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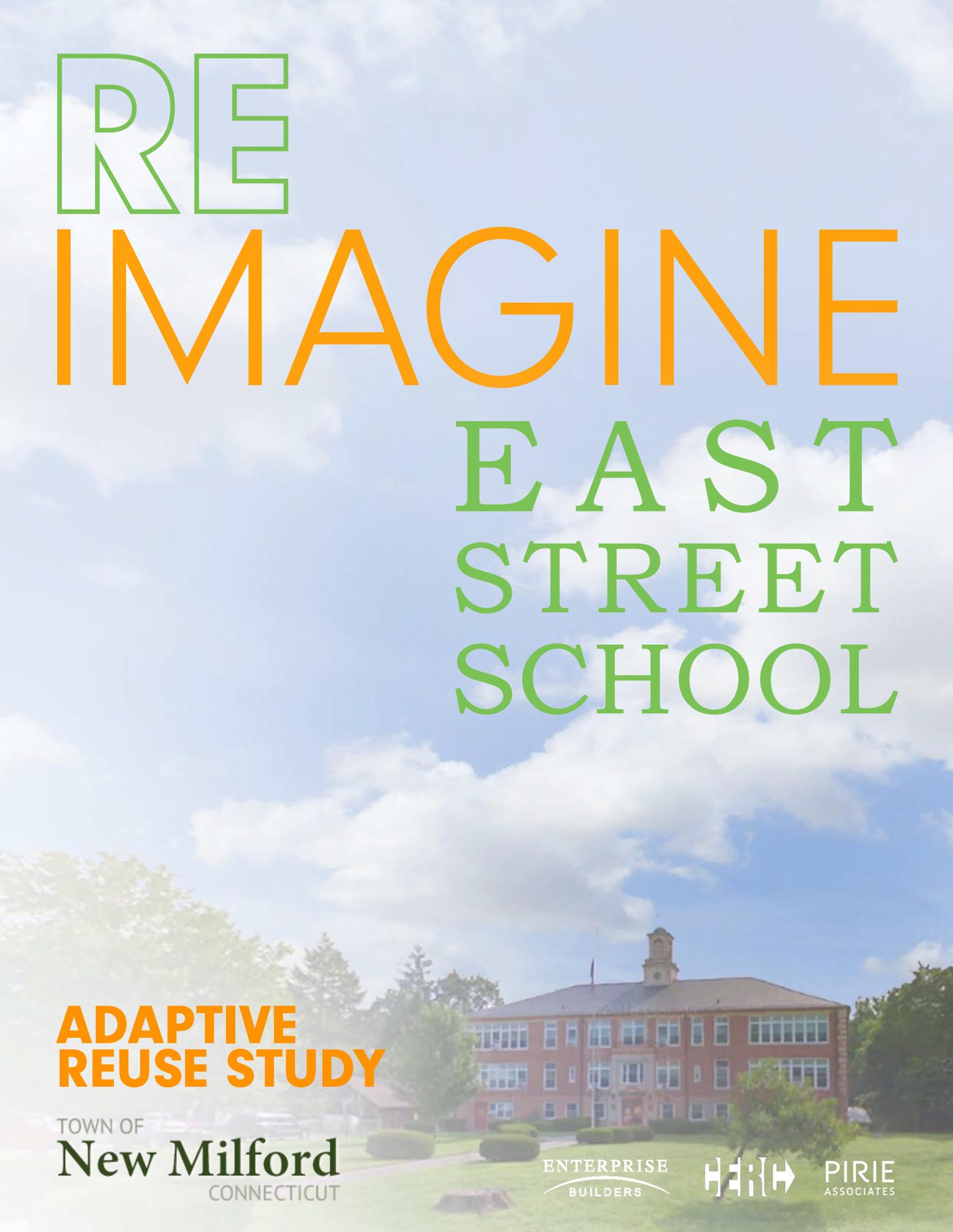
**ADAPTIVE  
REUSE STUDY**

TOWN OF  
**New Milford**  
CONNECTICUT

ENTERPRISE  
BUILDERS



PIRIE  
ASSOCIATES



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# 1 Executive Summary

The Town of New Milford, Connecticut engaged an interdisciplinary team led by Pirie Associates to study three options for the adaptive reuse of East Street School. The study was funded by a \$20,000 Certified Local Government Historic Preservation Enhancement Grant from the State Historic Preservation Office. The work group representing the Town of New Milford was led by Kathy Castagnetta, Community Investment Officer and Plan of Conservation and Development Specialist. Pirie Associates was assisted by the Connecticut Economic Resource Center (CERC), who provided financial feasibility modeling for each option, as well as Enterprise Builders, Inc, who provided conceptual construction cost estimates.

The East Street School, also known as the Lillis Administration Building, was built in 1931 as a public high school. The building features a large stained glass window and hand painted murals, both funded by the WPA. It continued to function as a high school until 1964, when it was renovated and converted into an elementary school. The elementary school was relocated in the late 1970's, at which point the Town began using the building for administrative offices.

At the time of this study, much of the building is vacant, with the exception of the Board of Education offices occupying a portion of the upper floor. The building is in poor condition, needing repairs to the roof and building envelope to preserve its integrity. In addition, ADA access should be provided throughout, and many areas are functionally obsolete. A report completed by KG+D in 2017 for New Milford Public Schools outlined some of the most critical repairs that would be needed to fully utilize the building as offices, and this study includes an overview of recommended renovations. This study used the KD+G report as the basis of review for condition, accessibility and code required improvements. This study adds observations and recommendations regarding preservation of historical features of the structure not identified in the previous work. In this regard, the KD+G report and this report should be understood as complimentary.

The Town understands that the East Street School is currently underutilized, and initiated this study to identify a strategy for reusing the building that would provide the most benefit to the community, taking into consideration the building's historical import and anticipated social, cultural, and economic impacts.

Our process began with community engagement to gain an understanding of the community's goals and aspirations for the building. Based on those insights, we developed three conceptual options that would support the community in moving toward their goals in slightly different ways. Enterprise Builders, Inc, prepared a

conceptual cost estimate for each option, and Connecticut Economic Resource Center (CERC) used those estimates to evaluate their financial feasibility.

The financial outcomes of each conceptual option may vary from those outlined in the CERC report, depending on terms negotiated, future market conditions, and final design and construction. Potential developers must assess the project and propose a strategy for success based on their own unique strengths and experience. This report does not denote an opinion of value or appraisal, rather it offers broad estimates of financial feasibility and impact which are intended to help the Town of New Milford make a decision about how to reuse the building with a solid understanding of the possible financial outcomes.

A summary of each option is included at the end of each financial feasibility assessment section. Each summary includes some key points for evaluation of their merits and challenges, but there may be additional decision-making drivers that were not known or considered at the time of this report.

### **Action Steps**

Each of the three conceptual reuse options outlined in this report has merit and must be carefully considered. It should be reiterated that future use of the building is in no way limited to the three options, but they are intended to represent a range of possibilities that the Town may wish to pursue as new market conditions and community needs come to light.

In broad strokes, the three options represent differing strategies the Town might take toward preserving the building: (A) maintain ownership and take on preservation and accessibility upgrade costs for more full use of the building, (B) relinquish ownership and upgrades to private hands for short-term sale revenue and/or long-term tax revenue stream, and (C) maintain partial ownership and offset upgrade costs with some commercial use and private housing development.

#### **Recommended action steps:**

1. Disseminate the information and conceptual strategy options of this assessment report to get additional public input about the best use for the building and land.

2. Define and prioritize the Town’s goals for the property. Certain goals align with different conceptual options. Some potential goals may be, but are not limited to:
  - Generate and/or maximize long-term tax revenue for the property (entails selling the property outright into private hands; Option B)
  - Maintain and/or maximize public and community use of the Lillis Building and grounds (Option A or Option C with partial ownership)
  - Increase housing options and downtown population to benefit and encourage town-center businesses and economic growth (Option B or C)
3. Using a prioritized list of goals, evaluate each conceptual option and determine which strategy to pursue (A: municipal ownership; B: private ownership; C: partial public ownership).

Once a strategy is chosen, recommended steps for each include:

**Option A – Continued Municipal Ownership:**

1. Conduct a planning and community study of municipal properties to determine which municipal functions would be located at the East Street School building and site and identify potential sources of funding.
2. Engage professional design services to identify the space needs of the selected municipal use, develop design for budget estimate, and contract documents for construction.
3. Pursue grants or fundraising sources to supplement any public funds invested and follow appropriate protocols for allocating public funds.

**Option B – Private Ownership:**

1. Engage professional services to formulate an RFP for potential residential developers.
2. Evaluate and assess the developer proposals for benefits for the Town, both financial and in terms of economic development.
3. Proceed with the preferred developer proposal, or – if no proposal is preferred – re-evaluate other strategies for the site.

**Option C – Shared Ownership:**

1. Engage professional services to formulate an RFP for potential mixed-use developers.
2. Evaluate and assess the developer proposals for benefits for the Town, both financial and in terms of economic development.
3. Proceed with the preferred mixed-use developer proposal, or – if no proposal is preferred – re-evaluate other strategies for the site.
4. Engage professional design services to develop design for reuse of the Lillis Building for budget estimate and contract documents for construction.
5. Pursue grants or fundraising sources to supplement any public funds invested and follow appropriate protocols for allocating public funds.

## 2 Building Assessment

Although 50 East Street was designed as a school, the size and the layout of the building is suitable for a wide range of reuse scenarios. This chapter summarizes the key factors to note in considering the feasibility of various adaptive reuse options.

The East Street School is located at the edge of New Milford's historic district, which is an opportunity for a synergistic relationship between this and other historic buildings. It is a contributing property to the New Milford Center Historic District, which is listed on the State and National Registers of Historic Places. Preserving the Works Progress Administration art works and historic character of East Street School would support preservation of New Milford's overall historic downtown character.

Each major area of the building is identified in the following paragraphs and the assessment of each is organized by characteristics, conditions, and general recommendations. The general recommendations shall be taken in consideration with the required improvements identified in the KD+G report as well as the Scope of Work Summaries provided in Chapter 4 for the three adaptive reuse options.

### Site

#### East Street Frontage

- Characteristics:
  - The building is representative of the Colonial Revival style of architecture used for both residential and civic buildings during the early part of the 20th century. Following the exuberance of the Victorian period, the Colonial Revival style's simpler geometric forms, reduced cost and adaptability to larger, civic structures, made it a prime contender for schools. The style's historical references to the period of the founding of the nation and Connecticut's vernacular architecture helped instill a sense of civic pride; very appropriate for a new building designed to foster the development of young students into educated citizens. Following the First World War, America was coming into its own on the world stage and looking back at our own history for architectural inspiration was a sign of maturing past the need to appropriate the styles of earlier civilizations.
  - The strongly symmetrical building and axial entry sequence through the front yard are key features of the building's character.
  - Recent loss of mature trees has significantly changed character of the building as seen from the perspective of passers by on East Street.



Building facade

- **Condition:**
  - A side door is currently used as the main entrance, which detracts somewhat from a visitor's experience.
  - The front lawn/landscape area is underutilized as no programming is dedicated to this area and the main entry is not located here.
  - The lawn and vegetation appear to be in decent condition, with the exception of a small tree that appears to have been planted with its trunk at an angle to the ground.



Improperly Planted Tree

- General recommendations:
  - Maintain the front lawn area, or a significant portion of it, as a public green space. Consider adding programmed uses with amenities such as benches and additional landscaping to make it more inviting.
  - Grind existing stumps and replace improperly planted tree.
  - Reconfigure parking to provide ADA compliant access near building's front entrance.
  - Consider changes to the site to strengthen connection to historic downtown, including signalized pedestrian crossing from the area of the Senior Center as well as street banners, historic character lighting, and street furniture consistent with the historic downtown.

### **Elm Street Extension Frontage & Rear Parking Lot**

- Characteristics:
  - The rear portion of the site is bounded by Elm Street Extension and Great Brook. This area contains open lawn and gravel areas, a wooded buffer along the brook, a helicopter pad used by the New Milford Hospital, and a large parking area.
  - This area was originally used as the school's athletic fields and was filled in

- to create a level surface.
- The parking lot is used by the Little Theater for their performances.
- This area is not visible from East Street due to the building, the grade change, and the neighboring buildings to the north.
- The slope of the walkway to the side entrance does not meet accessibility standards and in addition could be hazardous to all pedestrians in inclement weather.
- Condition:
  - The parking lot needs resurfacing primarily due to the oil tank replacement project as well as the overall deterioration of the asphalt.
  - Part of the lawn area is currently being used as stockpile areas making recreational use of the lawn difficult. It is likely that the grass is in poor condition and soil is compacted in lawn areas used for stockpiling.
  - The chain link fence along the edge of the lawn area is discontinuous.
- General recommendations:
  - Because this entire area is downhill of East Street, it is possible to construct a taller building in this location without negatively impacting the character of East Street.
  - Because the rear parking lot is at grade with the gym, an ADA accessible entrance could be provided on the rear gym wall.
  - To accommodate new site uses, it is likely that the helipad would need to be relocated. This effort would need to be coordinated with the New Milford Hospital, and is outside the scope of this report.

## Building Exterior

### Design

- Characteristics:
  - Colonial Revival Architecture using brick, wood, cast stone, and stucco as the primary building elements.
  - Symmetrical façade.
  - Cast stone quoins at the corners of the building are repeated around the window above the main entrance.
- Condition:
  - Haphazard exterior routed wires and connections detract from the overall character of the building.
- Recommendations:
  - Aforementioned character-defining features of the building exterior should

be preserved.

- Once functionality has been assessed, remove and/or relocate to interior locations haphazard exterior routed wires and other electrical/communications equipment/accessories

### **Masonry**

- Characteristics:
  - The majority of the building is brickwork in Flemish bond.
  - The ground level of the building is stucco over brick described as 'Concrete Spatter Dash Finish' on the original drawings.
- Condition:
  - The masonry is generally in good condition and is consistent with buildings of this age.
  - Several cracks in the brickwork are visible on the south façade of the building.



Cracks in Brickwork on South Facade



Rusted Steel Lintel

- The steel lintel over the large southern window in the gym is rusting and causing spalling of the masonry above. Similar spalling issues are evident over the northern window. As a result, stucco is in poor condition in these areas.
- In the same area of the building, the stucco on the stage addition does not match the original stucco scale and finish.
- General recommendations:
  - Minor repointing throughout façade is required.
  - Cracks in south façade should be reviewed by an engineer to determine if the joints can be reinforced and repointed or if some stabilization measures are needed within the foundation to prevent future cracking.
  - Replace rusted lintels and repair masonry above windows as required.
  - If maintained, replace stucco that is inconsistent with original stucco character.

## Roof

- Characteristics:
  - The roof is a large hipped structure supporting a central cupola.
  - Roofing material is slate, EPDM membrane, and asphalt shingles.
  - Pipe rail snow guards are located along the perimeter.
  - Half round gutters collect roof runoff and downspouts direct runoff from the

- roof to grade. Downspouts are not connected to a drainage system.
- Condition:
  - The roof slate was not accessible, but evidence of water leaks in the SE corner of the attic suggest roof damage in that area.



Water Damage Visible in Attic

- The Roofing Report prepared by Watsky Associates, Inc, in 2017 indicates that there has been concern over broken slates falling off the roof and the costs of annual maintenance required to maintain a slate roof.
- General recommendations:
  - Consideration should be given to replacing the slate. Options to consider include a synthetic slate or a dimensional asphalt shingle such as Certaineed’s Grand Manor product that has the appropriate scale and texture of the existing slate. Typical ‘Architectural’ shingles such as Timberline products are not recommended due to their inappropriate scale.
  - Path of downspouts along face of building could be simplified and routed into an appropriate site water management system.

### **Cupola**

- Characteristics:
  - Large central design feature crowning the main roof and defined by its copper dome, weather vane, fan windows above ventilation louvers, a balustrade with urn finials, and a square base with quoins and central round window on the east face.



Cupola

- Condition:
  - Two urn finials and one fan window are missing.
  - Paint is in poor condition and repairs are likely needed to areas of wood trim.
- General recommendations:
  - The cupola should be restored to its original condition.
  - The cupola was an integral part of the original convective ventilation system of the building and could be used for a similar purpose in the future.

### Windows

- Characteristics:
  - On the main façades, large ganged windows are present in each of the classroom spaces with individual or paired windows located in offices and bathrooms.
  - The ends of the building are dominated by the large arch-top windows located in the main stairwells, with the north window being the location of the WPA stained glass.



Arch-Top Windows in Main Stairwells

- Condition:
  - On west and east façades, the original rectangular windows have been replaced with vinyl units. The arch top windows in the stairwells appear to be original except for the addition of exterior protective panels over the stained glass.
  - The style of the rectangular windows has been altered from the original design through the incorporation of fixed transom windows across the top of each unit. In the four classroom groupings, 7 double hung units were inserted instead of the original 5.



Style of Windows Differs from Original Design

- The upper sash of the vinyl windows are operable but the balancers appear to be inadequate to keep the sash in place, resulting in the inability to properly secure the windows. Employees in the building report that this situation commonly leads to drafts.
- General recommendations:
  - If the windows are to remain, the upper sash should be fixed in place to facilitate properly closing the windows and eliminate drafts.
  - Vinyl windows should be replaced with higher quality units with traditional weights or adequately sized balancer systems following the original fenestration pattern.

### **Window AC Units**

- Character:
  - Individual AC units detract from character of building and are likely not very efficient in terms of energy use or occupant comfort.
- Recommendation:
  - Eliminate the window AC units and incorporate cooling into the design of the new HVAC system for the building.
  - Explore restoration of the convective cooling system that was part of the original design of the building where air was drawn in through the windows and vented through the cupola.

## Main Entrance

- Character:
  - The main entrance is defined by a two-story composition of cast stone featuring tall pilasters and a split pediment over the double entrance doors.
  - Several steps lead up to the door.
  - A tripartite window in what was originally the principal's office is located above the doors.
  - The top of the composition is surmounted with a wrought iron 'Juliet' balcony railing.
  - The words 'New Milford' are carved into the cast stone lintel.



Two-Story Composition at Entrance

- Condition:
  - The cast stone work appears to be in sound condition, although some joints appear to be failing.
  - The wrought iron railing is rusting and staining the cast stone.
- General recommendations:
  - The overall composition should be retained and restored, including removal of rust from and re-pointing the cast stone.
  - Restore the wrought iron handrail on the Juliet balcony so it does not shed rust on the building facade and sidewalk.
  - If the reuse option selected recommends making this the accessible entrance, a modification to the grades will be required through either

the addition of a ramp or other modifications to the step area to provide wheelchair access.

### **Rear Stage/ Mechanical Room Structure**

- Character:
  - This portion of the building is defined by its large cubic forms covered in the same Spatter Dash stucco finish as the base of the building.
- Condition:
  - The interior shows evidence of numerous roof leaks in this area.
  - The condition and character of portions of the Splatter Dash stucco finish in this area are not consistent with main portions of the building- see Masonry section (above).
- General recommendations:
  - Depending upon the reuse option selected, this entire structure could be eliminated and rebuilt depending upon the needs of the new use to bring the spaces up to code and provide a better function.
  - If the structure is to remain, it will require new roofing, removal of haphazard exterior wiring, and replacement of stucco.

### **Steam Tunnels at Building Corners**

- Character:
  - These structures appear as low buttresses along the base of the building and contain the main steam pipes wrapping around the building.
- Condition:
  - There is a crack in the steam tunnel at the NE building corner adjacent to a downspout. This defect may provide an entrance for water into the basement level.



Crack in Steam Tunnel

- General recommendations:
  - If the steam system is replaced with air handlers throughout the building, these appendages could be removed.
  - If they are to remain, the cracks should be repaired and the downspouts piped to a drainage system instead of directing water onto the roof of the tunnels.

## Building Interior

### Central Corridors and Stairwells

- Character:
  - The building is organized around a central corridor with main stairways at either end.
  - A secondary axis from the main, front entrance exists only up to the first floor.
  - The corridors are characterized by the glazed tile walls and terrazzo floors.
  - Fire door enclosures were added at each floor at the stairwells.
  - WPA artwork located in these areas are discussed in the following section.

- Condition:
  - The main corridors and stairwells were constructed of durable materials and have held up well.
- General recommendations:
  - The main corridor walls are structural, load bearing walls; therefore, relocating these walls would incur significantly higher costs. However, it may be desirable to make some modifications around the recesses that formerly housed lockers.

### **WPA Artwork**

- Character:
  - Several WPA artworks are located throughout the building including:
    - Stained glass window in north stairwell (see discussion above regarding windows).
    - Wall mural on canvas in main corridor.



View of New Milford on Masonite in Classroom



WPA Mural

- Condition:
  - The stained glass appears to be in excellent condition and exterior protective panels were installed to reduce risk of damage.
  - Minimal lifting of the canvas from the wall is evident on the main mural.
  - The fire doors installed at the stairwells appear to have been installed over the murals.
  - The view on the Masonite panels was found in the attic and reinstalled in one of the classrooms. Some damage at the fastening locations is evident, but the artwork is otherwise in good condition.
- General recommendations:
  - Depending upon the reuse option selected, the murals can either be incorporated into the new design or removed for use elsewhere.
  - It is also possible to relocate the stained glass window. Fabricating a new window frame to fit the glass would be costly.
  - If the building was sold for another use and the window remained in the building, legal protections should be incorporated into the agreement to place a preservation easement on the window.
  - Note: The US General Services Administration claims ownership of portable artworks created in the WPA. This agency should be consulted regarding

sale of the building and/or relocation of the artwork.

### **Classroom Finishes**

- Character:
  - A significant portion of the original trim and classroom features remain throughout the building including chalk boards and built in casework.

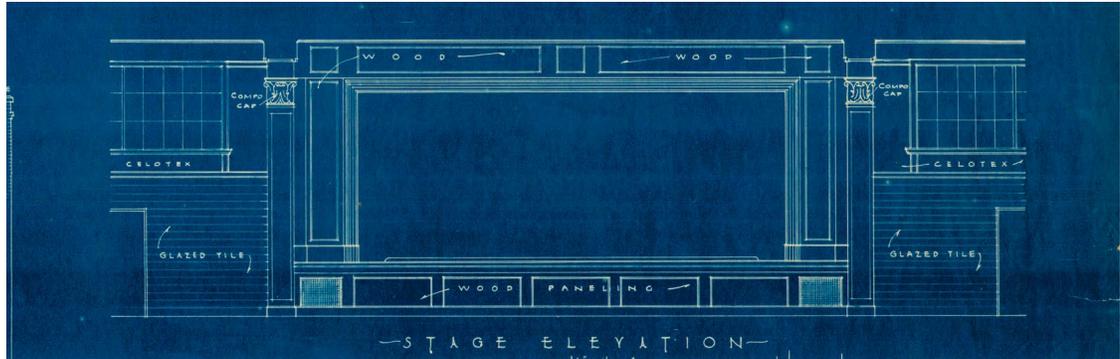


Original Trim and Classroom Features

- Condition:
  - Multiple coats of paint. Expected level of wear and tear present.
- General recommendations:
  - Depending upon the reuse option selected, some of these features could be incorporated into the new use. For example, slate chalkboards could be reused as wall cladding or countertops. If feasible, repurposing finishes would help to preserve a sense of place and history in the renovated building.

### **Gymnasium / Stage**

- Character:
  - The gymnasium space is the largest space in the building and offers great potential for use for a variety of activities.
  - The original drawings show pilasters flanking the stage to create a proscenium opening. The pilasters are likely concealed behind the Homasote wall and ceiling coverings.



Pilasters Flanking Stage in Original Drawings

- The ceiling is defined by the large structural grid creating a coffered appearance.
  - Bleachers originally lined the west side of the gymnasium; currently, a pair of staircases define that side of the space.
- Condition:
  - All of the original ceiling and most wall surfaces are covered with Homasote, obscuring original detailing.
  - A large crack along the base of the south wall of the gym should be studied further.
  - The stage area has been reduced to a shallow platform by the construction of a partition to create a storage room.
- General recommendations:
  - If this room were to remain a large gathering space, restoration of the ceiling and stage walls is recommended to bring back the original character of the space.
  - The former bleacher area could be fully integrated into the larger floor area of the gym with modifications to the staircases to achieve code compliance. Alternatively, a floor could be inserted to connect the grade level classrooms at each end of the building with other uses for the spaces at basement level.

### Rear Stage/ Mechanical Room

- Character:
  - Contains a stage area and smaller rooms including bathrooms and other small spaces.
  - The basement below the stage contains the boiler room and former coal

- storage rooms.
- Condition:
  - Numerous roof leaks in this portion of the building are evident.
  - Interior spaces are functionally obsolete and in poor condition.



Basement Bathroom

- The main stage area has been walled off from the main space to create a storage room accessible from the exterior, leaving a small elevated platform area within the main space.
- General recommendations:
  - This structure could be eliminated and rebuilt to accommodate the needs of the new use to bring the spaces up to code and provide a better function.
  - If the structure is to remain, it will require extensive interior work.

### Attic

- Character:
  - The volume of the attic is enormous and characterized by wood framing and diagonal bracing.

- The support structure of the cupola is located in the center of the space.



Cupola Support Structure

- The original convection air shafts are visible along the tops of the central corridor walls.



Convection Air Shafts

- Condition:
  - The space is mainly dry except for evidence of water damage in the SE corner mentioned earlier.
- General recommendations:
  - While there is an enormous volume of space available in the attic, making it accessible and usable would require an investment in structural modifications. Depending upon the reuse option selected, there may be an economic benefit in making this space occupiable.
  - The attic space would be suitable for locating new mechanical systems if it is not converted to occupiable space.

## 3 Community Engagement

According to the RFP that initiated this project, one of New Milford’s main goals in this effort is to identify adaptive reuse options that are “consistent with the needs and desires of the residents.” The design team used a series of community outreach strategies in an effort to engage a diverse cross section of New Milford’s community: coffee shop chats, in depth meetings, two surveys, and a community workshop. The remainder of this chapter describes the process we undertook to engage the community and synthesizes what we heard.

### “Coffee Shop” Chats

In order to gather preliminary input from members of the New Milford community, Pirie Associates team members spent the lunch hour and afternoon of Thursday, April 4 and Wednesday, April 24 chatting casually with people around town. The purpose of this effort was to get a general understanding of how the East Street School is perceived by the community and what key issues are driving discussions about its reuse. This informal outreach strategy also allowed us to hear from a segment of the population that may not fill out a survey or attend a community meeting. The findings described below summarize what we heard from members of the community; they do not represent our opinions or recommendations.

#### Demographics

On April 4, we were able to speak with 24 people ranging in age from young adults to retirees, and they were split about equally between men and women. On April 24, we spoke with 4 people exhibiting a similar demographic range. The people we spoke with were predominantly white and all were fluent in English. We were in town on weekday afternoons, so we were not able to talk to those who live in New Milford and commute to other towns for work on weekdays. A little more than half of the people we spoke with live in neighboring towns, and were in New Milford either to work or to patronize a local business.

#### Locations

The main coffee shop locations we visited on April 4 included Johana’s Restaurant and the Makery Coworking Space. In addition, we spoke with a handful of people at their places of work, including Barrister’s Coffee Co, the Bank Street Book Nook, the Natural Marketplace, Rumanoff’s Fine Jewelry & Design, the New Milford Library, the Village Center for the Arts, and the Board of Education (currently located in the East Street School).

On April 24, we spoke with people at Panera on Route 7. At this location, we encountered significantly fewer people who were connected, either by residence or by employment, to New Milford. On the same day, we spoke with 2 employees working at John Pettibone School.

## **Findings**

There was broad support among everyone we spoke to that the East Street School building should be preserved; only one person was willing to consider demolishing it for new development. Three people expressed that the historic character of the town is an integral part of its identity and should be protected; two of these people noted the importance of New Milford's historic character in attracting customers.

One individual expressed concern about the impact of New Milford Hospital's expansions on the historic character of the town, and suggested that the hospital utilize the East Street School to relieve pressure on other expansions. Two other people suggested that the East Street School could be utilized by the hospital, though those conversations were not in the context of concern about the Hospital's other expansions. Another individual suggested that the site's proximity to the hospital would make it an ideal location for elder care.

Seven of the people we spoke with emphasized a need for more housing and expressed an interest in re-purposing either the school itself or part of the site for that use. Two people specifically talked about a need for housing the homeless, one discussed a demand for senior housing, and another person was interested in affordable housing. On the other hand, another individual expressed concern that affordable housing programs take control out of the Town's hands.

Another important theme that emerged in our conversations was the division in the town between the historic, pedestrian-oriented, downtown area and the newer, auto-centric commercial corridor over the bridge on Rt. 7. Two individuals felt that all the services people need on a day-to-day basis are on Rt. 7, which brings people away from downtown. It was pointed out that the CVS that is currently on East Street used to be on the green, and an IGA grocery store was in the CVS' current location on East Street; at that time, this person felt that there was more foot traffic downtown. Several people mentioned a disinclination to go over the bridge due to traffic.

In particular, the employees currently working at the East Street School, most of

whom live northeast of downtown, agreed that commuting over the bridge would add significantly to their commute time. They also expressed affection for the views provided in their current office, the beauty of the building itself, and its proximity to downtown. They noted that it is beneficial that they can walk to Town Hall for meetings, and the business office can walk to the bank. However, they also noted the building's drawbacks: the heating and cooling systems don't work well, the windows are drafty, and the building is not accessible to anyone with mobility challenges. Nevertheless, these employees hope to continue working in their present office.

We also spoke with two municipal services employees located at the John Pettibone School. These employees discussed various ways the physical plant at the John Pettibone School makes it possible for their agencies, Parks and Recreation and Social Services, to better serve members of the community. With the space available there, these staff members also felt that collaboration between non-profit and public agencies is possible that could not be accomplished elsewhere. These employees strongly felt that relocating these agencies to East Street School would be detrimental to their work.

Many of the other individuals we spoke with expressed ambivalence about whether it would be beneficial to have municipal offices in the East Street School, but two did suggest the idea.

Three people suggested re-purposing the East Street School as a business or innovation hub. One business owner has been looking for office space, anticipating growth in his business; the only available space for him to grow into is further out of town than he would like. Another observed an emergence of a creative economy and a wellness economy, and suggested using East Street School to support that growth. Another individual felt that job creation is New Milford's most significant need, and that the town should create tax incentives to entice businesses to locate in East Street School.

Two people were interested in the notion that locating additional professional jobs in the East Street School would result in more foot traffic downtown; however, others were skeptical that the general population would be willing to make that walk. In particular, they noted that people would avoid crossing Rt. 202 (East Street) on foot.

A handful of the people we spoke with were open to different uses of the building

but felt it should be used for some purpose that benefited the community. One suggested that since it was originally built as a school, a different type of educational use could take place there. A librarian noted that there is a need for more meeting space in the town, and that the girl scouts may not have a place to meet while the library is under renovation. In addition, it was suggested that during the upcoming library renovation the East Street School might be used for storage of resident- accessible portions of the collection (adequate climate control would need to be provided). One resident commented that the gym in East Street School is not adequate for current recreational activities, and that the facilities at John Pettibone School are more appropriate for that use.

While there was broad support for adaptively reusing the building in some way that would benefit the town, the financial feasibility of the project was a concern for a few people. One individual was concerned that the town might not be able to afford the cost of renovation necessary to reuse the building. Another person expressed a broader perspective, wanting to determine the best reuse strategy based the expected financial impact.

This initial outreach process helped us understand perceptions of the East Street School and informed our line of questioning in subsequent phases of community outreach.

### **In-Depth Meetings**

Discussions with the East Street School Work Group revealed that a handful of involved residents passionately support the sale of the building to a private developer for housing. Prior to the beginning of this study, these community members had already devoted significant energy into researching and thinking about the best way to adaptively reuse the East Street School, so we reached out to them to learn about their insights. Unfortunately, due to scheduling constraints we were only able to meet one-on-one with two of the six people we contacted.

Both residents we met with understood the future of the East Street School as inextricably linked to the future of the John Pettibone School: in their view, the Town must keep one and sell the other. Both residents presented convincing arguments for preserving the John Pettibone School for municipal services. However, because the East Street School is the subject of our study, detailed discussion of the John Pettibone School in this report is limited to anecdotal

residents' views on how it relates to the East Street School use. The current and future use of the John Pettibone School is a separate planning and community issue, and may be addressed by a separate future study.

This section summarizes the views of the residents we spoke with, and not our beliefs or recommendations.

### **Resident A**

The first resident we met with described the economic and cultural context for the present discussion about the East Street School. Industry and jobs that were based in New Milford through the 1960s left in the 1970s. The building industry continued a little while longer, supported by a housing boom in the 1980s and 1990s, providing jobs for tradespeople such as carpenters and plumbers. Those jobs have recently dried up as well, leaving a population of underemployed tradespeople in town. In contrast, there is a demographic of higher-earners living in New Milford who moved there to avoid the higher taxes in nearby Westchester County. The resident we spoke with felt that this combination of an underemployed working class population with higher earners who are avoiding taxes resulted in a voting base that is overall not supportive of increasing taxes for services or projects that would benefit the community. As a result, public funds are scarce. This resident was particularly concerned about the lack of funding for education. Given the overall lack of funding, the cost of renovating East Street School is a serious concern, and increasing the Town's revenue by transferring the East Street School to the tax roll would provide a long-term financial benefit to the Town.

Regarding what type of privately owned use would benefit the community, this resident doubted that private enterprises such as tech companies or hotels would be interested in locating on East Street. They supported developing the East Street School for housing because there is an unmet demand for housing and because additional downtown residents would help support small businesses in the area. However, they were concerned that luxury condos would have a negative gentrifying impact on the neighborhood. They did not think having more municipal employees working in the East Street School would provide downtown businesses with an additional customer base, since most of these employees live elsewhere, and would frequent businesses closer to their homes on nights and weekends.

This resident did feel like the East Street School is part of downtown, and that it could be better incorporated with signage. They noted that some of the hospital-

owned properties in this area detract from the feeling that it is part of downtown. In addition, they expressed concern that poorly maintained single family homes in the area detract from the neighborhood's character and sense of connection with downtown.

In discussing the cost of renovating the East Street School, this resident referred to two studies that had been completed on what the renovation would entail. In particular, they referred to a spring beneath the school and a crack in its foundation. We are aware of one building assessment, performed by KG+D in 2017, and there is no mention of a spring in this location.

### **Resident B**

The second resident felt that nearby Barton Commons is very successful, citing its waiting list and that the police have never been called to the development.

Like the first resident we spoke with, this individual expressed concern about cost of paying for renovation of the East Street School. They observed that most people in New Milford don't want to pay taxes, which has a negative impact on town infrastructure, especially education. They believed that the East Street School is in very bad condition. They expressed doubt that the Town would be able to come up with funds to match grants for renovation available from the state. They also stated that the Town's Waste Management Fund could not be used for the East Street School renovation.

This resident was willing to consider splitting the property, with a portion privately developed and a portion maintained in public ownership. However, they stated that the Town of New Milford is not a good business manager, and wouldn't be able to manage mixed use building well. They suggested a private developer such as Dakota Partners buy the whole site, pay for redevelopment, and lease space to town.

### **Conclusions**

Concern about the financial feasibility of renovating the East Street School with public funds emerged in these meetings as a primary concern, which is consistent with what we heard from other residents in our coffee shop chats. Interestingly, residents who advocate selling the East Street School to a private developer and those who wish to keep it in public ownership share a concern about the short and

long term financial health of New Milford. These groups differ in their assessment of how much public ownership of the building would contribute value to the town over time. Providing the community with information about the financial feasibility of several reuse options would likely help build consensus around the best option for moving forward.

## Online Survey

Based on initial feedback from coffee shop chats and in-depth meetings, Pirie Associates created an online survey to solicit feedback from a wider audience. This section provides information about our methods and an overview of our findings. Complete survey results are included in Appendix A of this report.

### Methods and Demographics

The survey was created and hosted on SurveyMonkey.com. The link to the survey was initially distributed by the Town via the New Milford Facebook page and the New Milford Library email list. After two weeks, 212 individuals had completed the survey. This group of participants was predominantly (59.8%) over 55, with the 55-64 age group being most significant (31.16%). In addition, 91.8% of respondents were homeowners. Since these demographics are not aligned with that of New Milford as a whole, we concluded that these results were not representative of younger and lower-income residents of New Milford.

In an effort to get feedback from a wider audience, the survey was re-opened for an additional week and distributed by the Town through three additional channels: the Board of Education's email list, the Youth Agency's email list, and the Social Services email list. 452 additional participants responded to the survey in that week. These additional responses brought the survey results closer to the age demographics of New Milford as a whole; however, the survey results continue to disproportionately represent homeowners. In addition, parents with school age children were underrepresented after the first two week survey period, but are disproportionately overrepresented in the final survey results.

The following tables compare the demographics of survey participants with that of New Milford as a whole, based on data from the US Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

<b>Age</b>			
	Census Data	Survey Demographics	Delta
Under 18	22%	0.48%	-21%
18-24	7%	0.32%	-7%
25-34	11%	8.15%	-3%
35-44	12%	24.76%	12%
45-54	17%	28.91%	11%
55-64	16%	18.85%	3%
65+	15%	18.53%	4%

<b>Families with Children</b>			
	Census Data	Survey Demographics	Delta
Households with children under 18	28.71%	51.11%	22.4%

<b>Homeownership</b>			
	Census Data	Survey Demographics	Delta
Own	77.70%	89.81%	12.11%
Rent	22.30%	10.19%	-12.11%

### Summary of Results

Initial outreach revealed that supporting the vibrancy of New Milford’s historic downtown was a key opportunity for the adaptive reuse of East Street School. Survey results supported that idea, indicating that there is broad support in the community for economic development: 66% of respondents said that “it’s very important that we attract more businesses” to New Milford, and 23% of respondents said “it would be nice to have more, but it’s not vital” (question 26). In addition, setting up new businesses, attracting customers, and attracting

talented employees to New Milford were rated as more important than increasing age diversity, diversifying housing types, and adding housing close to downtown (question 33).

Survey results also indicate that respondents value the historic downtown. 72% of respondents said they go to New Milford's historic downtown once a week or more (question 11), and 72% of respondents said they "love going downtown" (question 13). These responses suggest that there would be broad support for strategies that contribute to the economic development and vibrancy of the historic downtown.

In order for any reuse of the East Street School to benefit the historic downtown, it is important to understand the relationship they currently have. 63.7% of respondents think of East Street and the East Street School as part of downtown (question 36). Only 7% of respondents felt that the East Street School is too far away from downtown to walk there; the majority of respondents felt that the East Street School is within walking distance, but that the route feels unsafe (questions 37 and 38). These results suggest that reuse of the East Street School has the potential to increase foot traffic downtown, and this benefit would be amplified by improvements to the pedestrian route connecting the East Street School to the area around the Town Green.

Survey results indicate that locating municipal services in the East Street School would not be likely to attract significant additional foot traffic to the historic downtown area: the vast majority of respondents indicated that they visit municipal offices either occasionally or never (questions 16-24). Locating municipal services in the East Street School for the convenience of residents is a separate matter, and the survey results reveal a significant split on this point: 59% of respondents said that the location of municipal services did not matter to them, and 41% of respondents said that it does.

Thus, while these survey results indicate a commonly shared interest in adaptively reusing the East Street School in a way that will support the historic downtown, no single use option emerges as having dominant public support. The design team used this information as a basis for preparing a 'Community Brainstorming' workshop to further tease out the community's shared interests.

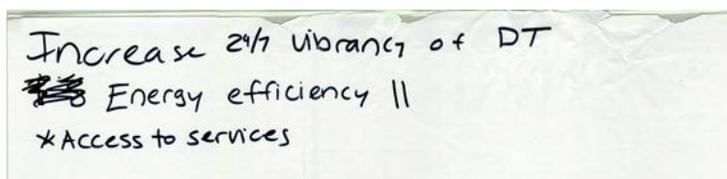
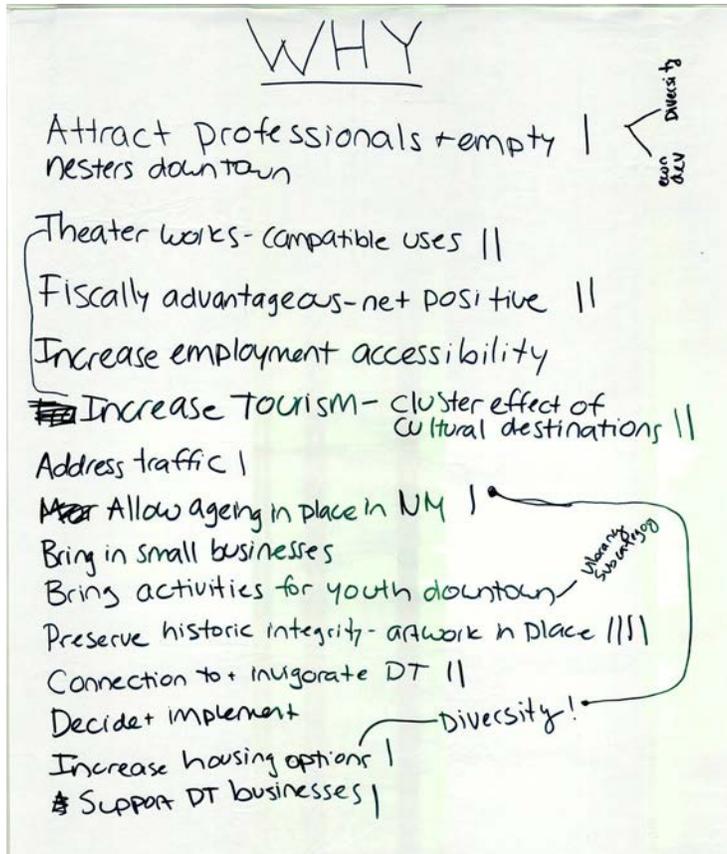
## Community Brainstorming



On Thursday, May 23, 2019, forty members of the New Milford community came together to brainstorm possible uses for the East Street School. The evening was organized and facilitated by Pirie Associates with logistical support from the Town of New Milford. The slides that were presented at this event as well as notes generated by participants are included in Appendix B and C, respectively. This summary of the event was shared online from May 30 through June 5, 2019; responses to that summary are included in Appendix D.

Our first discussion topic was:

Why are we doing this? What **GOALS AND ASPIRATIONS** do we have for the adaptive reuse of the East Street School?



A series of core values emerged from this discussion that apply regardless of how the site and building are reused. They are:

- Traffic impacts should be evaluated and addressed.
- Theater Works' ability to function should be maintained.
- The historic building, its front lawn, and the WPA art it contains should be protected.

The following emerged as the most important **GOALS AND ASPIRATIONS** shared by the participants.

- Support the economic development of New Milford by creating jobs and attracting new diverse age residents.
- Increase the vibrancy of the historic downtown by creating more activities that bring people downtown, including work, residences, and tourism/cultural destinations.
- Create a net positive financial impact for the town, with a focus on long term financial well-being.
- Increase diversity of housing options downtown; in particular, there is currently a lack of housing that meets the needs of young professionals, empty nesters, and the elderly.

Next, we discussed:

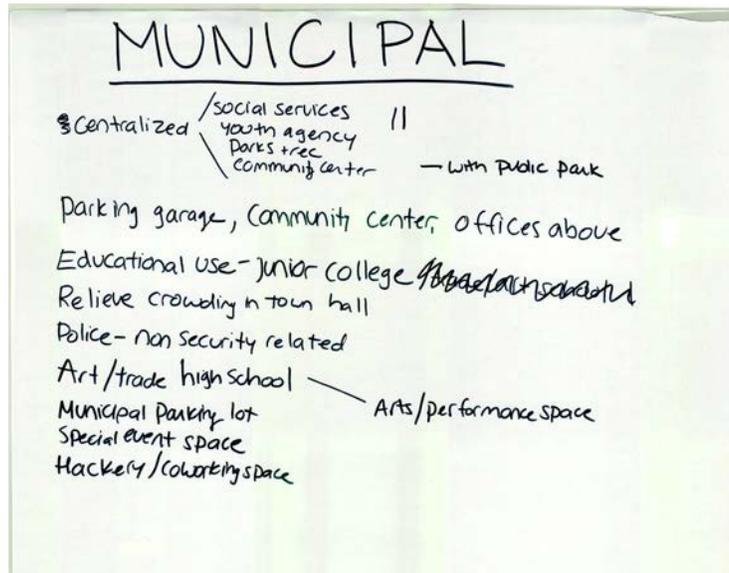
What uses would achieve our shared **GOALS AND ASPIRATIONS**?

Since municipal and housing uses were brought forward prior to this study, the Town asked that these two use options be evaluated. We asked participants to brainstorm what type of municipal and housing uses would achieve the shared **GOALS AND ASPIRATIONS**, as well as a third “wild card” use.

Here is what we heard:

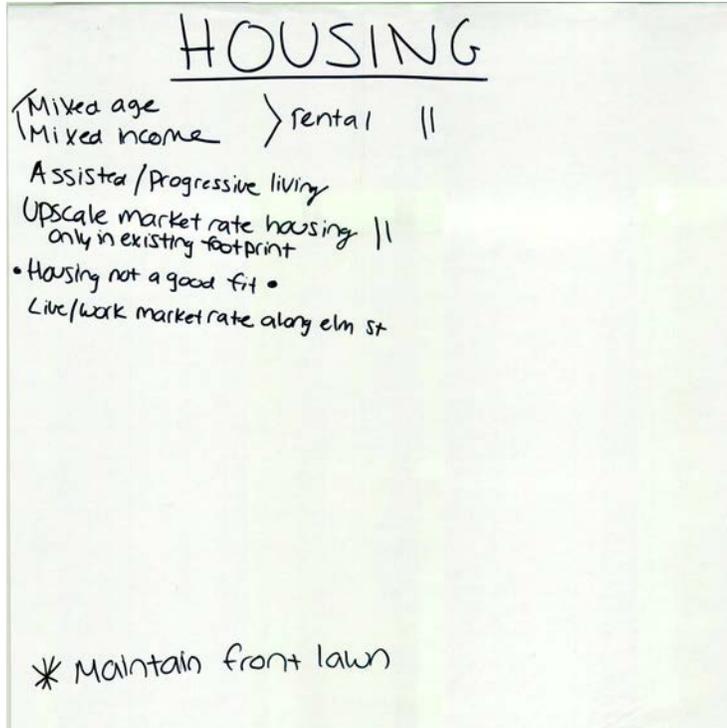
### Municipal

- A centralized municipal office building with the former gym used as a community/event rental space; open space on the property could be used as a public park and for municipal parking
- Non-security related police functions
- Municipal building ownership that leases spaces to non-profit arts and related organizations, possibly including a hackery/ coworking space



### Housing

- Rental apartment units, focusing on attracting millennials, working professionals (workforce housing), and retired “empty nesters”
- A mix of assisted and progressive living for seniors to “age in place”
- Upscale market rate only housing
- Live/work market rate units along Elm Street and luxury housing in the existing school building



### Wild Card

- Boutique hotel and event space with conference center
- Arts live/work space with sculpture garden
- Arts space with fab lab, performance/gallery space: focus on arts community hub
- Hybrid arts space and municipal offices

- Museum for kids
- Medical offices
- Outpatient surgery
- Trade schools/ vocational training; high school level or adult education
- Combination museum/ trade school



Regardless of the use, there was broad consensus for maintaining the lawn in front of East Street School as open space. However, there were differing opinions regarding the open area along Elm Street, highlighted in orange in the image below.



