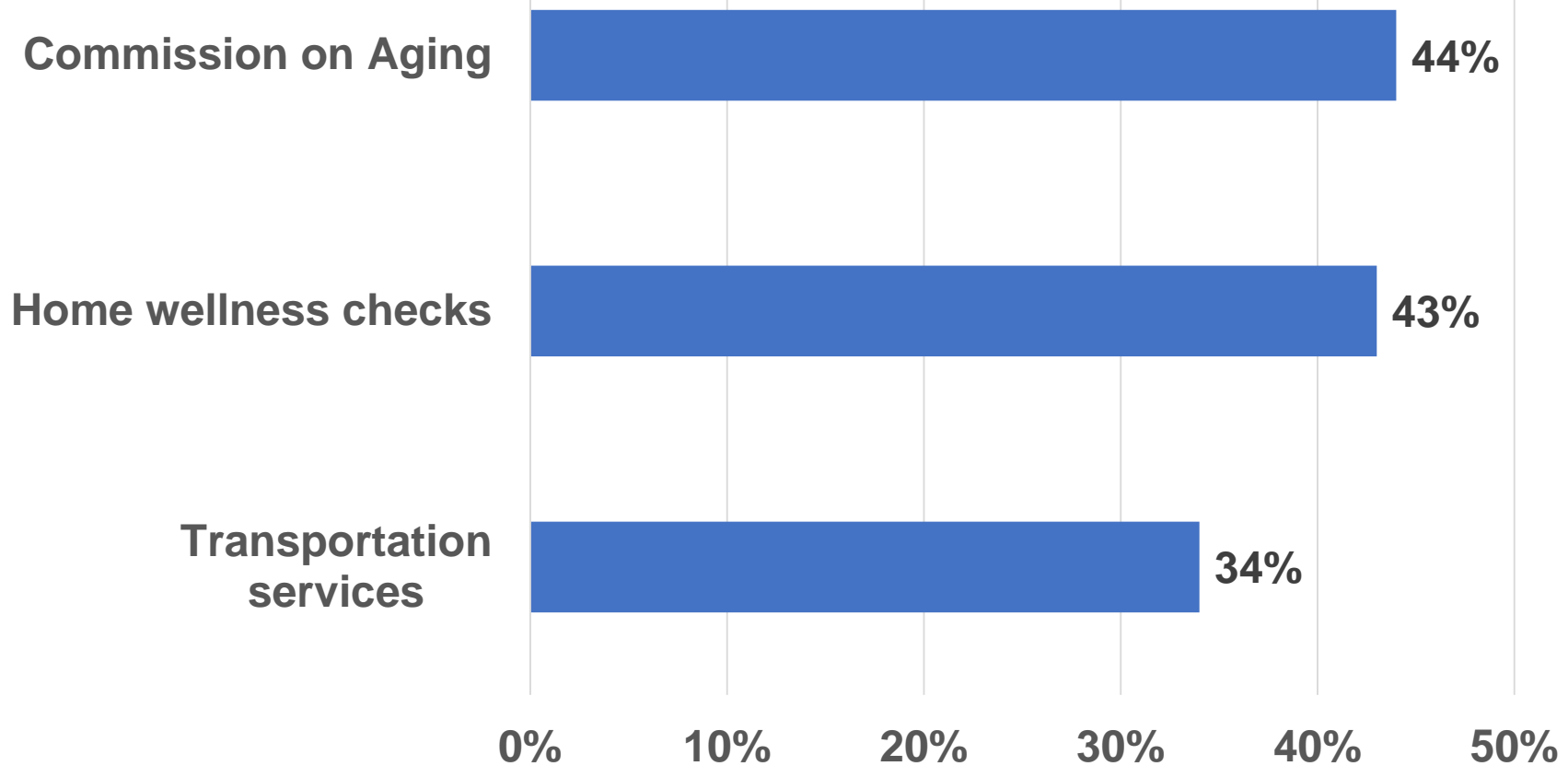




# Senior services generate less than 50% support

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