

Newcastle 2030 Visioning Workshop #2

October 28, 2010

Comments made by Newcastle residents attending this workshop. Noted that the pros and cons may be determined by one's own values.

Country estates

Pros

- Maintains rural quality
- Eliminates or fewer kids
- Less demand on municipal services
- Cheaper roads
- Fewer cars total and less traffic
- Preserves space for small agriculture when we will have to grow our own food
- Probably generates more taxes with fewer service

Cons

- Fewer kids
- More roads per home and have to drive more for goods and services
- Less affordable
- Fewer common areas to recreate
- Tax revenues/unit



Conventional Development

Pros

- Everyone owns their own two acres of America
- Septic and well on a lot
- Less road maintenance
- Greater privacy

Cons

- More road maintenance per unit-land consumptive
- Less affordable
- Damages rural quality
- Severe environmental impacts (i.e. Sewage)
- Uniformity throughout the landscape
- Lack of common recreational land



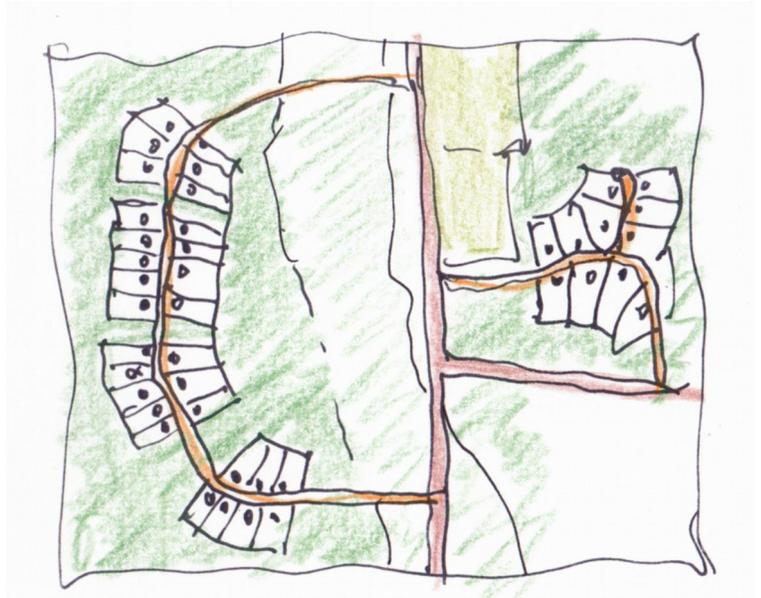
Cluster/conservation/open space development

Pros

- Shared open space
- Combined septic
- Better water quality protection
- More wildlife habitat
- Better transportation access
- More affordable
- Room for agriculture
- Closer to neighbors

Cons

- Depends on who owns the conservation land
- Need sewer and water
- Potential tax impact to provide sewer and water
- Close to neighbors



BOTH: develop as a larger subdivision versus smaller subdivisions and or individual lots

A lot of land already in two area lots.

Compact Development

Pros

- Maximum preservation of open space
- Replicates the historic center pattern
- More diversity in age and economics
- More affordable
- Easier to deliver services
- Public transportation options
- More jobs
- Neighborhood feeling
- Preserves more space for hunting/fishing
- Could allow mixed use/businesses



Cons

- if limit land for development, it drives up the costs
- could be ugly
- redevelopment of BNAS could put too many houses on the market