Some participants opposed any new building on the site, while others felt that adding to the built footprint would be important for this project to contribute to the economic development and vitality of the historic downtown. The group also discussed that restricting reuse to the existing building would likely preclude the financial feasibility of any privately-funded reuse option.

## 4 Adaptive Reuse Options

The design team synthesized feedback received throughout the community engagement process into three possible uses:

- Municipal: administrative offices with community event space on ground floor
- Housing: a mix of luxury and affordable 55+ housing
- Wild Card: a combination of office and arts space with 55+ housing

While no single option was chosen by consensus, we heard support for each of these options in our community engagement process. In addition, we expect that each of these options would help New Milford pursue the shared goals articulated during that process.

The following financial feasibility assessments are intended to provide the Town with comparative information to inform a decision on how to reuse the East Street School. The assessment includes a conceptual estimate of how much construction would cost. This conceptual estimate is based on an outline of the components typically needed for each use to be viable; full designs for each option were not included in the scope of this project. Because these estimates are conceptual, and not based on complete designs, some variation from these numbers is anticipated. Nevertheless, these estimates are helpful to get a high-level understanding of financial feasibility.

To help the Town understand a range of possible options, these options illustrate a range of effort: the municipal offices would be the lowest cost option, housing would be a higher cost option, and the combination arts space and housing option would be in the middle.

### Option A: Municipal Description & Budget Narrative

The Municipal Administrative Offices option is a possible use for East Street School if the Town determines that it should continue to be held in municipal ownership. Of the three options evaluated in this report, this option would be the lowest cost for renovations.

The Town needs a new police department/ public safety building, and the East Street School could potentially meet that need. However, this option is not studied in this report because there was minimal public support for that option. If the

# Option A: Site Diagram

- Renovate for Municipal Use

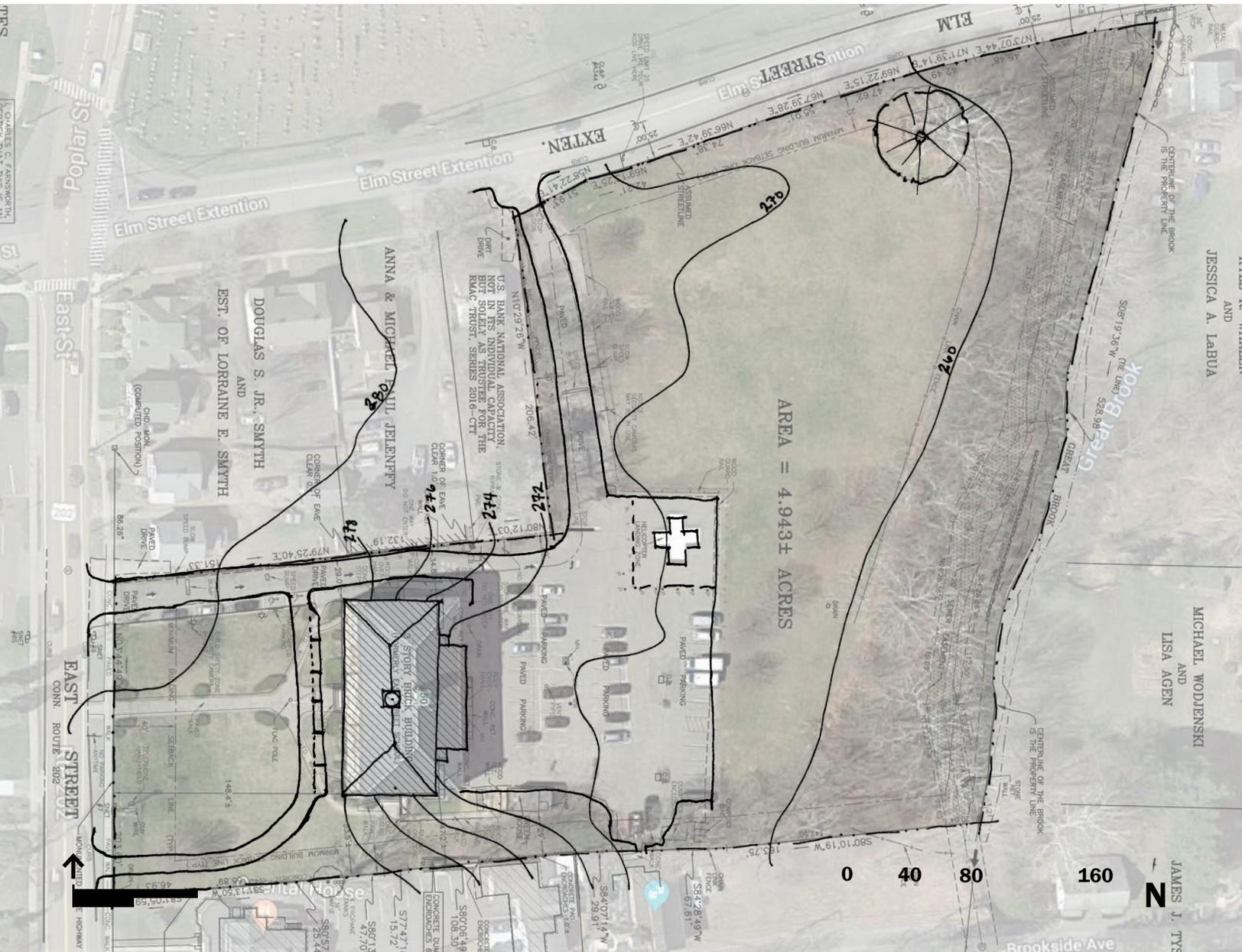
## Existing Building

Reuse as Municipal Office on upper levels

Reuse as Community/Cultural Event space on lower levels

## Parking Count

Matches current



building is maintained in public ownership, further study of the feasibility and cost of a public safety use would be advantageous to the town.

### **Budget Narrative**

General description: Re-use Existing Building; No new buildings; Minimal site work.

### **SITE**

- Resurface rear parking lot (approx. 30,000 SF) and drive on Elm Street extension side (approx. 7400 SF) with permeable asphalt
- Provide driving loop to front entrance (approx. 5800 SF permeable asphalt) from East Street. This will create accessible entrance from East Street side.
- Minimal landscape budget to re-fresh site.

### **EXISTING BUILDING: EXTERIOR**

- Minor façade repointing, including joint treatment at main entrance portal; assume 2% of ~15,000 total exterior wall SF.
- Juliet balcony rail at entrance to be refinished; rust stains cleaned from cast stone.
- Window lintels: rusted lintels to be replaced & masonry repaired as needed, verify count in field.
- Slate roof replaced with synthetic slate (8600 SF).
- Repair roof cupola: decorative urn finials, carpentry repair, paint.
- Windows: replace vinyl windows with higher quality units following original pattern/count, see typical elevation.
- Steam tunnels at exterior corners: Repair cracks and reroute roof downspouts to drainage system.

### **EXISTING BUILDING: INTERIOR**

- Occupancy:
  - Municipal Office (upper levels)
  - Community/Cultural event space on lower level. Assume building code change of use for lower ground floor only.
- Basic Dimensions:
  - Main footprint approx. 7625 GSF
  - Rear addition footprint approx. 1200 GSF
  - Exterior walls approx. 40 feet high, approx. 15,000 SF

- Accessibility Upgrades:
  - Provide 1 large passenger/freight elevator with 4 stops
  - Provide approx. 1600 GSF connecting floor area at the Upper Ground floor level. Floor will bridge between north & south classrooms next to front entrance.
  - Modify front entrance & vestibule:
    - Remove 3 exterior steps; Create base for pilasters; New pavement at grade.
    - Door frame to be modified; door replaced with taller version to reach down to pavement.
    - Interior vestibule floor must be lowered to match north and south existing finish floor level; elevator stop will be at this elevation; two additional steps up at base of grand staircase will be required in matching material.
- Whole building HVAC
- General interior finish level on floors 1 & 2: typical municipal office space
  - Carpet and VCT
  - Interior GWB partitions
  - Combination of dropped ACT and exposed/painted GWB ceiling
  - New lighting throughout
  - Modifications to life safety
  - Restrooms on 1 & 2 to be gutted, upgraded and expanded where required for accessibility; 4 WC, 4 sinks per floor (based on 4900 SF office per floor)
- Upper Ground Floor
  - Rear addition: Gut stage level and lower level. New mechanicals and storage on lower level (1200 SF). Stage level, see description under Gymnasium changes below. (Refer to existing section and plans.)
  - Side rooms at grade: typical municipal office space, see finishes description above. Replace existing bathroom fixtures and finishes.
  - New floor area to span and connect side rooms to new, central elevator; approximately 1600 GSF.
- Lower Ground Floor / Gymnasium (change of use to cultural event space)
  - Main event space:
    - Refinish existing wood floor (2400 SF).
    - Remove all homasote.
    - Restore original ceiling and stage wall detailing; in ceiling coffers, use acoustic plaster for sound dampening control.
    - Former Gym + bleacher area reduced by ~1/3 to accommodate

- elevator, lobby/foyer, restrooms
  - Remove stairs from Upper Ground Floor; Replace with 1 grand staircase
- Stage / backstage support space in rear addition: Gut stage level, rebuild stage and support spaces including 2 dressing rooms, 1 single occupant bathroom, 1 janitor/shop sink, water fountain, platform lift & steps connecting event space to stage (1200 SF); basic AV/lighting system for lectures, weddings, recitals, etc.
- Restrooms (event space of 2400 SF, assumed occupancy of 480):
  - Women's restroom: 4 WC / 2 sinks
  - Men's restroom: 4 WC / 2 sinks
- Side spaces next to Main event space:
  - Catering kitchen for special event food service (680 SF); includes warming/cooling/freezers, prep space; no intensive cooking equipment.
  - Loading/Storage at rear of building, approx. 680 SF
  - Two break-out/medium-size event rooms, 680 SF each

## Option B: Housing Description & Budget Narrative

The housing option is conceptualized here as the highest cost for construction, with the highest potential for earning future revenue. In this scenario, it is assumed the property would be sold to a developer.

In an analysis of several other mixed-use residential redevelopment projects planned around the state from 2016 to 2019, development costs ranged from \$125,000 to \$435,000 per residential unit, with an average of \$275,000. Most of these projects involved the renovation of existing buildings, or renovation with some additional new construction; two projects that were exclusively ground-up construction were among the more expensive comparables, at \$316,000 and \$410,000 per unit.<sup>1</sup> At the Barton Commons development, across the street from the Lillis Building, 38 units were constructed, consisting of 34 units of new ground-up construction, and renovation of an existing historic building for 4 more units. Total development costs for this project were \$12 million, or \$316,000 per unit.<sup>2</sup> Based on the following budget narrative, the Enterprise Builders estimate shows a per-unit construction cost of approximately \$338,000.

### Budget Narrative

General description: Convert Existing Building to luxury residential units and construct two buildings for 70% market/30% senior-restricted affordable residential use; provide new parking and landscaping throughout site. U-shaped courtyard building shall be referred to as “Building B1”; simple residential bar building shall be referred to as “Building B2”.

### SITE

- Rear parking lot, greenhouse, and helipad removed.
- Drive on Elm Street extension side to be straightened, replaced (approx. 7400 SF) with permeable asphalt
- Provide driving loop to front entrance (approx. 5800 SF permeable asphalt) from East Street. This will create accessible entrance from East Street side.

<sup>1</sup>Proprietary data on 17 individual developments was provided to CERC by various real estate developers, brokers, and investors.

<sup>2</sup>Dakota Partners website listing for Barton Commons, <https://dakotapartners.net/projects/barton-commons/>; accessed 9/16/2019.

## Option B: Site Diagram

- Residential high-density with 117 units

### Existing Building

Reuse as luxury rental (13 units):  
 2 3B/2B @ 1380 sf  
 6 2B/2B @ 1100 sf  
 5 1B/1B+ @ 860 sf

### Parking Count

- 28 Surface Parking  
 - 80 Buried Parking  
 - 22 Open, but low level

### Building B1

4-Story Residential (80 units):  
 32 2B/2B @ 1100 sf  
 32 1B/1B @ 750 sf  
 16 Studio @ 600 sf

### Building B2

4-Story Residential (24 units):  
 16 2B/2B @ 1050 sf  
 8 1B/1B+ @ 825 sf



- Landscaped surface parking between reused building and new residential bar building (approx. 8800 SF permeable asphalt)
- Approx. 1400 linear feet of concrete sidewalk
- Assume moderate landscape budget for courtyard and green space next to Building B1; minimal budget for green space at +260' at back of Building B2
- Back half of site re-contoured to create parking at +260' elevation; New residential buildings at existing grade +270' elevation.
  - 2 retaining walls, approx. 64 LF each, 10' high
  - 27,000 SF Parking will be buried under Building B1 (see site diagram)
  - 7,680 SF Parking will be open air under Building B2, with exposed columns on east side (see site diagram)
  - New 2-way drives to access parking, approx. 11,500 SF permeable asphalt

#### EXISTING BUILDING: EXTERIOR

- Same as for Option A, except that steam tunnels at exterior corners shall be removed and exterior wall surface patched where exposed.

#### EXISTING BUILDING: INTERIOR

- Occupancy:
  - 13 Luxury residential units on Upper Ground Floor, Levels 1 & 2.
    - (2) 3-bed, 2-bath, individual entrances @ grade – 1380 SF
    - (6) 2-bedroom, 2-bath – 1100 SF
    - (5) 1-bedroom, 1-bath + den – 860 SF
  - Amenity space on lower level – 7625 GSF
  - Assume building code change of use for entire building.
- Basic Dimensions:
  - Main footprint approx. 7625 GSF
  - Rear addition footprint approx. 1200 GSF; to be demolished.
  - Exterior walls approx. 40 feet high, approx. 15,000 SF
- Accessibility Upgrades:
  - Rear addition to ground floor to be demolished; build new addition 400 GSF/floor with 4 floors (1600 GSF total). Addition includes:
    - 1 large passenger/freight elevator with 4 stops; high quality finishes.
    - Elevator lobbies at each floor, 100 SF each, high quality finishes.
    - Stair at each floor, 100 SF each, high quality finishes.

- Accessible entrance, mail room, business office at ground level; 200 SF
  - Service areas on lower level, floors 1 & 2; 200 SF; basic finishes.
  - Historic Front entrance and grand stair to remain as-is.
- HVAC for amenity and common spaces; individual HVAC for residential units.
- Luxury Unit typical finishes:
  - Field-finished solid wood floors; stone tile in bathrooms
  - Interior GWB partitions and ceilings
  - New lighting throughout
  - Modifications to life safety
  - Kitchen: Stone countertops, high-quality appliances and wood-veneer cabinetry
- Lower Ground Floor / Gymnasium (change of use to residential amenity)
  - Main double-height space:
    - Refinish existing wood floor (4000 SF).
    - Remove all homasote.
    - Restore original ceiling and stage wall detailing; in ceiling coffers, use acoustic plaster for sound dampening control.
    - Make stairs from Upper Ground Floor code compliant.
    - New lighting.
  - Stage / backstage support space in rear addition: Removed and replaced with new addition per description above.
  - Restrooms, specific amenities/occupancy load unknown, assume:
    - Women's restroom: 2 WC / 1 sink
    - Men's restroom: 2 WC / 1 sink

#### BUILDING B1: EXTERIOR

- Basic Dimensions:
  - Main footprint approx. 18,800 GSF
  - Below-grade parking per description under SITE, above.
  - 4 floors at 10' floor-to-floor each.
  - 75,200 GSF total area
  - Exterior walls approx. 40 feet high, ~900 ft perimeter; ~36,000 SF
- Assume façade will be articulated to break down the mass, with gabled and hipped roofs. Example image on the next page.



- Exterior materials: assume siding, trim, asphalt roof, high energy-efficiency windows and insulation.
- Wood construction above non-combustible parking; fully-sprinklered.

#### BUILDING B1: INTERIOR

- Occupancy:
  - 80 residential units total, ~56,400 SF
    - (32) 2-bedroom, 2-bath – 1100 SF
    - (32) 1-bedroom, 1-bath – 750 SF
    - (16) Studio – 600 SF
  - Circulation/Admin. Office/Service/Community space – ~18,800 SF
- Provide 1 large passenger/freight elevator with 5 stops; good quality finishes.
- Provide 2 egress stairs connecting 5 levels.
- HVAC for amenity and common spaces; individual HVAC for residential units.
- Unit typical finishes:
  - Pre-finished engineered wood floors; tile in bathrooms
  - Interior GWB partitions and ceilings
  - New lighting throughout

- Typical life safety
- Kitchen: solid-surface countertops, energy-efficient appliances, laminate cabinetry

#### BUILDING B2: EXTERIOR

- Basic Dimensions:
  - Main footprint approx. 7,800 GSF
  - Raised above lower-level open parking per description under SITE, above.
  - 4 floors at 10' floor-to-floor each.
  - 31,200 GSF total area
  - Exterior walls approx. 40 feet high, ~375 ft perimeter; ~15,000 SF
- Façade, roof, structure, insulation etc. similar to Building B1 above.

#### BUILDING B2: INTERIOR

- Occupancy:
  - 24 residential units total, ~23,400 SF
    - (16) 2-bedroom, 2-bath – 1050 SF
    - (8) 1-bedroom, 1-bath + den – 825 SF
  - Circulation/Admin. Office/Service/Community space – ~7,800 SF
- Provide 1 large passenger/freight elevator with 5 stops; good quality finishes.
- Provide 2 egress stairs connecting 5 levels.
- HVAC for amenity and common spaces; individual HVAC for residential units.
- Unit typical finishes:
  - Pre-finished engineered wood floors; tile in bathrooms
  - Interior GWB partitions and ceilings
  - New lighting throughout
  - Typical life safety
  - Kitchen: solid-surface countertops, energy-efficient appliances, laminate cabinetry

## Option C: Wild Card Description & Budget Narrative

The cost for implementing this hybrid option would be higher than that of the municipal option and less than that of the housing option. Likewise, its potential for revenue generation would be between the two other options considered here. In this scenario, it is possible that ownership of the building could be transferred to New Milford's Economic Development Corporation.

### Budget Narrative

General description: Re-use Existing Building as Cultural/Community Event Space with Incubator-type office on upper levels. Construct one building for 70% market/30% senior-restricted affordable residential use. Provide new parking and landscaping per site diagram. The residential building shall be referred to as "Building C."

### SITE

- Rear parking lot, greenhouse, and helipad removed.
- Shared parking lot (approx. 38,400 SF) and drive on Elm Street extension side (approx. 7400 SF) paved with permeable asphalt
- Minimal landscape budget to re-fresh site including approx. 700 linear feet of concrete sidewalk.
- Minimal re-contouring to keep back edge of parking relatively level.

### EXISTING BUILDING: EXTERIOR

- Same as Option A.

### EXISTING BUILDING: INTERIOR

- Occupancy:
  - Incubator/Loft Office (upper levels)
  - Community/Cultural event space on lower level. Assume building code change of use for lower ground floor only.
- Basic Dimensions:
  - Main footprint approx. 7625 GSF
  - Rear addition footprint approx. 1200 GSF
  - Exterior walls approx. 40 feet high, approx. 15,000 SF

## Option C: Site Diagram

- Mixed Use Office, Community, and Residential

### Existing building

Reuse as Loft/Incubator Office on upper levels & Community/Cultural Event space on lower levels

### Parking Count

- 130 Surface Parking

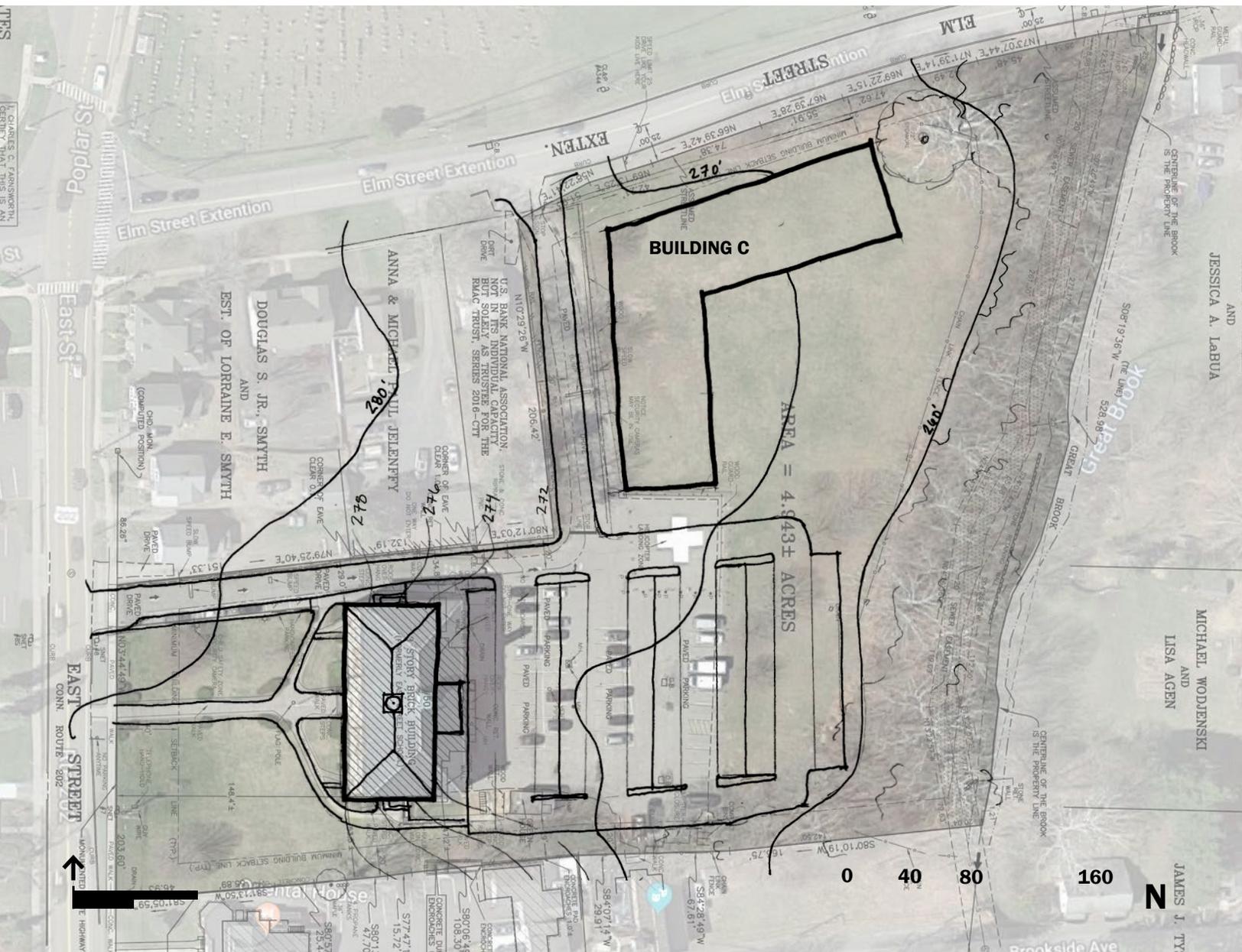
### Building C

4-Story Residential (64 units):

24 2B/2B @ 1100 sf

24 1B/1B @ 760 sf

16 Studio @ 600 sf



- Accessibility Upgrades:
  - Rear addition to ground floor to be demolished; build new addition 600 GSF/floor with 4 floors (2400 GSF total). Addition includes:
    - 1 large passenger/freight elevator with 4 stops; high quality finishes.
    - Elevator lobbies at each floor, 100 SF each, high quality finishes.
    - Stair at each floor, 100 SF each, high quality finishes.
    - Accessible entrance, lobby, support at ground level; 400 SF; moderate finishes budget.
    - Support/service areas on lower level, floors 1 & 2; 400 SF; moderate finishes budget.
  - Historic Front entrance and grand stair to remain as-is.
- Whole building HVAC
- General interior finish level on floors 1 & 2: typical loft office space
  - Wood, Carpet and VCT
  - Interior GWB partitions
  - Exposed/painted GWB ceiling
  - New lighting throughout
  - Modifications to life safety
  - Restrooms on 1 & 2 to be gutted, upgraded and expanded where required for accessibility; 4 WC, 4 sinks per floor (based on 4900 SF office per floor)
- Upper Ground Floor
  - Side rooms at grade: typical loft office space with exterior, see finishes description above. Space is accessible by individual entrances at grade.
  - Replace existing bathroom fixtures and finishes.
- Lower Ground Floor / Gymnasium (change of use to cultural event space)
  - Main event space:
    - Refinish existing wood floor (4000 SF).
    - Remove all homasote.
    - Restore original ceiling and stage wall detailing; in ceiling coffers, use acoustic plaster for sound dampening control.
    - Make stairs from Upper Ground Floor code compliant.
    - New lighting.
    - Basic AV system.
  - Stage / backstage support space in rear addition: Removed and replaced with new addition per description above.
  - Restrooms (event space of 4000 SF, assumed occupancy of 800):
    - Women's restroom: 6 WC / 3 sinks
    - Men's restroom: 6 WC / 3 sinks

- Side spaces next to Main event space:
  - Catering kitchen for special event food service (680 SF); includes warming/cooling/freezers, prep space; no intensive cooking equipment.
  - Loading/Storage at rear of building, approx. 680 SF
  - One break-out/medium-size event rooms, 680 SF
  - Additional support space next to main room, including: 2 dressing rooms, 1 single occupant bathroom, 1 janitor/shop sink (680 SF)

#### BUILDING C: EXTERIOR

- Basic Dimensions:
  - Main footprint approx. 18,000 GSF.
  - Building at +270' elevation grade per site diagram.
  - 4 floors at 10' floor-to-floor each.
  - 72,000 GSF total area.
  - Exterior walls approx. 40 feet high, ~712 ft perimeter; approx. 28,480 SF
- Façade, roof, structure, insulation etc. similar to Option B's Building B1 above.

#### BUILDING C: INTERIOR

- Occupancy:
  - 64 residential units total, ~54,000 SF
    - (24) 2-bedroom, 2-bath – 1100 SF
    - (24) 1-bedroom, 1-bath – 760 SF
    - (16) Studio – 600 SF
  - Circulation/Admin. Office/Service/Community space – ~18,000 SF
- Provide 1 large passenger/freight elevator with 4 stops; good quality finishes.
- Provide 2 egress stairs connecting 4 levels.
- HVAC for amenity and common spaces; individual HVAC for residential units.
- Unit typical finishes:
  - Pre-finished engineered wood floors; tile in bathrooms
  - Interior GWB partitions and ceilings
  - New lighting throughout
  - Typical life safety
  - Kitchen: solid-surface countertops, energy-efficient appliances, laminate cabinetry

## 5 Financial Feasibility Assessment

### East Street School (Catherine E. Lillis Building): Financial Feasibility and Funding Strategies

Prepared for Pirie Associates  
Prepared by Connecticut Economic Resource Center, Inc.

August 2019



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The Connecticut Economic Resource Center, Inc. (CERC) is a nonprofit corporation and public-private partnership that drives economic development in Connecticut by providing research-based data, planning and implementation strategies to foster business formation, recruitment and growth. CERC has proven and relevant expertise providing clients with the knowledge and insight they need to gain a competitive advantage. CERC is a pioneer in the development of programs, technologies and capabilities to support effective economic development and offers a complete range of services from economic impact analysis, strategic planning, data gathering and communications, to outreach, site selection and business assistance. CERC has earned a reputation for excellence in Connecticut's economic development community through our accomplished, professional staff, commitment to customer service, and connection to a network of strategic partners.

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*All of the financial information and projections contained herein are broad estimates based on current market data and hypothetical reuse or redevelopment scenarios, designed to give the town an order-of-magnitude idea of whether the options presented may be feasible and how the town's finances could be impacted, for purposes of comparing different development scenarios. These figures do not represent an appraisal or opinion of value, but are included for illustrative purposes to highlight the types of financing opportunities that may be needed or appropriate for each scenario. The actual financial results realized may vary significantly, depending on the final design and construction, terms negotiated, and future market conditions. Due to the small market area and low transactional activity, certain market data was very limited, which may result in less reliable estimates.*

## OPTION A

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Option A consists of providing needed repairs, as well as accessibility upgrades, to the existing East Street School (Lillis Building), with no additional construction. In this scenario, the building would continue to house municipal and/or Board of Education offices, with the gymnasium on the ground floor to be converted to a community/cultural event space.

Under Option A, the building would remain under public ownership, so the most notable “market” concern would be the town’s ability to finance the improvements. However, for modeling purposes, the difference in value of the building in its current condition versus with the improvements was also calculated. Currently, the building has no elevator, creating accessibility issues, and the office space is inferior in quality to other office space in town.<sup>1</sup> A large portion of the space is unoccupied and underutilized. Completing the proposed upgrades, while not resulting in cash flow to the town, would still provide an increase in value in terms of better quality, accessible space, which could be used by the Board of Education as well as additional town departments.

### Modeling Assumptions

Ability to finance improvements: Standard and Poor’s lists New Milford’s credit rating at AA+, while in 2018 Moody’s Investors Service confirmed the town’s Aa1 rating and removed the negative

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<sup>1</sup> These concerns were noted in the 2017 appraisal completed by Kerin & Fazio, LLC.

outlook.<sup>2</sup> The town's current debt is well below statutory borrowing limits,<sup>3</sup> and in August 2019 New Milford completed a successful debt issuance. It is assumed that, should the town decide to move forward with Option A, the town would be able to finance the \$10.6 million in estimated hard and soft construction costs if it desired to do so.<sup>4</sup>

Office lease rates: Lease transactions for refurbished, accessible office space in New Milford between 2015 and 2019 were largely priced in the range of \$8-\$12 per square foot (psf) per year, on a triple net (NNN) basis.<sup>5</sup> As some of the leased properties consisted of office space with valuable retail storefronts or located in more heavily trafficked locations than the subject property, a value of \$8-10 psf NNN for the Lillis Building office space (as improved) was assumed.

To estimate the current value of the office space, walk-up lease listings were examined. Very little information on these transactions was available, but asking rates indicate lower-quality walk-up space may net only a few dollars per square foot to the landlord, even for properties superior in quality or location to the Lillis Building. Given the accessibility constraints, maintenance issues, and availability of better-quality space, the lease value of the Lillis Building space as-is was estimated to be \$0-2 psf, NNN.

Vacancy: Should the Town move forward with Option A, it is presumed that additional municipal offices will be relocated to the Lillis Building to take advantage of the refurbished office space. No vacancy is assumed.

Community/cultural event space: Gym, cafeteria, or library facilities can be rented at the Pettibone Community Center in New Milford for \$200 per four-hour block, with additional fees for longer time periods or cleaning services needed outside of regular business hours.<sup>6</sup> It is assumed similar rates would be charged at the community/event space at the Lillis Building. New Milford's town budget for 2019-2020 anticipates only \$5,000 in revenue from property rentals town-wide, and it is assumed that a portion of that activity would take place at the Lillis Building. As such, cash flow from renting the event space is estimated at approximately \$1,000 per year. Cleaning associated

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<sup>2</sup> Koerting, Katrina. "New Milford Gets Good Debt Report Card," News Times, Aug 2, 2019; <https://www.newstimes.com/local/article/New-Milford-gets-good-debt-report-card-14276993.php>. "Moody's affirms New Milford, CT's Aa1 GO; negative outlook removed," Moody's Investors Service, August 30, 2018; [https://www.moodys.com/research/Moodys-affirms-New-Milford-CTs-Aa1-GO-negative-outlook-removed--PR\\_905497882](https://www.moodys.com/research/Moodys-affirms-New-Milford-CTs-Aa1-GO-negative-outlook-removed--PR_905497882).

<sup>3</sup> Town of New Milford 2017-18 Annual Report; [http://www.newmilford.org/filestorage/7526/7528/7707/17-18\\_ANNUAL\\_TOWN\\_REPORT.pdf](http://www.newmilford.org/filestorage/7526/7528/7707/17-18_ANNUAL_TOWN_REPORT.pdf).

<sup>4</sup> Other possible funding sources are discussed in subsequent sections.

<sup>5</sup> Triple net refers to a lease agreement where the taxes, insurance, and maintenance are paid by the tenant; therefore, the rent amount paid to the landlord is "net" of expenses. Sources for listings and transactions include: CT SiteFinder; Multiple Listing Service (MLS); and local broker reports.

<sup>6</sup> "John Pettibone Community Center Rental Rules and Rates," revised 10/3/2017; [http://www.newmilford.org/filestorage/7526/19046/22284/IPCC\\_Rules\\_and\\_Rates.pdf](http://www.newmilford.org/filestorage/7526/19046/22284/IPCC_Rules_and_Rates.pdf).

with this usage is assumed to be included in the general building cleaning budget, or will be paid through additional fees charged to the users. Additional utilities are assumed to be negligible.

Capitalization rates: Capitalization rates (cap rates) for New Milford were not commercially available, so cap rates for stabilized, suburban, class B and C office space in Fairfield County were used as a proxy. Cap rates in these areas ranged from 9-9.5% for class B properties and 10-10.5% for class C properties.<sup>7</sup>

### Imputed Market Value

Under Option A the building would be maintained for municipal office use, so the only actual cash inflow would be from rental of the community/event space. However, the town would benefit from the use of more modern, high-quality, and accessible municipal office space. The imputed value of the improvements models the difference in the hypothetical market value of the office space as-is, compared to if the improvements were completed.

Net Operating Income (NOI) of Office Space As-Is (hypothetical, no cash received): \$0-\$33,900

NOI of Improved Office Space (hypothetical, no cash received): \$131,600-\$164,500

NOI from Community/Event Space: \$1,000

Total property NOI (office space plus community/event space): \$132,600-\$165,500

Cap Rates: 9.0-10.5%

Difference in Value<sup>8</sup> (with improvements versus as-is): \$1.1 million-\$1.8 million\*

\* Value estimates for illustrative purposes only; not an appraisal. All operating income figures are presented on an annual basis.

Using the assumptions contained herein, the imputed increase in market value of the improvements would be approximately \$1.1 to \$1.8 million, compared to an estimated construction cost of \$10.6

<sup>7</sup> CBRE North American Cap Rate Survey, H1 2019; <https://mapping.cbre.com/maps/caprate/app/>. Capitalization rates, expressed as a percentage, express the relationship of a property's operating cash flow to its market value.

<sup>8</sup> The value included for each Option is a point-in-time estimate and was calculated by applying the cap rate to the first year of stabilized net operating income.

million. That said, there may be other nonfinancial considerations that support this option, such as: the value of keeping the historic building for public use; locating municipal offices near downtown; and preserving the gym space for public use. The importance of these benefits would need to be determined by the Town. Additional financing options are discussed in the finance section.

### Municipal Budget Impact

In the absence of any additional funding, the material impact on the municipal budget would be an increase in debt service payments, along with an increase in the total outstanding municipal debt. Assuming a 4% interest rate with \$10.6 million in improvements amortized over 20 years, payments would be just under \$800,000 per year.<sup>9</sup> As noted, under this option, additional quality office space, which is currently vacant, would be available for the relocation or consolidation of other municipal offices, which may in turn have secondary budget impacts as other properties are freed up for re-use as well as the one-time cost of relocating. However, until the specific decisions are made regarding Town facilities, those secondary impacts cannot be accurately forecast.

### Funding Opportunities

As a large portion of the funding offered by the State and Federal governments rely on tax credits, abatements, and incentives, many are not applicable to a publicly-owned building for municipal use. The Connecticut State Department of Historic Preservation Office administers two types of Certified Local Government grants, the Federal Historic Preservation Enhancement Grant and the State Supplemental CLG grant, for which certain project costs may be eligible depending on the approach to programming and development taken by the Town. There is also a Historic Restoration Funds grant program for municipalities, which provides up to \$100,000 in matching funds for capital projects at historic sites, although the program is currently closed to new applicants. The Community Development Block Grant (CDBG) program also provides low-cost funding for public projects, but the Town would need State support to apply. The Town would also need to verify the project's eligibility, and determine whether this financing was more advantageous than other financing options available to the town. If community programs are housed in the improved building, private or philanthropic sources could also be considered.

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<sup>9</sup> New Milford's 2017 bond issue had rates of 3-5%; this midpoint of 4% was assumed for this analysis. New Milford Annual Report 2017-2018; [http://www.newmilford.org/filestorage/7526/7528/7707/17-18 ANNUAL TOWN REPORT.pdf](http://www.newmilford.org/filestorage/7526/7528/7707/17-18%20ANNUAL%20TOWN%20REPORT.pdf)

## Summary of Option A

- Option A consists of providing needed repairs, as well as accessibility upgrades, to the existing East Street School (Lillis Building), with no additional space constructed.
- The building would continue to house municipal and/or Board of Education offices, with the gymnasium on the ground floor to be converted to a community/cultural event space.
- Completing the proposed upgrades would not result in cash flow to the town but would provide an increase in value in terms of better quality, accessible space for town departments.
- The imputed increase in market value of the improvements would be approximately \$1.1 to \$1.8 million, compared to an estimated construction cost of \$10.6 million.
- In the absence of any additional funding, the material impact on the municipal budget would be an increase in debt service payments (estimated at just under \$800,000 per year), along with an increase in the total outstanding municipal debt.
- The value to the town of preserving the historic building for public use; locating municipal offices near downtown; and preserving the gym space for public use, as well as any potential savings from relocating or consolidating other municipal offices are beyond the scope of this limited financial analysis of the Lillis Building, but could be considered by the town in its decision-making process.
- As much economic development funding relies on tax credits, abatements, and incentives, for which a municipal building would not qualify, the town should consider applying for Historic Preservation grants or Community Development Block Grant funding, or private or philanthropic sources to supplement any public funds invested.

## OPTION B

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Option B includes a plan to convert the existing Lillis building to luxury rentals, with two additional buildings to be constructed that would include 30% affordable and 70% market-rate residential units, with the affordable units reserved for senior housing.

Like many towns in Connecticut, New Milford has a very low portion of its housing available as rental units (22%), and the low vacancy rate among rentals (3.1%) suggests a need for more

housing options.<sup>10</sup> Anecdotally, New Milford has long wait lists for affordable housing units, indicating there is demand for additional housing of this type.

At the same time, an analysis of incomes in New Milford indicates that a large segment of the population can afford housing with rents in the ranges suggested below.<sup>11</sup> Fifty-six percent of New Milford households could afford to spend \$1,875 per month or more on housing, and 41% of households could spend \$2,500 per month or more.<sup>12</sup> That said, among seniors, 44% of households earn less than \$50,000 per year, and there are over 1,000 such households in town as of 2017.

### Modeling Assumptions

Unit mix: The residential unit mix used for the calculations for Option B is as follows:

Luxury Units (existing building):

Number of Units	Unit Type	Size	Potential Rental Rates <sup>13</sup>
2	3 bedroom, 2 bath	1,380 sf	\$2,035
6	2 bedroom, 2 bath	1,100 sf	\$1,700
5	1 bedroom, 1 bath	860 sf	\$1,400

Moderate and Affordable Units (two new buildings to be constructed):

Number of Units	Unit Type	Size	Potential Rental Rates
48	2 bedroom, 2 bath	1,050-1,100 sf	\$965-1,560
40	1 bedroom, 1 bath	750-825 sf	\$814-1.125
16	studio	600 sf	\$792-870

Additionally, each building will contain space for amenities, plus an office and community space in one of the new buildings to be constructed.

<sup>10</sup> U.S. Census Bureau, American Community Survey, 2012-2017 5-year estimates.

<sup>11</sup> Barton Commons was indicated to have received over 400 applications for 38 units when it opened in 2017. Bosak, Chris, "Barton Commons Opens as Demand for Workforce Housing Soars," News Times, May 9, 2017; <https://www.newstimes.com/business/article/Barton-Commons-opens-as-demand-for-workforce-11124205.php>.

<sup>12</sup> Calculation assumes households spend no more than 30% of their income on housing. U.S. Census Bureau, American Community Survey, 2012-2017 5-year estimates; with CERC calculations.

<sup>13</sup> Calculations for the potential rents are in the following paragraphs.

**Rental rates:** Aggregated rental data for New Milford was not available commercially; however, Zillow listed the current median multifamily unit asking rent in New Milford as \$1,354 per month, with that figure having increased 9% over the past year and 15% over 5 years ago.<sup>14</sup> Based on comparable properties, rental rates for the units were estimated as follows:

**Luxury Units:**

New Milford apartment listings found online<sup>15</sup> for properties in excellent condition with high-end finishes ranged from \$1.48 to \$2.57 psf. However, the listings with the highest rental rates per square foot were substantially smaller than the ones considered herein, and the larger sizes would increase their per-square-foot value. As such, only the larger units with superior finishes were included for purposes of estimating market rents. These rates were multiplied by the square footages of the proposed units, resulting in the following:

<b>1 bedroom</b>	<b>2 bedroom</b>	<b>3 bedroom</b>
\$1,400	\$1,700	\$2,035

**Moderate Units:**

New Milford apartment listings found online for properties in good condition or recently renovated with moderate finishes ranged from \$1.30 to \$1.45 per square foot, excluding heat. These estimates were multiplied by the square footages of the proposed units to estimate rental rates.

<b>Studio</b>	<b>1 bedroom</b>	<b>2 bedroom</b>
\$870	\$1,000-\$1,125	\$1,400-\$1,560

**Affordable Units:**

For a property to participate in the Low Income Housing Tax Credit (LIHTC) program with 30% of the units affordable, those units must be reserved for households earning 50% or less of the area median income (AMI).<sup>16</sup> For 2019, rental rates (adjusted to exclude utilities<sup>17</sup>) in Litchfield County for households earning 50% AMI or less are:

<sup>14</sup> Zillow Rent Index Time Series, July 2019; <https://www.zillow.com/research/data/>; CERC calculations.

<sup>15</sup> Sources include Zillow.com and Apartments.com. Duplicate listings were removed for analysis purposes.

<sup>16</sup> The Low Income Housing Tax Credit Program (LIHTC) is a federal program that provides financial assistance for the development of affordable housing in the form of dollar-for-dollar tax credits and grants in exchange for capping the rent that can be charged. The LIHTC program establishes maximum rents by family size and number of bedrooms, and depend on the rent and income limits a developer commits to meeting. Barton Commons was also funded in part through this program.

<sup>17</sup> Adjustments were made using the Connecticut State Department of Housing Utility Allowance Schedule for 2019; <https://portal.ct.gov/-/media/DOH/S8-UtilitySchedule062019.pdf?la=en>.

Studio	1 bedroom	2 bedroom
\$792	\$814	\$965

For modeling purposes, the proposed development was assumed to be eligible for and to receive Low Income Housing Tax Credits. However, no independent assessment of the project’s eligibility or likelihood of receiving such funding was undertaken.

**Vacancy rate:** The U.S. Census Bureau listed New Milford rental vacancy rates at 3.1%.<sup>18</sup> Anecdotally, developers of affordable housing in New Milford indicate long wait lists for their rentals,<sup>19</sup> so the affordable units will be assumed to have similarly low vacancy rates as well. For modeling purposes, 5% vacancy is generally considered to be “full occupancy” due to tenant turnover and time needed to refurbish and re-lease the units between tenants.

**Expenses:** Expense ratios for market-rate apartments in Connecticut are typically in the 45-48% range.<sup>20</sup>

**Capitalization rates:** Capitalization rates (cap rates) for New Milford were not commercially available, so stabilized, suburban, class A and B multifamily cap rates in Fairfield County were used as a proxy. Cap rates in these areas ranged from 5.5-6% for class A properties and 6-6.5% for class B properties.<sup>21</sup>

**Helipad relocation expense:** One question that arose in discussions of Options B and Option C was whether it is financially feasible to relocate the existing helipad. This cannot be determined at this time, as the costs vary dramatically depending on the site conditions and the engineering and infrastructure needed on a new helipad site. Construction of ground-level helipads in an open field with no existing obstructions can be relatively inexpensive, while those located in developed urban areas tend to be significantly more complex and costly. By way of example, a simple ground helipad can cost as little as a few thousand dollars – the Bristol Hospital elevated helipad had a construction cost of \$200,000 in 1996, and a study examining the feasibility of a retrofitted rooftop helipad for San Francisco General Hospital (with appropriate elevator access, design and structural engineering, etc.) budgeted a cost of \$3,000,000 in 2003.<sup>22</sup> Locating a potential ground helipad

<sup>18</sup> U.S. Census Bureau, American Community Survey, 2012-2017 5 year estimates.

<sup>19</sup> Barton Commons was indicated to have received over 400 applications for 38 units when it opened in 2017. Bosak, Chris, “Barton Commons Opens as Demand for Workforce Housing Soars,” News Times, May 9, 2017; <https://www.newstimes.com/business/article/Barton-Commons-opens-as-demand-for-workforce-11124205.php>.

<sup>20</sup> Reis data for New Haven, Hartford, and Fairfield Counties; Litchfield County is not covered.

<sup>21</sup> CBRE North American Cap Rate Survey, H1 2019; <https://mapping.cbre.com/maps/caprater/app/>.

<sup>22</sup> “Heliports: 25 Frequently Asked Questions and Answers,” HeliExperts International, LLC; <https://heliexpertsinternational.com/heliport-safety-educational-and-regulatory-information/heliports-25-frequently-asked-questions-answers/>. Lara, Al. “Bristol Hospital Opens Long-Awaited Helipad,” Hartford Courant, June 11, 1006; <https://www.courant.com/news/connecticut/hc-xpm-1996-06-11-9606110448->

further away from the hospital would also need to consider the medical risks of multiple patient transfers, total patient travel time to reach the treatment site, and whether EMS services used for such transfers should be freed up for other purposes; an on-site elevated or rooftop pad would reduce patient travel time, but would require study of possible flight paths, weight-bearing capacity of the roof, location of hospital ventilation systems, MRI and other equipment which may interfere with a helicopter's instruments, parking issues, and other criteria which are outside the scope of this study.<sup>23</sup> The Town of New Milford's legal counsel could review any existing agreement(s) between the hospital and the Town of New Milford with regard to the existing helipad to determine the Town's financial obligation (if any) with regard to a prospective change.