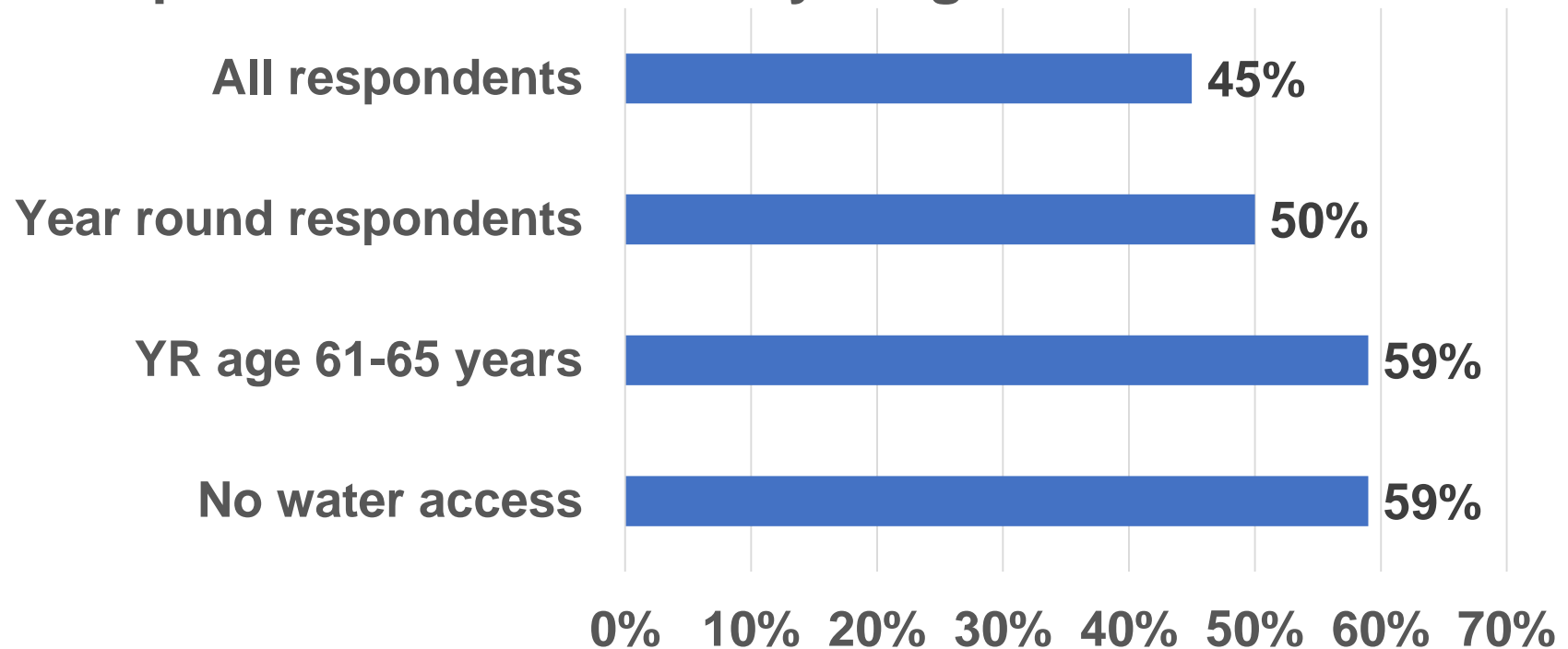
Support senior services to a great extent (Top 2 box on a five point scale)