### Estimated Market Value

These assumptions create a property that could be valued in the neighborhood of \$13-\$15 million for construction costs of approximately \$39.5 million.

Gross Potential Rent: \$1.65 million
Vacancy Loss: 5%
Net Rental Revenue: \$1.57 million
Expenses: \$752,000
NOI: \$815,000
Cap Rate: 5.5-6.5%
Estimated Market Value, as-improved: \$13-\$15 million*

\* Estimates for illustrative purposes only; not an appraisal. All revenue, expense, and NOI figures are presented on an annual basis.

[story.html](#). "San Francisco General Hospital Air Medical Access Needs and Feasibility Study," Gerson/Overstreet Architects, <https://www.sfdph.org/dph/files/reports/AirMedAcs/chapt04.pdf>.

<sup>23</sup> Thomas, Stephen H. MD, MPH. "On-Site Hospital Helipads: Resource Document for the NAEMSP Position Paper on On-Site Hospital Helipads," Taylor and Francis Group, Aug 13, 2009; <https://www.tandfonline.com/doi/pdf/10.1080/10903120902731077>. "Hospital Helipad Recommendations," Missouri Association of Air Medical Services; <https://moaams.org/pdf/HelipadRecommedations.pdf>.

## Municipal Budget Impact

Option B assumes the property is sold to a private developer for redevelopment. As such, the first impact assumed is an estimated \$1.6 million in proceeds to the Town for the sale of the property.<sup>24</sup> The second impact is the ongoing property tax revenue from the new development. In considering the tax appraisals of comparable properties, newer complexes containing moderate and affordable rental units had appraisals in the range of \$72,000 to \$75,000 per unit, while those properties with higher quality finishes had appraisals in the range of \$112,000 to \$114,000 per unit. Using those comparables and the unit mix listed for Option B, an estimate of the property tax appraisal for Option B was calculated, resulting in a taxable appraised value of approximately \$9.2 million, and tax revenues to the Town of approximately \$181,000 per year. However, it should be noted that this proposal has a funding gap, and many of the mechanisms to fill such gap involve tax incentives. So although tax revenue may increase in the long run, the town may not see that revenue immediately if incentives are needed to allow the development to move forward, depending on the terms negotiated with the developer.

Option B assumes the existing Board of Education offices can be relocated to another underutilized municipal property, so no additional office rental expenses are calculated herein. However, there may be one-time moving costs associated with relocating such offices. Additionally, as noted, the Town obligations with regard to the helipad (if any) are also unknown.

With regard to municipal services for the proposed development, typical occupancy patterns indicate that the entire development might result in approximately 226 new residents. Most municipal departments should be able to serve those additional residents without significant additional cost, unless they are already operating at full capacity. Discussions with the individual departments would be needed to make this determination. As seniors represent only 15% of the town population but all 30% of the affordable residential units will be reserved for seniors, services for this population (such as activities at the library or senior center or emergency services) may be in slightly greater demand than they would otherwise.

A second concern with regard to municipal services for a new housing development is typically school enrollment. Town-wide, 18% of residents are children between the ages of 5 and 19.<sup>25</sup> Applying this proportion to the anticipated number of new residents yields possibly 41 new school-

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<sup>24</sup> The amount of \$1.6 million is the appraised value, from the 2017 appraisal, for a sale of the Lillis Building and property under the condition that the existing building be preserved, as well as the sale price listed in the 2018 Letter of intent from Dakota Partners; as such, it is assumed to be the current market value of the property. No closing costs are calculated as not enough information is available, but, assuming no brokers are involved, the property is not subject to conveyance tax or other costs these should be nominal.

<sup>25</sup> U.S. Census Bureau, American Community Survey, 2012-2017 5-year estimates.

age children.<sup>26</sup> While that represents an immediate increase in school enrollment, overall New Milford school enrollment has been declining over the last several years. Even between the 2015-16 school year (when Pettibone school was closed) and 2018-19, New Milford School District enrollment declined by 254 students.<sup>27</sup> As such, it is assumed that the district has the capacity to absorb these potential new students without a significant cost increase, since they would be essentially replacing other students who have aged out or left the district. However, this assumption would need to be verified with the Board of Education.

### Funding Opportunities

From a market perspective, this development proposal has a significant funding shortfall. However, a number of resources are available to help fill that gap if the Town desires to move forward with a project similar to the one proposed in Option B. And for projects of this type, funding from a number of sources is typically needed to cover the full construction cost. These funding sources typically include a traditional commercial loan, Low Income Housing Tax Credits, Historic Preservation Tax Credits, some type of regional or municipal grant or incentive, private investment equity, and often deferred developer fees.

First, Option B assumes receipt of Federal Low Income Housing Tax Credits (LIHTC). Investors use such credits to offset other federal tax liability. The most generous credit, the 9% credit, provides a credit of 9% of the qualified investment costs each year over a 10-year period. The value of those tax credits is discounted to today's present value to calculate the funding to be allocated toward the construction costs. So, in Option B, approximately 31 units, or 26% of the total units in the project (as the 30/70 split does not include the luxury units) are affordable, so an estimated \$10.3 million of construction costs qualify. The tax credit is worth \$927,000 per year, or \$9.3 million over 10 years. Discounts to sell the credits for cash to fund construction costs are typically in the 15% range, so approximately \$7.9 million of equity toward project construction costs could be generated by LIHTC in this example.<sup>28</sup>

Another significant source of construction financing in Connecticut is historic preservation funding administered by the State Historic Preservation Office (SHPO). Both the Federal and State governments offer tax incentives for substantial rehabilitation of historic structures. The Federal

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<sup>26</sup> Please note, this figure is not adjusted for the portion of units reserved for seniors, who are less likely to have children in the household.

<sup>27</sup> Connecticut State Department of Education.

<sup>28</sup> Rates of 5%-15% are cited by a Columbia University paper; anecdotally, investors in Connecticut have budgeted closer to 15% in their pro formas for recent projects proposals. Behr, Ariel, "The Low Income Housing Tax Credit," Columbia University; <https://www8.gsb.columbia.edu/sites/socialenterprise/files/ArielBehr.pdf>.

benefit is a tax credit of 20% of the total qualified rehabilitation expenditures, and the State range is 25-30% with a cap of \$4.5 million, depending on the project criteria. Given the Lillis Building's historic status, historic preservation funding will likely be a key component to filling the funding gap for redevelopment of the property.

A notable opportunity for the municipality to materially supplement the project's redevelopment budget is through Tax Increment Financing (TIF). Under Public Act 15-57, the state allows economic development projects that meet certain criteria to be publicly financed using the "incremental" property taxes that are expected to be generated in connection with the project(s). This means that improvements to an area expected to generate new or increased tax revenue can be funded by that future revenue stream, without diverting funds from other uses. A TIF District does not create a new tax, but utilizes tax revenue that would not have been created "but for" the development to fund related expenses or improvements. TIF Districts are meant for properties or areas that are blighted, in need of conservation or rehabilitation, or in downtown or transit-oriented development locations.

TIF borrowing can be used for a wide range of expenses, including infrastructure, land acquisition, streetscape, capital (equipment, fixtures), professional services (attorneys, engineers, architects, etc.), environmental improvements, financing costs, and workforce training, in addition to demolition, construction, and rehabilitation. Therefore, it is likely that TIF could pay for a number of the costs associated with redevelopment, including, for example, relocating the helipad or theater parking, if the town opted to contribute toward those costs. How the revenue is allocated would be determined by the town.

In addition, TIF financing is flexible and can be structured in a variety of ways:

- a) Incremental tax revenue can be earmarked to repay revenue, assessment, or general obligation bonds issued by the municipality;
- b) TIF funds may be used as part of a credit enhancement agreement, in which a private developer or business is reimbursed by the municipality for expenses incurred on a project within the TIF District, which reduces municipal risk;<sup>29</sup>
- c) A portion of TIF revenue can be retained by the municipality to pay for increased services to the development; or

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<sup>29</sup> Municipal risk is reduced (as opposed to bonding) because the developer pays the upfront costs and is later reimbursed by the municipality when the municipality actually receives the TIF tax revenue. Thus, the municipality does not incur any financial obligations until such time as the revenue is actually received.

- d) Incremental revenue can be collected/retained and used to fund small future projects on a pay-as-you-go basis.<sup>30</sup>

To implement a TIF program, the municipality must follow the approved procedure, which includes developing a plan, holding a public hearing, and securing approval of the local planning agency and the local legislative body. There are also some important strategy considerations:

- a) project development costs typically need to be in the \$1 million and up range to make this type of financing cost effective;
- b) TIF District may be in place for up to 50 years, though the districts currently in place in CT thus far have durations of no more than 30 years; and
- c) To get approval for a district, a strong public information campaign is needed to explain how TIF districts work and to gain public support.

TIF funding can also be helpful when applying for other funding sources, as it demonstrates solid Town and public support for a project, which funders may view more favorably, and can often count as matching funds for grants or other applications. Windsor Locks, Suffield, and New Britain have all used this legislation successfully.

The following example illustrates how TIF funding can be structured to both fund improvements and benefit local taxpayers. There are many ways to structure TIF financing, so the example below is for illustrative purposes only; the appropriate structure for any specific development would be determined by the town and the developer.

Annual taxes prior to development: \$0

Annual taxes after development: \$181,000

Incremental annual tax revenue (eligible for TIF): \$181,000

Assume the town provides 25% of the TIF funding to repay a bond used to fund development costs over a 10-year period and retains 75%, which is allocated to the Town's general fund.

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<sup>30</sup> Funding structures c and d also represent lower risk to the municipality as well, because expenses are not incurred until the funds (from increased tax revenue) are in-hand.

<b>Year</b>	<b>Total Tax Revenue</b>	<b>Pre-existing Revenue</b>	<b>25% of “New” Revenue to repay bond</b>	<b>75% of “New” Revenue to general fund</b>
1	\$181,000	\$0	\$45,250	\$135,750
2	\$181,000	\$0	\$45,250	\$135,750
3	\$181,000	\$0	\$45,250	\$135,750
4	\$181,000	\$0	\$45,250	\$135,750
5	\$181,000	\$0	\$45,250	\$135,750
6	\$181,000	\$0	\$45,250	\$135,750
7	\$181,000	\$0	\$45,250	\$135,750
8	\$181,000	\$0	\$45,250	\$135,750
9	\$181,000	\$0	\$45,250	\$135,750
10	\$181,000	\$0	\$45,250	\$135,750
<i>Total</i>	<i>\$1,810,000</i>	<i>\$0</i>	<i>\$452,500</i>	<i>\$1,357,500</i>

In this example, \$452,500 of “new” revenue (“new” because it is the result of taxes received due to the development) is used to repay a bond which was used to fund development costs over a 10-year period, and \$1.36 million in funding is paid into the general fund. In this way, the municipality is able to fund infrastructure and improvements without diverting existing funding from another source, and the taxpayers also benefit from the new revenue that is contributed to the general fund.

### Summary of Option B

- This scenario would convert the existing Lillis building to luxury rentals, with two additional buildings to be constructed that would include 30% affordable and 70% market-rate residential units, with the affordable units reserved for senior housing.
- The property modeled herein was valued in the neighborhood of \$13-\$15 million for construction costs of approximately \$39.5 million.
- Any potential town obligation for helipad relocation costs, and costs for relocating the existing Board of Education offices are outside the scope of this report, but should be considered by the town in its decision-making process.
- Municipal budget impacts include an estimated \$1.6 million in proceeds to the Town for the sale of the property and approximately \$181,000 per year in property tax revenues. However, this scenario has a funding gap, and many of the potential funding mechanisms involve tax incentives, so these revenues may not be realized in the immediate near term.

- Schools and municipal departments likely have enough existing capacity to provide services for the new residents without significant additional costs, but this should be verified with the individual departments.
- A combination of funding sources will likely be needed to execute this plan, including significant funding from Low Income Housing Tax Credits, Federal and State Historic Preservation funds, some type of regional or municipal grant or incentive (such as a property tax abatement), a traditional commercial loan, private investment equity, and often deferred developer fees. Tax Increment Financing may also be an appropriate tool to fund certain improvements.

## OPTION C

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Option C proposes to convert the existing Lillis Building to incubator-type office space with a community center on the lower level (similar to Option A); and to construct a second building in the rear portion of the parcel for housing (similar to Option B).

While the total number of business establishments in New Milford has remained relatively stable over the last 5 years, there have been notable shifts in the type of establishments present, which suggest new entrepreneurial activity or companies moving in.<sup>31</sup> The industry with the largest increase in absolute number of business establishments is Other Services (except Public Administration), which saw an increase of 18 business establishments.<sup>32</sup> Smaller but growing industries that increased the number of establishments in New Milford by more than 10% in the last 5 years include Information (33% increase), Arts, Entertainment, and Recreation (29%), and Administration and Support and Waste Management and Remediation Services (12%). Industries with the largest growth in total employment were Transportation and Warehousing (199%), Accommodation and Food Services (21%), Finance and Insurance (15%), and Information (12%). Several of these industries are those that may need office space. To balance that view, however, there are a number of small office spaces available throughout New Milford that could potentially house a new business needing such space, and, anecdotally, some large developers have indicated they are not currently building additional office inventory. However, designated incubator space

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<sup>31</sup> Business data from the State of Connecticut Department of Labor, with CERC calculations.

<sup>32</sup> The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grantmaking, advocacy, and providing drycleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services. US Bureau of Labor Statistics; <https://www.bls.gov/iag/tgs/iag81.htm>.

can provide additional technical support and services that cater to the entrepreneurial community and assist small businesses with their growth. Ideally, incubators provide the first stepping stone to support start-ups and new companies, which would grow and eventually move into their own space. So they are not necessarily direct competition with existing real estate. It should be noted, incubators typically need significant financial and administrative support for programming, as well as due to their high turnover. These facilities can be a valuable community addition if they have the right support.

### Modeling Assumptions

Office lease rates: As in Option A, lease rates of \$8-10 psf NNN for the office space were assumed. However, in this scenario, the municipal offices will be relocated and incubator space will occupy the upper floors, so the revenue received will represent actual cash flow.

Vacancy: Vacancy information for New Milford was not commercially available; however, Cushman and Wakefield lists the office vacancy rate in greater Danbury at 31% for Q2 2019.<sup>33</sup> Given the low level of office lease activity in New Milford, this figure was used as a proxy.

Office expenses: While rents are presented on a triple net basis (assuming the tenant pays expenses), in this scenario, the property owner will likely incur some expense for taxes and insurance on the vacant portion of the space. Insurance costs for a typical suburban office from the Institute of Real Estate Management (IREM) are in the range of \$1.00 per square foot.<sup>34</sup> A number of comparable office properties have tax appraisals in the high \$90 psf range, which would result in property taxes of approximately \$1.90 psf annually.

Community/cultural event space: In this scenario, it is assumed that the developer will preserve the lower floor as community/event space available at low or no cost; and that any revenues from the space will offset the expenses of maintaining and operating the space. A conservative estimate of no net revenue is assumed.

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<sup>33</sup> Fairfield County Office MarketBeat, Q2 2019; <http://www.cushmanwakefield.us/en/research-and-insight/unitedstates/fairfield-county-office-snapshot>.

<sup>34</sup> IREM Income/Expense Analysis for Office Buildings, 2012; <https://www.irem.org/File%20Library/IREM%20Store/Document%20Library/IESamples/12Samples/2012OfficeBuildTrends.pdf>. Data are from the Regions 1-3 median values for suburban properties. IREM Regions 1-3 includes the northeast states plus Virginia, West Virginia, Maryland, Delaware, Pennsylvania, and Washington, DC.

**Residential unit mix:** The residential unit mix used for the modeling for Option C is as follows:

Number of Units	Unit Type	Size
24	2 bedroom, 2 bath	1,100 sf
24	1 bedroom, 1 bath	760 sf
16	studio	600 sf

The same rents and other market conditions are assumed as in Option B.

### Estimated Market Value

Option C results in an estimated value of \$7.2-\$8.5 million, with construction costs of approximately \$30.5 million.

Office Net Operating Income (NOI): \$76,000-\$99,000

Office Cap Rates: 9.0-10.5%

Residential NOI: \$408,000

Residential Cap Rate: 5.5-6.5%

Total estimated market value: \$7.2-\$8.5 million\*

\* Estimates for illustrative purposes only; not an appraisal. NOI figures are presented on an annual basis.

### Municipal Budget Impact

Many of the same assumptions apply in this option as in Option B. An assumed sale price of \$1.6 million would represent revenue to the municipality.<sup>35</sup> Estimated annual tax revenue includes \$93,000 per year for the residential portion (using the same assumptions as in Option B, but with the unit mix for Option C) and \$31,000 in revenues for the office portion (using the estimated tax

<sup>35</sup> Similar to Option B, under Option C the property is assumed to be sold under the condition that the purchaser preserve and rehabilitate the existing historic building. The appraised sale value of the property was \$1.6 million in 2017, according to the appraisal completed by Kerin & Fazio, LLC.

per square foot calculated in the assumptions section of Option C), for a total of \$124,000 per year in new tax revenue.

This option also uses the same assumptions regarding the capacity of municipal services to serve the new development; however, the estimated number of new residents would be 112, and the estimated number of new children would be 20. The existing municipal and BOE offices are similarly assumed to relocate, and the helipad obligations are likewise unknown.

One other indirect impact to consider is the additional economic growth spurred by the formation and support of new businesses. While no specific calculations of business formation as a result of the incubator's operations are included, this potential effect should be contemplated in the decision-making process.

### Funding Opportunities

For the housing portion of the project, a capital structure similar to that described in Option B would likely be needed. However, for business use, additional funding opportunities arise as well.

While TIF districts can also be used for commercial space, there are additional options available to the municipality if it did not wish to pursue the formation of a TIF district. For example, the town could potentially provide a concession to the developer on sale price of the property, in exchange for preserving the lower level as a public gathering space. Another opportunity to supplement the project's redevelopment budget is through real estate property tax abatement. Under New Milford's existing ordinance, the commercial portion of the Option C development may be eligible for a 50% tax abatement for the first 5 years.<sup>36</sup>

Depending on the specific programming planned to be offered at the incubator and the community/event space, the Small Cities Program funded through the Community Development Block Grant (CDBG) may be able to contribute funding. This program provides technical support and funding for projects that achieve local community and economic development objectives and which principally benefit low-and moderate-income populations.

In addition to the opportunities noted above, specific businesses locating in the incubator may be eligible for state funding, such as businesses engaged in certain industries or certain types of activities. These currently include film production and digital media, job expansion, research and development, fixed capital, machinery and equipment, financial services, manufacturing

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<sup>36</sup> Town of New Milford Code of Ordinances, Taxation; <https://ecode360.com/13617635?highlight=abatement,municipalities,municipality,tax,tax%20abatement,taxes>.

reinvestment, renewable energy, economic and manufacturing assistance, small business, and technology assistance, among other programs. To complement its site-specific redevelopment strategies, the Town of New Milford should consider all state programs offered. The Town can lend its support to a business application for state incentives and assist interested companies in researching eligible programs.

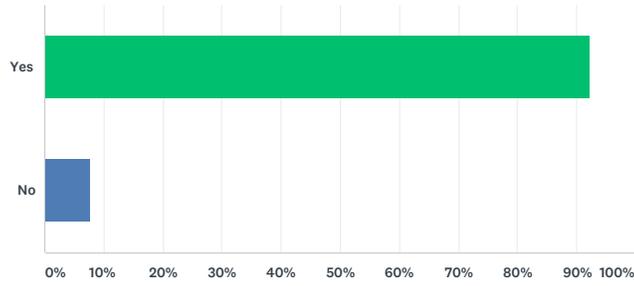
### Summary of Option C

- Option C proposes to convert the existing Lillis Building to incubator-type office space with a community center on the lower level (similar to Option A); and to construct a second building in the rear portion of the parcel for housing (similar to Option B).
- Option C results in an estimated value of \$7.2-\$8.5 million, with construction costs of approximately \$30.5 million.
- The municipal budget impacts include an assumed sale price of \$1.6 million and estimated annual tax revenue of \$124,000 per year.
- Any potential town obligation for helipad relocation costs, and costs for relocating the existing Board of Education offices are outside the scope of this report, but should be considered by the town in its decision-making process.
- Schools and municipal departments likely have enough existing capacity to provide services for the new residents without significant additional costs, but this should be verified with the individual departments.
- One other indirect impact to consider is the additional economic growth spurred by the formation and support of new businesses. While no specific calculations of business formation as a result of the incubator's operations are included, this potential effect should be contemplated in the decision-making process.

# Appendix A: Online Survey

### Q1 Is your primary residence in New Milford?

Answered: 663 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	92.16%	611
No	7.84%	52
TOTAL		663

## Q2 What neighborhood do you live in?

Answered: 491 Skipped: 173

#	RESPONSES	DATE
1	Park Lane	5/14/2019 8:09 PM
2	Lillinonah Ridge	5/14/2019 5:42 PM
3	Near the ambulance barn	5/14/2019 1:06 PM
4	Neighborhood? I'm on Town Farm at Prospect Hill	5/14/2019 10:36 AM
5	Northville	5/12/2019 11:29 PM
6	Meadowbrook	5/12/2019 7:37 PM
7	Meadowbrook	5/12/2019 6:56 PM
8	new bridge	5/12/2019 6:46 AM
9	Ridge Road	5/11/2019 3:50 PM
10	Aspetuck Ridge Rd near West Meetinghouse	5/11/2019 12:13 PM
11	Shepaug Heights	5/11/2019 12:10 PM
12	prospect hill	5/11/2019 11:04 AM
13	Terrace	5/11/2019 9:27 AM
14	Taylor Street	5/10/2019 12:57 PM
15	Geiger Rd	5/10/2019 10:12 AM
16	Northville	5/10/2019 10:09 AM
17	Old Farms Ln	5/10/2019 9:36 AM
18	Downtown Prospect hill rd	5/10/2019 9:26 AM
19	Northville	5/10/2019 9:13 AM
20	New Milford hospital vicinity	5/10/2019 9:11 AM
21	on Heacock Crossbrook Rd.	5/10/2019 8:26 AM
22	Canterbury	5/10/2019 6:54 AM
23	Carmen Hill area	5/10/2019 6:43 AM
24	Off Aspetuck Ridge Road	5/10/2019 5:41 AM
25	Canterbury/Hospital neighborhood	5/9/2019 8:47 PM
26	Historic District	5/9/2019 7:49 PM
27	In town	5/9/2019 7:33 PM
28	Merryall	5/9/2019 6:22 PM
29	Camalot Estates	5/9/2019 6:03 PM
30	57 Sherman Rd.	5/9/2019 5:09 PM
31	Wellsville Ave	5/9/2019 3:44 PM
32	Bridle Road	5/9/2019 3:41 PM
33	Camelot Estates	5/9/2019 3:24 PM
34	gaylordsville	5/9/2019 2:35 PM
35	Rodney Lane	5/9/2019 2:26 PM

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36	Prospect st	5/9/2019 2:16 PM
37	mid town	5/9/2019 2:16 PM
38	Candlewood Lake Rd N	5/9/2019 1:47 PM
39	Meadowbrook	5/9/2019 12:38 PM
40	Northville	5/9/2019 12:30 PM
41	Riverview Court	5/9/2019 12:04 PM
42	Bel-air	5/9/2019 11:55 AM
43	Northville	5/9/2019 11:25 AM
44	Prospect commons	5/9/2019 11:13 AM
45	Merryall	5/9/2019 11:10 AM
46	Sun Pond Woods	5/9/2019 10:53 AM
47	Eastern lane	5/9/2019 10:48 AM
48	3 Harrybrook Village	5/9/2019 10:34 AM
49	just north of town off 202	5/9/2019 10:24 AM
50	Bostwick	5/9/2019 9:36 AM
51	Grove street	5/9/2019 9:35 AM
52	Northville	5/9/2019 8:52 AM
53	Southern New Milford	5/8/2019 10:24 PM
54	Downtown NM	5/8/2019 10:08 PM
55	Right Down town new Milford	5/8/2019 9:10 PM
56	Wellsville ave,	5/8/2019 6:44 PM
57	Wildlife Dr	5/8/2019 4:02 PM
58	Camelot Estates	5/8/2019 2:07 PM
59	Ridge Rd area	5/8/2019 1:26 PM
60	Gaylordsville	5/8/2019 12:30 PM
61	northern	5/8/2019 12:17 PM
62	Long Mountain Rd	5/8/2019 11:26 AM
63	Gaylordsville	5/8/2019 10:27 AM
64	Northville	5/8/2019 10:08 AM
65	lake community	5/8/2019 10:06 AM
66	Hunting Hills	5/8/2019 9:30 AM
67	Gaylordsville	5/8/2019 9:18 AM
68	Off of Candlewood Mountain Rd	5/8/2019 9:12 AM
69	Gaylordsville	5/8/2019 8:48 AM
70	Candlewood Lake Toad South	5/8/2019 8:42 AM
71	Sega drive	5/8/2019 7:58 AM
72	Dawn's Road	5/8/2019 7:09 AM
73	Northville	5/8/2019 6:37 AM
74	Downtown	5/8/2019 6:07 AM
75	Gaylordsville	5/7/2019 11:26 PM
76	Southern New Milford	5/7/2019 10:07 PM

77	Southern New Milford	5/7/2019 8:16 PM
78	East Street	5/7/2019 7:50 PM
79	Northville	5/7/2019 7:32 PM
80	Dorwin Hill	5/7/2019 7:06 PM
81	Upper Reservoir Area	5/7/2019 6:06 PM
82	Second hill	5/7/2019 5:05 PM
83	Old Orchard Estate	5/7/2019 4:08 PM
84	Stephanie Dr	5/7/2019 4:07 PM
85	Pumpkin Hill Road	5/7/2019 3:42 PM
86	Harvest View/ Dorwin Hill area	5/7/2019 3:17 PM
87	West meetinghouse	5/7/2019 2:41 PM
88	Northville	5/7/2019 2:38 PM
89	Hawthorne lane	5/7/2019 1:43 PM
90	Up Route 202 by White Horse area.	5/7/2019 1:33 PM
91	Candlewood Lake	5/7/2019 1:04 PM
92	sullivan farm	5/7/2019 1:02 PM
93	Park Lane	5/7/2019 1:02 PM
94	Candlewood Mountain	5/7/2019 12:48 PM
95	Lanesville	5/7/2019 12:32 PM
96	Littlefield Rd area	5/7/2019 11:30 AM
97	Southern near the lake	5/7/2019 11:23 AM
98	Pleasant View	5/7/2019 11:18 AM
99	Elm St Ext	5/7/2019 11:07 AM
100	Meadowbrook	5/7/2019 11:00 AM
101	Taylor Street	5/7/2019 10:41 AM
102	Merryall	5/7/2019 10:38 AM
103	Haldine	5/7/2019 10:37 AM
104	April Drive	5/7/2019 10:32 AM
105	Taylor street	5/7/2019 10:10 AM
106	Merryall	5/7/2019 10:09 AM
107	Town Farm	5/7/2019 10:00 AM
108	Hill and Plain area	5/7/2019 9:51 AM
109	Grove Street	5/7/2019 9:49 AM
110	2nd Hill/Ridge Road area	5/7/2019 9:48 AM
111	south New milford nearby high school	5/7/2019 9:44 AM
112	Fordyce Road	5/7/2019 9:40 AM
113	Sawyer Hill	5/7/2019 9:28 AM
114	Northville	5/7/2019 9:20 AM
115	Willow Springs	5/7/2019 9:18 AM
116	24 Green View Rd New Milford Ct 06776	5/7/2019 9:12 AM
117	Candlewood Point Beach Community	5/7/2019 9:06 AM

118	Willow Springs	5/7/2019 8:57 AM
119	Park Lane East	5/7/2019 8:56 AM
120	Hill and Plain	5/7/2019 8:52 AM
121	South end of Candlewood	5/7/2019 8:39 AM
122	Sunny valley	5/7/2019 8:38 AM
123	Wellsville	5/7/2019 8:16 AM
124	Town Farm	5/7/2019 8:08 AM
125	Northern New Milford	5/7/2019 8:05 AM
126	N/a	5/7/2019 8:04 AM
127	Candlewood Lake Club	5/7/2019 7:45 AM
128	Sand Road	5/7/2019 7:29 AM
129	Northville	5/7/2019 7:09 AM
130	Treadwell Ave	5/7/2019 6:40 AM
131	in town, near the green	5/7/2019 6:39 AM
132	Reservoir rd area	5/7/2019 6:38 AM
133	Northville	5/7/2019 6:08 AM
134	Long mountain	5/7/2019 6:07 AM
135	Sunny valley	5/7/2019 6:00 AM
136	Northern Ridge Road area.	5/7/2019 5:14 AM
137	Cedar knolls area off picket district	5/6/2019 11:57 PM
138	Ridge Road	5/6/2019 10:57 PM
139	Northville	5/6/2019 10:53 PM
140	Lester Lane	5/6/2019 10:46 PM
141	Merryall	5/6/2019 10:37 PM
142	Candlewood Trails	5/6/2019 10:31 PM
143	subdivision near east street school	5/6/2019 10:18 PM
144	Lanesville area	5/6/2019 10:11 PM
145	The part that screws me every year by charging me a fire district tax that other areas of town don't have to pay.	5/6/2019 10:06 PM
146	Fox Ridge Drive	5/6/2019 10:05 PM
147	New Bridge Road	5/6/2019 10:01 PM
148	Pumpkin Hill Rd	5/6/2019 9:57 PM
149	Old Park Lane Road	5/6/2019 9:56 PM
150	Northville	5/6/2019 9:56 PM
151	Greenview Rd	5/6/2019 9:55 PM
152	New Bridge Rd	5/6/2019 9:51 PM
153	Carriage Dr	5/6/2019 9:43 PM
154	Park lane west	5/6/2019 9:37 PM
155	Pleasant View	5/6/2019 9:32 PM
156	Bradbury rd	5/6/2019 9:20 PM
157	Lone oak	5/6/2019 9:16 PM

158	Merryall	5/6/2019 9:11 PM
159	East Street	5/6/2019 9:09 PM
160	Perry Dr	5/6/2019 9:08 PM
161	Near Hill and Plain School	5/6/2019 9:07 PM
162	Northville	5/6/2019 9:07 PM
163	Gaylordsville	5/6/2019 9:05 PM
164	Stilson Hill Road	5/6/2019 9:05 PM
165	Meadowbrook	5/6/2019 9:00 PM
166	Candlewood Lake North, southern end	5/6/2019 8:59 PM
167	Northville	5/6/2019 8:59 PM
168	Green	5/6/2019 8:54 PM
169	willow springs	5/6/2019 8:52 PM
170	Candle Wood Lake Club	5/6/2019 8:52 PM
171	202 area	5/6/2019 8:51 PM
172	South Main	5/6/2019 8:41 PM
173	Near the green.	5/6/2019 8:39 PM
174	Laurel Ridge Estates	5/6/2019 8:38 PM
175	Candlewood lake north area	5/6/2019 8:22 PM
176	Haldine Estates	5/6/2019 8:21 PM
177	Merryall	5/6/2019 8:06 PM
178	Lone Oak	5/6/2019 8:05 PM
179	Northville	5/6/2019 8:01 PM
180	Whittlesey Ave.	5/6/2019 7:59 PM
181	Ridge Road Area	5/6/2019 7:57 PM
182	Lillinonah Ridge Drive	5/6/2019 7:57 PM
183	nortville	5/6/2019 7:56 PM
184	Northville	5/6/2019 7:55 PM
185	Pleasantville \ Dorwin Hill	5/6/2019 7:53 PM
186	WestMeetinghouse	5/6/2019 7:49 PM
187	Northville	5/6/2019 7:49 PM
188	Northville	5/6/2019 7:45 PM
189	Weantinock Meadows	5/6/2019 7:43 PM
190	Gaylordsville	5/6/2019 7:43 PM
191	Dean heights	5/6/2019 7:43 PM
192	Merryall	5/6/2019 7:39 PM
193	Brookview Lane	5/6/2019 7:35 PM
194	Squash Hollow	5/6/2019 7:24 PM
195	Sullivan Farm	5/6/2019 7:22 PM
196	Birch Groves	5/6/2019 7:20 PM
197	Southern, off Pumpkin Hill	5/6/2019 7:20 PM
198	Southern New Milford	5/6/2019 7:18 PM

199	Taylor street	5/6/2019 7:10 PM
200	Fox Ridge	5/6/2019 7:07 PM
201	Taylor Terrace	5/6/2019 7:06 PM
202	Gatehouse	5/6/2019 7:03 PM
203	Merryall	5/6/2019 6:57 PM
204	Hill and Plain	5/6/2019 6:55 PM
205	North	5/6/2019 6:54 PM
206	Candlewood Mountain	5/6/2019 6:53 PM
207	Squash hollow area	5/6/2019 6:49 PM
208	Wynwood Drive	5/6/2019 6:47 PM
209	Fordyce Heights	5/6/2019 6:45 PM
210	Merry all section	5/6/2019 6:42 PM
211	Pickett District	5/6/2019 6:42 PM
212	2nd Hill	5/6/2019 6:42 PM
213	Boardman	5/6/2019 6:42 PM
214	Northville	5/6/2019 6:41 PM
215	Beardsley Road	5/6/2019 6:37 PM
216	Gaylordsville	5/6/2019 6:35 PM
217	Second Hill	5/6/2019 6:35 PM
218	Perry Drive	5/6/2019 6:34 PM
219	pleasant view	5/6/2019 6:34 PM
220	Town Ridge Estates	5/6/2019 6:32 PM
221	Candlewood Common	5/6/2019 6:27 PM
222	High st	5/6/2019 6:27 PM
223	Gaylordaville	5/6/2019 6:25 PM
224	Upper Reservoir	5/6/2019 6:17 PM
225	Candlewood Mountain	5/6/2019 6:14 PM
226	Merryall	5/6/2019 6:14 PM
227	Off Mallet Lane	5/6/2019 6:13 PM
228	Prospect Commons	5/6/2019 6:06 PM
229	Northville	5/6/2019 6:04 PM
230	Mallet lane and second Hill area	5/6/2019 6:03 PM
231	Northville	5/6/2019 6:00 PM
232	CLC	5/6/2019 5:57 PM
233	Candlewood Lake Rd N	5/6/2019 5:52 PM
234	Lanesville	5/6/2019 5:47 PM
235	Northville	5/6/2019 5:42 PM
236	Northville	5/6/2019 5:39 PM
237	Country farm lane	5/6/2019 5:39 PM
238	Mohawk Acres	5/6/2019 5:36 PM
239	Heacock Crossbrook Rd	5/6/2019 5:33 PM

240	Candlewood Mountain	5/6/2019 5:31 PM
241	Stephanie Drive	5/6/2019 5:30 PM
242	Northville	5/6/2019 5:29 PM
243	Northville	5/6/2019 5:28 PM
244	Northville	5/6/2019 5:24 PM
245	Merryall	5/6/2019 5:20 PM
246	Carmen Hill area	5/6/2019 5:20 PM
247	Meadowbrook	5/6/2019 5:19 PM
248	New Milford	5/6/2019 5:18 PM
249	Grove rd	5/6/2019 5:12 PM
250	Off reservoir rd	5/6/2019 5:09 PM
251	Candlewood Mountain	5/6/2019 5:09 PM
252	By high school	5/6/2019 5:09 PM
253	Candlewood	5/6/2019 5:09 PM
254	Mine Hill Rd	5/6/2019 5:04 PM
255	Northville	5/6/2019 5:03 PM
256	Upper Reservoir Area	5/6/2019 5:01 PM
257	Archers lane	5/6/2019 5:00 PM
258	Off East St, near the East St School	5/6/2019 4:56 PM
259	Town Plot	5/6/2019 4:56 PM
260	meadowbrook	5/6/2019 4:54 PM
261	Squash Hollow	5/6/2019 4:51 PM
262	Off of Sunny Valley	5/6/2019 4:51 PM
263	Mia bella drive	5/6/2019 4:51 PM
264	Second Hill	5/6/2019 4:47 PM
265	Upper Reservoir Rd	5/6/2019 4:47 PM
266	Old farms	5/6/2019 4:46 PM
267	Gaylordsville	5/6/2019 4:46 PM
268	Wishing Well Mews	5/6/2019 4:44 PM
269	Sunny valley	5/6/2019 4:44 PM
270	Fordyce Rd	5/6/2019 4:44 PM
271	Chapin Road	5/6/2019 4:40 PM
272	Candlewood Lake Road North	5/6/2019 4:40 PM
273	southern	5/6/2019 4:39 PM
274	Bridge st	5/6/2019 4:37 PM
275	Ridge Road	5/6/2019 4:33 PM
276	Parkwood	5/6/2019 4:33 PM
277	Candlewood Point	5/6/2019 4:32 PM
278	Willow Springs	5/6/2019 4:32 PM
279	Merryall	5/6/2019 4:28 PM
280	Gaylordsville	5/6/2019 4:27 PM

281	Central New Milford	5/6/2019 4:26 PM
282	Gaylordsville	5/6/2019 4:25 PM
283	Harrybrooke Park area	5/6/2019 4:25 PM
284	Gaylordsville/Squash Hollow	5/6/2019 4:25 PM
285	Haldine Estates	5/6/2019 4:24 PM
286	Aspetuck Ridge	5/6/2019 4:24 PM
287	I'm in the northville school district.	5/6/2019 4:24 PM
288	Malletts Lane	5/6/2019 4:23 PM
289	River View court	5/6/2019 4:23 PM
290	Willow springs	5/6/2019 4:23 PM
291	West st.	5/6/2019 4:23 PM
292	Sunny Valley	5/6/2019 4:22 PM
293	Rolling Glen	5/6/2019 4:22 PM
294	Hilltop View Lane	5/6/2019 4:21 PM
295	Northville section of town	5/6/2019 4:21 PM
296	New Milford	5/6/2019 4:20 PM
297	Dorset	5/6/2019 4:16 PM
298	Ridge Rd area	5/6/2019 4:15 PM
299	Northville	5/6/2019 4:13 PM
300	Fordyce	5/6/2019 4:10 PM
301	Off 67	5/6/2019 4:08 PM
302	Candle wood point	5/6/2019 4:08 PM
303	Brentwood Road	5/6/2019 4:07 PM
304	Northern New Milford	5/6/2019 4:06 PM
305	Northern New Milford	5/6/2019 4:04 PM
306	Grove Street	5/6/2019 4:03 PM
307	Hilltop	5/6/2019 4:03 PM
308	Bennitt Street	5/6/2019 4:03 PM
309	Near bridewayer/Roxbury	5/6/2019 4:02 PM
310	Sunny Valley	5/6/2019 4:02 PM
311	Northville	5/6/2019 4:01 PM
312	Merryall	5/6/2019 3:59 PM
313	38 LARSON RD	5/6/2019 3:58 PM
314	Gaylordsville	5/6/2019 3:57 PM
315	Dorwin hill	5/6/2019 3:56 PM
316	Downtown	5/6/2019 3:54 PM
317	Meredith Lane	5/6/2019 3:54 PM
318	Merryall	5/6/2019 3:54 PM
319	Downtown near Canterbury school	5/6/2019 3:54 PM
320	southern nm	5/6/2019 3:53 PM
321	Northville	5/6/2019 3:53 PM

322	Merryall	5/6/2019 3:53 PM
323	Van car	5/6/2019 3:53 PM
324	Northville	5/6/2019 3:52 PM
325	Pumpkin hill area	5/6/2019 3:52 PM
326	Gaylordsville	5/6/2019 3:52 PM
327	Orchard Heights	5/6/2019 3:51 PM
328	Dorwin Hill Road	5/6/2019 3:51 PM
329	Twin Ridge Road	5/6/2019 3:51 PM
330	Lea lane	5/6/2019 3:51 PM
331	Near Candlelight Farms.	5/6/2019 3:51 PM
332	Avery RD	5/6/2019 3:50 PM
333	Northville	5/6/2019 3:50 PM
334	northville	5/6/2019 3:49 PM
335	Long Mountain Road	4/27/2019 10:34 AM
336	Northville	4/26/2019 11:50 AM
337	Merryall	4/26/2019 10:10 AM
338	southern New Milford	4/26/2019 9:51 AM
339	northville	4/26/2019 6:55 AM
340	Southern New Milford	4/25/2019 11:29 PM
341	Near downtown	4/25/2019 10:28 PM
342	Northville	4/25/2019 8:31 PM
343	Single family residential neighborhood close to downtown	4/25/2019 8:27 PM
344	Grove street	4/25/2019 8:00 PM
345	Second Hill area	4/25/2019 2:55 PM
346	Second Hill	4/25/2019 10:27 AM
347	Aspetuck	4/24/2019 9:41 AM
348	Town	4/23/2019 10:24 PM
349	NORTHVILLE	4/23/2019 3:31 PM
350	Candlewood Lake	4/23/2019 3:18 PM
351	Merryall	4/23/2019 2:56 PM
352	South Main	4/23/2019 8:48 AM
353	There are none in rural New Milford	4/22/2019 10:18 PM
354	City Center	4/22/2019 10:01 PM
355	Merryall	4/22/2019 9:27 PM
356	Rt 109	4/22/2019 3:15 PM
357	Farmstead Acres, New Milford, Ct.	4/22/2019 11:59 AM
358	Merryall	4/22/2019 11:21 AM
359	Meadowbrook	4/22/2019 10:59 AM
360	Pleasantview	4/22/2019 10:24 AM
361	Sunrise Lane	4/22/2019 9:17 AM
362	Taylor Street	4/22/2019 9:02 AM

363	Park lane east	4/22/2019 6:32 AM
364	downtown/wellsville	4/21/2019 11:06 PM
365	Wellsville Ave	4/21/2019 8:07 PM
366	Park Lane	4/21/2019 7:26 PM
367	North end of the village	4/21/2019 5:14 PM
368	on "Chicken Hill" east of downtown	4/21/2019 3:39 PM
369	Taryn In	4/21/2019 2:14 PM
370	Hubble Mt. Road & Blueberry Lane just before the entrance to the Candlewood Airport.	4/21/2019 10:25 AM
371	Northville	4/21/2019 7:42 AM
372	Willow springs	4/20/2019 11:21 PM
373	Lake Road	4/20/2019 7:39 PM
374	Candlewood mtn road	4/20/2019 3:38 PM
375	Pleasant view rd	4/20/2019 3:20 PM
376	Millstone Ridge	4/20/2019 1:05 PM
377	Town	4/20/2019 11:53 AM
378	Prospect Street/Rt 67	4/20/2019 8:46 AM
379	Second Hill	4/20/2019 8:12 AM
380	Candlewood Point	4/20/2019 7:28 AM
381	Brook Run	4/19/2019 5:12 PM
382	Reservoir Rd. area	4/19/2019 2:35 PM
383	Van Car Rd	4/19/2019 1:01 PM
384	Near Park Lane	4/19/2019 11:33 AM
385	Merryall	4/19/2019 11:19 AM
386	New milford	4/19/2019 11:14 AM
387	Washington ridge	4/19/2019 11:13 AM
388	Wampum Dr	4/19/2019 10:39 AM
389	Carmen Hill	4/19/2019 10:06 AM
390	Meadowbrook	4/19/2019 9:55 AM
391	Upper Merryall	4/19/2019 9:24 AM
392	Merryall section	4/19/2019 9:06 AM
393	Hine Hill Rd area	4/19/2019 8:51 AM
394	Southern	4/19/2019 8:18 AM
395	Near Merry All Section	4/19/2019 7:54 AM
396	Fieldstone Estates 2nd Hill Rd	4/19/2019 7:49 AM
397	Up on Ridge Rd, 3 miles from New Milford proper.	4/19/2019 7:40 AM
398	Warwick Dr	4/19/2019 7:02 AM
399	Meadow brook	4/19/2019 6:31 AM
400	Boardman brigde	4/19/2019 5:29 AM
401	Merryall	4/19/2019 3:02 AM
402	Perry Drive	4/19/2019 2:21 AM
403	Park Lane	4/19/2019 12:05 AM

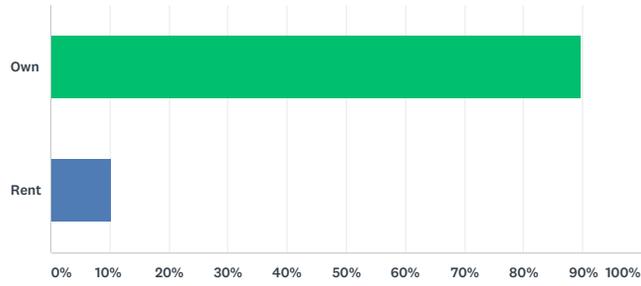
404	Gaylordsville	4/18/2019 11:55 PM
405	South Main Street	4/18/2019 11:15 PM
406	Town Ridge Estates	4/18/2019 11:00 PM
407	Merral	4/18/2019 10:59 PM
408	Village Center	4/18/2019 9:41 PM
409	Top of second Hill	4/18/2019 9:17 PM
410	Stilson hill rd	4/18/2019 9:10 PM
411	Northville	4/18/2019 8:48 PM
412	Granite Rd, just up the hill from Theatre Works	4/18/2019 8:43 PM
413	Brighton Hill	4/18/2019 8:22 PM
414	Fordyce	4/18/2019 8:13 PM
415	Perry Dr	4/18/2019 8:11 PM
416	Off of 67	4/18/2019 7:47 PM
417	Northville	4/18/2019 7:33 PM
418	just outside town	4/18/2019 7:29 PM
419	Downtown	4/18/2019 7:26 PM
420	New Milford	4/18/2019 7:26 PM
421	Meadowbrook subdivision	4/18/2019 7:16 PM
422	off 109	4/18/2019 7:09 PM
423	Rt 7	4/18/2019 7:02 PM
424	Hipp Rd.	4/18/2019 6:58 PM
425	6 nicholas Sq	4/18/2019 6:55 PM
426	candlewood mountain	4/18/2019 6:53 PM
427	Merryall	4/18/2019 6:52 PM
428	Near the High school	4/18/2019 6:51 PM
429	Meadow brook	4/18/2019 6:39 PM
430	Meetinghouse Terrace	4/18/2019 6:38 PM
431	Merryall	4/18/2019 6:35 PM
432	Fordyce Rd	4/18/2019 6:30 PM
433	Park Glen	4/18/2019 6:30 PM
434	Off of 67	4/18/2019 6:27 PM
435	Near downtown off of Wellsville Ave	4/18/2019 6:27 PM
436	Twin Oaks	4/18/2019 6:26 PM
437	Area around New Milford Hospital	4/18/2019 6:24 PM
438	Merryall	4/18/2019 6:22 PM
439	Second Hill	4/18/2019 6:17 PM
440	Northville	4/18/2019 6:17 PM
441	cedar knolls	4/18/2019 6:16 PM
442	Candlewood Trails	4/18/2019 6:16 PM
443	Off Merryall Road	4/18/2019 6:15 PM
444	near CVS and hospital	4/18/2019 11:53 AM

445	Southern NM	4/18/2019 11:11 AM
446	Northville	4/18/2019 9:52 AM
447	Second Hill	4/17/2019 7:46 PM
448	Merryall	4/17/2019 7:12 PM
449	In town	4/17/2019 6:56 PM
450	Park Lane District	4/17/2019 6:24 PM
451	Lanesville	4/17/2019 5:08 PM
452	Southern Northville	4/17/2019 4:41 PM
453	Pheasant Ln	4/17/2019 4:28 PM
454	Scenic Road off 67	4/17/2019 4:23 PM
455	Northville	4/17/2019 4:18 PM
456	Marwick Manor	4/17/2019 3:32 PM
457	Meadowbrook	4/17/2019 3:11 PM
458	Northville	4/17/2019 2:31 PM
459	northville	4/17/2019 2:18 PM
460	Farm area-Ridge Rd	4/17/2019 2:17 PM
461	Southern New Milford	4/17/2019 1:57 PM
462	Haldine Estates	4/17/2019 1:32 PM
463	Aspetuck Ave	4/17/2019 12:56 PM
464	Birch Groves, Candlewood Lake Rd. North	4/17/2019 12:45 PM
465	Hill and Plain	4/17/2019 12:42 PM
466	southern NM	4/17/2019 12:30 PM
467	Northvillr	4/17/2019 12:18 PM
468	Northern	4/17/2019 12:17 PM
469	RESIDENTIAL	4/17/2019 11:50 AM
470	West of river	4/17/2019 11:43 AM
471	Merryall	4/17/2019 11:43 AM
472	Northville	4/17/2019 11:28 AM
473	odd question - off of route 37	4/17/2019 11:10 AM
474	railroad st downtown	4/17/2019 11:07 AM
475	Downtown	4/17/2019 11:06 AM
476	Legion Rd	4/17/2019 10:57 AM
477	Candlewood Springs	4/17/2019 10:51 AM
478	Gaylordsville	4/17/2019 10:48 AM
479	Meadowwood of New Milford. Off 37 near Sherman	4/17/2019 10:47 AM
480	Tramita Court	4/17/2019 10:28 AM
481	109 area	4/17/2019 10:13 AM
482	Gaylordsville	4/17/2019 10:03 AM
483	close to downtown	4/17/2019 9:59 AM
484	Northville	4/17/2019 9:45 AM
485	southern nm	4/17/2019 9:32 AM

486	Sullivan Farm	4/17/2019 9:31 AM
487	Merryall	4/17/2019 9:31 AM
488	Second Hill area	4/17/2019 9:31 AM
489	Hunting Hills	4/17/2019 9:29 AM
490	Upper Merryall	4/17/2019 9:29 AM
491	Candlewood Mountain	4/17/2019 8:53 AM

### Q3 Do you own or rent your home?

Answered: 589 Skipped: 75

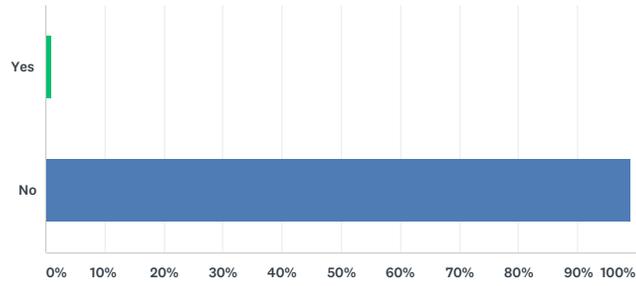


ANSWER CHOICES	RESPONSES	
Own	89.81%	529
Rent	10.19%	60
TOTAL		589

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### Q4 Do you have a vacation home in New Milford?

Answered: 637 Skipped: 27

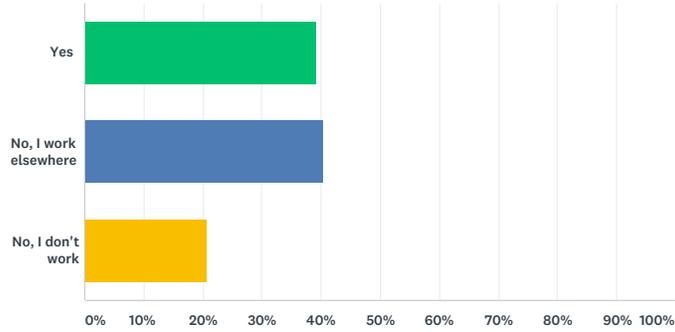


ANSWER CHOICES	RESPONSES	
Yes	1.10%	7
No	98.90%	630
TOTAL		637

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### Q5 Do you work in New Milford?

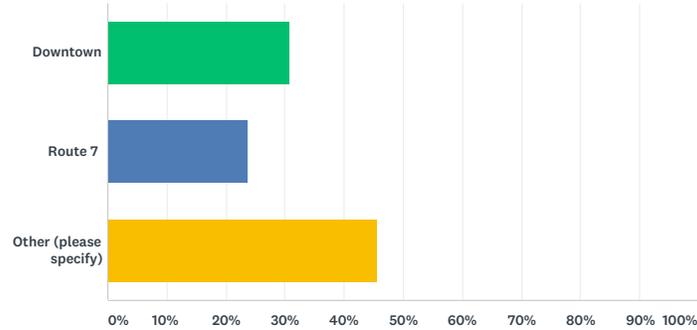
Answered: 640 Skipped: 24



ANSWER CHOICES	RESPONSES
Yes	39.06% 250
No, I work elsewhere	40.31% 258
No, I don't work	20.63% 132
TOTAL	640

## Q6 Where in New Milford do you work?

Answered: 241 Skipped: 423



ANSWER CHOICES	RESPONSES	
Downtown	30.71%	74
Route 7	23.65%	57
Other (please specify)	45.64%	110
<b>TOTAL</b>		<b>241</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	202	5/11/2019 12:17 PM
2	Kimberly Clark	5/10/2019 9:13 AM
3	East Street	5/10/2019 6:44 AM
4	Off pumpkin hill	5/9/2019 7:34 PM
5	Off of 202	5/9/2019 3:42 PM
6	gaylordsville	5/9/2019 2:35 PM
7	Northville	5/9/2019 12:31 PM
8	Home Office	5/9/2019 10:53 AM
9	at home	5/9/2019 10:24 AM
10	Pickett district	5/8/2019 12:34 PM
11	School system	5/8/2019 9:31 AM
12	Home Office	5/8/2019 9:14 AM
13	Carpenter	5/8/2019 7:59 AM
14	Southern NM	5/7/2019 10:07 PM
15	Schools	5/7/2019 8:16 PM
16	Home	5/7/2019 7:32 PM
17	work from home	5/7/2019 7:06 PM
18	Home	5/7/2019 6:38 PM

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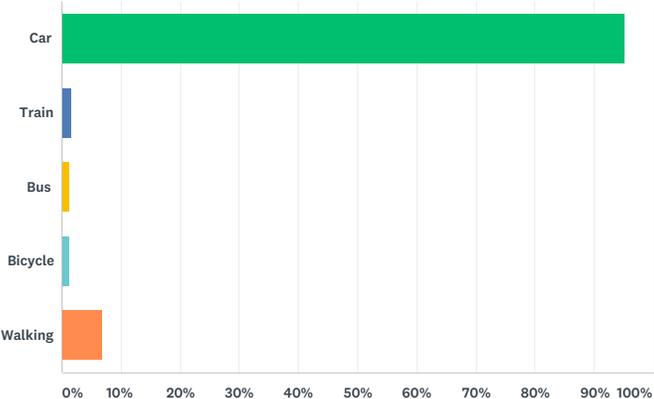
19	Canterbury School	5/7/2019 11:18 AM
20	on housatonic ave	5/7/2019 11:06 AM
21	Home Office	5/7/2019 11:01 AM
22	various locations, also previous resident	5/7/2019 9:53 AM
23	From home	5/7/2019 9:18 AM
24	Candlewood valley Health & Rehabilitation	5/7/2019 9:15 AM
25	Home office	5/7/2019 8:38 AM
26	park lane	5/7/2019 8:38 AM
27	Route 202	5/7/2019 8:27 AM
28	Hipp Road	5/7/2019 8:22 AM
29	South end plaza	5/7/2019 7:10 AM
30	from home	5/7/2019 6:39 AM
31	Pickett district	5/7/2019 6:00 AM
32	I work from home	5/6/2019 10:13 PM
33	Pickett District Road	5/6/2019 9:57 PM
34	Northern NM	5/6/2019 9:56 PM
35	Schools	5/6/2019 9:26 PM
36	Home office	5/6/2019 9:17 PM
37	Hill and Plain	5/6/2019 9:09 PM
38	My PTO volunteering takes me all over town	5/6/2019 9:08 PM
39	Hill and Plain School	5/6/2019 9:07 PM
40	202	5/6/2019 9:00 PM
41	202	5/6/2019 8:52 PM
42	Schools and downtown	5/6/2019 8:23 PM
43	Merryall	5/6/2019 8:07 PM
44	from home	5/6/2019 7:18 PM
45	NES	5/6/2019 6:37 PM
46	Town wide	5/6/2019 6:35 PM
47	Home based	5/6/2019 6:02 PM
48	Schools	5/6/2019 5:59 PM
49	Remote - From Home Office	5/6/2019 5:01 PM
50	from my home	5/6/2019 4:55 PM
51	Home	5/6/2019 4:51 PM
52	At home	5/6/2019 4:47 PM
53	NES	5/6/2019 4:45 PM
54	Washington Depot	5/6/2019 4:41 PM
55	Schools	5/6/2019 4:36 PM
56	Home	5/6/2019 4:33 PM
57	JPCC	5/6/2019 4:25 PM
58	home	5/6/2019 4:25 PM
59	Hps	5/6/2019 4:24 PM

60	Along Route 202 (as well as in Goshen)	5/6/2019 4:24 PM
61	Park lane	5/6/2019 4:23 PM
62	Home	5/6/2019 4:15 PM
63	109 thg	5/6/2019 4:10 PM
64	I have my own business based in New Milford.	5/6/2019 4:07 PM
65	School system	5/6/2019 4:04 PM
66	Old town park	5/6/2019 4:03 PM
67	Home office - self employed	5/6/2019 3:59 PM
68	All over New Milford	5/6/2019 3:56 PM
69	home office	5/6/2019 3:53 PM
70	Homecare	5/6/2019 3:52 PM
71	Out of my home	5/6/2019 3:51 PM
72	Home	5/6/2019 3:50 PM
73	Northville	4/23/2019 10:25 PM
74	home office	4/23/2019 2:57 PM
75	Home	4/22/2019 10:02 PM
76	home office	4/22/2019 3:16 PM
77	Home Office	4/22/2019 11:22 AM
78	Telecommute from home	4/22/2019 10:25 AM
79	Home route 22 area	4/22/2019 6:33 AM
80	Self employed	4/21/2019 5:17 PM
81	Park lane	4/20/2019 3:21 PM
82	Route 202	4/19/2019 5:12 PM
83	Telecommute	4/19/2019 11:13 AM
84	In town (youth sport coach) and out of town.	4/19/2019 2:25 AM
85	Home	4/19/2019 2:02 AM
86	Home	4/18/2019 11:01 PM
87	Out of my home	4/18/2019 9:18 PM
88	Schools	4/18/2019 7:47 PM
89	home	4/18/2019 6:54 PM
90	Schools	4/18/2019 6:38 PM
91	Throughout I am a realtor	4/18/2019 6:29 PM
92	Up 202	4/18/2019 6:28 PM
93	Home	4/18/2019 6:16 PM
94	TheatreWorks New Milford	4/18/2019 11:53 AM
95	Hill & Plain	4/18/2019 11:12 AM
96	Theatreworks	4/17/2019 5:09 PM
97	Home	4/17/2019 4:23 PM
98	Rt 202 and Merryall	4/17/2019 3:33 PM
99	Self Employed	4/17/2019 3:11 PM
100	home	4/17/2019 2:18 PM

101	Home	4/17/2019 1:58 PM
102	Hime	4/17/2019 1:17 PM
103	Self employed home office . Aspetuck Ave	4/17/2019 12:57 PM
104	Home	4/17/2019 11:29 AM
105	Route 202 - I have worked downtown	4/17/2019 11:11 AM
106	Home	4/17/2019 10:57 AM
107	Home	4/17/2019 10:49 AM
108	Home Office and commute	4/17/2019 9:31 AM
109	Home office	4/17/2019 9:29 AM
110	The Bleachery	4/17/2019 8:53 AM

Q7 What mode(s) of transportation do you use for your work commute?

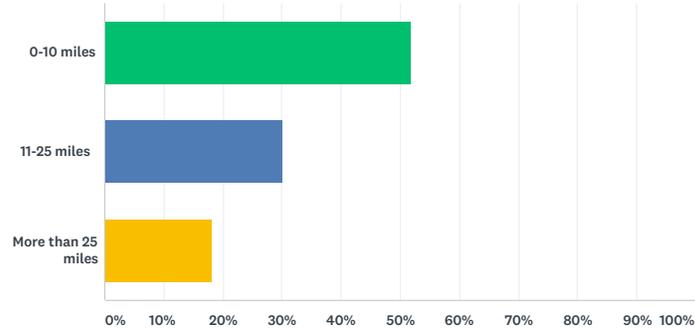
Answered: 485 Skipped: 179



ANSWER CHOICES	RESPONSES	
Car	95.26%	462
Train	1.65%	8
Bus	1.24%	6
Bicycle	1.24%	6
Walking	6.80%	33
Total Respondents: 485		

### Q8 How far do you commute?

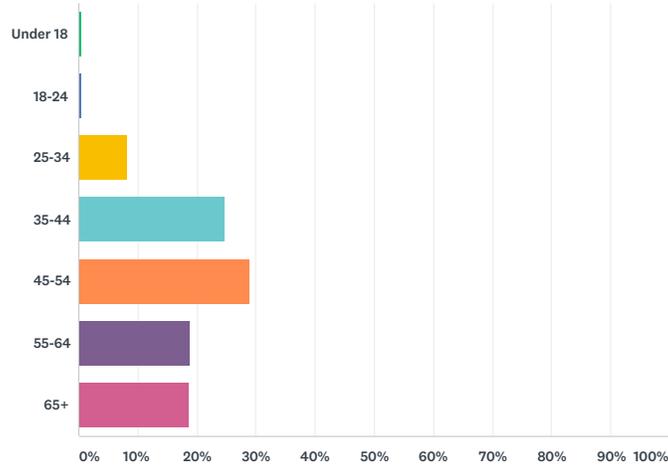
Answered: 496 Skipped: 168



ANSWER CHOICES	RESPONSES	
0-10 miles	51.81%	257
11-25 miles	30.04%	149
More than 25 miles	18.15%	90
TOTAL		496

### Q9 How old are you?

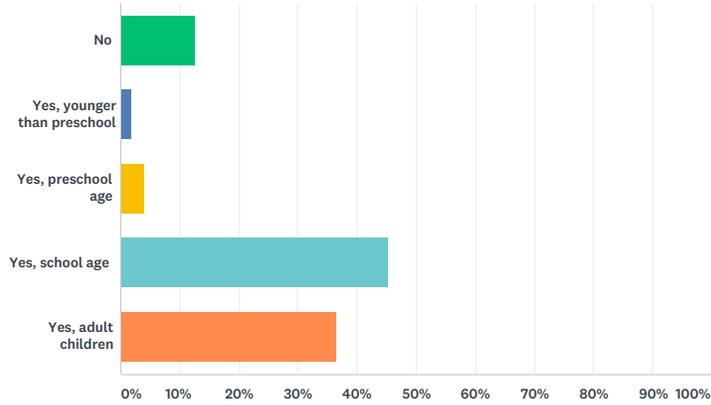
Answered: 626 Skipped: 38



ANSWER CHOICES	RESPONSES	
Under 18	0.48%	3
18-24	0.32%	2
25-34	8.15%	51
35-44	24.76%	155
45-54	28.91%	181
55-64	18.85%	118
65+	18.53%	116
<b>TOTAL</b>		<b>626</b>

### Q10 Do you have children?

Answered: 628 Skipped: 36

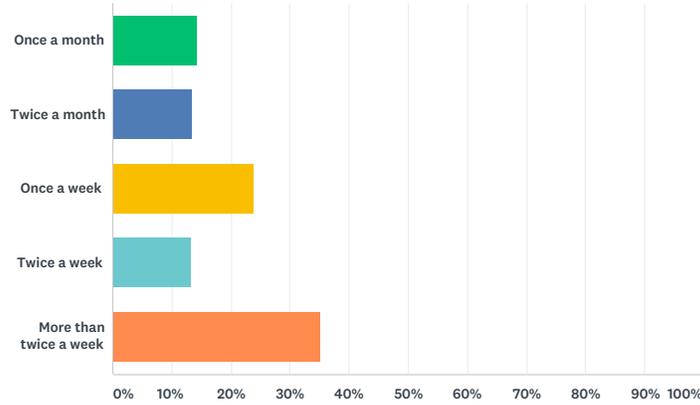


ANSWER CHOICES	RESPONSES	
No	12.58%	79
Yes, younger than preschool	1.91%	12
Yes, preschool age	3.98%	25
Yes, school age	45.22%	284
Yes, adult children	36.31%	228
TOTAL		628

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### Q11 How often do you go to New Milford's historic downtown?

Answered: 594 Skipped: 70



ANSWER CHOICES	RESPONSES	
Once a month	14.31%	85
Twice a month	13.47%	80
Once a week	23.91%	142
Twice a week	13.13%	78
More than twice a week	35.19%	209
<b>TOTAL</b>		<b>594</b>

## Q12 Where do you usually go?

Answered: 504 Skipped: 160

#	RESPONSES	DATE
1	Library, Post office, some stores, bank	5/14/2019 8:25 PM
2	Bank Street	5/14/2019 5:45 PM
3	Library, Bank Street, just passing through	5/14/2019 1:11 PM
4	Restaurants like Green Grainery, Tivoli's Dominos, Library, Jimmy's Barber shop	5/14/2019 10:42 AM
5	Churches, library, loaves fishes, etc	5/12/2019 7:41 PM
6	Restaurants	5/11/2019 3:51 PM
7	Post office, walking around	5/11/2019 12:39 PM
8	Studio d, tasty wave, river and rail, movies, nordica, joe's salon, the tank, library	5/11/2019 12:21 PM
9	The green	5/11/2019 11:06 AM
10	Play	5/11/2019 9:30 AM
11	walking	5/10/2019 12:59 PM
12	Railroad St	5/10/2019 10:15 AM
13	Cafes, restaurants.	5/10/2019 10:13 AM
14	Library, movies, post office, farmers market	5/10/2019 9:43 AM
15	Library the green bank st post office ice cream shop Lucci	5/10/2019 9:30 AM
16	Bank St Theater	5/10/2019 9:15 AM
17	Green bank street	5/10/2019 9:13 AM
18	Library, HH Taylor, Nordica, CVS	5/10/2019 8:44 AM
19	walking around town	5/10/2019 8:28 AM
20	The green, Bank St, Railroad St	5/10/2019 6:46 AM
21	Maybe the movies once every 4 to 5 months	5/10/2019 5:44 AM
22	Restaurants, barber shop, movies, coffee shop	5/9/2019 8:51 PM
23	Green	5/9/2019 8:01 PM
24	I live in the downtown area, so literally walking in my yard is being in the downtown area. My office is also in the downtown. We use the following regularly: Bank St. Theater, CVS, Natural Marketplace, Tasty Waves, The Sweet Spot, Play, All Aboard, The Iron Rail, Johana's, ART Experience and the Library.	5/9/2019 7:59 PM
25	Green	5/9/2019 7:41 PM
26	Post Office	5/9/2019 6:25 PM
27	various places & businesses along the green	5/9/2019 5:13 PM
28	Bank st theater, the green, tasty waves, etc..	5/9/2019 3:48 PM
29	Bank Street, Library, green	5/9/2019 3:45 PM
30	Theo's	5/9/2019 3:26 PM
31	bank street	5/9/2019 2:37 PM
32	Restaurants	5/9/2019 2:28 PM

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33	Restaurants, sometimes Swank on Bank, sometimes Jacobsens, sometimes coffee houses, sometimes banks, sometimes the movies.	5/9/2019 2:24 PM
34	The hospital, post office	5/9/2019 2:19 PM
35	library, shopping, post office, bank	5/9/2019 2:18 PM
36	Restaurants, movie theater	5/9/2019 1:48 PM
37	around the green	5/9/2019 12:33 PM
38	Library,Natural Marketplace, Dominoes, bank	5/9/2019 12:08 PM
39	Rail road st	5/9/2019 11:57 AM
40	Public library, St. John's Church, Salon 27	5/9/2019 11:28 AM
41	Johannas	5/9/2019 11:15 AM
42	library	5/9/2019 11:13 AM
43	Yoga @ Library, Dry Cleaners, CVS	5/9/2019 10:56 AM
44	green	5/9/2019 10:50 AM
45	Post office	5/9/2019 10:36 AM
46	center of town and bank street	5/9/2019 10:26 AM
47	Shopping	5/9/2019 9:41 AM
48	Walk all over	5/9/2019 9:41 AM
49	East street school, bank, doctor office	5/9/2019 8:57 AM
50	Iron Rail, Tastywaves, good weather to sit for concerts	5/9/2019 8:54 AM
51	Movies/ ice cream/ China food/ breakfast	5/9/2019 6:49 AM
52	The Green & Bank Street	5/8/2019 10:27 PM
53	Library, restaurants, coffee shop	5/8/2019 10:12 PM
54	Walk coffee house	5/8/2019 9:48 PM
55	Library, restaurants, farmers market, cvs, post office, bank, coffee shop, doctor's office,	5/8/2019 9:15 PM
56	Library	5/8/2019 4:07 PM
57	Restaurants, hairdresser	5/8/2019 2:10 PM
58	Green	5/8/2019 1:35 PM
59	Movies, restaurants, Sweet spot/Tasty wave	5/8/2019 1:33 PM
60	stores on the green	5/8/2019 12:24 PM
61	library, businesses	5/8/2019 11:30 AM
62	Business offices	5/8/2019 11:27 AM
63	Bank Street Theatre, Book Nook, the green	5/8/2019 10:55 AM
64	Movies, ice cream, pizza, tank, library, playground	5/8/2019 10:29 AM
65	Post Office/Church	5/8/2019 10:11 AM
66	library, shops, church	5/8/2019 10:09 AM
67	Joe's Salon	5/8/2019 9:58 AM
68	Library stores and restaurants	5/8/2019 9:33 AM
69	The Max and Post Office	5/8/2019 9:29 AM
70	Library	5/8/2019 9:23 AM
71	Kent	5/8/2019 8:51 AM
72	Bank st theater, tasty wave	5/8/2019 8:02 AM

73	library, VCA	5/8/2019 6:51 AM
74	Post office	5/8/2019 6:09 AM
75	to eat or shop	5/8/2019 5:46 AM
76	On the green	5/7/2019 11:29 PM
77	Library, PO, restaurants, hair salon	5/7/2019 10:09 PM
78	Movies and a drink	5/7/2019 9:22 PM
79	Post office	5/7/2019 8:33 PM
80	Post Office, hair cut	5/7/2019 8:20 PM
81	VCA, Bank Street	5/7/2019 7:54 PM
82	Post office, restaurants	5/7/2019 7:35 PM
83	Cafes on Bank or Railroad, Farmers Market	5/7/2019 6:08 PM
84	Library	5/7/2019 5:06 PM
85	The movie theater	5/7/2019 4:11 PM
86	Restaurants, Movies	5/7/2019 4:09 PM
87	Library and Bank Street	5/7/2019 3:44 PM
88	Restaurants/shops, Post Office, Town Hall, Probate Court	5/7/2019 3:22 PM
89	Restaurants or businesses on the green	5/7/2019 2:46 PM
90	Movies, library	5/7/2019 2:40 PM
91	Shopping & Eating	5/7/2019 2:18 PM
92	green, movies, restaurants	5/7/2019 1:46 PM
93	Coffee House. Book Nook. Sweet Spot. Library. Theater. Barbershop.	5/7/2019 1:35 PM
94	varies there isn't much worth going down town for which is sad it is very cute there	5/7/2019 1:06 PM
95	restaurants, shopping, movies,etc.	5/7/2019 1:05 PM
96	Barber shop, restaurants	5/7/2019 12:51 PM
97	Bakery, Nutmet Oil	5/7/2019 12:35 PM
98	Out to eat	5/7/2019 12:32 PM
99	restaurants, shops, post office	5/7/2019 11:37 AM
100	shops	5/7/2019 11:34 AM
101	Stores, hospital	5/7/2019 11:26 AM
102	Restaurants and shopping	5/7/2019 11:20 AM
103	restaurants	5/7/2019 11:13 AM
104	Tasty waves, iron rail and Young's field	5/7/2019 11:10 AM
105	Times vary	5/7/2019 11:04 AM
106	Shops	5/7/2019 10:44 AM
107	bank st theater, Lucia	5/7/2019 10:39 AM
108	hair salon, ice cream, dinner, green	5/7/2019 10:29 AM
109	Library restaurants movies shops post office	5/7/2019 10:13 AM
110	Studio D, library, Bank St. Theatre, restaurants	5/7/2019 10:13 AM
111	Restaurants, shops	5/7/2019 10:07 AM
112	library, green, restaurants	5/7/2019 9:57 AM
113	restaurants,movies	5/7/2019 9:54 AM

114	The Bank	5/7/2019 9:52 AM
115	shops, restaurants, VCA	5/7/2019 9:50 AM
116	high school and SNIS and library	5/7/2019 9:47 AM
117	restaurants Shopping Town offices post office	5/7/2019 9:46 AM
118	Bad Dreams, visit my son, road race in August	5/7/2019 9:45 AM
119	Just drive through mainly	5/7/2019 9:30 AM
120	Work, coffee shop, post office, restaurants	5/7/2019 9:23 AM
121	post office, business errands	5/7/2019 9:21 AM
122	around the green	5/7/2019 9:18 AM
123	theater - restaurant - post office - cvs	5/7/2019 9:10 AM
124	The Green, Tasty Waves	5/7/2019 9:00 AM
125	library	5/7/2019 8:57 AM
126	Library	5/7/2019 8:54 AM
127	Library, post office, restaurants	5/7/2019 8:54 AM
128	Senior Center	5/7/2019 8:41 AM
129	Movies stores restilurants	5/7/2019 8:41 AM
130	haircut	5/7/2019 8:40 AM
131	Library, VCA, stores	5/7/2019 8:23 AM
132	Places to eat	5/7/2019 8:18 AM
133	Library, Restaurants,	5/7/2019 8:16 AM
134	Post office, barber shop, library	5/7/2019 8:10 AM
135	The bank	5/7/2019 8:07 AM
136	Preschool, shops, restaurants, the green	5/7/2019 8:06 AM
137	Town green, public library,bank street, railroad street	5/7/2019 7:49 AM
138	Studio D, Library, Monica's, Farmers Market, Tasty Waves and Coffee Shops	5/7/2019 7:45 AM
139	Movie theater, restaurants	5/7/2019 7:31 AM
140	Theater or dinner	5/7/2019 7:12 AM
141	Bank, Pharmacy	5/7/2019 6:52 AM
142	Walk around green.; Bank street ; restaurants; library	5/7/2019 6:44 AM
143	library, walk around	5/7/2019 6:40 AM
144	Restaurants, movie, shopping	5/7/2019 6:39 AM
145	The library or restaurants	5/7/2019 6:11 AM
146	Movies, food, shopping, park, walking	5/7/2019 6:10 AM
147	Post office	5/7/2019 6:02 AM
148	Dinner	5/7/2019 5:27 AM
149	Eateries, shops, walk the green	5/7/2019 5:20 AM
150	Post office	5/7/2019 12:04 AM
151	On the Green and Bank Street	5/6/2019 10:59 PM
152	Post Office, restaurant, library, movies, shopping, girl scout meetings	5/6/2019 10:57 PM
153	Different businesses	5/6/2019 10:49 PM
154	CVS, Main Moom	5/6/2019 10:40 PM

155	Work, En Vogue, tasty waves, lucia	5/6/2019 10:23 PM
156	Studio D, library, Johanna's, Play	5/6/2019 10:19 PM
157	Restaurants	5/6/2019 10:10 PM
158	Joe's, River and Rail, Bank St Theater, Play, Nutmeg Oil, Post Office,	5/6/2019 10:05 PM
159	The green, VCA, library, farmers market, etc	5/6/2019 10:01 PM
160	Post office	5/6/2019 9:59 PM
161	Ice cream, toy shoppe or dropping off at Girl Scouts	5/6/2019 9:59 PM
162	Restaurants	5/6/2019 9:57 PM
163	Restaurants, Joe's, Post Office, Town Hall, Farmers Market	5/6/2019 9:57 PM
164	Big Y, Walmart, Starbucks, Kohl's, Hess, Young's Field, Finline Theatre Arts, Placeres Naturopathic, River & Rail Café, Tasty Waves, Dry cleaners	5/6/2019 9:53 PM
165	Salon, Tasty Waves, Book Nook, VCA, Theater, restaurants	5/6/2019 9:53 PM
166	Bank Street & Main St shopping & eating, Finline, library, Village Center for the Arts	5/6/2019 9:44 PM
167	Tasty Wave, Bank Street Theatre, Swank on Bank	5/6/2019 9:39 PM
168	Bank st	5/6/2019 9:29 PM
169	Varies	5/6/2019 9:28 PM
170	Bank st	5/6/2019 9:25 PM
171	Bank, haircut, restaurants	5/6/2019 9:23 PM
172	Cvs	5/6/2019 9:22 PM
173	Restaurants movies	5/6/2019 9:19 PM
174	Everywhere	5/6/2019 9:16 PM
175	Library, lens for haircut	5/6/2019 9:16 PM
176	The green and shops	5/6/2019 9:13 PM
177	The Green, Restaurants, Theater, Playground, shops etc..	5/6/2019 9:12 PM
178	Library, restaurants, movies, town hall	5/6/2019 9:12 PM
179	Area near the green and ball fields	5/6/2019 9:11 PM
180	Toy stores, restaurants, movies, banks	5/6/2019 9:11 PM
181	Drive through	5/6/2019 9:10 PM
182	Green, library, Bank Street	5/6/2019 9:02 PM
183	CCD, girl scout meeting at church, movies occasionally, hair salon	5/6/2019 9:02 PM
184	The green, bank street &/or railroad st	5/6/2019 9:02 PM
185	Skate Park and Library	5/6/2019 9:00 PM
186	restaurants and a walk. Library!	5/6/2019 9:00 PM
187	I drive through constantly	5/6/2019 8:58 PM
188	Library restaurant	5/6/2019 8:56 PM
189	post office	5/6/2019 8:55 PM
190	Library Post Office Out to eat	5/6/2019 8:47 PM
191	Coffee shops	5/6/2019 8:42 PM
192	Drive through Green	5/6/2019 8:41 PM
193	Library	5/6/2019 8:25 PM
194	Eateries, toy store	5/6/2019 8:23 PM

195	Work	5/6/2019 8:09 PM
196	The green. A few places on bank street	5/6/2019 8:07 PM
197	Bank street theater, tasty waves	5/6/2019 8:05 PM
198	I frequent shops downtown along with Gallery 25	5/6/2019 8:01 PM
199	Movies. Bank.	5/6/2019 8:00 PM
200	Canterbury School	5/6/2019 8:00 PM
201	studio D, restaurants, theater, library	5/6/2019 8:00 PM
202	church	5/6/2019 7:58 PM
203	Studio D, bank, Tasty Waves, physical therapist, library, post office, movie theater, shops, restaurants toy store	5/6/2019 7:57 PM
204	Coffee shop or restaurants	5/6/2019 7:51 PM
205	Post office, church,	5/6/2019 7:49 PM
206	Tasty Waves	5/6/2019 7:47 PM
207	Hair dresser, bank, health food store, restaurants	5/6/2019 7:46 PM
208	Railroad Street	5/6/2019 7:46 PM
209	Iron rail, movies, lens barber shop and more	5/6/2019 7:45 PM
210	Library, Bank, Shops, Dry Cleaners, Restaurants	5/6/2019 7:42 PM
211	library	5/6/2019 7:41 PM
212	Church	5/6/2019 7:40 PM
213	Sweet Spot, Movie, Various Restaurants	5/6/2019 7:28 PM
214	Green, Bridge St, Railroad St	5/6/2019 7:27 PM
215	downtown? Joe's Salon	5/6/2019 7:26 PM
216	Shopping different stores or restaurants	5/6/2019 7:22 PM
217	cafes shops movies	5/6/2019 7:18 PM
218	Tasty Wave	5/6/2019 7:14 PM
219	Stay home, cut down cost	5/6/2019 7:13 PM
220	Bank Street	5/6/2019 7:08 PM
221	Fineline, post office	5/6/2019 7:03 PM
222	Shops, Bank St. Theatre. Maxx for scouts	5/6/2019 6:57 PM
223	Hairdresser	5/6/2019 6:56 PM
224	Bank Street and Town Hall	5/6/2019 6:56 PM
225	Library , coffee shops , restaurants,	5/6/2019 6:51 PM
226	Main Street	5/6/2019 6:50 PM
227	Bank street, tasty waves, post office, nordica, cleaners	5/6/2019 6:49 PM
228	Library, bankstreet, the green, the park/playground	5/6/2019 6:45 PM
229	Library	5/6/2019 6:44 PM
230	Congregational Church	5/6/2019 6:41 PM
231	Restaurants	5/6/2019 6:41 PM
232	Play, Morton's Jewelers	5/6/2019 6:37 PM
233	restaurant	5/6/2019 6:35 PM
234	Post office	5/6/2019 6:31 PM

235	Restaurant	5/6/2019 6:27 PM
236	Library, coffee house or cafe, Tasty Waves, post office,Joe's Salon	5/6/2019 6:23 PM
237	Restaurants	5/6/2019 6:19 PM
238	work post office dry cleaners	5/6/2019 6:17 PM
239	Library, the green	5/6/2019 6:15 PM
240	Library	5/6/2019 6:14 PM
241	Library movies	5/6/2019 6:08 PM
242	Post office - Stores	5/6/2019 6:08 PM
243	Restaurants, post office, St Francis Xavier	5/6/2019 6:05 PM
244	Post office	5/6/2019 6:04 PM
245	Stores and library	5/6/2019 6:01 PM
246	post office, bank	5/6/2019 5:59 PM
247	Bank, restaurants	5/6/2019 5:54 PM
248	Library,shops.post office,movies,to eat etc	5/6/2019 5:49 PM
249	Bank, mailboxes	5/6/2019 5:42 PM
250	No where because I have never got the chance to go .	5/6/2019 5:39 PM
251	The Sweet Spot, Natural Market Place, Bank Street Theater	5/6/2019 5:38 PM
252	Post office, bank, library, restaurants	5/6/2019 5:35 PM
253	Post office, Cramer Anderson	5/6/2019 5:33 PM
254	Tasty wave , theos	5/6/2019 5:33 PM
255	restaurants, movies, ice cream, library	5/6/2019 5:31 PM
256	Just walk around	5/6/2019 5:29 PM
257	Theos	5/6/2019 5:27 PM
258	library, post office, restaurants, stores	5/6/2019 5:26 PM
259	Downtown	5/6/2019 5:24 PM
260	Bank Street Theater, Lucia's, library	5/6/2019 5:22 PM
261	Bank st. Main st. Library	5/6/2019 5:21 PM
262	Work there	5/6/2019 5:21 PM
263	stores, bank st, main st, library, etc..	5/6/2019 5:17 PM
264	Town green, bank street	5/6/2019 5:15 PM
265	Post office, shops, salon, to walk	5/6/2019 5:15 PM
266	Restaurant, library, dry cleaner, haircut.	5/6/2019 5:14 PM
267	Tivoli, tasty wave	5/6/2019 5:12 PM
268	Bank st	5/6/2019 5:11 PM
269	Green and Miscellaneous shops	5/6/2019 5:08 PM
270	Bank Street	5/6/2019 5:08 PM
271	Theater	5/6/2019 5:05 PM
272	Green - and surrounding area.	5/6/2019 5:04 PM
273	Green or Young's field	5/6/2019 5:02 PM
274	Barrister's Coffee Co.	5/6/2019 5:01 PM
275	Library, Joanna's, Barristers,	5/6/2019 5:00 PM

276	Church, library, cafe, the green, Tasty Waves, movie theater, river walk, playground	5/6/2019 4:57 PM
277	Library, post office, work, shops, restaurants, walking	5/6/2019 4:55 PM
278	Bank St, Railroad Ave	5/6/2019 4:53 PM
279	Bank theater	5/6/2019 4:53 PM
280	Preschool, post office, natural health store, coffee shop, movies	5/6/2019 4:52 PM
281	The churches	5/6/2019 4:51 PM
282	Main St	5/6/2019 4:50 PM
283	library and shops	5/6/2019 4:49 PM
284	Library	5/6/2019 4:49 PM
285	Library dinner Morton cleaner health food store	5/6/2019 4:49 PM
286	Green	5/6/2019 4:49 PM
287	Green	5/6/2019 4:48 PM
288	All stores and restaurants around the green and Railroad St	5/6/2019 4:45 PM
289	Various shops on the Green	5/6/2019 4:43 PM
290	library	5/6/2019 4:42 PM
291	Play	5/6/2019 4:40 PM
292	Taylor's	5/6/2019 4:38 PM
293	Education Without Walls, Tastywaves, coffee house, all aboard, barber shop	5/6/2019 4:37 PM
294	Library, post office, restaurants	5/6/2019 4:35 PM
295	Vca, restaurants	5/6/2019 4:35 PM
296	Shops	5/6/2019 4:34 PM
297	Library	5/6/2019 4:34 PM
298	Library, VCA, shops	5/6/2019 4:31 PM
299	Library, bank, restaurant	5/6/2019 4:30 PM
300	Town hall, restaurant, store, movies	5/6/2019 4:30 PM
301	Olive co, play, the apothecary	5/6/2019 4:29 PM
302	Bank street theater, tasty waves, sweet spot, studio d, all aboard	5/6/2019 4:29 PM
303	River & Rail Cafe, Joes Salon, The Makery, the Post Office	5/6/2019 4:28 PM
304	town green and Young's field park	5/6/2019 4:27 PM
305	church, post office, Johana's or Theo's, library	5/6/2019 4:27 PM
306	Town Hall, library and movies	5/6/2019 4:27 PM
307	Webster ATM	5/6/2019 4:27 PM
308	Reis learning center, sweet shop	5/6/2019 4:26 PM
309	Bank Street. To the theater or to a pub or to the diner on Railroad Street	5/6/2019 4:26 PM
310	Fineline, river & rail, sweet spot, etc.	5/6/2019 4:25 PM
311	bank	5/6/2019 4:25 PM
312	Pass through	5/6/2019 4:24 PM
313	Town green	5/6/2019 4:24 PM
314	Tasty Waves, Movies, Restaurants	5/6/2019 4:23 PM
315	Church, studio D	5/6/2019 4:18 PM
316	Library, coffee shop, bank, etc	5/6/2019 4:17 PM

317	Restaurant	5/6/2019 4:11 PM
318	Library, movies, stores	5/6/2019 4:10 PM
319	VCA, 19 Bank Street, Archway	5/6/2019 4:10 PM
320	Bank	5/6/2019 4:09 PM
321	Church	5/6/2019 4:07 PM
322	Shops, Movie Theater	5/6/2019 4:06 PM
323	The green, book store	5/6/2019 4:05 PM
324	Dance	5/6/2019 4:05 PM
325	Bank, Tasty Waves, just to walk.	5/6/2019 4:03 PM
326	Church, library, post office, theater, restaurants	5/6/2019 4:02 PM
327	library, coffee shop, book store	5/6/2019 4:01 PM
328	hair salon; shops; restaurants	5/6/2019 4:01 PM
329	Restaurant and barbershop	5/6/2019 4:00 PM
330	RESTAURANTS	5/6/2019 3:59 PM
331	Restaurants, stores, movies	5/6/2019 3:59 PM
332	Railroad station	5/6/2019 3:59 PM
333	Walk the green	5/6/2019 3:58 PM
334	Restaurants, Movie Theater, Shopping	5/6/2019 3:57 PM
335	Bank Street	5/6/2019 3:56 PM
336	Library, Bank St., Farmer's Market	5/6/2019 3:56 PM
337	bank, library, restaurants, shops	5/6/2019 3:56 PM
338	Town hall restaurants stores	5/6/2019 3:56 PM
339	The green	5/6/2019 3:56 PM
340	the green	5/6/2019 3:55 PM
341	cvs, library, bank street	5/6/2019 3:55 PM
342	library, post office	5/6/2019 3:55 PM
343	Movies, Shops, Restaurants, CVS, Post Office	5/6/2019 3:55 PM
344	Green	5/6/2019 3:54 PM
345	bank street area	5/6/2019 3:54 PM
346	Library haircut shops	5/6/2019 3:54 PM
347	Library	5/6/2019 3:54 PM
348	Dr. Appointment, movies, post office, shopping, arts center, restaurant	5/6/2019 3:54 PM
349	Green or playground	5/6/2019 3:53 PM
350	Usually just to the postoffice - I don't go downtown often.	5/6/2019 3:52 PM
351	Library	5/6/2019 3:52 PM
352	library, sweet spot, tasy waves	5/6/2019 3:50 PM
353	Restaurants, movies, retail merchants, St.Johns	4/27/2019 10:37 AM
354	Walk the green and frequent the stores.	4/26/2019 10:13 AM
355	downtown	4/26/2019 9:53 AM
356	Town Hall, Library, CVS, restaurants	4/25/2019 11:40 PM
357	Movies, dining, shopping	4/25/2019 10:31 PM

358	Library, shops, gas etc	4/25/2019 8:35 PM
359	Town Hall, post office, bank, bank street	4/25/2019 8:29 PM
360	I do my best to support the small businesses	4/25/2019 8:06 PM
361	Big Y, Bev Max, Nutmeg Oil, Healthstore, CVS, Bank St. restaurants, NM Historical Society, TheatreWorks	4/25/2019 10:34 AM
362	Restaurant/movies	4/24/2019 12:48 PM
363	Town shops and library	4/23/2019 10:28 PM
364	Bank and CVS	4/23/2019 4:52 PM
365	library, theatreworks, movie theater, restaurants	4/23/2019 3:34 PM
366	Green granary	4/23/2019 3:19 PM
367	library town hall, hardware store bank street local shops	4/23/2019 2:59 PM
368	library, restaurants, Movies, shops	4/23/2019 8:56 AM
369	Post office	4/22/2019 10:20 PM
370	Main Street, East Street, Bank Street, Railroad Street	4/22/2019 10:06 PM
371	Bank Street, the Green area, restaurants, shops, library, CVS	4/22/2019 9:30 PM
372	green, library, tasty waves, movie theater	4/22/2019 3:17 PM
373	All over. Stores, restaurants, town hall, etc.	4/22/2019 12:02 PM
374	Library, CVS, Restaurants, Jeweler, Shopping	4/22/2019 11:03 AM
375	Bank Strre	4/22/2019 10:26 AM
376	CVS, Green	4/22/2019 9:20 AM
377	The Safari Collective, Sweet Spot, River and Rail, Tasty Waves	4/22/2019 9:04 AM
378	Post office, restaurants, shops	4/22/2019 6:36 AM
379	restaurants, town hall, library	4/21/2019 8:11 PM
380	bank street theater shopping and theaterworks	4/21/2019 7:46 PM
381	post office	4/21/2019 7:28 PM
382	Library, Post Office, Shops	4/21/2019 5:21 PM
383	Spectrum Office, Taylor's, CVS, Bank St, Union Savings Bank, ...	4/21/2019 3:43 PM
384	Stores, theatre	4/21/2019 2:16 PM
385	The restaurants on Railroad and Bank Sts. & the Green	4/21/2019 10:29 AM
386	Webster Bank, Faces By Shirley, Play, frozen yogurt	4/21/2019 7:45 AM
387	Green	4/20/2019 11:25 PM
388	Bank Street	4/20/2019 7:43 PM
389	Businesses and restaurants on route 7, downtown, and parks like sega meadows, dog park, harrybrook, NM Aquatic Ctr on Grive	4/20/2019 3:42 PM
390	Lillis building for soccer, library, st francis school, bank street...	4/20/2019 3:26 PM
391	Classes, library, restaurants, Theatreworks	4/20/2019 1:08 PM
392	I work downtown but frequent many restaurants and businesses	4/20/2019 11:58 AM
393	Restaurants theater stores walkabout cinema library	4/20/2019 9:10 AM
394	work, Natural Marketplace, Tivoli's	4/20/2019 8:50 AM
395	CVS & 19main	4/20/2019 7:33 AM
396	Theatreworks New Milford	4/19/2019 10:37 PM