# Support for affordable housing is also lower

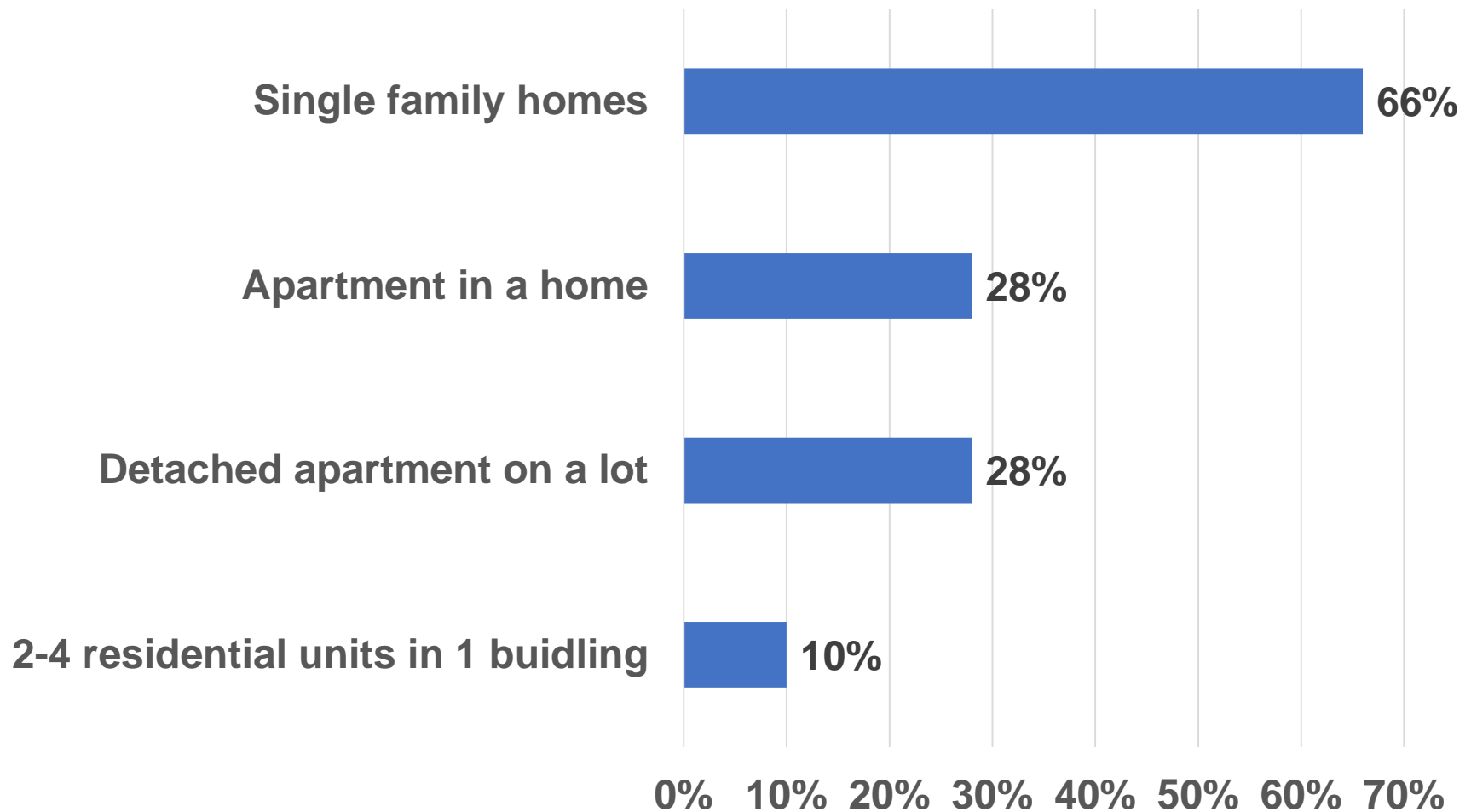
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## Extremely/very important to have housing priced for seniors and young families