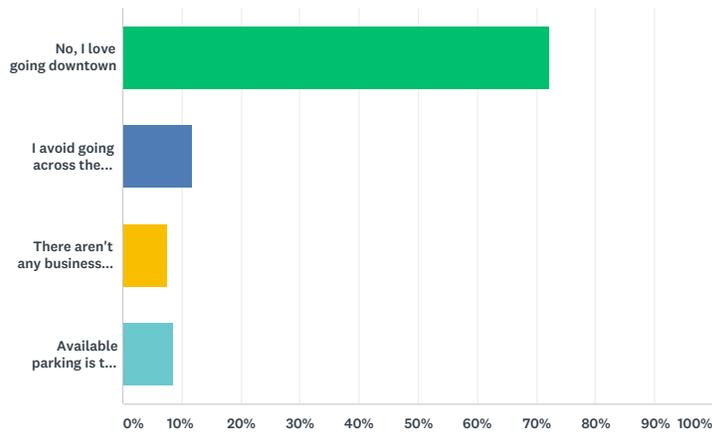
397	Theater Works, Bankstreet Cafes and Restaurants, Movies	4/19/2019 9:59 PM
398	Theater Works, Library, Restaurant	4/19/2019 5:15 PM
399	Theater, Restaurants, hardware store, Library	4/19/2019 2:40 PM
400	Theatreworks and my sons home	4/19/2019 2:17 PM
401	Bank street and Main Street. Shops theater and restaurants	4/19/2019 1:04 PM
402	Stores, restaurants	4/19/2019 11:23 AM
403	Hair, pub, playground , shops	4/19/2019 11:16 AM
404	Health food store, coffee, library, restaurants	4/19/2019 10:41 AM
405	Senior Center, town hall, theater, movie and other	4/19/2019 10:09 AM
406	Main St. and surrounding	4/19/2019 9:38 AM
407	All Over	4/19/2019 9:31 AM
408	Dog boutique, library	4/19/2019 8:52 AM
409	Post Office Library	4/19/2019 8:19 AM
410	Johanna's restaurant, post office, Webster Bank	4/19/2019 7:58 AM
411	Bank Street businesses, Theater Works, Post Office, bank.	4/19/2019 7:44 AM
412	Library	4/19/2019 7:05 AM
413	Library, restaurants, stores	4/19/2019 6:35 AM
414	several locations	4/19/2019 5:54 AM
415	restaurants, movies	4/19/2019 5:31 AM
416	Everywhere... Local businesses, Restaurants, Lilis Bldg, Post office, TheatreWorks New Milford, Finline theater arts, etc.	4/19/2019 2:42 AM
417	Bank St Theater	4/19/2019 2:05 AM
418	Restaurants Shopping Theatreworks	4/19/2019 12:08 AM
419	Restaurants	4/18/2019 11:58 PM
420	Shops, Post Office, library, restaurants, movies, bank	4/18/2019 11:19 PM
421	Post. Office & grocery	4/18/2019 11:05 PM
422	Library, post office, restaurants	4/18/2019 11:03 PM
423	Theater, Movies, Big Y, Walmart, Panera Bread	4/18/2019 9:51 PM
424	P.O. restaurants, theatre, church, bank, town hall	4/18/2019 9:45 PM
425	Shopping dentist banking lawyerp	4/18/2019 9:22 PM
426	Everywhere, the library, the shops, the restaurants, the Green, etc.	4/18/2019 8:47 PM
427	Bank Street businesses, library, St John's Church, theatre next to East Street School, CVS	4/18/2019 8:26 PM
428	Th Green, Post Office, Restaurants	4/18/2019 8:24 PM
429	Library	4/18/2019 8:20 PM
430	Various places.	4/18/2019 8:15 PM
431	Library	4/18/2019 7:49 PM
432	Shopping dining barbershop hardware store TheatreWorks!	4/18/2019 7:42 PM
433	Zaragoza, Bank Street Theater, Iron Rail	4/18/2019 7:36 PM
434	restaurants	4/18/2019 7:33 PM
435	Bank street	4/18/2019 7:32 PM
436	Bank Street	4/18/2019 7:29 PM

437	Shops, restaurants, Senior Center, TheatreWorks	4/18/2019 7:20 PM
438	shopping or entertainment	4/18/2019 7:11 PM
439	Differen	4/18/2019 7:05 PM
440	Johana's	4/18/2019 7:01 PM
441	Theater works/ bank street	4/18/2019 6:58 PM
442	all over	4/18/2019 6:56 PM
443	Everywhere	4/18/2019 6:55 PM
444	Businesses	4/18/2019 6:55 PM
445	All over town	4/18/2019 6:41 PM
446	Multiple places	4/18/2019 6:41 PM
447	Library, bank St.	4/18/2019 6:37 PM
448	Green area downtown	4/18/2019 6:35 PM
449	The Green	4/18/2019 6:32 PM
450	Restaurants, movie theater, frequent the shops, ice cream and just to walk the green	4/18/2019 6:31 PM
451	Bank, post office, restaurants, shops, library, theater	4/18/2019 6:30 PM
452	shopping, dinner, movies ,banking	4/18/2019 6:27 PM
453	Bank, Nutmeg Olive Oil Co, Joe's Salon, Restaurants	4/18/2019 6:27 PM
454	green. bank st	4/18/2019 6:21 PM
455	Library, bank street, bank, barber, et.	4/18/2019 6:20 PM
456	Library, church, exercise class, cvs	4/18/2019 6:19 PM
457	The Library	4/18/2019 6:18 PM
458	Main St/Bank St area	4/18/2019 1:14 PM
459	Main street or bank street	4/18/2019 11:55 AM
460	Library, PO, restaurants, hair salon	4/18/2019 11:15 AM
461	Shopping	4/18/2019 9:55 AM
462	Dance class studio d	4/17/2019 9:35 PM
463	Nordica and the tank	4/17/2019 7:48 PM
464	Restaurants, Green	4/17/2019 7:29 PM
465	Green area	4/17/2019 7:18 PM
466	Library, town hall, coffee shop	4/17/2019 7:02 PM
467	Everywhere. Taylor's, The Iron Rail, Town Offices, Post Office, Webster Bank, American Fitness, Tasty Waves, etc.	4/17/2019 6:30 PM
468	The green, next to Elm St School, all over	4/17/2019 5:11 PM
469	Main Street / Bank Street / Railroad Street area	4/17/2019 4:48 PM
470	Bank, restaurants, shops, movies	4/17/2019 4:32 PM
471	Town hall, sweet spot, Union Savings Bank, Iron Rail Restaurant	4/17/2019 4:23 PM
472	post office, library	4/17/2019 3:35 PM
473	Downtown	4/17/2019 3:13 PM
474	Joe's, Swank on Bank, Lucia's, the library, post office, shops	4/17/2019 2:34 PM
475	Taylor's, Railroad street	4/17/2019 2:20 PM
476	Town Hall, restaurants, bank	4/17/2019 2:20 PM

477	Various	4/17/2019 1:35 PM
478	All over ,I live in the village center	4/17/2019 1:01 PM
479	Many places I shop at and volunteer	4/17/2019 12:56 PM
480	Bank street, Main Street, all over the green	4/17/2019 12:49 PM
481	Railroad or bank street	4/17/2019 12:44 PM
482	Rte 7	4/17/2019 12:36 PM
483	Post Officd	4/17/2019 12:35 PM
484	Green	4/17/2019 12:20 PM
485	Everywhere	4/17/2019 12:19 PM
486	Lucia	4/17/2019 11:46 AM
487	Library bank and businesses around the green	4/17/2019 11:46 AM
488	Bank street/ post office	4/17/2019 11:33 AM
489	Bank Street	4/17/2019 11:27 AM
490	the green, church st, east st	4/17/2019 11:13 AM
491	Coffee shops, library, Theatreworks	4/17/2019 11:08 AM
492	Town Hall, out to eat	4/17/2019 11:00 AM
493	Downtown, Town Hall	4/17/2019 10:54 AM
494	Bank Street, Town Hall	4/17/2019 10:51 AM
495	Restaurants	4/17/2019 10:49 AM
496	Bank, Post Office, Probate Court, Town Hall, shops, restaurants	4/17/2019 10:31 AM
497	Post Office	4/17/2019 10:16 AM
498	restaurants, businesses	4/17/2019 10:02 AM
499	Restaurants, post office	4/17/2019 9:49 AM
500	work	4/17/2019 9:34 AM
501	restaurants, Barkery, Bookstore, bank	4/17/2019 9:34 AM
502	work, dining	4/17/2019 9:33 AM
503	Library, restaurants	4/17/2019 9:29 AM
504	TownHall	4/17/2019 8:55 AM

### Q13 Is there anything that discourages you from going to downtown New Milford?

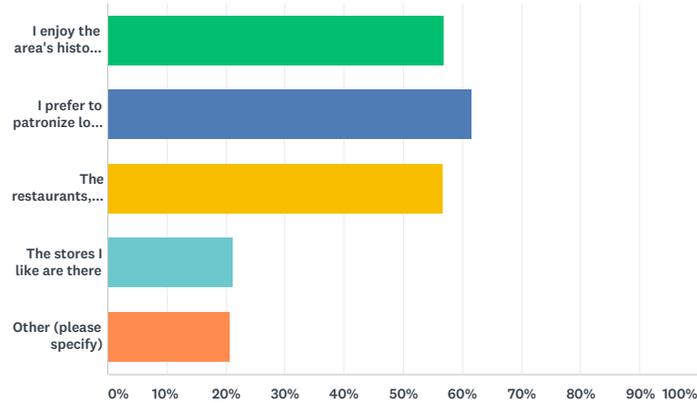
Answered: 566 Skipped: 98



ANSWER CHOICES	RESPONSES
No, I love going downtown	72.26% 409
I avoid going across the bridge	11.66% 66
There aren't any businesses or services I'm interested in downtown	7.60% 43
Available parking is too far from my destination	8.48% 48
TOTAL	566

## Q14 What attracts you to downtown New Milford?

Answered: 586 Skipped: 78



ANSWER CHOICES	RESPONSES
I enjoy the area's historic character	57.00% 334
I prefer to patronize local businesses	61.43% 360
The restaurants, cafes, and/or bars I like are located there	56.66% 332
The stores I like are there	21.16% 124
Other (please specify)	20.65% 121
Total Respondents: 586	

#	OTHER (PLEASE SPECIFY)	DATE
1	The library is a key resource in New Milford	5/14/2019 1:11 PM
2	It's a nice downtown	5/12/2019 7:41 PM
3	Hometown Atmosphere	5/11/2019 12:39 PM
4	Proximity to my house	5/11/2019 9:30 AM
5	The beauty of the downtown	5/10/2019 9:13 AM
6	Nothing	5/10/2019 5:44 AM
7	It is one of the few places in NM that is pedestrian friendly	5/9/2019 8:51 PM
8	Appointments	5/9/2019 7:41 PM
9	views	5/9/2019 6:25 PM
10	Movie theater	5/9/2019 3:48 PM
11	shop local	5/9/2019 2:18 PM
12	Nearby	5/9/2019 10:56 AM
13	Just enjoy walking around with children and dog	5/9/2019 9:41 AM

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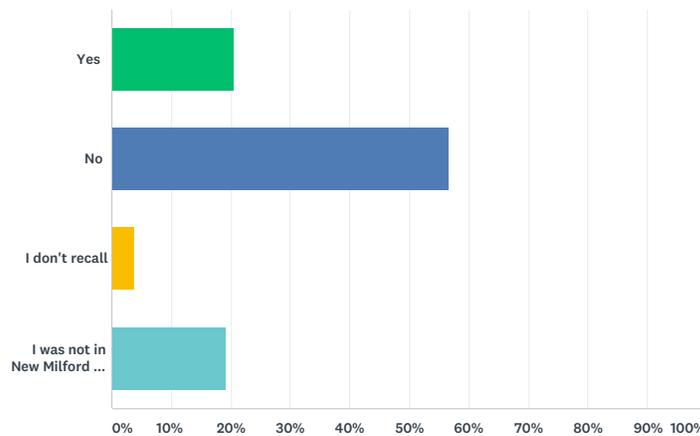
14	Banks	5/9/2019 6:49 AM
15	music on the green	5/8/2019 2:10 PM
16	library!	5/8/2019 11:30 AM
17	The kids love to go too	5/8/2019 10:29 AM
18	Children activities	5/8/2019 9:29 AM
19	My doctors office is there	5/7/2019 11:29 PM
20	Movies, the tank, just to wander the green	5/7/2019 9:22 PM
21	Convenience (post office, etc)	5/7/2019 8:20 PM
22	movie theater, some unique stores and cafes	5/7/2019 4:11 PM
23	My kids love the library	5/7/2019 3:44 PM
24	Post Office	5/7/2019 2:14 PM
25	Traffic has become an issue and causes me to avoid downtown at times	5/7/2019 10:07 AM
26	I do not live in NM.	5/7/2019 9:45 AM
27	I love the library	5/7/2019 8:57 AM
28	library	5/7/2019 8:40 AM
29	Library	5/7/2019 8:16 AM
30	library	5/7/2019 6:40 AM
31	Community events by the town for residents and children.	5/7/2019 6:27 AM
32	Kid's dance classes	5/6/2019 10:19 PM
33	My children enjoy VCA and the library and running around on the green	5/6/2019 10:01 PM
34	Farmers Market	5/6/2019 9:57 PM
35	Library and town offices	5/6/2019 9:12 PM
36	It's close to home.	5/6/2019 9:11 PM
37	Don't utilize any businesses downtown	5/6/2019 9:10 PM
38	Skate Park and Library	5/6/2019 9:00 PM
39	Movies and Library and River Walk. Sidewalks	5/6/2019 9:00 PM
40	movie	5/6/2019 8:55 PM
41	Most of the restaurants are too costly.	5/6/2019 8:41 PM
42	It's convenient	5/6/2019 8:00 PM
43	Quaint, small town feel, community events like trunk or treat	5/6/2019 7:51 PM
44	Church	5/6/2019 7:40 PM
45	I've never lived anyplace that had a Town Center.	5/6/2019 7:28 PM
46	Nothing. Like Zaragoza and an occasional movie.	5/6/2019 7:14 PM
47	Movie theater	5/6/2019 7:13 PM
48	My job and civic role	5/6/2019 6:56 PM
49	Library, skate park	5/6/2019 6:45 PM
50	Library	5/6/2019 6:44 PM
51	I love to walk around the Green	5/6/2019 6:38 PM
52	the togetherness of our town	5/6/2019 6:36 PM
53	convenience as needed or community activities in summer	5/6/2019 5:59 PM
54	All of the above	5/6/2019 5:26 PM

55	Volunteer	5/6/2019 5:24 PM
56	Nice place to walk	5/6/2019 5:15 PM
57	Barber, dry cleaner, library	5/6/2019 5:14 PM
58	Thester	5/6/2019 5:05 PM
59	Library, Webster Bank, Safari Shop	5/6/2019 5:00 PM
60	The beautiful river walk area with the playground nearby	5/6/2019 4:57 PM
61	The Green, while it's gotten small, is a great place to spend time	5/6/2019 4:43 PM
62	Its lovely, but the bridge is horrible during after school hours	5/6/2019 4:42 PM
63	Education Without Walls	5/6/2019 4:37 PM
64	Vca	5/6/2019 4:35 PM
65	all the above	5/6/2019 4:30 PM
66	Easy parking	5/6/2019 4:29 PM
67	Library	5/6/2019 4:10 PM
68	Library, movies	5/6/2019 4:08 PM
69	Church	5/6/2019 4:07 PM
70	Library	5/6/2019 4:05 PM
71	Dance	5/6/2019 4:05 PM
72	River trail. I like to walk on it.	5/6/2019 4:01 PM
73	B	5/6/2019 3:56 PM
74	can walk from work	5/6/2019 3:56 PM
75	the library	5/6/2019 3:55 PM
76	Doctor located there	5/6/2019 3:54 PM
77	Nothing really attracts me	5/6/2019 3:52 PM
78	Specific services are there, such as Library and Town Hall.	4/25/2019 11:40 PM
79	Shop local	4/25/2019 8:35 PM
80	town services are readily available	4/23/2019 2:59 PM
81	I go to the post office as needed if I am in Northern NM coming south	4/22/2019 10:20 PM
82	TheatreWorks	4/22/2019 9:20 AM
83	library, green, young's field,	4/21/2019 11:12 PM
84	Tha tank, gazibo	4/20/2019 3:26 PM
85	The library and theater there	4/20/2019 9:10 AM
86	I like having live theater so close.	4/19/2019 9:59 PM
87	Theater Works	4/19/2019 5:15 PM
88	All of the above	4/19/2019 11:21 AM
89	All the businesses stores that are there, I also enjoy the area.	4/19/2019 2:42 AM
90	Theaterworks	4/18/2019 11:58 PM
91	Movies	4/18/2019 11:19 PM
92	Great Library, a sense of community, pride of community	4/18/2019 8:47 PM
93	movie theatre, small theatre with great plays	4/18/2019 8:26 PM
94	TheatreWorks	4/18/2019 7:42 PM
95	I enjoy TheatreWorks	4/18/2019 7:22 PM

96	entertainment places	4/18/2019 7:11 PM
97	New Milford Theatreworks	4/18/2019 7:01 PM
98	I grew up there	4/18/2019 6:58 PM
99	there's no where else to go	4/18/2019 6:55 PM
100	Strong Bones class	4/18/2019 6:35 PM
101	I love the events and friendliness of the area	4/18/2019 6:31 PM
102	Services I need are there	4/18/2019 6:30 PM
103	Senior center and library	4/18/2019 6:29 PM
104	Parking availability	4/18/2019 6:20 PM
105	Theater	4/18/2019 6:18 PM
106	Softball	4/18/2019 1:14 PM
107	Library	4/17/2019 7:02 PM
108	Town Offices are located there; great place to run; Visit the Town Green	4/17/2019 6:30 PM
109	Like to walk around, enjoy the scenery and people	4/17/2019 4:48 PM
110	Farmers Market	4/17/2019 4:32 PM
111	Library	4/17/2019 4:30 PM
112	Town meetings	4/17/2019 4:23 PM
113	Work and contacts	4/17/2019 3:13 PM
114	Walkable sidewalks,proximity to my home, post office , library	4/17/2019 1:01 PM
115	barber shop	4/17/2019 12:44 PM
116	Library, hair cuts, town hall	4/17/2019 12:36 PM
117	All of the above	4/17/2019 12:20 PM
118	Library, Town Hall and services, the Green, Hospital	4/17/2019 11:27 AM
119	Theatreworks New Milford	4/17/2019 11:08 AM
120	Movie theater	4/17/2019 10:51 AM
121	THE LIBRARY	4/17/2019 9:34 AM

Q15 The IGA grocery store left its location on East Street in 2005. A year later, the CVS vacated its location on the Green to move into IGA's old storefront on East Street. Did these changes impact how frequently you visit downtown New Milford?

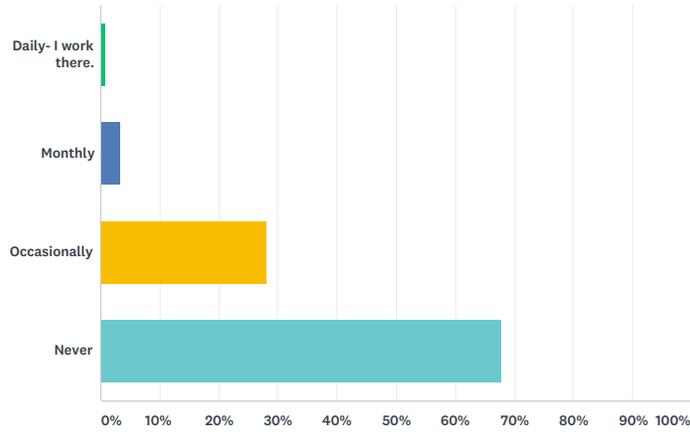
Answered: 598 Skipped: 66



ANSWER CHOICES	RESPONSES
Yes	20.40% 122
No	56.69% 339
I don't recall	3.68% 22
I was not in New Milford at the time	19.23% 115
TOTAL	598

### Q16 How often do you visit the Board of Education office at the East Street School?

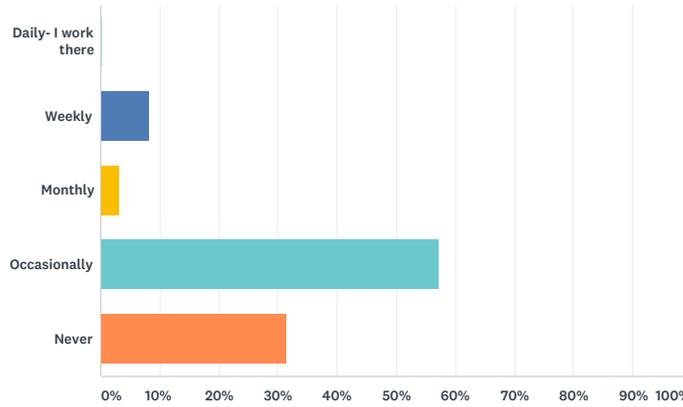
Answered: 599 Skipped: 65



ANSWER CHOICES	RESPONSES	
Daily- I work there.	0.83%	5
Monthly	3.34%	20
Occasionally	28.05%	168
Never	67.78%	406
<b>TOTAL</b>		<b>599</b>

**Q17 How often do you visit the Parks and Recreation office or attend their programs?**

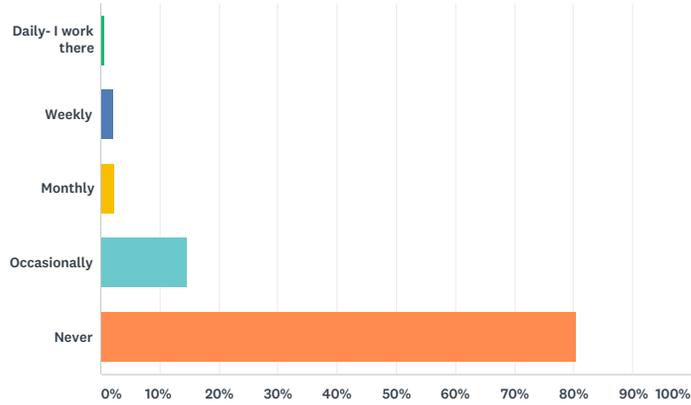
Answered: 595 Skipped: 69



ANSWER CHOICES	RESPONSES	
Daily- I work there	0.17%	1
Weekly	8.07%	48
Monthly	3.19%	19
Occasionally	57.14%	340
Never	31.43%	187
<b>TOTAL</b>		<b>595</b>

### Q18 How often do you visit the Senior Center?

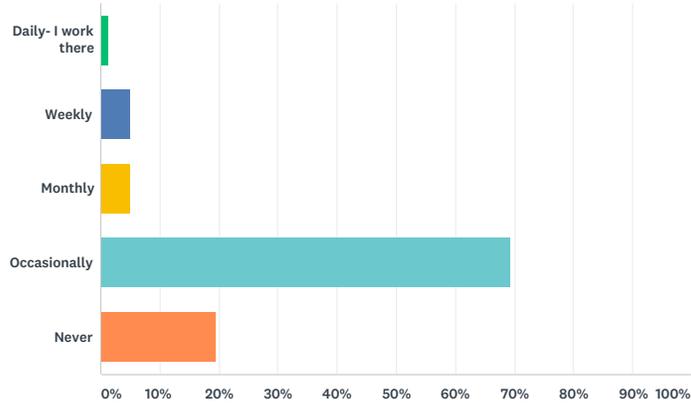
Answered: 599 Skipped: 65



ANSWER CHOICES	RESPONSES	
Daily- I work there	0.67%	4
Weekly	2.00%	12
Monthly	2.34%	14
Occasionally	14.69%	88
Never	80.30%	481
<b>TOTAL</b>		<b>599</b>

### Q19 How often do you visit Town Hall?

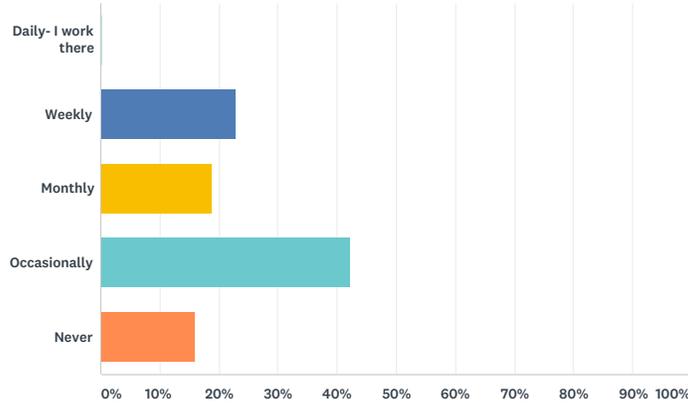
Answered: 597 Skipped: 67



ANSWER CHOICES	RESPONSES	
Daily- I work there	1.17%	7
Weekly	5.03%	30
Monthly	5.03%	30
Occasionally	69.35%	414
Never	19.43%	116
<b>TOTAL</b>		<b>597</b>

## Q20 How often do you visit the Library?

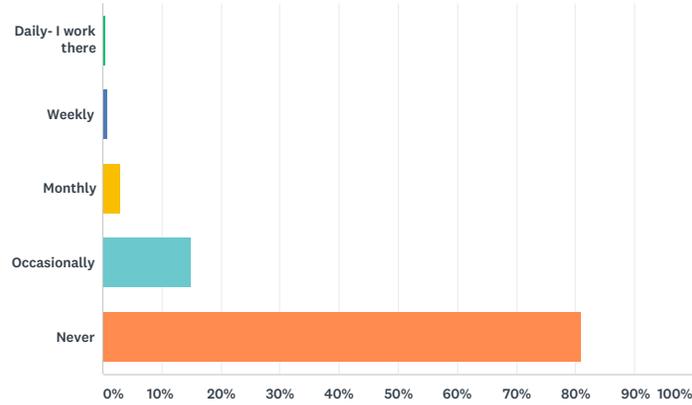
Answered: 598 Skipped: 66



ANSWER CHOICES	RESPONSES	
Daily- I work there	0.17%	1
Weekly	22.74%	136
Monthly	18.90%	113
Occasionally	42.31%	253
Never	15.89%	95
<b>TOTAL</b>		<b>598</b>

## Q21 How often do you visit the Youth Services Office?

Answered: 594 Skipped: 70

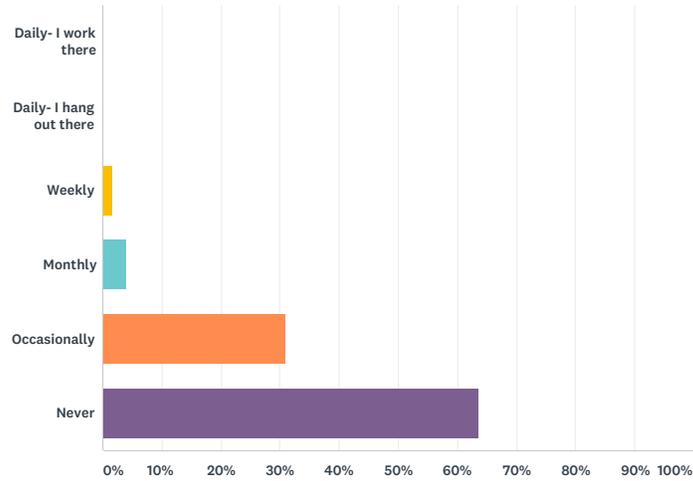


ANSWER CHOICES	RESPONSES	
Daily- I work there	0.51%	3
Weekly	0.84%	5
Monthly	2.86%	17
Occasionally	14.81%	88
Never	80.98%	481
<b>TOTAL</b>		<b>594</b>

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## Q22 How often do you or your children visit the Maxx?

Answered: 592 Skipped: 72

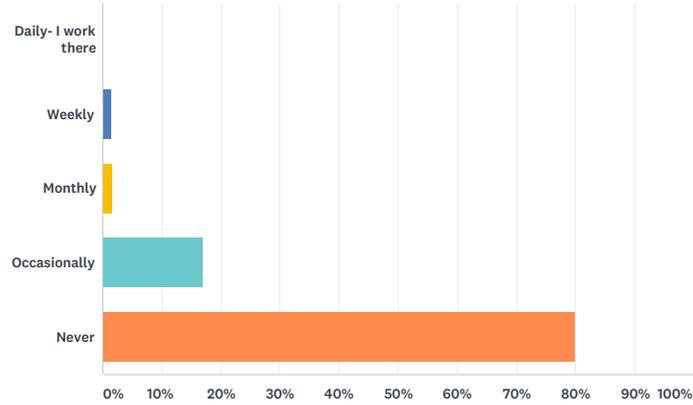


ANSWER CHOICES	RESPONSES	
Daily- I work there	0.00%	0
Daily- I hang out there	0.00%	0
Weekly	1.69%	10
Monthly	3.89%	23
Occasionally	30.91%	183
Never	63.51%	376
<b>TOTAL</b>		<b>592</b>

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### Q23 How often do you visit the Social Services office?

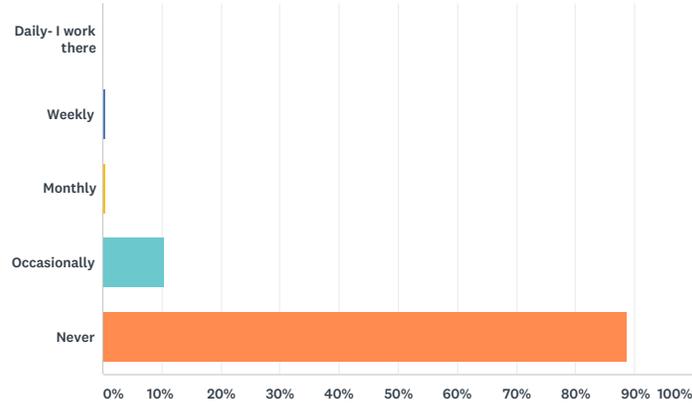
Answered: 596 Skipped: 68



ANSWER CHOICES	RESPONSES	
Daily- I work there	0.00%	0
Weekly	1.51%	9
Monthly	1.68%	10
Occasionally	16.95%	101
Never	79.87%	476
<b>TOTAL</b>		<b>596</b>

## Q24 How often do you visit the Town Engineering Department?

Answered: 599 Skipped: 65

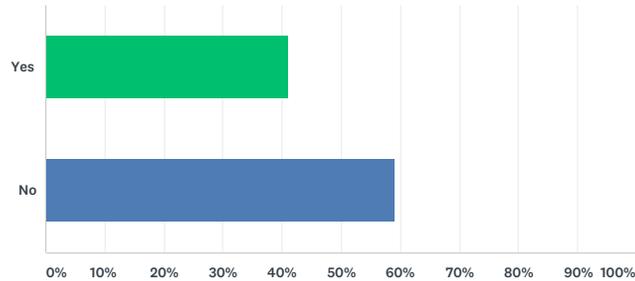


ANSWER CHOICES	RESPONSES	
Daily- I work there	0.00%	0
Weekly	0.33%	2
Monthly	0.50%	3
Occasionally	10.52%	63
Never	88.65%	531
<b>TOTAL</b>		<b>599</b>

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## Q25 Does the location of municipal offices matter to you?

Answered: 590 Skipped: 74



ANSWER CHOICES	RESPONSES	
Yes	41.02%	242
No	58.98%	348
<b>TOTAL</b>		<b>590</b>

#	EXPLAIN	DATE
1	I think they should be clustered together by type like building use, activities, etc	5/14/2019 8:25 PM
2	Having the town offices within walking distance of the green is convenient for errands.	5/14/2019 1:11 PM
3	I think they need to be somewhat accessible	5/12/2019 7:41 PM
4	I think it should have accessible parking, room for good working conditions	5/11/2019 12:39 PM
5	Don't care as long as multiple offices dont waste taxpayer money	5/11/2019 11:06 AM
6	I like having them near by so I can visit multiple easily in a single trip	5/11/2019 9:30 AM
7	Convenience	5/10/2019 10:15 AM
8	If you have to visit them, what's your choice?	5/10/2019 10:13 AM
9	I need to be able to access them, and I do not drive so within reason is appropriate and bus accessible would be ideal	5/10/2019 9:13 AM
10	I like things in one building or close	5/10/2019 6:46 AM
11	I so rarely visit municipal offices	5/9/2019 8:51 PM
12	Central location is good as is them having enough space.	5/9/2019 8:01 PM
13	The Senior Center, Social Services, and Loaves and Fishes should be centrally located where those they specifically serve - the elderly, those who are low income and the homeless - have easy access to them by public transportation.	5/9/2019 7:59 PM
14	I like the idea of a centralized area (not necessarily the same building, but the same area) NEAR IS BETTER THAN FAR	5/9/2019 5:13 PM
15	If I need to visit a municipal office, I need to go where it is so it doesn't matter where it is. That's like asking if it matters where the DMV is - if I have to go, does it matter where it is?	5/9/2019 3:45 PM
16	willing to go wherever they are	5/9/2019 12:33 PM
17	They should be in the same location	5/9/2019 9:41 AM

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18	Should all be together	5/8/2019 9:48 PM
19	They need to be in town or close to the town center because it's central for everyone	5/8/2019 9:15 PM
20	centralized agencies	5/8/2019 2:10 PM
21	They should be on the green	5/8/2019 12:24 PM
22	When/If I need them, I'd want them close with adequate parking.	5/8/2019 10:11 AM
23	I like that offices moved into JPS. There is more room for Parks & Rec, Social Services has its own entrance as well. The building allows for community organizations such as the Garden Club to hold events and parking is VERY EASY! The Probate Court also has the room it needs and can better service the community now that it is located on Bridge Street.	5/8/2019 9:23 AM
24	Seldom visit	5/8/2019 8:02 AM
25	I like the library being in town.	5/8/2019 6:51 AM
26	I like it where it is.	5/8/2019 6:09 AM
27	Want easy parking	5/8/2019 5:46 AM
28	Should be convenient for all	5/7/2019 10:09 PM
29	Love the new offices at Pettibone makes easier to get in and out and more activities	5/7/2019 9:22 PM
30	When you have to go to one of those offices, you just have to go.	5/7/2019 7:54 PM
31	The youth agency, social services, and parks and rec are appropriately located at Pettibone. The BOE should be there too	5/7/2019 7:35 PM
32	as long as clearly described, their locations don't matter to me	5/7/2019 4:11 PM
33	I do not frequent them often enough to have it matter	5/7/2019 4:09 PM
34	If I need to visit an office, I will do so regardless of where it is. Having multiple offices in JPCC has proven to be very convenient.	5/7/2019 3:22 PM
35	Needs to be available to those with limited transportation	5/7/2019 2:46 PM
36	It would be more convenient to have the majority of the offices located in the same building.	5/7/2019 2:14 PM
37	So long as they are easily accessible, it's not too important to me.	5/7/2019 1:35 PM
38	Would prefer town and municipal offices in 1 location with parking available.	5/7/2019 1:05 PM
39	They should be centrally located.	5/7/2019 12:46 PM
40	It's close right now... parking is good .. not congested	5/7/2019 11:13 AM
41	Must be convenient to get to, park at and have all in 1 building is ideal	5/7/2019 10:35 AM
42	Central to downtown	5/7/2019 10:13 AM
43	like them in town	5/7/2019 9:54 AM
44	Best to have it in a central location easy access to other amenities in town so as to be able to accomplish multiple tasks like banking post office etc without driving all over	5/7/2019 9:46 AM
45	Should be close together	5/7/2019 9:23 AM
46	all municipal offices should be in town	5/7/2019 9:10 AM
47	It may when I need them, but I haven't needed to go to them	5/7/2019 9:00 AM
48	Should be easily accessible to the public	5/7/2019 8:41 AM
49	I like their central location	5/7/2019 7:49 AM
50	No big deal	5/7/2019 7:12 AM
51	Convenience is important.. easy access to those running the town	5/7/2019 6:44 AM
52	I'd like municipal offices clustered by related use.	5/7/2019 5:20 AM
53	But should be centralized in NM	5/6/2019 10:40 PM
54	I never have gone and if I do have to go I don't mind driving to the location	5/6/2019 10:37 PM

55	I like the municipal offices in town	5/6/2019 10:19 PM
56	Needs to be downtown.	5/6/2019 10:13 PM
57	It is most helpful if they are near one another in case we need to visit multiple offices.	5/6/2019 10:05 PM
58	Easy to get to	5/6/2019 10:01 PM
59	Should be near center of town, not so for board of Ed though	5/6/2019 9:57 PM
60	I think that offices like Social Services should not be located on the Green.	5/6/2019 9:53 PM
61	Should all be together	5/6/2019 9:40 PM
62	Municipal Offices should be centrally located.	5/6/2019 9:39 PM
63	I love the JPCC, I think move offices should go there	5/6/2019 9:16 PM
64	Coming from my home it's a long enough drive to have them located on the green. It also takes longer when you have to fight the bridge traffic.	5/6/2019 9:13 PM
65	I would love to see the BOE move into JPCC to consolidate the offices I most visit and are for my family.	5/6/2019 9:12 PM
66	Would like the offices near to each other	5/6/2019 9:02 PM
67	I am in support of the John Pettibone CC!!! it's Great!	5/6/2019 9:00 PM
68	if i have to go i want it to be convenient	5/6/2019 8:55 PM
69	Having offices all together is convenient to access other going's on in own	5/6/2019 8:47 PM
70	Town offices should be centrally located. Like they are.	5/6/2019 8:00 PM
71	only if they take up space that could be better utilized for business/programs that would attract families	5/6/2019 8:00 PM
72	needs to be parking	5/6/2019 7:51 PM
73	They are not a location I visit often so I wouldn't care where they were located in the town if I did need to visit them.	5/6/2019 7:45 PM
74	It is difficult to find parking, the buildings are not ADA friendly, and it would be easier if they were consolidated.	5/6/2019 7:40 PM
75	I like the offices the Town Hall building	5/6/2019 7:28 PM
76	Sherman Resident	5/6/2019 7:18 PM
77	Use pettibone	5/6/2019 7:14 PM
78	Park and Rec at the old Pettibone school is waste of space. So disappointed in our town.	5/6/2019 7:14 PM
79	Municipal offices should be near Town Hall	5/6/2019 6:56 PM
80	Just agree on the place and close the old buildings, sell the space!	5/6/2019 6:41 PM
81	they should be easily reached with plenty of parking	5/6/2019 6:38 PM
82	up 202 would be too far	5/6/2019 5:59 PM
83	Because they don't give us our needs	5/6/2019 5:39 PM
84	If possible, they should be in the center of town or clustered in a multi-use center	5/6/2019 5:26 PM
85	Centralized	5/6/2019 5:24 PM
86	I think the town hall should remain on Main Street.	5/6/2019 5:15 PM
87	They should be in a location that is accessible, but not in a place that could otherwise be used for businesses that will add to the overall fabric and diversity of downtown.	5/6/2019 5:08 PM
88	I prefer that they are close to where I live.	5/6/2019 5:01 PM
89	They don't have to be perfectly central in town, as long as they are somewhere in town	5/6/2019 4:57 PM
90	I prefer the offices in a central, accessible location. I like the use of JPS for so many town offices/services	5/6/2019 4:55 PM

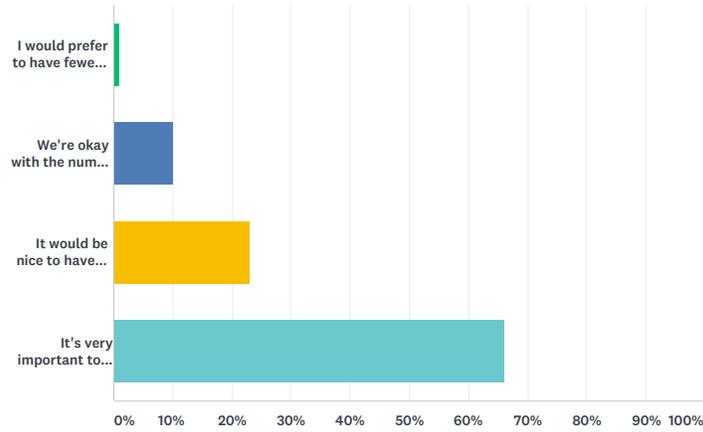
91	When I need the services, I want them to be easily accessible and close together	5/6/2019 4:43 PM
92	Offices should be where it makes most fiscal sense	5/6/2019 4:37 PM
93	Parking, convenience, handicap accessibility, proper signage are important for customers. The municipal offices do not have to be together, but they should be accessible.	5/6/2019 4:30 PM
94	I am a REALTOR, so town hall access is important. Although if those services/files were made easier to access online, the location of the govt offices would become less important	5/6/2019 4:28 PM
95	I like that they're in the center of town. Makes sense to have a central location	5/6/2019 4:27 PM
96	I only care about parking availability.	5/6/2019 4:25 PM
97	Should be in a joint location with parking	5/6/2019 4:17 PM
98	Move more of them to Pettibone building	5/6/2019 4:01 PM
99	They should be convenient to all other town departments for continuity	5/6/2019 3:58 PM
100	They should be easy for residents to access	5/6/2019 3:56 PM
101	Depends on which office	5/6/2019 3:56 PM
102	centrally located with good parking Pettibone would be perfect	5/6/2019 3:55 PM
103	Easy to get to and no stairs	5/6/2019 3:54 PM
104	I like them in town hall.	4/26/2019 10:13 AM
105	Unless all of the municipal offices are in the same building, people will need to travel between locations. It has zero impact if the offices are downtown or on Route 7.	4/25/2019 11:40 PM
106	They should be consolidated for efficiency; but where does not matter. Park & Rec discourages visits... program enrollment is on line	4/25/2019 8:35 PM
107	They are important to have when you do need the services.	4/23/2019 4:52 PM
108	I think it's important that they be downtown	4/23/2019 3:34 PM
109	town services belong in the center of town not off on some busy road like route 7	4/23/2019 2:59 PM
110	They should be in downtown NM near one another	4/22/2019 10:20 PM
111	The current location is excellent and centrally located.	4/22/2019 10:06 PM
112	They should be in Town and convenient for every resident.	4/22/2019 12:02 PM
113	Accessibility and Cohesiveness	4/22/2019 11:24 AM
114	I prefer offices being located in Downtown	4/22/2019 11:03 AM
115	Rarely have to go to them. Most work can be done online. Only went in for passports and a permit.	4/22/2019 9:20 AM
116	town hall and senior center are assets to village center and help keep village active	4/21/2019 11:12 PM
117	I want them to be convenient to all and have adequate parking.	4/21/2019 3:43 PM
118	Easy access and parking	4/21/2019 7:45 AM
119	Sure. Easy location with convenient parking	4/20/2019 7:43 PM
120	They should be down town	4/20/2019 3:26 PM
121	It would affect my access	4/20/2019 1:08 PM
122	I want them close by.	4/20/2019 9:10 AM
123	My business relies on people using the Downtown. My business has dropped since moving services to John Pettibone.	4/20/2019 8:50 AM
124	If many offices were centralized in one place it would be more efficient and beneficial when you need to visit more than one	4/19/2019 8:30 PM
125	I just think the town offices should be centrally located and part of downtown	4/19/2019 2:40 PM
126	Although I am not a resident, the location of municipal offices is important to the perceived quality of service.	4/19/2019 2:38 PM

127	Convenience and a central location is very important.	4/19/2019 1:04 PM
128	As all of us, we love convience	4/19/2019 10:09 AM
129	As you can tell, I don't visit them (except to pay taxes twice a year))	4/19/2019 9:31 AM
130	I really don't need to visit, mostly use online services	4/19/2019 7:58 AM
131	The offices should be representative and therefore present at the municipalities they serve.	4/19/2019 7:44 AM
132	Being in downtown and with parking makes a huge difference	4/19/2019 7:05 AM
133	Clustered together makes it easier to access services	4/19/2019 6:35 AM
134	I like the fact that these are on a location that can also be use by other local business and youth programs.	4/19/2019 2:42 AM
135	I like to be within walking distance	4/18/2019 9:45 PM
136	Better if in one place	4/18/2019 9:22 PM
137	For me, this is not critical, but having the municipal offices close to the town allows for that sense of community, as our town committees, mayor and other town workers are more visible and accessible.	4/18/2019 8:47 PM
138	these should all be close to each other and on the Green	4/18/2019 8:26 PM
139	It should be centrally located	4/18/2019 8:20 PM
140	Although I rarely visit the municipal offices, they should be located in an area that is easily accessible by car, bus, or foot traffic.	4/18/2019 7:32 PM
141	Maintains historical links and characters at present location	4/18/2019 7:01 PM
142	For convenience	4/18/2019 7:01 PM
143	Local is best	4/18/2019 6:58 PM
144	They should be convenient to get to	4/18/2019 6:41 PM
145	Like having municipalities in downtown	4/18/2019 6:27 PM
146	Easy access & easy parking	4/18/2019 6:21 PM
147	Infrequent use	4/18/2019 6:20 PM
148	Government is more streamlined when they can easily collaborate and be accessed by the public in a shared location.	4/18/2019 1:14 PM
149	I drive so not really	4/18/2019 11:15 AM
150	They can be out of town center	4/18/2019 9:55 AM
151	I like them to be in close proximity to each other as I usually need to see multiple offices to complete a task/errand	4/17/2019 7:48 PM
152	I believe it should be located close to town Center were it's accessible to get to all within a close proximity of each other.	4/17/2019 7:29 PM
153	Nearness to other facilities that are co-dependent saves driving time. For example, the fact that Town Hall is near the Post Office and Webster Bank is convenient because when I'm using one facility I'm often using the other to fulfill the same end. I also patronize local restaurants like the Iron Rail and Tasty Waves as a direct follow-up to the use of Town facilities like Town Hall and The Library.	4/17/2019 6:30 PM
154	Financially, yes. JPS is a money pit.	4/17/2019 4:32 PM
155	Should be located downtown to attract people to the town and utilize the towns historic municipal buildings which also helps to maintain the town ownership of said properties	4/17/2019 4:23 PM
156	I like them where they are because they are right in town but really don't care that much	4/17/2019 1:35 PM
157	If the service is needed I will have to go to them no matter the location .	4/17/2019 1:01 PM
158	They should all be located together in close proximity to one another	4/17/2019 12:49 PM
159	Don't care where they are but keep historic town hall and Library	4/17/2019 12:36 PM

160	Parking can be an issue at times at town hall.	4/17/2019 12:35 PM
161	I believe the offices should be located in appropriate spaces. Parks and Rec, youth agency, and social services are well situated in the Pettibone building. The BOE should relocate there to share services and make better use of the space. The current BOE building is not ADA accessible and cannot even accommodate BOE meetings that the public is expected to attend.	4/17/2019 11:33 AM
162	I like them in the historic downtown	4/17/2019 11:27 AM
163	they should be easily accessible downtown and/or at the pettibone community center	4/17/2019 11:13 AM
164	Love it downtown	4/17/2019 11:00 AM
165	They need to be near each other. Town hall, East St. School	4/17/2019 10:54 AM
166	Convenience of proximity to each other	4/17/2019 10:51 AM
167	Having office at JPCC is very convenient. It's nice to have several offices located in one place.	4/17/2019 10:31 AM
168	municipal offices should be centrally located in the downtown area	4/17/2019 10:02 AM
169	I prefer relevant offices to be located close together so I don't have to travel to multiple locations for a project.	4/17/2019 9:49 AM
170	should be accessible (also handicap!) to all (not necessarily in town)	4/17/2019 9:34 AM
171	centralization is key for solid economic strategies to bring folks downtown.	4/17/2019 9:34 AM
172	they should not be in a non-ADA compliant building.	4/17/2019 9:34 AM
173	should be Downtown	4/17/2019 9:33 AM
174	Move them out of the historic downtown, to Pettibone Building.	4/17/2019 9:31 AM

## Q26 How important do you think it is to attract new businesses to New Milford?

Answered: 480 Skipped: 184

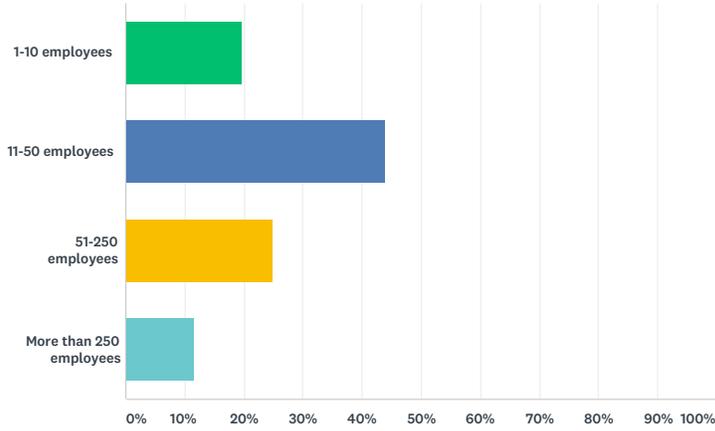


ANSWER CHOICES	RESPONSES	
I would prefer to have fewer businesses	1.04%	5
We're okay with the number of businesses we have now	10.00%	48
It would be nice to have more, but it's not vital	22.92%	110
It's very important to that we attract more businesses	66.04%	317
TOTAL		480

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### Q27 What size of business would you like to attract to New Milford?