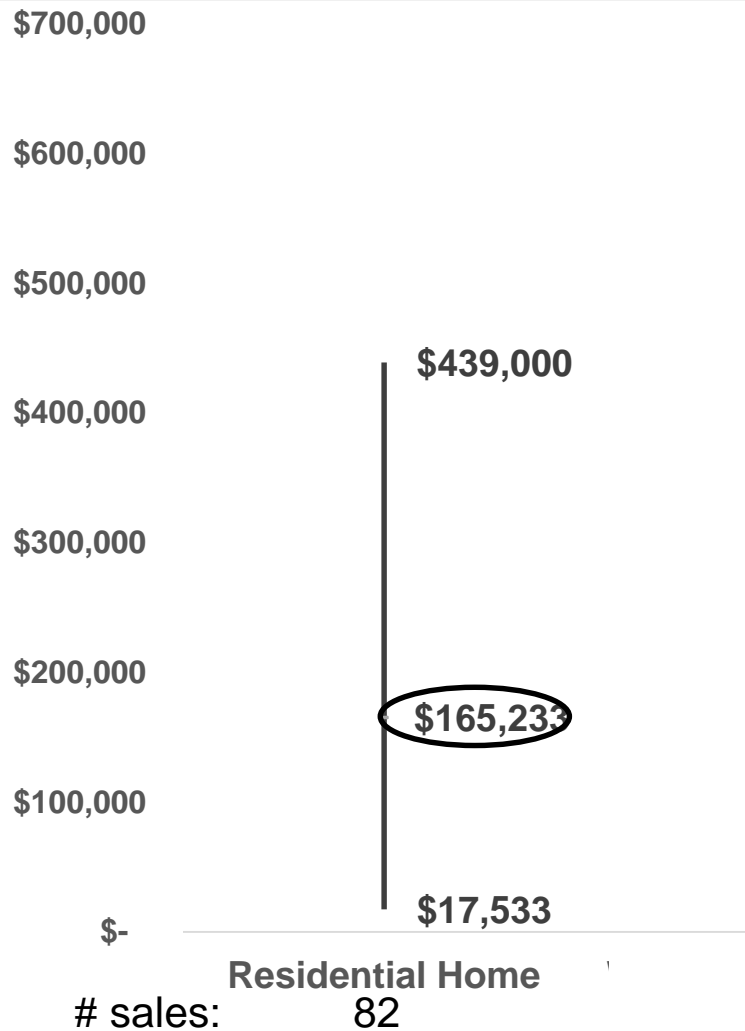


# Support for alternative housing—that may be lower priced—is <28%

Support housing types to a great extent (top 2 box on a five point scale)



# Five years of sales of homes show great differences by location



From June 2012 to June 2017, 82 sales of properties not on the water and with no water access with a residence were priced from \$17,544 to \$439,000.

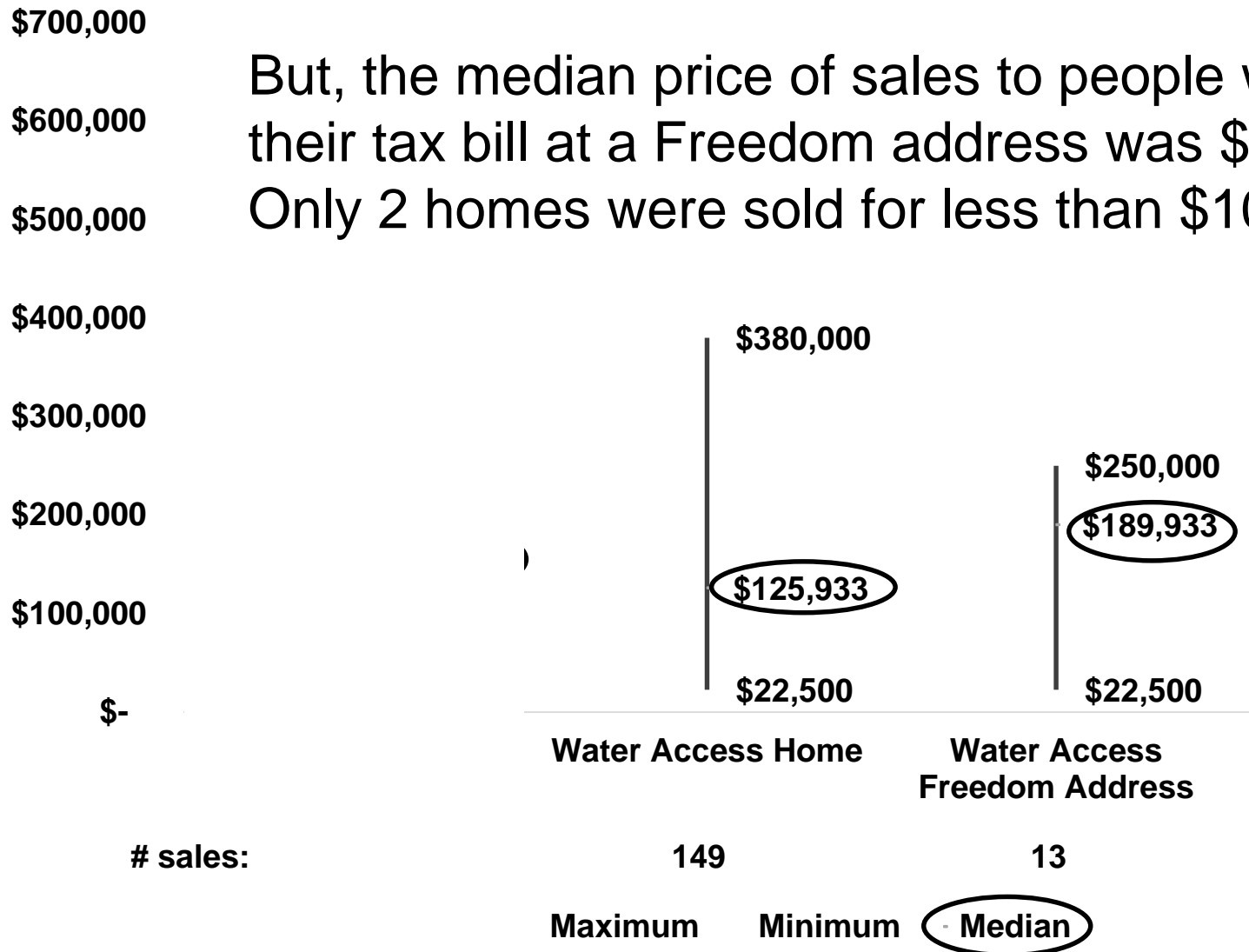
Median price was \$165,233.

Of the 40 sales lower than the median price, 18 were sold for less than \$100,000