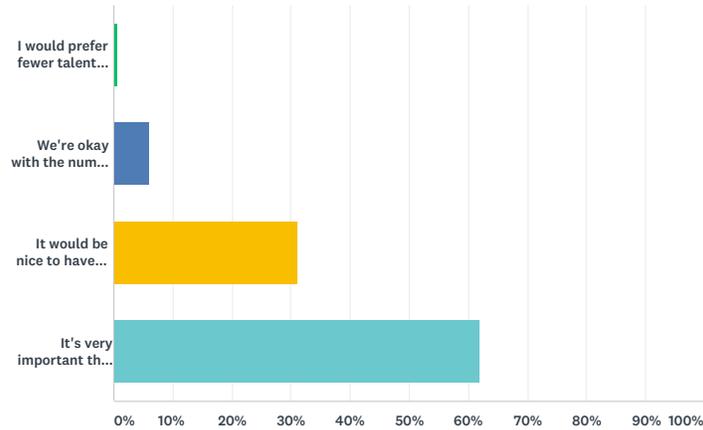
Answered: 467 Skipped: 197



ANSWER CHOICES	RESPONSES	
1-10 employees	19.70%	92
11-50 employees	43.90%	205
51-250 employees	24.84%	116
More than 250 employees	11.56%	54
TOTAL		467

## Q28 How important is it to attract talented employees to New Milford?

Answered: 474 Skipped: 190

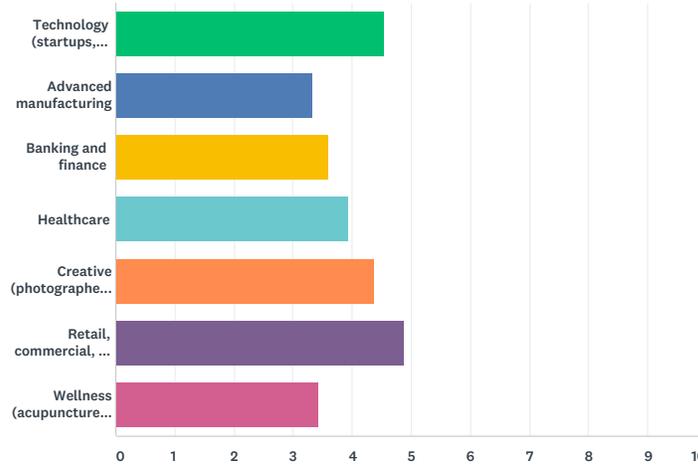


ANSWER CHOICES	RESPONSES
I would prefer fewer talented employees in New Milford	0.63% 3
We're okay with the number of talented employees we have	6.12% 29
It would be nice to have more talented employees, but it's not vital	31.22% 148
It's very important that we attract more talented employees	62.03% 294
TOTAL	474

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**Q29 Please rank the following business types by how valuable they would be to downtown New Milford.**

Answered: 469 Skipped: 195



	1	2	3	4	5	6	7	TOTAL	SCORE
Technology (startups, software developers, data analysis, etc)	28.15% 123	12.59% 55	10.76% 47	12.36% 54	13.27% 58	15.10% 66	7.78% 34	437	4.54
Advanced manufacturing	10.21% 44	17.87% 77	7.89% 34	6.73% 29	7.19% 31	15.08% 65	35.03% 151	431	3.32
Banking and finance	2.76% 12	12.41% 54	19.08% 83	16.78% 73	18.16% 79	17.47% 76	13.33% 58	435	3.59
Healthcare	8.62% 38	10.66% 47	14.74% 65	24.94% 110	21.77% 96	11.11% 49	8.16% 36	441	3.93
Creative (photographers, painters, graphic designers, jewelers, artisans)	13.15% 58	19.95% 88	17.46% 77	14.51% 64	16.55% 73	12.02% 53	6.35% 28	441	4.37
Retail, commercial, and restaurant	33.41% 151	15.93% 72	12.39% 56	10.40% 47	7.74% 35	11.95% 54	8.19% 37	452	4.88
Wellness (acupuncture, yoga, massage)	3.59% 16	12.11% 54	17.94% 80	15.47% 69	14.35% 64	14.80% 66	21.75% 97	446	3.44

### Q30 Which existing businesses are important for maintaining the vitality of downtown New Milford?

Answered: 362 Skipped: 302

#	RESPONSES	DATE
1	Natural Marketplace, Bank St Theater, restaurants, VCA, coffee houses	5/14/2019 9:04 PM
2	Movie Theater Certain Restaurants	5/14/2019 5:54 PM
3	Retail, Commercial, & Restaurant	5/14/2019 10:53 AM
4	restorants	5/13/2019 10:26 AM
5	Restaurants, theatre, eateries, different shops (creative), launderers, etc.	5/12/2019 7:52 PM
6	Local restaurants, movie theatre, Taylor's, Big John's	5/11/2019 11:14 AM
7	CVS, play, Theos, Johanna's	5/11/2019 9:39 AM
8	Commercial	5/11/2019 8:34 AM
9	retail entertainment	5/10/2019 7:33 PM
10	Food and unique stores	5/10/2019 1:04 PM
11	Restaurant	5/10/2019 10:22 AM
12	Library, hospital,	5/10/2019 9:21 AM
13	Salons and bars	5/10/2019 9:20 AM
14	Bank Street, restaurants on railroad st	5/10/2019 9:18 AM
15	HH Taylor, Nordica, CVS, Library, Parks and Rec	5/10/2019 9:03 AM
16	all businesses are important	5/10/2019 8:32 AM
17	The restaurants that we have and the shopping stores	5/10/2019 7:08 AM
18	If you want a thriving downtown, you need business that people need everyday. Grocery stores, post office, coffee shops, delis.	5/9/2019 9:00 PM
19	New Milford Library Bank St. Theater all restaurants and bars	5/9/2019 8:21 PM
20	the Town Hall	5/9/2019 5:20 PM
21	Restaurants	5/9/2019 3:47 PM
22	Restaurants, retail stores, cafes, movies, etc.	5/9/2019 2:30 PM
23	library, small shops like nutmeg olive oils, natural marketplace, dry cleaners...long term businesses	5/9/2019 2:24 PM
24	Bank street theater, tasty waves, play	5/9/2019 2:23 PM
25	Good restaurants, enteratinment	5/9/2019 1:54 PM
26	Movie theater, restaurants, library	5/9/2019 1:06 PM
27	restaurants	5/9/2019 12:37 PM
28	All of them	5/9/2019 12:15 PM
29	Bank Street Theatre Restaurants	5/9/2019 12:08 PM
30	Restaurants and cafes. VCFA. Banks	5/9/2019 11:19 AM
31	restaurants	5/9/2019 10:53 AM
32	stores that bring people to town, so they need to carry products average people can afford	5/9/2019 10:28 AM
33	cinema, restaurants, farmers' market, library	5/8/2019 10:32 PM

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34	Bank, jeweler, coffee shop, theater, post office	5/8/2019 10:22 PM
35	The ones that can make it. PT, all restaurants, village center all of them. Residents + business + town = community. Let's face it we need them all!	5/8/2019 9:31 PM
36	Think we have enough Dunkin Donuts and liquor stores. Othwise, the more the merrier.	5/8/2019 7:12 PM
37	Bank Street Theater, tasty waves, Nordica Toy Store	5/8/2019 4:25 PM
38	all	5/8/2019 2:14 PM
39	the restaurants, coffee shop, and all the stores	5/8/2019 12:31 PM
40	restaurants	5/8/2019 11:34 AM
41	Restaurants	5/8/2019 11:31 AM
42	Bank Street Theatre, Book Nook, The Sweet Spot	5/8/2019 10:58 AM
43	Kimberly Clarke	5/8/2019 10:44 AM
44	all of them and filling in where there are vacancies	5/8/2019 10:37 AM
45	Restaurants, interactive businesses such as retail shops, Makery Coworking, Twin Star, 19 Main, Library, Churches, Hobby Shops, Town Hall, events on the green, etc.	5/8/2019 10:31 AM
46	Restaurants, retail and theater	5/8/2019 10:10 AM
47	Morton's is a treasure! The various beauty salons and Swank on Bank bring in foot traffic. Twin Star is very unique and as if offers interesting classes & products is very nice to have. The Reis Learning Center is a benefit also. If the Bank Street Movie Theater ever left it would severely hurt the downtown area. Really, some days why would you bother fighting traffic or parking to go downtown if it weren't to head to the movies and a bite to eat?	5/8/2019 9:44 AM
48	Restaurants shops banks	5/8/2019 9:43 AM
49	It takes a combination - and should meet all income levels	5/8/2019 9:10 AM
50	Theater and most of Bank st.	5/8/2019 8:11 AM
51	Small retail and restaurants,	5/8/2019 7:20 AM
52	clothing stores, toy stores, cafe/bistro, arts centers (recreation)	5/8/2019 6:58 AM
53	All of them	5/8/2019 6:18 AM
54	Small businesses to keep the feel of a small town, no big box stores more small retail maybe shoes store, book store, individual clothing store	5/7/2019 9:30 PM
55	Restaurants	5/7/2019 8:30 PM
56	Restaurants and the theatre	5/7/2019 8:03 PM
57	Movie theater, book store, restaurants, post office	5/7/2019 7:39 PM
58	Mix of retail, food service, offices	5/7/2019 6:14 PM
59	Bank Street theatre	5/7/2019 5:11 PM
60	Cafes and "uniques" (like CT Memories)	5/7/2019 4:19 PM
61	Restaurants/Cafes - A quick small grocery mart would be nice	5/7/2019 3:50 PM
62	The Makery, Barrister's, River & Rail Café, Tasty Waves, Nordica, Play, Bank Street Theater, All Aboard, Sweet Spot, Book Nook	5/7/2019 3:30 PM
63	Retailers, restaurants, theaters	5/7/2019 2:57 PM
64	Tasty Waves, toy stores, restaurants, sewing place, book store,	5/7/2019 2:43 PM
65	Restaurants	5/7/2019 2:27 PM
66	Coffee shop	5/7/2019 2:21 PM
67	arts, wellness, historical lodging, restaurants, antique shops	5/7/2019 1:54 PM
68	Coffee Shop. Theater. Restaurants/Bars. Book Store.	5/7/2019 1:40 PM
69	More shopping, ie: Women and Mens clothing.	5/7/2019 1:15 PM

70	resturants and retail	5/7/2019 11:41 AM
71	Restaurants and retail	5/7/2019 11:39 AM
72	All businesses are important for maintaining the vitality of downtown New Milford.	5/7/2019 11:26 AM
73	all	5/7/2019 11:25 AM
74	Restaurants, shopping	5/7/2019 11:22 AM
75	Restaurants are important. An IGA back in town would be welcome. Also butcher shop, dairy shop, seafood shop. Please stop with the horrible discount retail stores and apartment complexes	5/7/2019 11:18 AM
76	Taylor Hardware, All Aboard Pizza, Bank St Theater, Lucia, Nordica Toys	5/7/2019 10:59 AM
77	Bank Street Theater !!!	5/7/2019 10:50 AM
78	hair salons, toy and book stores, coffee shops, pubs, restaurants, gift stores	5/7/2019 10:42 AM
79	Bank street theatre	5/7/2019 10:19 AM
80	H&H Taylor, Nutmeg oil, restaurants, small shops	5/7/2019 10:18 AM
81	Retail, commercial and restaurants A nice American restaurant chain with a good reputation, we have enough Italian and Mexican	5/7/2019 10:05 AM
82	Kimberly & Clark	5/7/2019 10:03 AM
83	Restaurants, shops	5/7/2019 10:01 AM
84	healthcare, historical/cultural non-profit organization, and restaurant	5/7/2019 9:54 AM
85	Small, privately owned. Restaurants, theater, boutiques.	5/7/2019 9:30 AM
86	all of them	5/7/2019 9:25 AM
87	Tasty Waves, Bank St. Theater, Zaragoza's, O'Connors, Iron Rail, Coffee Shops	5/7/2019 9:12 AM
88	library, post office, dominos, movie theater	5/7/2019 9:00 AM
89	Restaurants	5/7/2019 8:59 AM
90	Restaurants, stores, art banking, local business	5/7/2019 8:48 AM
91	Small stores and restaurants	5/7/2019 8:29 AM
92	Vibrant evening and afternoon life Restaurants, coffee shops, we need a brewery in the old cvs empty storefront	5/7/2019 8:04 AM
93	Theater	5/7/2019 8:04 AM
94	Bank street theater	5/7/2019 7:48 AM
95	Theater	5/7/2019 7:34 AM
96	Restaurants Jewelers Natural food market Banks	5/7/2019 6:52 AM
97	library, restaurants and cafes, community spaces, village center for the arts, municipal services	5/7/2019 6:47 AM
98	Movie theater, local coffee shop, all of the restaurants, 19 Main	5/7/2019 6:44 AM
99	Robertson's, coffee shops, 19 main,	5/7/2019 6:29 AM
100	Movies, restaurants, dry cleaning the banks all adult and child friendly. The toy stores are great	5/7/2019 6:20 AM
101	Restaurants and current small business.	5/7/2019 6:19 AM
102	All are important, you cannot afford to lose any	5/7/2019 5:33 AM
103	Hospital, medical offices, government hub, law firms, restaurants and shops.	5/7/2019 5:30 AM
104	The library, tasty waves, movie theater, makery,PLAY, Nordica, having a bookstore and a coffee shop, sweet spot, restaurants	5/6/2019 11:08 PM
105	Retail and restaurants	5/6/2019 10:56 PM
106	NM Hospital, Kimberly Clark, Bank Street & Railroad shops	5/6/2019 10:53 PM
107	Joe's Salon, Coffee Shop (especially the old coffee shop), restaurants, Tasty Waves	5/6/2019 10:47 PM

108	Dominos	5/6/2019 10:16 PM
109	Drug store, Village Center for the arts, restaurants, theater	5/6/2019 10:13 PM
110	Joes, Piccolina, River and Rail, ice cream, Nordica, movie theater, village arts, next street driving, jewelers, galleries, nutmeg oils, banks, funeral home	5/6/2019 10:11 PM
111	Theater/Salons/Resturants	5/6/2019 10:01 PM
112	All of them	5/6/2019 9:48 PM
113	All	5/6/2019 9:40 PM
114	All. But we need to attract business/factories and not more senior housing and church that don't pay taxes. We also need to fill buildings/stores that are empty.	5/6/2019 9:37 PM
115	Everything on Bank St, the Library, the Restaurants...coffee houses...everything that's there	5/6/2019 9:30 PM
116	Restaurants, movie theater	5/6/2019 9:27 PM
117	Just keeping the buildings looking historical is important	5/6/2019 9:27 PM
118	Village Center for Arts, Yoga, Dance, Studios, Natural Food Market, Len's Barbershop, everything business existing there except Domino's to be honest	5/6/2019 9:27 PM
119	restaurants and software firms. Movies and coffee shops	5/6/2019 9:27 PM
120	You need business that attracts people on an ongoing basis. The infrequent shoppers will not keep these local businesses alive. You need a balance of stores that will keep people coming to downtown.	5/6/2019 9:26 PM
121	Movie theater, restaurants, jewelry, senior center, library,town hall	5/6/2019 9:23 PM
122	Restaurants, movie theater, book store, toy stores.	5/6/2019 9:21 PM
123	Bank st theater, cvs, bank branches, cafes & coffee shops, restaurants	5/6/2019 9:14 PM
124	Businesses that offer services for families	5/6/2019 9:14 PM
125	restaurants, movies, ice cream, coffee, hair salons, gift shops/boutiques, toy store, book store	5/6/2019 9:08 PM
126	Library. Skate Park.	5/6/2019 9:07 PM
127	i dont care what businesses go in them but there are to many open storefronts on 7	5/6/2019 8:59 PM
128	Movie theater restaurants banks post office	5/6/2019 8:59 PM
129	Food services, yoga, salon, tourist shops.	5/6/2019 8:50 PM
130	Have no idea.	5/6/2019 8:48 PM
131	Restaurant and shops and movies	5/6/2019 8:32 PM
132	Theater, restaurants	5/6/2019 8:28 PM
133	Restaurants, small independent retailers	5/6/2019 8:17 PM
134	restaurants	5/6/2019 8:12 PM
135	theater, restaurants, retail	5/6/2019 8:06 PM
136	Restaurants, quaint shops. Actually it would be great if the health food store expanded.	5/6/2019 8:04 PM
137	The restaurants, movie theater, church, library, and VCA.	5/6/2019 7:57 PM
138	restaurants, bars, small shops, theatre	5/6/2019 7:54 PM
139	variety of food and drinks	5/6/2019 7:54 PM
140	Restaurants Shops	5/6/2019 7:53 PM
141	Restaurants and movie theater	5/6/2019 7:51 PM
142	Night life	5/6/2019 7:47 PM
143	The Healthfood Store, Movie Theater, I like all the stores it's a nice mix.	5/6/2019 7:43 PM
144	Restaurants, movie theatre, jewelry shops, small gift shops	5/6/2019 7:35 PM

145	Restaurants, hair dressers, boutiques	5/6/2019 7:34 PM
146	Restaurants	5/6/2019 7:28 PM
147	The restaurants. Retail has left.	5/6/2019 7:26 PM
148	Bank Street Theater, Makery, Play, cafes , coffee shops, barbers, Fine Line, Restaurants, health food, pet store , gift shops	5/6/2019 7:25 PM
149	Movie theater, The restaurant choices, ice cream, coffee shop	5/6/2019 7:18 PM
150	Bank Street Theatre, Restaurants	5/6/2019 7:05 PM
151	retail, restaurants, entertainment, cultural	5/6/2019 7:00 PM
152	I would say all of them honestly	5/6/2019 6:55 PM
153	All small businesses. The small businesses are what makes the heartbeat of downtown and supplies an area within walking distance to explore	5/6/2019 6:55 PM
154	Clothing Craft artist I look at downtown Ridgefield and wish we could thrive similar	5/6/2019 6:54 PM
155	Play and Nordica Toys, Book Nook, Bankstreet theater, the Sweet Spot, All Aboard Pizza, Robertson Jewelers	5/6/2019 6:54 PM
156	Night life	5/6/2019 6:52 PM
157	Restaurants & arts	5/6/2019 6:40 PM
158	restaurants	5/6/2019 6:38 PM
159	Restaurants	5/6/2019 6:30 PM
160	Existing restaurants, post office, library	5/6/2019 6:27 PM
161	Restaurants, shops, theater	5/6/2019 6:18 PM
162	Small mom and pop shops not chains	5/6/2019 6:16 PM
163	Restaurants	5/6/2019 6:09 PM
164	restaurants, movie theater, book store (would help), arts, flowers, catering, dance, music shops,	5/6/2019 6:05 PM
165	Paul Morton's jewelers, bank street movie theater, tasty waves, down on main	5/6/2019 5:55 PM
166	Retail	5/6/2019 5:50 PM
167	The Bank Street Theatre	5/6/2019 5:49 PM
168	The restaurants and the movie theater	5/6/2019 5:47 PM
169	Restaurants, library, cafes	5/6/2019 5:39 PM
170	Restaurants and local retailers--they bring people into New Milford day and night, weekday and weekend. Cultural activities and venues--movie theater the Little Theater, art showcases at the railroad station, etc	5/6/2019 5:37 PM
171	Anything local	5/6/2019 5:36 PM
172	Theos restaurant	5/6/2019 5:34 PM
173	Restaurants, dance studios, retail	5/6/2019 5:28 PM
174	Toy store. Tasty waves. Restaurants. Movie theater	5/6/2019 5:27 PM
175	Bank Street Theater, Lucia's, Seet Spot, book store, pet store	5/6/2019 5:27 PM
176	Banking, dental, fewer restaurants, Theatre, cinema, 'town n country' shops, Library, insurance and law firms	5/6/2019 5:26 PM
177	With more restaurants and nice shops the green would be a destination center.	5/6/2019 5:25 PM
178	Restaurants, medical.	5/6/2019 5:23 PM
179	small business	5/6/2019 5:21 PM
180	The Makery, The shops on Bank Street, the great restaurants like Zaragoza and Lucia	5/6/2019 5:19 PM
181	Sweet Spot, Barrister's, J&J Auto, Primo's.	5/6/2019 5:16 PM

182	Unique shops - Swank on Bank, Barkley Boutique, Coffee House, Olive Oil store, Play	5/6/2019 5:14 PM
183	Bank Street Theater, Tasty Waves, O'Connor, CVS, Lucia's, Johanna's, Lenny's. But, we lack a big business other than Kimberly Clark (Not necessarily in downtown area). Too many out of town New York/weekenders in Summer	5/6/2019 5:14 PM
184	Cafes - casual place to meet and get coffee Makery Coworking - to bring together small business people and give them a place to meet, collaborate	5/6/2019 5:03 PM
185	Needs entertainment venues	5/6/2019 5:01 PM
186	Good restaurants- movie theater	5/6/2019 4:59 PM
187	all of them	5/6/2019 4:53 PM
188	Retail, restaurants, artisans	5/6/2019 4:53 PM
189	The shops and restaurants	5/6/2019 4:52 PM
190	Retail, restaurants	5/6/2019 4:51 PM
191	Our local (ie non-chain) restaurants, Baeliwick's BookNook, Play, BankStreet Movie Theatre, Nordica, Tastywave, Main Moon, the bars on railroad street	5/6/2019 4:50 PM
192	I think the schools and children's programs bring families to downtown and they then frequent the shops more than they otherwise would	5/6/2019 4:45 PM
193	Retail, Commercial, creative, gift shops with crafts to sell, garden gift shops.	5/6/2019 4:45 PM
194	Play	5/6/2019 4:44 PM
195	movie theater, ice cream, restaurants, stores	5/6/2019 4:42 PM
196	Restaurants	5/6/2019 4:40 PM
197	The restaurants	5/6/2019 4:39 PM
198	All of the smell specialty shops and restaurants give downtown its charm	5/6/2019 4:39 PM
199	The Makery, Joes Salon, Natural Marketplace, River & Rail Cafe, the Safari Collective, yoga/wellness studios upstairs, Reid Learning Center, The Green Granary, and more!	5/6/2019 4:38 PM
200	I good mix of business with a focus on small business owners. The town is so nice and it is great to keep the money in the community rather the. It being taken out by large corporations.	5/6/2019 4:36 PM
201	Movies, Norica the play store. The restaurants, post office and Library.	5/6/2019 4:36 PM
202	Mix of retail and technology	5/6/2019 4:33 PM
203	Family friendly restaurants (not high end)	5/6/2019 4:32 PM
204	all	5/6/2019 4:31 PM
205	Restaurants shops etc	5/6/2019 4:31 PM
206	Restaurants	5/6/2019 4:28 PM
207	Restaurants	5/6/2019 4:26 PM
208	Joes. Robertson's the oil shop...basically all of them	5/6/2019 4:22 PM
209	Kimberly Clark, Banks, Law Offices, Church's .	5/6/2019 4:21 PM
210	Post office, library, town hall, theater, Theo's restaurant, Johanna's restaurant, dry cleaner, hospital	5/6/2019 4:18 PM
211	All business is valuable to downtown some have employees that frequent other business and others attract people to downtown	5/6/2019 4:17 PM
212	Movies and restaurants	5/6/2019 4:15 PM
213	Banks restaurant. Church	5/6/2019 4:14 PM
214	Restaurants and bars.	5/6/2019 4:14 PM
215	All of them.	5/6/2019 4:10 PM
216	Town Hall, Library	5/6/2019 4:09 PM

217	Restaurants	5/6/2019 4:08 PM
218	Restaurants, and services such as dry cleaner, hair salon, nails, health food store	5/6/2019 4:06 PM
219	Restaurant	5/6/2019 4:05 PM
220	bank, movie theater, restaurants, shops	5/6/2019 4:04 PM
221	Lucia, Bank Street Theatre, CVS, Nordica, Ice Cream Shop/Yogurt, Post Office, Library, Joe's Salon, Main Street, Dog Shop, Book Stores -- ALL OF THEM on Bank Street and Railroad... I can recall all of the names.	5/6/2019 4:03 PM
222	Restaurant. Theater	5/6/2019 4:02 PM
223	restaurants, shopping, 19 Main, Library	5/6/2019 4:01 PM
224	Tasty Waves	5/6/2019 4:00 PM
225	the new coffee spots, the sweet spot, health food store, nutmeg oil... but it would be nice to have some non retail spots	5/6/2019 3:59 PM
226	I like the mix	5/6/2019 3:59 PM
227	Village center for arts, nutmeg olive oil, play, nordica, tasty waves	5/6/2019 3:57 PM
228	restaurants, movie theaters, jewelry store	5/6/2019 3:53 PM
229	restaurants, cinema, theater, professional offices	4/27/2019 10:45 AM
230	Restaurants and the movie theater.	4/26/2019 10:25 AM
231	New Milford Hospital, movie theater, law firms, accounting firms, restaurants, physician and dental offices, specialty retail.	4/26/2019 12:10 AM
232	The library, existing small businesses	4/25/2019 8:43 PM
233	Retail	4/25/2019 3:04 PM
234	Cafes, small shops	4/24/2019 9:42 AM
235	All that have established roots already here in town	4/23/2019 10:40 PM
236	Restaurants and retail	4/23/2019 4:59 PM
237	restaurants, banks, movie theater,	4/23/2019 3:42 PM
238	small service businesses and large manufacturing (KC)	4/23/2019 3:08 PM
239	Restaurants Banks Local small businesses	4/23/2019 12:09 PM
240	Library, Restaurants, Movie House, Post Office, Banks	4/23/2019 9:12 AM
241	Theatreworks; Johanna's; Bank Street Theatre; Lucia's; Village Center for the Arts; Natural Marketplace, LLC; Down on Main; Barrister's; Robertson's Jewelry; Archway News.	4/22/2019 11:03 PM
242	The coffee shop and restaurants have turned-over but the number is stable. Food-based businesses are more useful than boutiques or other niche stores because many residents will patronize them.	4/22/2019 10:28 PM
243	I think the variety of retail and service oriented shops including restaurants are vital to the downtown. Additionally having financial offices as well as town offices and services are important including the library.	4/22/2019 9:39 PM
244	Robertsons, Olive Oil store. All restaurants, the bakery and book store.	4/22/2019 12:10 PM
245	All of the above and THE PERFORMING ARTS	4/22/2019 11:32 AM
246	Restaurants, small independent shops, No chain stores	4/22/2019 11:26 AM
247	Banks, restaurant and specialty shops,	4/22/2019 10:31 AM
248	Restaurants, shopping, live theatre, movie theatre	4/22/2019 9:26 AM
249	Restaurants, theaters and entertainment, local custom shops,	4/22/2019 6:44 AM
250	movie theater, cafes and taverns, restaurants, offices, small stores (toys, books, clothing, natural food), offices, playhouse, hospital.	4/21/2019 11:23 PM

251	hospital	4/21/2019 8:24 PM
252	Not bars	4/21/2019 7:35 PM
253	Theaters, restaurants, mixed residential, some well paying jobs such as technology.	4/21/2019 3:53 PM
254	Restaurants, Retail Stores, Theatreworks type playhouses a must!!	4/21/2019 10:47 AM
255	Restaurants	4/21/2019 7:52 AM
256	All	4/20/2019 11:31 PM
257	Govt, restaurants, retail, library, social scvs	4/20/2019 3:53 PM
258	Theatreworks	4/20/2019 3:33 PM
259	Post office, library, town hall, movie theater, coffee shops and restaurants, banks, stores	4/20/2019 3:31 PM
260	Specialty retail like Play, Barkery Boutique, etc.	4/20/2019 2:47 PM
261	The book store, Makery, Play, Raveis office, yoga, jewelers, restaurants	4/20/2019 12:12 PM
262	Restaurants,theaters creative artisans, wellness. Anything not manufacturing. Downtown new Milford is so beautiful. I remember New Years and dropping of Christmas tree and all churches open. More beautiful apartments would also help. Artsy work spaces, the buildings are there.	4/20/2019 9:29 AM
263	Nordica Toys, Natural Marketplace, VCA, Theater, restaurants, library	4/20/2019 8:55 AM
264	Town hall, library, post office, funeral hall	4/20/2019 7:52 AM
265	Theatreworks New Milford	4/19/2019 10:40 PM
266	Theater Works!!!! Coffee Houses.	4/19/2019 10:03 PM
267	VCA, Restaurants, Theatreworks, Bank Street Theater, Bank Street shops	4/19/2019 8:41 PM
268	Bank street Theater, Theaterworks,	4/19/2019 5:22 PM
269	restaurants, entertainment	4/19/2019 2:49 PM
270	Theatreworks and restaurants	4/19/2019 2:23 PM
271	Coffee shops boutiques and movie theater	4/19/2019 1:13 PM
272	The theater love the shows	4/19/2019 11:50 AM
273	Restaurant	4/19/2019 11:43 AM
274	Restaurants	4/19/2019 11:34 AM
275	Theatre Works, Health food Store, The Makery, Library	4/19/2019 10:45 AM
276	The theater movie and theater work, more family shops restaurants and entertainment, keep up the green.	4/19/2019 10:15 AM
277	restaurants, theater	4/19/2019 9:44 AM
278	Coffee Shops, restaurants and small business retail	4/19/2019 9:35 AM
279	Movie Theater	4/19/2019 8:25 AM
280	restaurants, new tea house, movie theater	4/19/2019 8:07 AM
281	TheatreWorks	4/19/2019 7:59 AM
282	The restaurants and the unique stores	4/19/2019 7:16 AM
283	Bank Street Theater, MN Theatreworks, 19 Main,	4/19/2019 5:57 AM
284	Arts..! Retail, commercial and restaurants. Youth programs.	4/19/2019 4:06 AM
285	Theatreworks Restaurants/bars Retail Cinema boutiques entertainment and culture	4/19/2019 12:17 AM
286	Restaurants, shops, movie & community theaters	4/19/2019 12:05 AM
287	Village Center for the Arts, the Library, Bank Street movie theater	4/18/2019 11:33 PM
288	Restaurant	4/18/2019 11:19 PM
289	All	4/18/2019 10:00 PM

290	restaurants, grocery stores, barber shops, theatres, post office, medical & dental offices, book store,	4/18/2019 9:51 PM
291	Our shops and restaurants, especially those in and about the Green. Also, great to have the co-working space. These attract younger professionals and their families.	4/18/2019 8:54 PM
292	Restaurants and Library services	4/18/2019 8:40 PM
293	Town offices, library, movie and theatres, drugstore, coffeeshops, churches,	4/18/2019 8:34 PM
294	Theatre works, many restaurants	4/18/2019 8:28 PM
295	Theaters and restaurants	4/18/2019 8:23 PM
296	Theatreworks, VCA, Bank Street Theater	4/18/2019 7:54 PM
297	Shops and restaurants	4/18/2019 7:51 PM
298	Taylor's FineLineTheatreArts theos diner movie house	4/18/2019 7:46 PM
299	All of the restaurants, coffee shop, theater	4/18/2019 7:42 PM
300	All of them	4/18/2019 7:41 PM
301	The stores restaurants Nd Theatre Works is important to me, including my Salon. Joes.	4/18/2019 7:39 PM
302	Independent shop owners, movie theater, TheatreWorks, restaurants	4/18/2019 7:30 PM
303	TheatreWorks	4/18/2019 7:24 PM
304	shops, banks, restaurants almost any that create foot traffic	4/18/2019 7:18 PM
305	Restaurants, stores	4/18/2019 7:09 PM
306	Small, creative businesses of unique character	4/18/2019 7:08 PM
307	Small shops	4/18/2019 7:05 PM
308	Theater Works	4/18/2019 7:03 PM
309	restaurants	4/18/2019 7:02 PM
310	Restaurants and shops	4/18/2019 7:00 PM
311	River and Rail, Play, restaurants, Bank street theater	4/18/2019 6:57 PM
312	restaurants, non italian, more artesians shops coffee shop	4/18/2019 6:49 PM
313	Restaurants , stores	4/18/2019 6:47 PM
314	All of them. The theater is very important.	4/18/2019 6:46 PM
315	Restaurants	4/18/2019 6:44 PM
316	Bank street theater	4/18/2019 6:39 PM
317	All restaurants, Olive Oil Co, Hairdressers, TheaterWorks, Toy Stores, Coffee Shop, Makery, Banks, Lawyers	4/18/2019 6:38 PM
318	I think all of the businesses play a vital role. What I love most about New Milford is it's dedication to the arts, theatres and galleries are a huge part of what I love!	4/18/2019 6:37 PM
319	mortenson jewelers. movie theatre. coffee shops. existing shops. make rents cheaper	4/18/2019 6:30 PM
320	Post office Robertson's Luchia United Bank Building for events	4/18/2019 6:29 PM
321	Restaurants, specialty stores,	4/18/2019 6:29 PM
322	Culture based.	4/18/2019 6:23 PM
323	Bank St Theater, Lucia, Zaragoza, Nordica, Makery, Sweet Shop	4/18/2019 1:19 PM
324	Performing Arts, Entertainment	4/18/2019 12:00 PM
325	Hospital, movie theater, restaurants, library, PO	4/18/2019 11:20 AM
326	None. Too many restaurants, retail losing/closing due Amazon, rents too high	4/17/2019 7:39 PM
327	Restaurants, small shops.	4/17/2019 7:29 PM

328	Any and all, and at equal level. The notion that preference should be given by fiat to a type of business in the general or a branded business in the specific is antithetical to the notion of individual liberty and - at least as importantly - antithetical to the actual will of the community who can more directly, more efficiently, more regularly, and more honestly vote all day every day with their wallets. This is especially true in a town like New Milford that is not experiencing popular or economic growth, but, rather, precipitous decline, and in a state that is experiencing an outright productive exodus. In this hour of desperation preferential treatment will be our undoing.	4/17/2019 6:43 PM
329	Live Theatre, Movie, small business	4/17/2019 5:17 PM
330	Movie theater, restaurants, retail, commercial.	4/17/2019 5:08 PM
331	All businesses in town play an equal part in the downtown. That's the point, to have many various small businesses in town giving it the hometown feel	4/17/2019 4:33 PM
332	Movie theater, Book Nook, bakeries, clothing store, restaurants, jewelry stores, health food store,	4/17/2019 2:46 PM
333	Healthcare (hospital), restaurants, retail stores	4/17/2019 2:29 PM
334	Small retailers, restaurants	4/17/2019 1:51 PM
335	Restaurant	4/17/2019 1:20 PM
336	The Movie theater, library, post office, town Hall, Village Center for the Arts, Gallery 25,	4/17/2019 1:15 PM
337	Retail	4/17/2019 1:09 PM
338	Restaurants, theatre and unique shopping are vital to the downtown area	4/17/2019 1:00 PM
339	Any business that currently requires people to commute for work. Any business that people go out of town and spend money. Any business that is the future vs. past.	4/17/2019 12:53 PM
340	service, retail and theater	4/17/2019 12:50 PM
341	Theater and thats about it.	4/17/2019 12:46 PM
342	All of them	4/17/2019 12:23 PM
343	Ones that bring foot traffic.	4/17/2019 11:50 AM
344	Bank Street Theater, Theater Works, Art Gallery, see question 31 rankings	4/17/2019 11:44 AM
345	reis learning center. New Milford hospital, village center for the arts, gallery 25.	4/17/2019 11:25 AM
346	While it's a non profit, I think Theatreworks New Milford, Bank Street Theater and other arts organizations are vital to drawing people downtown.	4/17/2019 11:15 AM
347	Municipal offices, Post Office, Restaurants, shops	4/17/2019 11:04 AM
348	Restaurants, Retail	4/17/2019 11:02 AM
349	Creative, retail, commercial, entertainment, restaurants	4/17/2019 11:02 AM
350	Restaurants	4/17/2019 10:59 AM
351	Restaurants and shops	4/17/2019 10:36 AM
352	Creative or personal wellness businesses. And restaurants!	4/17/2019 10:23 AM
353	restaurants and small retail shops are important but they need support of medium/large destination type retailers in the downtown to help create foot traffic	4/17/2019 10:10 AM
354	Theater, restaurants, post office, small businesses- not chains or franchises	4/17/2019 9:55 AM
355	bookstore, toy store, movie theater, restaurants, bakery, coffee shop	4/17/2019 9:46 AM
356	KC AND MED-INSTIL	4/17/2019 9:41 AM
357	Retail, restaurants, arts	4/17/2019 9:40 AM
358	Town Hall, restaurants, post office	4/17/2019 9:38 AM
359	restaurants and wellness... already in new milford	4/17/2019 9:37 AM
360	Restaurants, coffee shops, event spaces, and the theater	4/17/2019 9:37 AM
361	restaurants, stores, library, post office	4/17/2019 9:31 AM

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362

Restaurants

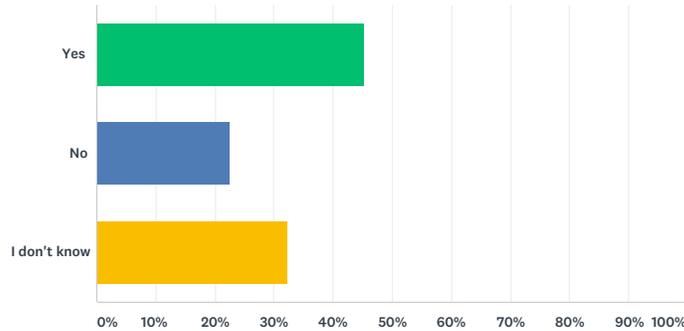
4/17/2019 8:59 AM

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Q31 If there were more housing within walking distance of downtown New Milford, would that help downtown businesses thrive?

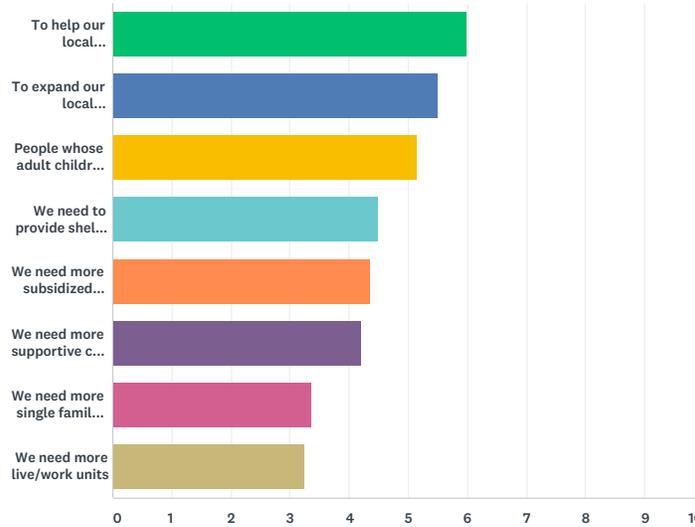
Answered: 478 Skipped: 186



ANSWER CHOICES	RESPONSES	
Yes	45.19%	216
No	22.59%	108
I don't know	32.22%	154
TOTAL		478

### Q32 Please rank the following by order of importance.

Answered: 442 Skipped: 222



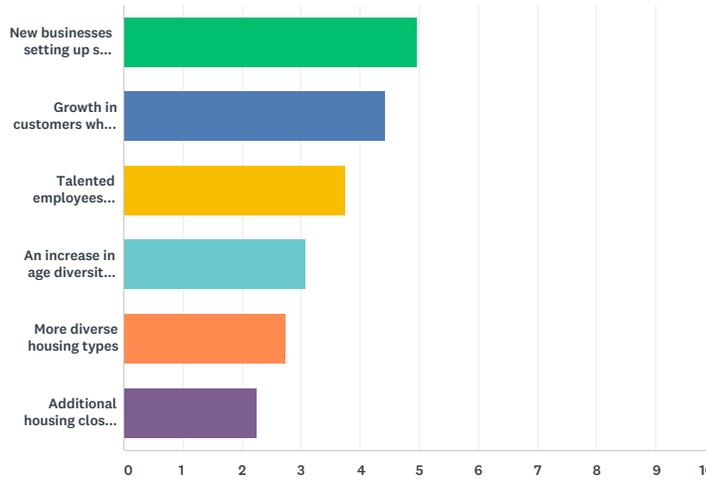
	1	2	3	4	5	6	7	8	TOTAL	SCORE
To help our local businesses attract quality employees, we need to provide housing that would attract millennials	24.11% 101	23.39% 98	15.99% 67	17.66% 74	7.64% 32	5.97% 25	3.82% 16	1.43% 6	419	5.98
To expand our local businesses' customer base, we need to provide more housing for people with disposable income	21.69% 90	17.35% 72	21.20% 88	10.84% 45	7.95% 33	7.47% 31	5.54% 23	7.95% 33	415	5.50
People whose adult children have moved away want to downsize without moving away from their community; we need more small homes for empty nesters	12.26% 51	13.46% 56	18.03% 75	15.63% 65	23.80% 99	9.62% 40	4.33% 18	2.88% 12	416	5.14
We need to provide shelter for the homeless members of our community	21.26% 88	8.70% 36	9.42% 39	10.14% 42	12.56% 52	7.00% 29	9.90% 41	21.01% 87	414	4.50
We need more subsidized affordable housing	11.62% 48	18.40% 76	9.93% 41	9.20% 38	6.54% 27	9.44% 39	19.37% 80	15.50% 64	413	4.36
We need more supportive care residences for the elderly members of our community	4.29% 18	7.86% 33	12.62% 53	16.43% 69	16.19% 68	26.90% 113	11.90% 50	3.81% 16	420	4.20

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We need more single family homes	5.50% 23	6.22% 26	6.22% 26	8.85% 37	10.77% 45	15.07% 63	30.86% 129	16.51% 69	418	3.36
We need more live/work units	3.07% 13	5.19% 22	7.31% 31	11.79% 50	14.15% 60	16.51% 70	13.21% 56	28.77% 122	424	3.25

Q33 Please rate the following by how important they are to the future of New Milford

Answered: 440 Skipped: 224



	1	2	3	4	5	6	TOTAL	SCORE
New businesses setting up shop in New Milford	52.40% 218	21.15% 88	9.13% 38	8.17% 34	4.33% 18	4.81% 20	416	4.95
Growth in customers who come to New Milford to do business or socialize	19.18% 80	38.37% 160	21.58% 90	9.59% 40	7.67% 32	3.60% 15	417	4.41
Talented employees moving to New Milford	8.63% 36	16.55% 69	40.53% 169	16.07% 67	10.55% 44	7.67% 32	417	3.74
An increase in age diversity of residents	8.27% 34	7.79% 32	13.38% 55	39.90% 164	15.57% 64	15.09% 62	411	3.08
More diverse housing types	7.09% 29	9.78% 40	9.05% 37	14.18% 58	43.52% 178	16.38% 67	409	2.74
Additional housing close to downtown	6.92% 29	7.64% 32	6.92% 29	11.22% 47	17.42% 73	49.88% 209	419	2.26

## Q34 Imagine New Milford in 5 years. What do you hope it will be like?

Answered: 365 Skipped: 299

#	RESPONSES	DATE
1	Vibrant downtown that offers housing and attracts residents for activities and business; keep Pettibone as a Community Center and municipal hub	5/14/2019 9:04 PM
2	Vibrant downtown with all storefronts filled.	5/14/2019 5:54 PM
3	Continued growth in the vitality of the green.	5/14/2019 1:17 PM
4	I hope traffic is no bigger a problem than it is now (on weekends)	5/14/2019 10:53 AM
5	Same quaint ambience.	5/12/2019 7:52 PM
6	Not full of low income housing and projects that waste residents money.	5/11/2019 11:14 AM
7	Few high end businesses, more working class centric shops and housing.	5/11/2019 9:39 AM
8	Grow moderately	5/11/2019 8:34 AM
9	Affordable taxes. Affordable housing- not necessarily 'subsidized housing' just affordable for regular working families. More diverse job opportunities within New Milford proper. Community center- almost like a YMCA - but for the use of all new Milford residents. More recreational opportunities for tweens/teens within New Milford proper. Another way to cross the river!! Haha maybe by the railroad bridge/old school bus depot?	5/10/2019 9:21 AM
10	More housing...different type of businesses perhaps a gentleman's club or something of that nature, cost of living decreased because people are moving due to high expenses and taxes.	5/10/2019 9:20 AM
11	More young families and telecommuters who are getting a subsidy to choose housing in New Milford (like VT)	5/10/2019 9:18 AM
12	Not too different than it is today	5/10/2019 9:03 AM
13	More diversity and more business. More housing for middle class who make to much to afford low income	5/10/2019 7:08 AM
14	Bustling	5/10/2019 7:01 AM
15	"Downtown" has expanded to South Main St. The river walk goes from Lovers Leap to Boardman Bridge	5/9/2019 9:00 PM
16	Five years from now, I will be that much closer to retirement and I'm anticipating moving away from New Milford. I've lived here for 25+ years, and my experiences, both personally and as a local business owner, have proved that this town is all about who you know and being "in" with the right people at the right time. It's one thing to play those games when you're young, I don't want to have to do that as I age. My husband and I have already begun discussing and looking at moving to an area similar to Northampton or Great Barrington, MA or even the newly redesigned Brookfield Four Corners area.	5/9/2019 8:21 PM
17	better parking for businesses and lower taxes for home owners because of business income	5/9/2019 5:20 PM
18	I would like to see our education system improve, continue to improve the downtown area and attract new residents	5/9/2019 3:47 PM
19	Lots of retail stores, lots of restaurants, lots of people of all ages walking down the street. Lots of parks.	5/9/2019 2:30 PM
20	Like Great Barrington, Mass SIDEWALKS, diverse, ample parking	5/9/2019 2:24 PM
21	We do NOT need more housing for elderly or low income. That attracts the wrong type of people who would normally come downtown to shop, dine or go out for entertainment	5/9/2019 1:54 PM
22	Mixed housing units (combination of homes/businesses) and more retail We also need a chain hotel or two or three.	5/9/2019 1:06 PM
23	Greater ethnic & racial diversity. Dense housing with downtown walkability.	5/9/2019 12:37 PM