Minimum    Maximum    - Median

# 149 sales of homes with water access sold with a median price of \$125,933

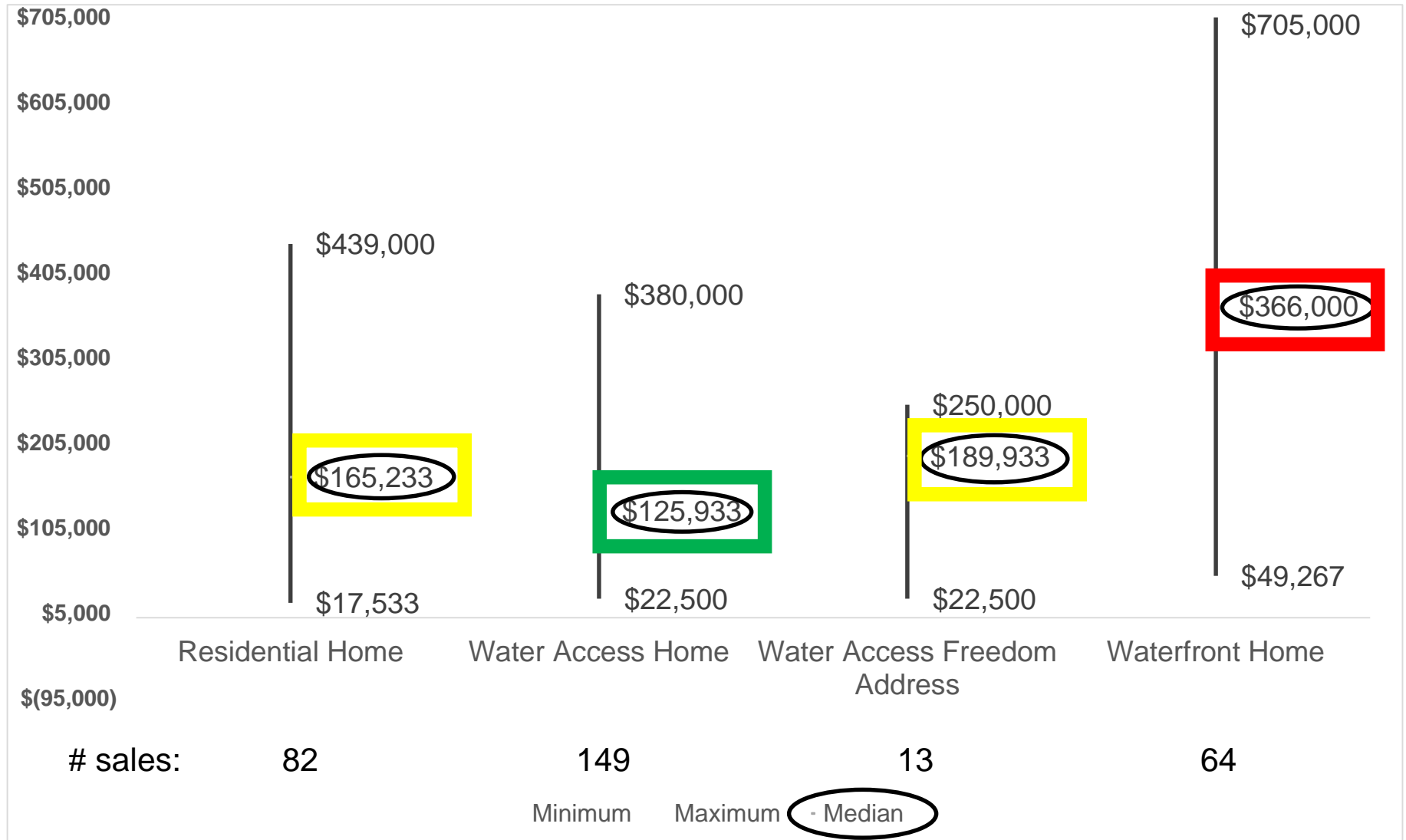
But, the median price of sales to people who receive their tax bill at a Freedom address was \$189,933. Only 2 homes were sold for less than \$100,000



# 64 home sales of waterfront properties had a median price of \$366,000



# Few of these homes are affordable for young families and seniors



# Why does having a mix matter?

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- Could lose the sense of community that Freedom has traditionally had
- Fewer school age children might lead to school closure
- Might have to replace the volunteer fire department with higher cost employees
- Might not find Freedom residents to staff full time town jobs—town office, highway, transfer station
- Seniors seeking to downsize from large homes may not find younger buyers
- Property values could decline for properties outside the shore front



Should Freedom maintain a mix of ages  
and families?

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Yes or No?

# How should Freedom do this?

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- Here are two ideas:
  - Help seniors “age in place”--stay in their homes or in elderly housing in town?
  - Attract and retain young families?
- Other ideas?

# Help seniors “age in place?”

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- Establish a commission on aging to address how to meet this goal:
  - Identify why seniors are leaving Freedom
  - Analyze and price services to help seniors stay in their homes, i.e., making homes safe and livable on one floor, helpers for chores or activities of daily living, others—at what cost, how to deliver, who will pay?
  - Analyze and price social and everyday life support, i.e., transportation to shopping and doctors, social outings or home visits, and other support—at what cost, how to deliver, who will pay?
  - Explore ways to bring affordable senior housing to Freedom
- Other ideas?

# Attract and retain families

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- Freedom is not likely to provide many jobs other than home businesses or small contractors
- Freedom could make changes in housing regulations to attract families

# And housing zoning regulations have different density and cost implications

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Single family housing	}	Require 1, 2, or 5 acres depending on district
Elderly Group Homes		
Manufactured housing		
Cluster		Allowed in GR only--no density bonus
Workforce-single family		Not in VR, twice the density
Elderly >55		4 units per acre
Workforce-multi-family		Only in R/LC, 2 units per acre
Multifamily housing		1 unit per 1.5 acres
Acc. Dwelling Unit		1 attached per lot

# What should Freedom plan for?

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