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24	Lower taxes, organized, beautiful, bigger, cheaper housing	5/9/2019 12:15 PM
25	My hope is that development will stop on Route 7 and we won't build anymore auto related shops, i.e. tires, oil change, auto parts, gas stations and auto repairs.	5/9/2019 12:08 PM
26	fewer closed store fronts	5/9/2019 11:19 AM
27	Continue to be attractive and historical	5/9/2019 10:53 AM
28	Same	5/9/2019 7:00 AM
29	More liberal, younger, more vibrant, higher funding levels of education across the board	5/8/2019 10:32 PM
30	Better maintained, more sidewalks, more visually appealing - less poorly maintained "slumlord" buildings in town.	5/8/2019 10:22 PM
31	Historical but more unique small business downtown.	5/8/2019 10:00 PM
32	People taking care of each other because they are aware of their needs. We need sidewalks that are walkable in our downtown neighborhoods, street lights that work, blight gone. Fine landlords who don't keep up their houses. Make our down town neighborhoods attractive and people will come!! Walkable, rideable, bike lanes, bike locks, accepting!	5/8/2019 9:31 PM
33	More educated on education	5/8/2019 7:12 PM
34	More people with disposable income and Millennials moving into NM to help jump start our economy	5/8/2019 4:25 PM
35	More small businesses operating, less new home construction.	5/8/2019 3:53 PM
36	More arts programs. The green is a great venue for outdoor concerts, but is under used in the summer.	5/8/2019 2:14 PM
37	No empty storefronts	5/8/2019 12:31 PM
38	I hope it will be a more racially diverse town	5/8/2019 11:31 AM
39	Growing. Better school facilities.	5/8/2019 10:44 AM
40	small town feel less empty buildings - stop building new ones when we have vacant ones!	5/8/2019 10:37 AM
41	Less traffic congestion. All existing store fronts occupied (comm'l real estate owners lowering their rent to something affordable). Building more large scale retailers in empty spots, i.e. the old Dr. Bros. area could have a Hobby Lobby built there.	5/8/2019 10:31 AM
42	Growth and housing appreciation	5/8/2019 10:10 AM
43	I would hope the state would put a left turn lane for those cars turning from East St. onto Elm St. by the hospital! Also, returning the light at the West St. Bridge St. intersection would be nice. I fear the town will try to attract low income residents and we will not have the ability to absorb those children into the school system. People protest the education budget as it is and where would a new school go if one were needed? Get rid of that money pit of East Street School! It needs repairs (\$\$\$) past issues with asbestos, no way for handicapped individuals to reach the 3rd floor. It has outlived its usefulness. Move the offices to the community center in the old JPS building.	5/8/2019 9:44 AM
44	My hope is the town will take care with planning so that growth fits in with citizen needs and wants. The rural feel of the town is important but well planned growth will attract people here. Our schools need to be supported!	5/8/2019 9:43 AM
45	A more diverse community that offers opportunities to younger people.	5/8/2019 9:10 AM
46	Less big box stores more places for our athletes to compete.	5/8/2019 8:11 AM
47	Thriving.	5/8/2019 7:20 AM
48	affordable, liveable, vibrant	5/8/2019 6:58 AM
49	Fewer NY city and Long Island residents. They tend to bring their city ideas and problems with them. More green space.	5/8/2019 6:18 AM
50	Still the small town feel, movies on green more community activities like in the 80's early 90's	5/7/2019 9:30 PM
51	Current empty store fronts occupied Maintain pristine town green Enhanced open spaces for recreational activities	5/7/2019 8:30 PM

52	The Green is still in tact and beautiful. More businesses are in town because we have a healthy school budget to service all our children. We are one of the best school districts around.	5/7/2019 8:03 PM
53	More housing downtown	5/7/2019 7:39 PM
54	Less traffic, especially through the downtown area	5/7/2019 6:14 PM
55	Less congested	5/7/2019 5:11 PM
56	Friendly, growing community with maybe some more amenities to downtown	5/7/2019 4:19 PM
57	Investing more in education system	5/7/2019 3:50 PM
58	I hope that it will be a community of people of all ages/races/ethnicities and socioeconomic statuses. I hope that New Milford will thrive and will be competitive with the surrounding towns in the housing market and school districts.	5/7/2019 3:30 PM
59	A growing community that makes people want to come here to shop dine and enjoy entertainment	5/7/2019 2:57 PM
60	The same businesses, less homeless on the green.	5/7/2019 2:43 PM
61	I would love to see the downtown area become an artisan, artsy type area like you find in small towns in Vermont.	5/7/2019 2:27 PM
62	More businesses, better schools	5/7/2019 2:21 PM
63	use of its historic buildings for business purposes, restoration of historic buildings. I hope it will continue to be safe and peaceful with more people willing to work for a better community	5/7/2019 1:54 PM
64	Thriving and active, but not overly crowded.	5/7/2019 1:40 PM
65	Quality businesses and upgraded ordinances to keep it an attractive area	5/7/2019 1:31 PM
66	I hope we could attract business and housing to help our tax base, ie: Adult housing which will collect taxes and NOT put a strain on our school system. Also improve road systems.	5/7/2019 1:15 PM
67	Less spending, lower taxes, businesses friendly, less red tape and few silly zoning regs	5/7/2019 12:55 PM
68	similar to todays downtown with better traffic flow and more options for mass transit	5/7/2019 11:41 AM
69	The same it is now with better schools	5/7/2019 11:41 AM
70	A few more business, less building on rte 7, no more low income housing or cheap condos, less changes	5/7/2019 11:39 AM
71	Less bottleneaking coming over the bridge. Less empty store fronts on the green. A grocery store close to town without having to go over the bridge. More money being put into the schools and education in our town. I have small children going through the school system and am a product of the NM schools, myself. I would hate to have to put them in private school for a better education. I know our town can do better and hope they do.	5/7/2019 11:26 AM
72	More sidewalks. Thriving downtown. Expanded farmers market. A real town newspaper again. Better road drainage and fewer potholes. Greater variety of restaurants downtown. Historic properties preserved. Zoning laws enforced and cleaned up neglected properties.	5/7/2019 11:18 AM
73	More businesses downtown, hate seeing empty stores. Riverwalk longer and youngs field remodeled	5/7/2019 11:14 AM
74	A destination that offers a good variety of big box stores along the Rt7 corridor and the local mom and pop shops and restaurants along the green. Requiring some store fronts to improve their look. The auto repair at corner of Bank and Railroad is required to remove gas pumps if they are not selling gas. Used car shop across from the old Hess gas station on 7 needs to be cleaned up. Looks like it is straight out of the movie Deliverance. Not allowing vagrants and drug addicts to congregate on the green making it uncomfortable for families to spend time on the green. Promoting more use of Candlewood and Lillinoah Lakes.	5/7/2019 10:59 AM
75	Affordable and thriving , with the best Youth Agency Programs for all ages . More Specifically, I would love to have a CREAMERY! The Youth Agency could run it & continue to generate it's own self funding. They could sell MORE local goods in addition to the Maple Syrup. This would encourage more teens to get involved and give back to their community. I always thought Community Service hours should be a graduation requirement (not just for the Honor Society students). That's what I hope New Milford will be like sooner than 5 years : )	5/7/2019 10:50 AM

76	A community of diverse and talented residents with a town center that attracts visitors from the area, that hosts family and adult events in town. I loved the Octoberfest in town for example, let's promote Let's not forget parking...I didn't see that in any of the ratings, and sometimes it's tricky to find parking when events are in town	5/7/2019 10:42 AM
77	A small vital New England town	5/7/2019 10:19 AM
78	Hope for less traffic, less big box stores	5/7/2019 10:18 AM
79	well we need another way to get to the center of NM or build another bridge or enlarge the one that's there in order to grow and flow	5/7/2019 10:05 AM
80	Sell the East Street School. Move the Board of Education else where like the John Pettibone Building or some where else of their choice (of course at their expense).	5/7/2019 10:03 AM
81	Downtown filled with nice shopping. Unique things as well as practical (e.g. a place to shop for children's clothing/shoes other than Kohls). Fun restaurants/bars with outdoor seating and music. Activities on the green for different age groups. I hate going to the Dby mall, but there aren't enough options for higher end shopping currently in NM. I would also LOVE to see a pool built for our multiple swim teams so that we no longer have to pay a fortune for kids to participate in swim. It is ridiculous that NM does not have a pool facility when there are multiple teams (2 HS teams and the Barracudas).	5/7/2019 10:01 AM
82	better school, better library	5/7/2019 9:54 AM
83	Better roads, more recreation, no eyesores downtown, removal of blighted housing downtown, no more shopping centers, more walkability	5/7/2019 9:30 AM
84	downtown feel with more revenue and capital flowing into tax dollars for the town to lessen tax burdens of residents	5/7/2019 9:25 AM
85	More diversity and friendly people.	5/7/2019 9:00 AM
86	Successful in attracting talent	5/7/2019 8:59 AM
87	More small manufacturing	5/7/2019 8:48 AM
88	Very similar - not continue to see an increase in population. A higher achieving school district.	5/7/2019 8:29 AM
89	Traders joes More adult ed offerings Less traffic Lower taxes	5/7/2019 8:14 AM
90	Ideally I would like to see more small business growth...as well as more community activities for families.	5/7/2019 8:12 AM
91	Walkable, bikeable, renewable, we need sidewalks everywhere even Danbury road	5/7/2019 8:04 AM
92	Small town feel with strong historic center	5/7/2019 8:04 AM
93	Doing well-	5/7/2019 7:48 AM
94	Pretty similar to now, except with some more QUALITY apartment/condo offerings walking distance to the green under construction, more of the shops downtown filled, the library upgrade done, the homeless shelter in place, and sidewalks and bicycle lanes along route 7 if not completed then being implemented with vigor.	5/7/2019 6:47 AM
95	Thriving small business community downtown- a couple of large businesses to create jobs- not in the manufacturing segment as we already have that	5/7/2019 6:44 AM
96	We need to fill all store fronts. Don't build anymore retail space. Clean up route 7	5/7/2019 6:29 AM
97	Peaceful, family oriented and less is more, safe!! A place people choose to live and be a part of a welcoming Community	5/7/2019 6:20 AM
98	If we are going to add more business to downtown we better have more accessibility for getting over the bridge. Right now traffic is pretty awful. I'd love to see more shops, restaurants and bars that attract people from other places outside of New Milford.	5/7/2019 6:19 AM
99	More active and vibrant. Modern yet not forgetting the history	5/7/2019 5:33 AM
100	Vibrant	5/7/2019 5:30 AM
101	More vibrant, more young taxpayers, businesses to pay high taxes -- no More non tax paying mega churches	5/6/2019 11:08 PM
102	Stop urban sprawl. Keep the small town charm.	5/6/2019 10:56 PM

103	A vital community with large businesses with local jobs, with train service to NYC and Stamford that retains talented millennials but keeps the historic flavor of NM. Box stores do not employ a large population of talented workers.	5/6/2019 10:53 PM
104	Busy downtown, no empty shops.	5/6/2019 10:47 PM
105	Save, beautiful, a place people want to go to	5/6/2019 10:45 PM
106	Thriving in population, work, community	5/6/2019 10:29 PM
107	Same.	5/6/2019 10:16 PM
108	A thriving community which has maintained its small town charm.	5/6/2019 10:13 PM
109	A continually growing downtown in terms of vitality and offerings and it is safe/comfortable to go downtown at any time, abandoned houses revitalized instead of more McMansions including along the lake - people finally understand rotaries	5/6/2019 10:11 PM
110	Target! And a splash pad at Petibone School. (I know those are not vital things but it would be nice to have it.) also a central Preschool for 3-4 year olds 9-3 with the option of extended care.	5/6/2019 10:08 PM
111	Small town feel, safe, with a strong community and good schools	5/6/2019 10:05 PM
112	I would like to see New Milford become similar to Southbury, where you can find almost everything you need within town	5/6/2019 9:52 PM
113	Creative, cultural, fun, with good food	5/6/2019 9:48 PM
114	Better traffic solutions and parking.	5/6/2019 9:44 PM
115	A small town with good business and job opportunities	5/6/2019 9:40 PM
116	The quaint town it is.	5/6/2019 9:37 PM
117	Less emphasis on big box businesses, more small-medium businesses. Downtown still quaint. Better road traffic so people can comfortably visit downtown without having to live there. A school system that all our proud of.	5/6/2019 9:30 PM
118	Not overcrowding the town with apartment housing. It will lose the small town feel	5/6/2019 9:27 PM
119	I hope new Milford stops cutting school budget\$ New families and young couples do research and don't want to move to a town that doesn't spend \$ on kids.	5/6/2019 9:27 PM
120	Not an overdeveloped city. Just because we have the square mileage doesn't mean we have to develop it like a city, keep it a quiet, quaint town.	5/6/2019 9:27 PM
121	Oh Wow! I have great hope for this town! An athletic center with turf fields at the JPCC. The River Walk is expanded and a bike path connects to the Brookfield Path. Schools and Teachers are supported by the Mayor in a budget that passes. People voting "YES" To proposed improvements in town!!	5/6/2019 9:27 PM
122	Flourishing with places to work and things to do.	5/6/2019 9:26 PM
123	Railroad service, reconfigure the traffic T	5/6/2019 9:23 PM
124	I envision a place people day trip to. I travel the state trying out different walking trails/bike paths and always stop in the downtown area of those towns and spend money in restaurants and shops. I think New Milford has that potential, but we need the draw of a beautiful walking/bike path along our gorgeous river (much expanded and hopefully connected to towns on both sides of us.)	5/6/2019 9:21 PM
125	Affordable to live for families, continued growth of community resources & activities, new businesses in town filling up vacant or newly built stores	5/6/2019 9:14 PM
126	An affordable place to live with a continued diverse population	5/6/2019 9:14 PM
127	more jobs, more restaurants, more things for kids to do, better parking downtown, less traffic on the bridge and north of the bridge on 202. Fill the stores in new(er) shopping stores or stop allowing them to develop. No more dollar stores and low-budget stores. Get a Trader Joes, shoe store, sports store.	5/6/2019 9:08 PM
128	I hope that we can expand the library and skate park. I hope that we stop letting lage corporations move in and choke out all the small business we currently have remaining.	5/6/2019 9:07 PM
129	less development fill whats here	5/6/2019 8:59 PM

130	Community that preserves the history including homes, historic buildings and lake.	5/6/2019 8:59 PM
131	More progressive, artsy, small business friendly to attract the next generation	5/6/2019 8:50 PM
132	Thriving and diverse.	5/6/2019 8:48 PM
133	Clean thriving upscale	5/6/2019 8:32 PM
134	Thriving	5/6/2019 8:17 PM
135	Less affordable housing. More single family homes so we can stay in town.	5/6/2019 8:13 PM
136	Maintain the New England character on the green. I really hate the bird cage seating attached to Tivoli. No more tattoo parlors and vacant businesses. Perhaps the train comes through to bring more people and there is another bridge to access the green.	5/6/2019 8:06 PM
137	Better school system	5/6/2019 8:04 PM
138	I would prefer more focus on the school system: increase in test scores, smaller class sizes, more social skills programs, and scholarships for colleges.	5/6/2019 7:57 PM
139	Small town, quaint, community feel	5/6/2019 7:54 PM
140	To have way better education so that families will come in and not move out. to have more enrichment activities for all seasons for families with children or seniors	5/6/2019 7:54 PM
141	Keep its quaint, small, historic town appeal. Not overbuilt. So many empty retail and malls in town. Stop building and fill what is built.	5/6/2019 7:53 PM
142	I hope the run down buildings are fixed ie Bennit St I hope the empty buildings will have businesses in them ie the former cvs building. I hope NM will be litter free and I hope the homeless have a place to live other than the Green and Young's Field!	5/6/2019 7:53 PM
143	A fun thriving historic downtown district with lots of good restaurants and bars	5/6/2019 7:51 PM
144	Fix traffic on the bridge	5/6/2019 7:47 PM
145	A vibrant town with a reputation as a destination to visit for good Restaurants and high quality shopping.	5/6/2019 7:43 PM
146	Less bridge/downtown traffic. No vacant business space downtown, plenty of restaurant choices downtown. Live music venue/pub downtown. A Trader Joe's on rte 7.	5/6/2019 7:35 PM
147	Quaint, restaurant and shopping village.	5/6/2019 7:34 PM
148	More 3 bedroom condos. A family with a boy and a girl have no choices if they wish to buy or rent a condo	5/6/2019 7:28 PM
149	To develop a more progressive reputation. People think it's little Danbury.	5/6/2019 7:26 PM
150	vibrant, full occupancy, safe, comfortable	5/6/2019 7:25 PM
151	Distinguished	5/6/2019 7:24 PM
152	Clean, safe, reasonable taxes	5/6/2019 7:18 PM
153	Less traffic	5/6/2019 7:06 PM
154	Less Strip malls. More office units and shops	5/6/2019 7:05 PM
155	more diverse businesses and culture.	5/6/2019 7:00 PM
156	Same small town quaintness.	5/6/2019 6:55 PM
157	As it is today but keeping the small town feel	5/6/2019 6:55 PM
158	Centered around middle of town not on rt 7	5/6/2019 6:54 PM
159	Similar but better, modernized library, no potholes, coffee shop back on Bankstreet, lower cost of living	5/6/2019 6:54 PM
160	Kinder to one another and easier to live in	5/6/2019 6:52 PM
161	More for kids. Splash pad. Pool	5/6/2019 6:47 PM
162	Better parks and recreation areas Designated Outdoor pickleball courts Better and vibrant senior center with activities for very active seniors	5/6/2019 6:40 PM

163	I hope more of the empty storefronts will be occupied. It would be great if the old CVS building or the East Street building were converted to a restaurant and brewpub as so many other towns have. I would like more in-town events, like musical acts on the green.	5/6/2019 6:27 PM
164	keep the New England feel while it grown	5/6/2019 6:24 PM
165	More range in businesses (no additional gas stations and Dunkins), safe, people frequenting downtown more, homeless having accommodations other than the green, and solution for bridge traffic.	5/6/2019 6:18 PM
166	Still quiet	5/6/2019 6:16 PM
167	Keep the Downtown character as is, attract industry and housing to other areas of town.	5/6/2019 6:09 PM
168	More young families committed to community development. More housing that is not as expensive and lower taxes and better schools	5/6/2019 6:05 PM
169	The cute small town fee that we have always had for this town.Keep the mom and pop shops and have more of them in downtown near green that are affordable for the customers and the owners	5/6/2019 5:55 PM
170	Not crowded	5/6/2019 5:50 PM
171	Too expensive to live here	5/6/2019 5:49 PM
172	I would love to see retailers fill the current empty spaces, and to open rail service to NYC	5/6/2019 5:47 PM
173	Family friendly with an emphasis on improving parks.	5/6/2019 5:39 PM
174	I would like to see New Milford have a vibrant downtown and an accessible community center that would encourage residents to shop locally and become involved with the government, educational and cultural life of our town.	5/6/2019 5:37 PM
175	Education center	5/6/2019 5:36 PM
176	A better mix of commercial and local shops	5/6/2019 5:36 PM
177	More diverse, schools full of families, more 18-35 aged people	5/6/2019 5:28 PM
178	More employers with high paying jobs and no more retail. Litchfield crossings filled and no more big box stores.	5/6/2019 5:27 PM
179	A thriving town where people are walking in the fresh, clean air while working, shopping, and dining downtown.	5/6/2019 5:27 PM
180	Serious zoning, increase school funding to improve quality to attract business, cut down on restaurants, liquor stores, hair n nail salons, houses with multiple room rentals (transients), end to ugly, littered properties, out of town landlords make improvements to neglected properties	5/6/2019 5:26 PM
181	Just like it is today	5/6/2019 5:23 PM
182	Like it was 20 years ago. Growing way too fast, it's a shame	5/6/2019 5:21 PM
183	A more vibrant downtown with younger people who have opportunity to live and work close to Main Street. An increase in the number of tech businesses and advanced manufacturers provide opportunities to attract them. All the shops on Bank Street are occupied (no brown paper in the windows) and the old CVS building is finally occupied again.	5/6/2019 5:19 PM
184	Businesses located in the vacant shops, more green spaces, more alternative energy sources, cleanup of brown sites. Commuter rail connection, more money invested in the schools.	5/6/2019 5:16 PM
185	More retail options, continued high end eating establishments	5/6/2019 5:14 PM
186	We do NOT need to bring in lower income people and subsidized housing - that hurts our name/brand and marketability. We need more business and jobs that will raise our average income, ease tax burden and make our town more attractive for investment (home and business)	5/6/2019 5:14 PM
187	More friendly to foot traffic, more encouraging of bringing people together downtown, still with quiet areas, but with more opportunities to bring people together. I wish downtown was more of a destination - better parking, better sidewalks/walkways, better utilization of the waterfront, maybe weekly food truck events, sidewalk shopping events...	5/6/2019 5:03 PM
188	I hope that there is an increase in young families choosing New Milford as a home. I hope New Milford is able to attract a sizeable company to set up shop in New Milford where we will attract talented employees and business travelers, all of which will contribute to a growing economy in New Milford.	5/6/2019 5:02 PM

189	People that can buy My house for what i built it for in 2007!	5/6/2019 4:59 PM
190	the same but with more business	5/6/2019 4:53 PM
191	Very similar- more businesses in vacant spots. Affordable, revitalized historic buildings for housing like Barton house.	5/6/2019 4:53 PM
192	Fewer broken sidewalks and run down houses	5/6/2019 4:52 PM
193	Great restaurants and bars, unique and novel retail shops, yoga, pilates and other wellness studios, people being able to live close and walk to all.	5/6/2019 4:51 PM
194	I hope it will be devoid of big chain stores and restaurants.	5/6/2019 4:51 PM
195	I hope New Milford becomes a more diverse place with LGBTQ resources, more local/small businesses, and with affordable housing, as well as more focus put on outdoor recreation areas and ecological focused/'Green' spaces	5/6/2019 4:50 PM
196	A thriving community center and recreation fields	5/6/2019 4:47 PM
197	I hope the town will be more fiscally responsible. Especially with the education budget. Our schools don't need more money, they need to use what they have more efficiently.	5/6/2019 4:45 PM
198	More manufacturing, retail both big and small business, diversity in the retail shops, unique in what is to offer than danbury. Not a sanctuary for illegal immigrants, but a safe haven for everybody. Living that helps the middle class, not just the rich and famous.	5/6/2019 4:45 PM
199	More shops and restaurants downtown so it thrives	5/6/2019 4:44 PM
200	I hope it is still a nice place to work and nice place for families. Safe. Clean. Easy to get around and get what you need. Small businesses thriving. Clean river and lake. Fun things to do at a reasonable cost. Resources for families locally.	5/6/2019 4:42 PM
201	I hope we have a greater focus on our future. We are shortchanging our education system and no matter how much housing you offer business and people will not move to a town with a declining education system.	5/6/2019 4:40 PM
202	Strong schools, fun downtown	5/6/2019 4:39 PM
203	Less empty store fronts	5/6/2019 4:39 PM
204	I hope it still has its small town feel and is a great place for families to raise their children	5/6/2019 4:39 PM
205	I would look to Beacon NY as a model for what Main Street New Milford could become... how can we attract a world-class destination like dia:Beacon to one of our abandoned manufacturing sites? New Milford has the proximity to transit (via metro north in Danbury & Wingdale), we just need to figure out an efficient route & marketing effort to bring those folks into downtown...	5/6/2019 4:38 PM
206	I hope it will be a viberant.	5/6/2019 4:36 PM
207	I would like to see lights and sidewalks on Kent rd and Danbury Rd	5/6/2019 4:36 PM
208	Less full of horrible ignorant politics. The attacking of fellow citizens in the name of politics is disgusting in this town	5/6/2019 4:33 PM
209	New technology or manufacturing businesses that employ local residents	5/6/2019 4:33 PM
210	More of the vacant stores filled in with residents	5/6/2019 4:32 PM
211	'd like to see the empty buildings along Rt 7 filled with businesses rather than new buildings being built.	5/6/2019 4:31 PM
212	Diverse and peaceful, where people want to work together instead of yelling at each other and sticking to one half or the other (politically) no matter the cost	5/6/2019 4:31 PM
213	More diversity, more businesses, maybe a hotel in town so that when family visit from out of state, they don't have to stay at a hotel in Danbury. We also need more prek programs for toddlers and more things to do at the Y.	5/6/2019 4:28 PM
214	Free of homeless and druggies detracting from the beautiful downtown.	5/6/2019 4:26 PM
215	Community activities, maintain /improve parks. Active businesses	5/6/2019 4:22 PM
216	Less subsidized housing, less empty storefronts.	5/6/2019 4:21 PM

217	a place to bring a family and enjoy walks and programs. Not built up with huge houses and commercial buildings.	5/6/2019 4:18 PM
218	Have a more consistent look on rye 7 similar to Southbury	5/6/2019 4:17 PM
219	Have a source of jobs that could help it grow within the community.	5/6/2019 4:15 PM
220	Less tax free property owners ers	5/6/2019 4:14 PM
221	Thriving, busy, healthy.	5/6/2019 4:10 PM
222	The old CVS building will still be empty. Why the town allows that, I'll never know.	5/6/2019 4:09 PM
223	Vibrant businesses and community	5/6/2019 4:08 PM
224	More small businesses; the river trail more completed and heading toward connection with Brookfield thus bringing in more tourism dollars. More affordable housing.	5/6/2019 4:06 PM
225	Not having empty buildings in the center of town	5/6/2019 4:05 PM
226	improved traffic patterns especially by the bridge, additional parking, expanded hospital services, millennials	5/6/2019 4:04 PM
227	Thriving business oriented community that maintains its historic charm with a vibrant downtown social scene.	5/6/2019 4:04 PM
228	Clean, safe, friendly - walking paths & Sidewalks! Additional restaurants and Coffee Shops.	5/6/2019 4:03 PM
229	A great lace to live	5/6/2019 4:02 PM
230	I hope people will see the value of investing in its community and be proud of their hometown.	5/6/2019 4:02 PM
231	Thriving, with lots to attract new residents or visitors...quality schools, great shopping and restaurants. Fewer empty storefronts.	5/6/2019 4:01 PM
232	I hope for New Milford to keep the small town charm that it has	5/6/2019 4:00 PM
233	East Street as upscale housing (condos) with folks that will spend money in town, small start up companies locating into town..	5/6/2019 3:59 PM
234	Like it is, but with positive growth for the upper mid class	5/6/2019 3:59 PM
235	Taxes stablized and more affordable for retired people to stay here	5/6/2019 3:59 PM
236	Less political,	5/6/2019 3:57 PM
237	hopefully similar with more vibrant downtown	5/6/2019 3:53 PM
238	More young families, diversity in businesses, active downtown, maintenance of our heritage, no more big box stores or the kind of development on Route 7.	4/27/2019 10:45 AM
239	Similar but more stores open on the green. Local small owner types.	4/26/2019 10:25 AM
240	Riverfront trail and revitalization showing significant progress, employers bringing middle to high wage jobs, less focus on additional retail, and fewer new single family homes.	4/26/2019 12:10 AM
241	Thriving.	4/25/2019 10:37 PM
242	Affordable housing, supportive housing for disabled and homeless, better roads, stable taxes	4/25/2019 8:43 PM
243	More affordable	4/25/2019 3:04 PM
244	Vital town green and improved traffic patterns	4/23/2019 10:40 PM
245	I hope that it stays the amazing town that it is. But would also like to see more retail stores so we don't have to go to neighboring towns to shop.	4/23/2019 4:59 PM
246	More job opportunities in new companies which would increase the tax base and cut property taxes so people can sty in their homes	4/23/2019 3:42 PM
247	More things to do, healthy food options	4/23/2019 3:22 PM
248	close the ridiculous pettibone center. move the town offices back to East St school. sell pettibone for assisted living and use money to build a good community center at East St school	4/23/2019 3:08 PM
249	An improved Library, A vital community feel, An improved riverside, A maintained small town feel and appearance, perhaps a more realistic future for a passenger train	4/23/2019 9:12 AM

250	No empty storefronts on Bank, Main, Railroad Streets. Thriving arts community with more live theater in a multi-purpose space that can be used also for live music concerts. More "On the Green" activities for residents and that attract visitors, such as October Fest, Taste of New Milford and off-seasonal festivities.	4/22/2019 11:03 PM
251	More upper middle class jobs (the people who can afford to live here at market rates) and relatively well-paying jobs not requiring a college degree (so regular folks can avoid traveling an hour or more).	4/22/2019 10:28 PM
252	I would like all the open rental space on the green and bank street filled with a variety of shops, restaurants and services. I would like additional parking. I would like Theatreworks to remain open and thriving with plenty of places for all to park!	4/22/2019 9:39 PM
253	Like it is now. Love it here. Attract more businesses and stores for shopping. Excellent medical care. Keep the charm of the Town.	4/22/2019 12:10 PM
254	ACTIVE with support and creative services	4/22/2019 11:32 AM
255	Maintain the historical look of Downtown, Fill the empty stores in Litchfield crossing etc. Do not over do affordable housing that might over crowd the streets and traffic.	4/22/2019 11:26 AM
256	Thriving downtown	4/22/2019 10:31 AM
257	Organized growth while maintaining its New England character	4/22/2019 9:26 AM
258	Thriving downtown, excellent schools, lots of community involvement	4/22/2019 6:44 AM
259	hard to project	4/21/2019 11:23 PM
260	a vibrant community that has leveraged it's location (every bit as beautiful as Vermont, yet only 70 miles from Times Square) to become a place with a strong attraction for tourists, entrepreneurs, millennials, and young families.	4/21/2019 8:24 PM
261	more rural	4/21/2019 7:35 PM
262	I hope it will maintain much of its current character. In order to do that we need to insure that residential property is maintained in the village.	4/21/2019 5:35 PM
263	Increase in manufacturing, especially advanced manufacturing. But, I do not envision this right in downtown.	4/21/2019 3:53 PM
264	Bustling businesses & increase in Population along with growing commercial and residential areas.	4/21/2019 10:47 AM
265	More good jobs for people. Would love to not have to commute to Waterbury every day for work.	4/21/2019 7:52 AM
266	More people	4/20/2019 11:31 PM
267	Commuter train, more housing options close to downtown, riverfront revitalization, more industry/mfg jobs, more younger, skilled workers	4/20/2019 3:53 PM
268	The same	4/20/2019 3:31 PM
269	Downtown will be full of affordable shops and more diverse casual restaurants both day and night. Drawing people from area towns	4/20/2019 3:26 PM
270	Portland Oregon	4/20/2019 2:47 PM
271	Older buildings to be preserved. No empty store fronts, a place for the homeless to go. A thriving downtown without it becoming too "gentrified."	4/20/2019 12:12 PM
272	An artsy community with beautiful small businesses.	4/20/2019 9:29 AM
273	What I love about NM is the quaintness And seeing the farms/ open space. It'll be nice to see NM grow while keeping the farms and open spaces	4/20/2019 7:52 AM
274	No more urban sprawl along the major routes (202 North); Removal of Town Garage and property to the old Century Brass Site; Development plan in the old Town Garage space and along the river, including music venue along the river, updated lighting system for Young's field, hotel, office space and some upscale apartments; development of East Street School into affordable housing, subsidized housing, some health care services.	4/19/2019 8:41 PM
275	Vibrant downtown with all spaces filled	4/19/2019 5:22 PM
276	More artistic	4/19/2019 2:23 PM

277	A thriving downtown full of creative businesses. Traffic is controlled on route seven and less big box stores.	4/19/2019 1:13 PM
278	No bigger not sure	4/19/2019 11:50 AM
279	Ridgfield	4/19/2019 11:43 AM
280	Less vacant buildings, maintain rural/historic character, Southbury has done well in these respects.	4/19/2019 11:34 AM
281	The arts more supported by the community.	4/19/2019 10:45 AM
282	Keep the home-town atmosphere, while decreasing our tax base.	4/19/2019 10:15 AM
283	No empty store fronts	4/19/2019 9:35 AM
284	Big companies moving in, lot of new jobs, more restaurants that are not chains	4/19/2019 8:57 AM
285	More like West Hartford, with a thriving downtown, more upscale stores and homes that don't look like a garbage dump and are about to fall down.	4/19/2019 8:07 AM
286	A walkable and bike friendly town with vibrant downtown. A more compassionate town that plans for low income and elderly resident needs and makes this effort a budget priority. Fixing the roads would also be nice.	4/19/2019 7:59 AM
287	Alive, downtown thriving but not overly commercial	4/19/2019 7:16 AM
288	Same feel, more events on the green, vibrant New England.	4/19/2019 5:36 AM
289	A city that evolve without losing its heritage.	4/19/2019 4:06 AM
290	A good mix of heritage and modern businesses employing many town residents	4/19/2019 2:27 AM
291	Cultural Innovative Charming	4/19/2019 12:17 AM
292	I hope work will have started towards reopening the train line to allow non-car travel into and out of the area.	4/18/2019 11:33 PM
293	Safe, clean & growing	4/18/2019 11:19 PM
294	Still small town, but flourishing.	4/18/2019 10:00 PM
295	semi rural, intellectual, artistic, thriving businesses	4/18/2019 9:51 PM
296	Still a lovely New England town with a sense of history, thriving in its community resources, with continued strong school system and services for seniors. Our Hospital is a great resource as well.	4/18/2019 8:54 PM
297	Still maintaining the small town feel with a larger library offering more services.	4/18/2019 8:40 PM
298	more variety in businesses near historic center, jitney service between any outlying parking and the Green	4/18/2019 8:34 PM
299	Please do not make Theatre works close their doors by taking away their parking. That is unfair and a huge loss to the community.	4/18/2019 8:28 PM
300	Remain the quaint town where the people remain friendly.	4/18/2019 8:23 PM
301	No more new buildings! We have gotten rid of too many historical sites and forests to create room for strip malls. This is NOT Danbury. No more buildings until we fill the open spaces.	4/18/2019 7:54 PM
302	Vibrant	4/18/2019 7:46 PM
303	More business and industry. Vibrant downtown.	4/18/2019 7:42 PM
304	Just about the same as now just more up and growing with more thriving businesses.	4/18/2019 7:39 PM
305	affordable living and strong business/entertainment areas	4/18/2019 7:18 PM
306	More prosperous with more families moving here	4/18/2019 7:09 PM
307	Historic, unique shops, diverse and inviting social scene	4/18/2019 7:08 PM
308	Similar to now but with empty stores full.	4/18/2019 7:05 PM
309	Cheaper housing but generally the same	4/18/2019 7:03 PM
310	less congestion, busy, fun	4/18/2019 7:02 PM

311	Great down town with lots of restaurants and shops	4/18/2019 7:00 PM
312	Businesses in every empty building, no more useless strip malls	4/18/2019 6:57 PM
313	I hope that it stays a quaint little town and that the strip malls on route 7 stop multiplying !!!!	4/18/2019 6:49 PM
314	Clean, more interesting night life, things to draw people to center of town such as interesting restaurants with live music, small privately owned businesses, not overly commercialized	4/18/2019 6:47 PM
315	Empty storefronts gone, no more retail. There is too much empty retail space	4/18/2019 6:46 PM
316	Look much as does today but no empty storefronts. Perhaps bakeries and other food stores/markets	4/18/2019 6:44 PM
317	A vibrant downtown with train service and a grand list that will allow us to fund the town and school system as it should be.	4/18/2019 6:39 PM
318	Rural and economically vibrant with a wonderful town green and cultural activities including local theatre like the Theatre Works, which provide quality entertainment and opportunities for our local artists and actors	4/18/2019 6:38 PM
319	Have a thriving downtown area with restaurants, shops, artisans Have a good school district to attract caring families, Keep Route 7 zoned for commercial	4/18/2019 6:38 PM
320	I hope there is more access and ease to getting downtown vs just bridge street and grove street. I hope that it holds tight to its artistic nature and doesn't let big box stores take over too much!	4/18/2019 6:37 PM
321	no big box stores out of town. rail trail completion	4/18/2019 6:30 PM
322	River walk open many more miles	4/18/2019 6:29 PM
323	Restaurant Mecca, great walking town with ample shopping and lakefront activities with walking and bike paths along the river.	4/18/2019 6:29 PM
324	Rt 7 having more retail variety to offer.	4/18/2019 6:23 PM
325	A friendlier place with less divisiveness amongst the townspeople.	4/18/2019 1:19 PM
326	Vibrant with a combination of services and arts. More unique eating establishments on main and bank streets	4/18/2019 12:00 PM
327	No more empty storefronts, increase in walkability/bikeability	4/18/2019 11:20 AM
328	Expand 'bedroom community' appeal, expand Pettibone Community Center with reasonable size indoor pool, rental and meets for income, move BOE and Robotics type classes to JPCC, old ugly rentals are cleaned up, add zoning laws, have annual Town big trash pickup weekend, no more restaurants, gas stations, car parts, DD, hair, nail salons, empty buildings, no more brick and metal retail - NM will never be more than a bedroom community, people shop on Amazon and in Brookfield, Danbury. Won't attract 'brainy' firms due lack of tech educated residents, SUPPORT STRONG, COMPETITIVE K-12 EDUCATION because NM has poor school and student reputation now and it's getting worse.	4/17/2019 7:39 PM
329	A small New England town!	4/17/2019 7:29 PM
330	Cookeville, TN. Please look this town up. ****EXTREMELY IMPORTANT**** Rapid growth, limited redistribution of wealth to public services, extremely limited taxation, extremely limited building and developmental regulation, and a general will to get out of the way of development. I hope New Milford within 5 years will experience a "greatly" reduced role of municipal and state government, and will be more socially welcoming to any business that wants to pay \$750k a year in property taxes.	4/17/2019 6:43 PM
331	I hope we will keep more of our small town charm. I don't want to see more housing units like the ones next to CVS. Too many units in a small space	4/17/2019 5:17 PM
332	The river area will be more connected to the downtown area. The rundown businesses on the west side of Young's Field Road and the Public Works complex will be moved to the Century Brass site or elsewhere.	4/17/2019 5:08 PM
333	Same as it is now but with lower taxes and less government.	4/17/2019 4:33 PM
334	50 East Street will be luxury housing with concierge service, 2 bedroom, 2 bath apartments, elevator. A train will run to NYC and Mass. Schools will be well funded.	4/17/2019 2:46 PM

335	Thriving downtown with a beautified and more useful waterfront. Additional housing/rental options close to downtown. Improved look of Rte 7 corridor.	4/17/2019 2:29 PM
336	Fewer strip malls more tech and more people living in the village	4/17/2019 2:24 PM
337	More manufacturing. Upscale housing (not affordable) closer to downtown. Hotel/banquet center where DPW currently is. Increased rails and trails that connect the downtown to other areas. Tanger Outlets on vacant town property near downtown on RT 7. Better traffic flow/less congestion in downtown area/bridge.	4/17/2019 1:51 PM
338	Fix the traffic, open JPS as community center	4/17/2019 1:20 PM
339	A more vital downtown	4/17/2019 1:15 PM
340	Thriving with the corridor heading north on Route 7 continuing to be cleaned-up	4/17/2019 1:09 PM
341	Thriving with manufacturing, technology industry and diverse quality retail and cultural venues.	4/17/2019 1:00 PM
342	Stamford.	4/17/2019 12:53 PM
343	More 2-3 bedroom apartments with elevators for seniors or single moms with kids at affordable rent (under \$2000/mos). Housing for retirees and young people making under \$50,000 a year	4/17/2019 12:50 PM
344	I think if you set up New Milford as an affordable and desires place to live it will be easier to attract business to New Milford	4/17/2019 12:46 PM
345	Thriving	4/17/2019 12:23 PM
346	Pettibone closed and east street school vibrant.	4/17/2019 11:50 AM
347	More quality jobs and affordable taxes	4/17/2019 11:44 AM
348	A place that invests in education so that young families will move here. Place with some option to allow elderly to age in place. A place where people spend their dollars locally. A place where local government actually allows the development of East Street to move forward, rather than shooting down the serious proposals that have been offered by developers.	4/17/2019 11:43 AM
349	Younger families. Better public school system. Increase in the number worker owned businesses, i.e. coop, collectives. More support for arts and music by the town. More ADA compliant bike, and pedestrian friendly streets and sidewalks. More trees along streets and sidewalks downtown.	4/17/2019 11:25 AM
350	In 5 years I hope that New Milford becomes a cultural centerpiece of Litchfield county. A destination spot for the arts. Including Theater, galleries & music venues. The downtown space is perfectly suited to become a nightlife mecca.	4/17/2019 11:15 AM
351	Thriving	4/17/2019 11:04 AM
352	Downtown is busier	4/17/2019 11:02 AM
353	A robust community with increased cultural and recreational facilities, a riverfront that is active and used. Housing options for the over 60 community, both independent and supportive and millennial housing in the form of cooperative living with smaller units and expansive community spaces for congregation, recreation and work from home areas.	4/17/2019 11:02 AM
354	Maintain country friendly feeling	4/17/2019 10:59 AM
355	I hope that New Milford will provide more housing for our senior community. We are the one town in the area that does not offer that.	4/17/2019 10:36 AM
356	Washington or Sherman	4/17/2019 10:23 AM
357	a more robust downtown with fewer empty retail locations on Route 7	4/17/2019 10:10 AM
358	More younger people with better opportunities for families in terms of work, recreation and education.	4/17/2019 9:55 AM
359	I hope it would support education	4/17/2019 9:46 AM
360	Solid economic development with keeping the charm of the town.	4/17/2019 9:41 AM
361	industry waterfront development for enjoyment	4/17/2019 9:40 AM
362	More people living and working in Downtown, townhouses and more shopping	4/17/2019 9:38 AM
363	more folks with DISPOSABLE INCOME living in the downtown area to keep businesses alive	4/17/2019 9:37 AM

364	More apartments for downtown living, preferably in the East Street School building. The River Trail extended and connected to Brookfield.	4/17/2019 9:37 AM
365	Vibrant, revitalized, thriving	4/17/2019 8:59 AM

## Q35 What challenges do you think the Town will face in that time?

Answered: 334 Skipped: 330

#	RESPONSES	DATE
1	Exodus of residents; big box vs. downtown business; need for planning to ensure sensible growth and appreciation for traditional downtown elements	5/14/2019 9:04 PM
2	Balancing social responsibility (providing social services to underserved) while maintaining a setting that feels safe and welcoming.	5/14/2019 5:54 PM
3	increased traffic (NY), keeping town taxes affordable	5/14/2019 10:53 AM
4	Traffic congestion	5/12/2019 7:52 PM
5	Incompetent politicians worrying about welfare spending instead of the stability of the town	5/11/2019 11:14 AM
6	Older residents will push back on removing "classic" housing and businesses.	5/11/2019 9:39 AM
7	Economic	5/11/2019 8:34 AM
8	Population growth. Which brings more traffic. Tweens/teens are bored in this town and often get into trouble because of it. Housing prices are out of reach for most young families. This town isn't self sustaining. Jobs available in town cannot possibly sustain the mortgages in this town. We're constantly catering to out of towners.	5/10/2019 9:21 AM
9	Job industry not enough jobs for people and the cost of living is high	5/10/2019 9:20 AM
10	Aging population overwhelming local services and supportive housing options, loss of younger people and families who are paying taxes	5/10/2019 9:18 AM
11	Taxes which make it unfeasible and undesirable for young families to move here	5/10/2019 9:03 AM
12	Our rents in the down town area for businesses to come is way to HIGH - we can't have new businesses come in if they can't afford the rent	5/10/2019 8:32 AM
13	Filling in the empty businesses on the green	5/10/2019 7:01 AM
14	Lack of money, lack of interest in expanding downtown.	5/9/2019 9:00 PM
15	The same challenges it currently faces. This town does a lot for those who are friends of whichever administration is currently in office and does very little to address the needs of EVERY community member. You're never going to be able to please all of the people all of the time, but there is a way to provide everyone with one small thing of importance to them on a regular basis. That has never been done in all the time I've lived here. Case in point: our library literally serves everyone - rich, poor, young, old, healthy, sick, republican, democrat, educated, uneducated, employed, unemployed, etc., etc. on an daily basis. It's probably the only town facility we can say that about and yet, look at how long it's taken to do a ridiculously long-overdue expansion. I'm pretty certain 5 years from now, it still won't have happened.	5/9/2019 8:21 PM
16	money / taxes	5/9/2019 5:20 PM
17	Accepting an increase in school / town budgets to help better the town.	5/9/2019 3:47 PM
18	People in general don't like change. The old guard is still very alive here. Planning has happened in the past...over, and over, and over but little has been put into action.	5/9/2019 2:24 PM
19	Do not build low income housing!	5/9/2019 1:54 PM
20	The group of NIMBY who never want to adjust to a different way of doing things. Need more open minded people who want to enhance the character of the town, not keep it the same as it has always been.	5/9/2019 1:06 PM
21	Surmountable ones	5/9/2019 12:37 PM
22	Lowering spending, improving education, school choice, lower regulations, more business	5/9/2019 12:15 PM
23	There doesn't seem to be a plan for the town. While the downtown is charming, it lacks things to do with law firms lining Main Street. Route 7 looks a lot like Post Road.	5/9/2019 12:08 PM

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24	Keeping the downtown attractive and historical	5/9/2019 10:53 AM
25	people who want the town to stay the same, pay low taxes, defund education, keep "the other" out, etc	5/8/2019 10:32 PM
26	Decreasing population and tax base.	5/8/2019 10:22 PM
27	Baby boomers moving out of CT taxes cant afford to retire here. Small business will be challenged forced to raise prices cut staff in half w increased min wage /paid family leave bill.	5/8/2019 10:00 PM
28	The same we face now because nothing will change with out change.	5/8/2019 9:31 PM
29	Dwindling population unless we become more tolerant.	5/8/2019 7:12 PM
30	A drop in housing costs that will not help the towns economy	5/8/2019 4:25 PM
31	Increased traffic congestion not only from additional cars but increased trains blocking traffic from crossing the bridge.	5/8/2019 3:53 PM
32	traffic increase	5/8/2019 12:31 PM
33	I don't think there is enough mid-level housing (townhouses specifically)	5/8/2019 11:31 AM
34	Responsible spending. Reward departments with not shopping spree spending at the end of the fiscal year. Don't take away monies they didn't spend next year. I would think that would lessen tax increases for the following year.	5/8/2019 10:44 AM
35	over budget schools not supported enough	5/8/2019 10:37 AM
36	Getting the "old" way of thinking to change. There is plenty of space for growth here. I see more NY tags since we are the closest area for shopping. Let's utilize this area for more from the south to come north, aside from antiquing and "picking"!	5/8/2019 10:31 AM
37	Repair of substandard roads	5/8/2019 10:10 AM
38	The same thing it always faces, traffic will be bad, they can't plan for any long term goals and they fail to maintain ANY of the town buildings. Maybe if the powers that be in the town and superintendent of schools office maintained the buildings, HVAC systems as they should be then they would not face such a backlash when a boiler needs updating. Although the voters in this town think a school boiler costs around \$10,000.	5/8/2019 9:44 AM
39	Declining population and businesses that can keep the town financially healthy. We need to attract residents and businesses.	5/8/2019 9:43 AM
40	The same as the state - an aging population and a state that is not affordable for younger families.	5/8/2019 9:10 AM
41	The retirement age people moving away, too much tax, no incentives to remain	5/8/2019 8:11 AM
42	Keeping taxes at a reasonable rate.	5/8/2019 7:20 AM
43	road costs, school issues, business climate	5/8/2019 6:58 AM
44	Higher taxes, high prices, less jobs for local residents. It will no longer be a live work community and strictly a live commute community. That needs to change.	5/8/2019 6:18 AM
45	Large retail driving out small business, traffic issues with bridge, problems with sports programs if don't receive help,	5/7/2019 9:30 PM
46	Increase in taxes driving people away	5/7/2019 8:30 PM
47	I'm afraid many council members and zoning members are still fearful of change.	5/7/2019 8:03 PM
48	Local govt unwilling to lead. Private interests improperly trying to sell Pettibone	5/7/2019 7:39 PM
49	tax base, traffic, road conditions, Candlewood Lake management	5/7/2019 6:14 PM
50	People moving depleting the tax base	5/7/2019 5:11 PM
51	Money, politics and information transparency	5/7/2019 4:19 PM
52	The infighting between republican and democrats who are divided across party lines rather than looking at what is best for the town	5/7/2019 3:50 PM

53	The population is aging. Baby boomers are getting older and people are living longer. They cannot all sustain their homes and will need affordable places to live. Many will move out of state or into senior housing or assisted living in other towns. New Milford is the only town in the area without assisted living. If we want to keep people in town, we need places for them to live.	5/7/2019 3:30 PM
54	Bringing new small businesses to the downtown area. Town rules and regulations and costs for start ups is high and we do not pose ourselves as a welcoming community for new business	5/7/2019 2:57 PM
55	Not sure.	5/7/2019 2:43 PM
56	The two political parties putting their agendas before the needs of the residents.	5/7/2019 2:27 PM
57	More homeless people	5/7/2019 2:21 PM
58	additional homelessness, drug problem, businesses that are not suitable for new milford - ex more gas stations, and delivery pizza joints	5/7/2019 1:54 PM
59	Budgetary, attracting new businesses and talent.	5/7/2019 1:40 PM
60	Outdated ordinances that keep progress down	5/7/2019 1:31 PM
61	If we do nothing, I believe we will have people move out of town and rhis high tax state.	5/7/2019 1:15 PM
62	Tolls, taxes, education budget is too high.	5/7/2019 12:55 PM
63	traffic	5/7/2019 11:41 AM
64	School system is failing as the budget gets smaller and smaller	5/7/2019 11:41 AM
65	Traffic, less state aid (very bad for us) and too many people	5/7/2019 11:39 AM
66	There are always challenges - we need to come together for the good of the town to over come those challenges. I think Mayor Bass is doing an amazing job and hope he continues to put the community first in all he does.	5/7/2019 11:26 AM
67	Budget. Politics. Holding off discount retail chains with low wage jobs. Holding off unnecessary new housing, especially downtown.	5/7/2019 11:18 AM
68	The need to increase taxes with less and less services being offered.	5/7/2019 10:59 AM
69	Misinformation and budget issues .	5/7/2019 10:50 AM
70	Low income community won't sustain the town grown if there is no promotion of visitors. The scarce job opportunities in the area for talented professionals won't make our talented kids come back to town after college...	5/7/2019 10:42 AM
71	Shops closing	5/7/2019 10:19 AM
72	New Milford is losing it's character. Federal road is looking like Federal road in Brookfield. Downtown is congested with traffic.	5/7/2019 10:18 AM
73	Higher taxes, traffic on RT.7 and going to center of NM via bridge	5/7/2019 10:05 AM
74	The Board of Edcation is isolated at East Street School and there is no justification that a hand full of people occupy such a large building.	5/7/2019 10:03 AM
75	The 'old timers' mentality and negativity about changing anything. They resent the New Yorker type. FYI I am NOT a New Yorker, but I do like nicer things and nice restaurants!	5/7/2019 10:01 AM
76	financial	5/7/2019 9:54 AM
77	Taxpayers not wanting to invest in the public schools therefore turning off potential families from moving in to town	5/7/2019 9:30 AM
78	parking! roadways need repair badly, need sidewalks	5/7/2019 9:25 AM
79	party division	5/7/2019 9:12 AM
80	Not enough affordable housing.	5/7/2019 9:00 AM
81	Tax base and transportation	5/7/2019 8:59 AM
82	Financial pressure due to state driven foibles	5/7/2019 8:48 AM
83	Overcrowding, breaking down of infrastructure, increase in the homeless population.	5/7/2019 8:29 AM
84	Politics	5/7/2019 8:12 AM

85	We need green jobs in public and community service to help create the vibrant community for our future	5/7/2019 8:04 AM
86	I am not a seer	5/7/2019 8:04 AM
87	fighting political parties	5/7/2019 7:48 AM
88	Traffic	5/7/2019 7:17 AM
89	CT taxes driving businesses and people to leave the state	5/7/2019 6:52 AM
90	Balancing development, taxes, and differing visions of the desired future.	5/7/2019 6:47 AM
91	People need to leave town to get a good job	5/7/2019 6:44 AM
92	Filling space.	5/7/2019 6:29 AM
93	Moving away from values to build what some may think to better. Better, bigger does not mean the best place to live.. we need to be a good New England town to the core	5/7/2019 6:20 AM
94	Traffic, voters shooting down budgets, increase in people who may not take care of our downtown-litter, loitering etc.	5/7/2019 6:19 AM
95	Leadership at the state level is a disaster. Democrats have destroyed the state and towns like NM are suffering	5/7/2019 5:33 AM
96	Being in Connecticut.	5/7/2019 5:30 AM
97	Trump's policies to	5/6/2019 11:08 PM
98	Congestion. Town is becoming way to big and crowded.	5/6/2019 10:56 PM
99	Lack of large business, bridge traffic, lack of updated train service, too many box stores on Route 7.	5/6/2019 10:53 PM
100	People moving out more frequently than moving in.	5/6/2019 10:47 PM
101	Homeless and safety for kids	5/6/2019 10:45 PM
102	Finances, and how do we maintain the charm.	5/6/2019 10:13 PM
103	CT taxes, Trump, schools without sufficient resources, a push for low income housing downtown that will tax resources and lead to more youths irresponsibly hanging out downtown	5/6/2019 10:11 PM
104	Low income housing moving in, overpopulated town, large commercial buildings	5/6/2019 10:05 PM
105	I think it will be difficult to draw more upscale retail establishments	5/6/2019 9:52 PM
106	Opposition to creating business opportunities in favor of social welfare programs to further drain our resources	5/6/2019 9:40 PM
107	Affording the investment in education and rethinking development	5/6/2019 9:30 PM
108	Keeping businesses in town	5/6/2019 9:27 PM
109	Budget season, too many school budget cuts, good teachers moving for higher paying jobs, etc.	5/6/2019 9:27 PM
110	Greedy, corrupt, money grubbing developers, politicians.	5/6/2019 9:27 PM
111	People vote "no" People in this town are short sighted.	5/6/2019 9:27 PM
112	Before the town even thinks about putting more housing in the immediate historic district it HAS GOT to figure out the traffic problem in that grid. From 3:30 - 6pm you just cannot get thru it. Adding more people to that area would only make it worse and make others stay away during those core business/shopping hours.	5/6/2019 9:26 PM
113	Providing for a growing community, a better school system to attract younger families.	5/6/2019 9:23 PM
114	Our biggest challenge is our budget. If we cannot find ways to invest in our own community, how can we expect outsiders to come here and invest?	5/6/2019 9:21 PM
115	Attracting new businesses & keeping taxes at same levels	5/6/2019 9:14 PM
116	Our roads are horrible	5/6/2019 9:14 PM
117	Complaints from people who don't tolerate change.	5/6/2019 9:08 PM

118	Themselves. Unless everyone can come together and try to preserve this small town and keep our youth entertained with places like the library and skate park, we will be just fine.	5/6/2019 9:07 PM
119	no mass transit	5/6/2019 8:59 PM
120	Attracting younger families that will stay and help preserve our history,	5/6/2019 8:59 PM
121	Beaucratic closed minds stopping anything innovative.	5/6/2019 8:50 PM
122	Ability to attract educated and skilled workers.	5/6/2019 8:48 PM
123	The influx of low income households and children that need services	5/6/2019 8:32 PM
124	Same as now.	5/6/2019 8:17 PM
125	Crime and drugs. Lower income areas attract this	5/6/2019 8:13 PM
126	MONEY	5/6/2019 8:06 PM
127	Not one question was regarding the schools in this town: expanding the preschool program, improving test scores, social skill building, smaller class sizes, or improved health insurance for the school staff. Can of worms?	5/6/2019 7:57 PM
128	Finances, businesses closing	5/6/2019 7:54 PM
129	traffic, fixing roads all the time, safety	5/6/2019 7:54 PM
130	More low income housing. Less small town feel. Over building.	5/6/2019 7:53 PM
131	Money to make change happen	5/6/2019 7:53 PM
132	Lower income people living in the area not maintaining their houses or the area	5/6/2019 7:51 PM
133	Taxes	5/6/2019 7:47 PM
134	Having businesses that don't fall prey to big box stores and Corporate Fast Food establishments.	5/6/2019 7:43 PM
135	Attracting new home owners.	5/6/2019 7:35 PM
136	IDK	5/6/2019 7:34 PM
137	People not wanting to support town and school budgets	5/6/2019 7:28 PM
138	We are behind in giving young families what they are looking for.- town pool, a new rec center, paid sport coaches.	5/6/2019 7:26 PM
139	drugs, aimless young people, businesses that cant afford rents and leave	5/6/2019 7:25 PM
140	Increase in undesirables hanging on green scaring families	5/6/2019 7:24 PM
141	Getting sidewalks added to be safer 4 foot traffic on r 7	5/6/2019 7:18 PM
142	Social Media dividing community. There are a handful of people on town facebook pages who try to push their ideas to the detriment of other ideas. They are relentless and harmful to community.	5/6/2019 7:05 PM
143	insufficient housing for young and elderly, lack of public transportation outside the main travel routes and the cost of living in CT.	5/6/2019 7:00 PM
144	Increased pressure from the state budget crisis	5/6/2019 6:55 PM
145	the same as today. The ones who don't like to cross the bridge etc	5/6/2019 6:55 PM
146	Getting budinesses in town rents are too high	5/6/2019 6:54 PM
147	I am not informed enough to answer	5/6/2019 6:54 PM
148	The town has to come together, needs trash cans at town parks, bathrooms at town parks, needs to be easier to rent space at town parks for gatherings.	5/6/2019 6:52 PM
149	Serve the age of the population	5/6/2019 6:40 PM
150	balance smart growth	5/6/2019 6:24 PM
151	Additional housing options with bring more traffic.	5/6/2019 6:18 PM
152	Filling the empty store fronts in downtown and all down Rt 7	5/6/2019 6:16 PM
153	Rashly selling off town property, that will be needed in the future such as the parking behind East Street school	5/6/2019 6:09 PM

154	not enough money for the basics such as roads and schools. Lower number of school aged children and growth of the youth in the town and more elderly needing support systems.	5/6/2019 6:05 PM
155	Many empty storefronts sitting for years	5/6/2019 5:55 PM
156	higher property taxes	5/6/2019 5:49 PM
157	Possibly additional traffic	5/6/2019 5:47 PM
158	People who are resistant to change.	5/6/2019 5:39 PM
159	Out movement of our young adults as they seek jobs and careers, as well as movement of our senior citizens as they find it difficult to live in free-standing single homes on one-acre lots that isolates them from activities and social events.	5/6/2019 5:37 PM
160	Aging population, exodus of older residents	5/6/2019 5:36 PM
161	Economic decline	5/6/2019 5:36 PM
162	Lack of money	5/6/2019 5:28 PM
163	Only retail coming in, so only low paying jobs, average income level lowering with more burden on tax payers.	5/6/2019 5:27 PM
164	\$\$\$ Taxes are killing the middle class. Too many families are relying on subsidies.	5/6/2019 5:27 PM
165	Declining reputation of NM school system, many residents with limited education, lacking tech savvy, uninformed town leadership (70's ideas), failure to promote beautiful environment (River, lakes, trails, inns) by focusing on 'business saviors'. NM will not have infrastructure needed for business (Veterans Bridge, 16 miles to I84.), failure to develop strong school system to attract small business investment and homeowners to renovate homes and stay. Total NM focus is taxes..... our property taxes kept too low to support quality education, not at 'elite college' standards, hi tech education lacking for VoTech post high school	5/6/2019 5:26 PM
166	Too many ill advised, money draining social programs like the "community center" which is a disgraceful waste of money.	5/6/2019 5:23 PM
167	Zoning, repurposing the East Street building, getting landlords to work with town to fill spaces, finding, nurturing and groaning businesses that want to make new Milford home.	5/6/2019 5:19 PM
168	Residents wanting to invest in their own town, apathy.	5/6/2019 5:16 PM
169	Loss of residents moving to less expensive states	5/6/2019 5:14 PM
170	If we bring in lower income folks, we will drain our town resources and drive out higher income residents (which will negatively impact our taxes, and the domino impact is seen).	5/6/2019 5:14 PM
171	Pushback from people scared of change	5/6/2019 5:03 PM
172	If these come to light, there will need to be adjustments to the traffic flow.	5/6/2019 5:02 PM
173	There is no train to nyc or westchester so families will never buy the large homes that are worth nothing now!	5/6/2019 4:59 PM
174	increased taxes and road maintenance costs	5/6/2019 4:53 PM
175	Young families staying	5/6/2019 4:53 PM
176	Shrinking tax base from giving away services to people who "need" them	5/6/2019 4:52 PM
177	Expanding parking and residential space with walking distance. Rejuvenate historic homes on nearby streets that ARE walkable.	5/6/2019 4:51 PM
178	Passing budgets	5/6/2019 4:51 PM
179	budget battles, the loss of open/free space due to more box stores and chains, and intolerance of change from many residents	5/6/2019 4:50 PM
180	Pettibone school needs to be updated	5/6/2019 4:47 PM
181	If the cost of living here continues to rise, and no new jobs for skilled employees come to town, people will continue to move away.	5/6/2019 4:45 PM
182	Money grabs by the State and Federal Government if we allow that to happen 5 years from now.	5/6/2019 4:45 PM
183	The lack of people going to downtown. You need to attract the young people downtown	5/6/2019 4:44 PM

184	The overall state of the economy in CT and the nation. Environmental concerns that seem to impact the weather and safety (floods, storms, etc). I think legalizing marijuana will turn out to have negative effects as well as existing opioid problem. Mental health issues and lack of services. Health care crisis. Not New Milford's fault, but we will be impacted.	5/6/2019 4:42 PM
185	Our priorities are all over the place. You can't fund everything.	5/6/2019 4:40 PM
186	People moving out of state due to costs rising faster than wages	5/6/2019 4:39 PM
187	Affordable housing, traffic/transportation/transit issues. Route 7 desperately needs a protected center turning lane already... and some bike/pedestrian pathways.	5/6/2019 4:38 PM
188	Stimulus problems as the nation. I think bringing back the train would help especially with a diversity of housing option close to downtown.	5/6/2019 4:36 PM
189	Fiances of course	5/6/2019 4:36 PM
190	Good people don't want to run for office in this town because a select few are so evil it's not worth it	5/6/2019 4:33 PM
191	Increase costs of health care and decrease in Federal and State aid	5/6/2019 4:33 PM
192	.	5/6/2019 4:31 PM
193	Animosity between liberal and conservative factions	5/6/2019 4:31 PM
194	Not enough resources for the community with our growing population	5/6/2019 4:28 PM
195	State taxes driving the most productive of us to other states, over development causing even worse congestion.	5/6/2019 4:26 PM
196	Having to deal with Stupid People.	5/6/2019 4:21 PM
197	They will forget the elderly and cater to the rich.	5/6/2019 4:18 PM
198	Budget problems based on the economics of CT	5/6/2019 4:17 PM
199	People not wanting new big businesses to come in because they are small minded but don't want to pay taxes .	5/6/2019 4:15 PM
200	Keeping chains out, and mom and pops in.	5/6/2019 4:10 PM
201	Money and the amount of store fronts that are empty in this town is criminal.	5/6/2019 4:09 PM
202	Taxes too high	5/6/2019 4:08 PM
203	Not enough jobs for younger people, and an aging community which won't change until mid century	5/6/2019 4:06 PM
204	Higher taxes	5/6/2019 4:05 PM
205	attracting folks starting out in their career, keeping businesses open	5/6/2019 4:04 PM
206	Budget Issues, infrastructure deterioration, lack of tax base to support social programs and an increasing homeless and subsequent drug problem.	5/6/2019 4:04 PM
207	Bad economy. Ct is an expensive state to live in	5/6/2019 4:02 PM
208	People don't want to pay for services they expect via tax revenue	5/6/2019 4:02 PM
209	The wide disparity in views among the residents of how to move New Milford forward and the animosity that has bred in the last two years.	5/6/2019 4:01 PM
210	Overpopulation	5/6/2019 4:00 PM
211	some people just do not embrace change even if its for the better. The mindset is the biggest challenge	5/6/2019 3:59 PM
212	Need to release and develop what is in place. No need for the town to hold these properties.	5/6/2019 3:59 PM
213	Our Road and infrastructures will need to all be maintained to avoid major tax hikes in the future. We need to support our schools so that the town is attractive to young families	5/6/2019 3:59 PM
214	People moving out of CT due to taxes. People leaving NM for towns who support education.	5/6/2019 3:57 PM
215	loss of young families	5/6/2019 3:53 PM

216	Attracting businesses and younger workers, maintaining quality education in the face of an increasingly elderly voting base, younger people leaving.	4/27/2019 10:45 AM
217	Do not cave in to adding more low income housing. Remember America is equal opportunity without equal outcome. All of these housing complexes place a tremendous burden on the schools. Ct already taxes us to death and people are moving. If people sense their house will lose more of its value we will leave. If the weekenders lose that Quaint safe New England feel, they and their money will also leave then the town is in trouble.	4/26/2019 10:25 AM
218	Lack of leadership and political will to act on Riverfront Revitalization and biking trail.	4/26/2019 12:10 AM
219	Loss of jobs in state. Overbuilt retail and having to re purpose brick and mortar stores	4/25/2019 10:37 PM
220	Impact from the state budget, political polarization, housing costs	4/25/2019 8:43 PM
221	Increased taxes, higher electric.	4/25/2019 3:04 PM
222	Traffic, parking and empty stores. Budget needs to have a clear purpose, approved community plan in order to raise needed funds from taxpayers and to apply for grants.	4/23/2019 10:40 PM
223	I'm not sure	4/23/2019 3:42 PM
224	People not wanting to change	4/23/2019 3:22 PM
225	more retiring people will move away because they don't have assisted living or small home options here	4/23/2019 3:08 PM
226	Loss of tourism and resident use of facilities. Traffic congestion/timing of flow. Loss of population.	4/23/2019 9:12 AM
227	Keeping the arts alive in New Milford due to space constraints, whether that is venues or parking for them.	4/22/2019 11:03 PM
228	Overall population decrease coupled with increased gainful unemployment, violent crime, and human trafficking. NM needs jobs and a cost-effective tax base (NOT RESIDENTIAL!)	4/22/2019 10:28 PM
229	I think the town will have to manage growth of residents and traffic. It will need to do more to support small location businesses of all types. Attract big box to Route 7. Work to support the needs of those businesses in the historic downtown and around the vicinity.	4/22/2019 9:39 PM
230	Maintaining the town while trying to keep taxes down.	4/22/2019 12:10 PM
231	Making the town attract to families and seniors with work opportunities within a 30 minute radius. And ease of access for seniors.	4/22/2019 11:32 AM
232	Traffic ,Traffic, Traffic Trying to diversify too quickly. Looking for income at the expense of our town identity.	4/22/2019 11:26 AM
233	Lack of young people	4/22/2019 10:31 AM
234	Funding, lack of opportunity for young workers	4/22/2019 9:26 AM
235	Attracting younger families to come to or stay in town	4/22/2019 6:44 AM
236	budget, finance, infrastructure, maintaining and improving desirability, including school system, village center and controlling development of major commercial corridors, providing safe travel for pedestrians and bikers on 7 and other corridors, drugs in schools.	4/21/2019 11:23 PM
237	overcoming the mentality that favors austerity over investing in a prosperous future	4/21/2019 8:24 PM
238	useless business sprawl	4/21/2019 7:35 PM
239	A need for making municipal taxation more responsive to both the middle class and the evolving shape of business.	4/21/2019 5:35 PM
240	Budget: need to increase the percentage of the grand list that is non-residential. Consolidate services with other towns on a regional basis; offer New Milford as a hub for this.	4/21/2019 3:53 PM
241	Putting the Towns tax dollars to work in areas that can make New Milford the the place to be for all people and ages. The Town needs to go to zero bas budgeting and examine every dollar currently spent. Foe intance, I find it odd that the student population has declined over the last several years, by quiet a bit, but the school budget increases every year leading to more money being spent per student.	4/21/2019 10:47 AM

242	The lifelong residents of this town do not like change. I have lived here for 18 years bought a nice house, pay a descent amount in taxes and yet I am still considered a transplant who has "ruined" this town. It's a shame because I love living here. People need to accept change if they want things to improve.	4/21/2019 7:52 AM
243	Traffic	4/20/2019 11:31 PM
244	Cost to Improve transportation and accessibility, Bridge Street congestion, Expanded tax base	4/20/2019 3:53 PM
245	?	4/20/2019 3:31 PM
246	If it doesn't revitalize downtown soon it will eventually close down and become abandoned.	4/20/2019 3:26 PM
247	We need to focus on our public educational system in New Milford in order to graduate enlightened and compassionate contributors to our society.	4/20/2019 2:47 PM
248	I don't know enough. But what I see are too many big ugly businesses. Not enough cafes and small artisan businesses. We are a summer tourist community and have to capitalize on the beautiful lake. We do not need more affordable housing and homeless. That would be a big mistake.	4/20/2019 9:29 AM
249	Impacted by traffic	4/20/2019 7:52 AM
250	Political infighting must stop.	4/19/2019 8:41 PM
251	Potential he more homeless. Lack of industry within town limits	4/19/2019 5:22 PM
252	Keeping the Rt 7 area under control. Managing its growth	4/19/2019 2:49 PM
253	Roads	4/19/2019 2:23 PM
254	Declining enrollment and inflated housing market. The prices of homes in this town are ridiculous. The values of homes for the prices for retired or middle income people is very poor. The same house that sells for \$250,000 here, which is a piece of junk, sells for \$180,000 in Litchfield , Torrington, or Simsbury .	4/19/2019 1:13 PM
255	N a	4/19/2019 11:50 AM
256	Eyesore businesses on ethnic 7	4/19/2019 11:43 AM
257	State government penalizing fiscally responsible towns.	4/19/2019 11:34 AM
258	Limited incomes, more elderly and children, small business	4/19/2019 10:15 AM
259	loss of retail shops	4/19/2019 9:44 AM
260	Thinking small	4/19/2019 8:57 AM
261	Blight laws to maintain the beauty of the area. We need a downtown that people want to linger in. It would also be advantageous for a train that took you somewhere. What is the point of our train station. Would love to be able to go to NYC easily or even a great bus service!	4/19/2019 8:07 AM
262	Attracting more small businesses and higher income residents to increase the tax base.	4/19/2019 7:59 AM
263	Tax base, pollution, aging	4/19/2019 7:16 AM
264	Demographic shift from families to singles and older people.	4/19/2019 5:36 AM
265	Traffic, it's already a challenge..!	4/19/2019 4:06 AM
266	Continued cuts to education and no investment or poor investment in infrastructure	4/19/2019 2:27 AM
267	Affordable housing, Youth moving away	4/19/2019 12:17 AM
268	Increase in vehicle traffic on roads that may not support it.	4/18/2019 11:33 PM
269	Adequate Infrostructure	4/18/2019 11:19 PM
270	Keeping it attractive to young people with a wide diversity of activities = like the theater.	4/18/2019 10:00 PM
271	We are politically divided. Good things for the town, like the bike path, more pedestrian friendly areas, a new addition to the library, a place for Loaves and Fishes, support for the Culinary School, Theatre Works - these should be front and center as they make New Milford a unique town that cares about its community and people.	4/18/2019 8:54 PM
272	Resisting the desire to sell off town owned property in order to pay for other projects.	4/18/2019 8:40 PM

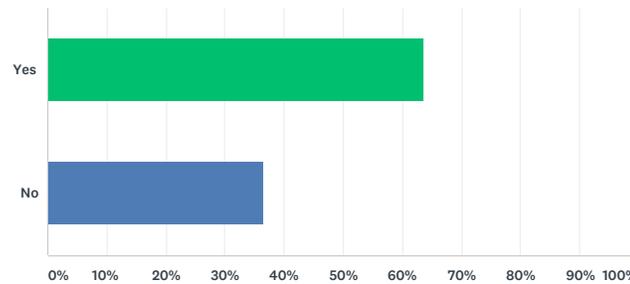
273	maintaining historic appeal of streets near downtown while turning some areas into additional housing.	4/18/2019 8:34 PM
274	Keeping the theatre open.	4/18/2019 8:28 PM
275	Continued high cost of living and taxation.	4/18/2019 8:23 PM
276	We will face dedicated residents leaving if staples of the community are forced to shut down. For example, Theatreworks should not be forced to close due to sale of town property.	4/18/2019 7:54 PM
277	Demographics	4/18/2019 7:46 PM
278	Opioid crisis. Homeless. Keeping taxes down.	4/18/2019 7:42 PM
279	Taxes need to go down!	4/18/2019 7:39 PM
280	many people will not want to change our "quaint" town for the betterment and future	4/18/2019 7:18 PM
281	Holding on to its historic character while growing businesses	4/18/2019 7:08 PM
282	Money	4/18/2019 7:05 PM
283	Less funding	4/18/2019 7:03 PM
284	a 7 connection to route 202 so you dont have to go over the bridge...route 7 looking like the post road, much affordable housing	4/18/2019 7:02 PM
285	Housing	4/18/2019 7:00 PM
286	Town Council is tearing itself apart from the inside	4/18/2019 6:57 PM
287	Residents leaving town due to high taxes not only in town but state.Closing of small buisness in town due to the strip malls.	4/18/2019 6:49 PM
288	Empty storefronts and empty shopping centers	4/18/2019 6:46 PM
289	New resident- no thoughts on this	4/18/2019 6:44 PM
290	An aging population that either chooses to, or cannot support a board of education budget	4/18/2019 6:39 PM
291	High taxes and shrinking population. Senior s leaving because it's too expensive and milenials leave because there are no jobs and cultural activities	4/18/2019 6:38 PM
292	Maintains a thriving downtown	4/18/2019 6:38 PM
293	Traffic. MUST be managed.	4/18/2019 6:37 PM
294	traffic.	4/18/2019 6:30 PM
295	Avoid higher taxes . Keep KC here ! Synchronize the traffic lights on Bridge St to avoid backup over the bridge	4/18/2019 6:29 PM
296	Finding the funding to achieve that which I dream New Milford's future to be.	4/18/2019 6:29 PM
297	Keeping up our infrastructure.	4/18/2019 6:23 PM
298	Social media does more to hurt the town than help it. Ignorant, hateful people have a louder voice than small businesses and community leaders, that need to flip.	4/18/2019 1:19 PM
299	Trying to retain CT residents that are contributing to society as the increased taxation from the state drives working people away	4/18/2019 11:20 AM
300	Current R Administration is self-serving, uninformed on regional economics, caters to uninformed cronies, does not invest in community values (education, JPCC, Library, environment, River Walk) to attract educated residents and tech. Time is over for 60's and 70's thinking... ignorance and nativism prevails and is ruining NM. Partisan politics, 'spending on things over education', lack of strict P&Z, 'anything' welcome attitude 'it will pay taxes' despite proliferation of restaurants, salons, bars etc -each struggling to survive. Town employee Union contract that rewards DPW staff over teacher pay, absolute lack of due diligence and annual performance standards awarded to MedInstill that cost town millions should be investigated, 'giveaways' offered to lure business when core, basic community strengths are purposely ignored, the absolute lack of transparency in Town Hall and all Town government .... I was told but didn't believe it until recently, "NM has always been a crooked town."	4/17/2019 7:39 PM
301	Hope for more small businesses.	4/17/2019 7:29 PM

302	Radical expansion of identitarianism, radical expansion of the role of government, and, most importantly, A FAILURE TO UNDERSTAND THE BASIC TENANTS OF HUMAN BEHAVIOR AND ECONOMICS. Folks should check out The Mike Sennello Show and his Facebook page to see what I mean. They should also read the works of Smith, Hayek, Hazlitt, Friedman, de Toqueville, and Sowell before they opine on political or economic matters. A general failure to self-educate is going to be the greatest hurdle to overcome; it is more important that the populous exercise their duty to become educated than the populous exercise their right to vote. The ability to overcome this hurdle, obviously, will be a reflection of the social fabric of our community, and not a reflection of governmental responsibility.	4/17/2019 6:43 PM
303	Needing more business for jobs.	4/17/2019 5:17 PM
304	Finding new businesses to move to New Milford so there are not so many empty commercial spaces downtown and along Route 7. Making the financial commitment to improve the center of Town. I think if you build an attractive area, they will come (downtown that is).	4/17/2019 5:08 PM
305	The issues at the state level, decreasing population, more regulation from state, increased taxes, large BOE spending.	4/17/2019 4:33 PM
306	Lack of willingness to consider and implement change while preserving the wonderful older buildings tourists come to see.	4/17/2019 2:46 PM
307	Revenue. Infrastructure not suitable for expansion and growth.	4/17/2019 2:29 PM
308	Education budgets, out of control pension and benefits for state workers including public education employees combined with the state financial crisis will be a superstorm for New Milford	4/17/2019 1:51 PM
309	Tax	4/17/2019 1:20 PM
310	Keeping people living here .	4/17/2019 1:15 PM
311	Attracting educated young families with a fair amount of discretionary income	4/17/2019 1:09 PM
312	Attracting the right businesses and homeowners	4/17/2019 1:00 PM
313	NIMBY - No power plant, no solar, no development on Route 7 or 202, no medical facilities, why are we saying no? Who is saying no? Everyone is saying lower taxes, that means grand list growth.	4/17/2019 12:53 PM
314	- better transportation.	4/17/2019 12:50 PM
315	I think if run correctly NM shouldnt face many challenges. There is enough land to have a diverse population	4/17/2019 12:46 PM
316	The Democrats	4/17/2019 12:23 PM
317	Costs if pettibone.	4/17/2019 11:50 AM
318	high taxes and attracting quality businesses and low income housing and its negative impacts.	4/17/2019 11:44 AM
319	Town government is not responsive to change. Lack of leadership in government. The Town consistently cuts BOE funding, which is the #1 motivator for young families with disposable income.	4/17/2019 11:43 AM
320	Potential over development along rt 7 with a blight of empty strip malls.	4/17/2019 11:25 AM
321	Maintain character of downtown	4/17/2019 11:04 AM
322	Taxes	4/17/2019 11:02 AM
323	Being able to finance needed infrastructure and improvements to lure millennials and business to town. A unified vision.	4/17/2019 11:02 AM
324	Attacking younger adults to stay and m,pove to NM	4/17/2019 10:59 AM
325	The Town will always face financial challenges. People know what we need, but no one wants to pay for it. However, it's the only way to help our town grow and thrive.	4/17/2019 10:36 AM
326	the ability to attract young adults to the downtown due to lack of housing options and employment options	4/17/2019 10:10 AM
327	Aging population, decreased disposable incomes, urban sprawl from Danbury/Brookfield/Rt 7	4/17/2019 9:55 AM
328	no support to education will lead to families leaving	4/17/2019 9:46 AM

329	State funding cuts.	4/17/2019 9:41 AM
330	interests groups that won't work together	4/17/2019 9:40 AM
331	Does the Town REALLY want to grow	4/17/2019 9:38 AM
332	getting people to accept the fact that the town is changing	4/17/2019 9:37 AM
333	Too much residential growth outside of town, and not enough local or small business to pay the taxes that are needed to support the town. The town was overbuilt decades ago and the builders who did it are the ones who now oppose the School system. We need to have an excellent school system to attract younger families.	4/17/2019 9:37 AM
334	Water quality, taxes, housing	4/17/2019 8:59 AM

**Q36 Do you think of East Street and the East Street School as part of downtown?**

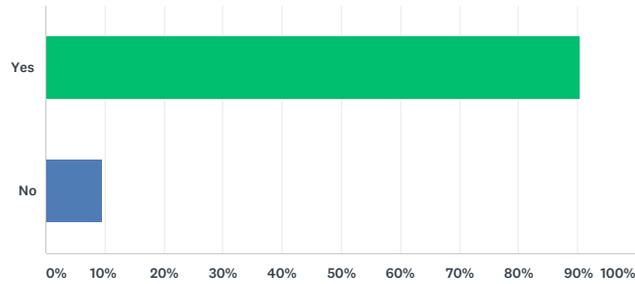
Answered: 471 Skipped: 193



ANSWER CHOICES	RESPONSES	
Yes	63.69%	300
No	36.31%	171
TOTAL		471

Q37 The East Street School is .3 miles away from the New Milford Public Library, which is about a 6 minute walk. Do you consider the East Street School to be within walking distance of downtown?

Answered: 466 Skipped: 198

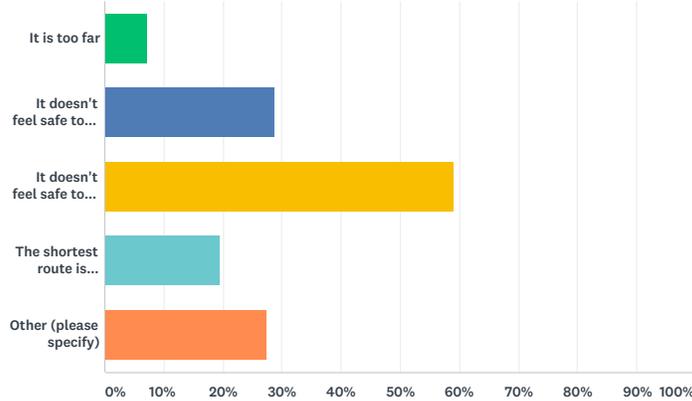


ANSWER CHOICES	RESPONSES	
Yes	90.34%	421
No	9.66%	45
TOTAL		466

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### Q38 What are impediments to walking to the East Street School?

Answered: 422 Skipped: 242



ANSWER CHOICES	RESPONSES
It is too far	7.11% 30
It doesn't feel safe to walk along Rt 202/ East Street	28.67% 121
It doesn't feel safe to cross Rt. 202/ East Street	59.00% 249
The shortest route is through too many parking lots, which feels unsafe	19.43% 82
Other (please specify)	27.49% 116
Total Respondents: 422	

#	OTHER (PLEASE SPECIFY)	DATE
1	None. No low income housing please. Thanks.	5/11/2019 11:16 AM
2	Lights take a while to change in front of the hospital, but it does not impeded me	5/11/2019 9:45 AM
3	There are no impediments. Any inconvenience is to people who aren't used to our town!	5/10/2019 9:23 AM
4	Rt 202/East street is horrible to walk along or cross.	5/9/2019 9:02 PM
5	better maintaining of sidewalks and roadways and lighting	5/9/2019 5:23 PM
6	Re: # 36... people would need a reason to do this walk, right?	5/9/2019 2:25 PM
7	none	5/9/2019 12:42 PM
8	None	5/9/2019 12:10 PM
9	there's not much there - not a whole lot to visit	5/8/2019 10:34 PM
10	It is busy but it isn't pretty. All the trees are gone and not replaced. People want to not be walking on a busy hot smelly street. We can deal with one our two but not all of them!	5/8/2019 9:34 PM
11	condition of sidewalks	5/8/2019 2:16 PM
12	It is not handicapped accessible.	5/8/2019 10:45 AM

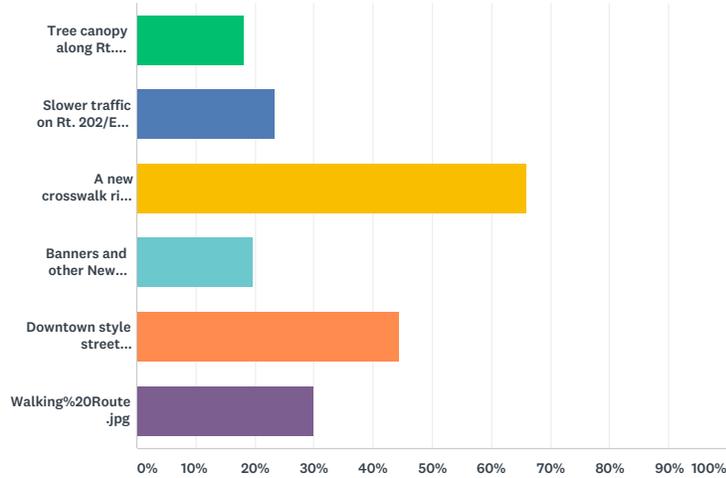
13	What reason is there to go to East Street School?	5/8/2019 9:11 AM
14	accessibility to the building	5/8/2019 7:22 AM
15	Heavy traffic area	5/7/2019 8:32 PM
16	No reason to go there	5/7/2019 7:40 PM
17	it is actually a nice walk. Enjoy the historic flavor or Whittlesey ave	5/7/2019 1:56 PM
18	It is not in a very good location, also it serves not many purposes.	5/7/2019 1:18 PM
19	None	5/7/2019 11:42 AM
20	Maintain sidewalks and crossings and all is fine	5/7/2019 11:19 AM
21	None	5/7/2019 10:23 AM
22	I don't have a reason to walk there	5/7/2019 10:20 AM
23	no reason to go to East Street school	5/7/2019 10:07 AM
24	None	5/7/2019 10:05 AM
25	nothing important over there	5/7/2019 9:57 AM
26	There are none	5/7/2019 9:53 AM
27	None	5/7/2019 9:14 AM
28	Few reasons to go there	5/7/2019 8:50 AM
29	Need a straight pedestrian walkway	5/7/2019 8:06 AM
30	Add another crosswalk?	5/7/2019 5:34 AM
31	Difficult to pull out of CVS and turn left	5/6/2019 10:57 PM
32	None	5/6/2019 10:06 PM
33	No impediments	5/6/2019 9:42 PM
34	Parking, where would you park to walk there. Parking at the top of the green to get to bank street is doable but not diserable.	5/6/2019 9:31 PM
35	None, I have done it multiple times	5/6/2019 9:23 PM
36	Nothing	5/6/2019 9:20 PM
37	Its fine.	5/6/2019 9:08 PM
38	No impediments. Have driven there for evening activities only because it's too far to walk from home.	5/6/2019 8:19 PM
39	None	5/6/2019 7:07 PM
40	Perhaps crossing 202 but a better cross-walk would help that.	5/6/2019 7:02 PM
41	I have none, I walked around that area of downtown frequently as a teenager	5/6/2019 6:56 PM
42	No answer	5/6/2019 6:53 PM
43	None	5/6/2019 6:10 PM
44	Add crosswalks!! Continue to Green up Elm or Whittsley	5/6/2019 5:28 PM
45	No need to go there	5/6/2019 5:00 PM
46	Just doesn't feel connected to downtown, mostly because of location	5/6/2019 4:59 PM
47	I'm a walker so not a problem	5/6/2019 4:54 PM
48	It isn't something I view as 'downtown' in that there isn't much reason to go there	5/6/2019 4:51 PM
49	None	5/6/2019 4:47 PM
50	Just crossing main roads for elderly may be a problem	5/6/2019 4:47 PM
51	I think it is fairly easy walk to down town from East Street.	5/6/2019 4:45 PM

52	There no reason to go there.	5/6/2019 4:41 PM
53	None	5/6/2019 4:39 PM
54	Density would help.	5/6/2019 4:37 PM
55	People are lazy	5/6/2019 4:28 PM
56	None.	5/6/2019 4:19 PM
57	Being able to walk.	5/6/2019 4:17 PM
58	There are none.	5/6/2019 4:10 PM
59	none	5/6/2019 4:07 PM
60	Trip & fall hazards due to poor condition of roadways & sidewalks.	5/6/2019 4:05 PM
61	We need sidewalks	5/6/2019 4:00 PM
62	What would we want to do that now? If the use changes, then ask that question	4/25/2019 8:45 PM
63	I have no need to go there	4/25/2019 3:06 PM
64	Walking has not been a popular practice but it is doable. Need to change mindset	4/23/2019 10:44 PM
65	there needs to be a stop light to cross rt 202	4/23/2019 3:09 PM
66	It is not a destination area	4/23/2019 9:15 AM
67	Dont have any issues.	4/22/2019 12:11 PM
68	None, re no. 41 there are NO changes, but REASONS to got there.	4/22/2019 11:34 AM
69	no impediments. there are sidewalks and crosswalks	4/21/2019 11:47 PM
70	it doesn't matter to me as I mostly only vote there	4/21/2019 7:37 PM
71	No impediments/ Why is this not an available standard response?	4/21/2019 5:39 PM
72	Not sure.	4/21/2019 10:49 AM
73	Cross walk light	4/20/2019 3:36 PM
74	I don't know	4/20/2019 9:30 AM
75	none	4/20/2019 8:57 AM
76	I went to school start in 3rd grade good still see friends from east st	4/19/2019 11:57 AM
77	Need to increase sidewalk or make pedestrian walk.	4/19/2019 10:17 AM
78	seems an easy walk to me	4/19/2019 8:08 AM
79	No impediments. Could improve pedestrian crossing line with lights and floor sensors as warning.	4/19/2019 5:48 AM
80	None	4/19/2019 5:37 AM
81	It's a pleasant walk to most things of need or pleasure.	4/18/2019 10:03 PM
82	We just need a few better paths with some lighting for evening.	4/18/2019 8:56 PM
83	There is nothing there to draw people.	4/18/2019 8:41 PM
84	Don't see a problem.	4/18/2019 8:25 PM
85	None there are sidewalks the whole way	4/18/2019 7:55 PM
86	Being located off the Green and away from Bank and Railroad Streets, it seems disconnected even though it's not far away.	4/18/2019 7:49 PM
87	None	4/18/2019 7:32 PM
88	None	4/18/2019 7:06 PM
89	No problem walking	4/18/2019 7:04 PM
90	no reason to go there	4/18/2019 7:03 PM
91	I don't feel there are too many impediments	4/18/2019 6:51 PM

92	No impediment	4/18/2019 6:41 PM
93	none - cross in the cross walks	4/18/2019 6:32 PM
94	People are lazy if they really have an issue walking what amounts to three New York City blocks	4/18/2019 1:20 PM
95	none	4/18/2019 12:01 PM
96	None other than bad weather days	4/18/2019 11:21 AM
97	None - and it's NOT 3 miles from East St School to the Library!!!!	4/17/2019 7:41 PM
98	It is on the National Register of Historic Places explicitly listed as a part of the "Historic District". You have to be kidding me. It is prima facie walking distance to the "Historic District" as it is a part of said district; in layman's terms, it is zero steps from the Historic District.	4/17/2019 6:46 PM
99	The sidewalks are not great and the traffic moves too fast.	4/17/2019 5:16 PM
100	None. I'm not afraid to walk for a few minutes.	4/17/2019 4:34 PM
101	there are no impediments. I walk between CVS and the library frequently.	4/17/2019 2:47 PM
102	There is no reason to walk to or from East Street School.	4/17/2019 1:53 PM
103	Never tried it in 40 years, so no experience	4/17/2019 1:11 PM
104	Traffic needs to use 202/east street, so #38 impacts that. Use the three existing crosswalks.	4/17/2019 12:54 PM
105	I see no impediment	4/17/2019 12:52 PM
106	there are none	4/17/2019 11:54 AM
107	None. Why isn't this an option???	4/17/2019 11:51 AM
108	There is no reason to walk there now.	4/17/2019 11:45 AM
109	Hb	4/17/2019 11:06 AM
110	There is no reason to go to the East Street School	4/17/2019 11:05 AM
111	I don't see any.	4/17/2019 11:00 AM
112	none	4/17/2019 9:47 AM
113	none	4/17/2019 9:43 AM
114	side walks need repair, crosswalks needed	4/17/2019 9:42 AM
115	none	4/17/2019 9:38 AM
116	Put a traffic light at the CVS and a crosswalk. Otherwise there is no impediment. Who created this question??	4/17/2019 9:38 AM

### Q39 What changes would make you more likely to walk to or from the East Street School?

Answered: 405 Skipped: 259



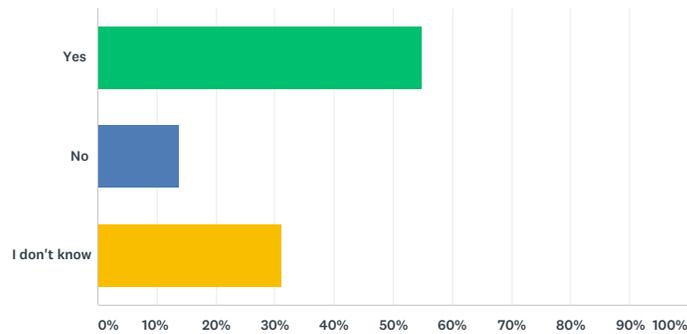
ANSWER CHOICES	RESPONSES	
Tree canopy along Rt. 202/East Street	18.27%	74
Slower traffic on Rt. 202/East Street	23.46%	95
A new crosswalk right in front of East Street School on Rt 202/East Street	65.93%	267
Banners and other New Milford branding elements	19.75%	80
Downtown style street furniture and light fixtures	44.44%	180
A wheelchair accessible pedestrian route from the Green to East Street School, as shown in the image below	29.88%	121



Total Respondents: 405

Q40 If the Town were to create walking paths, would you want the East Street School to be included as a destination?

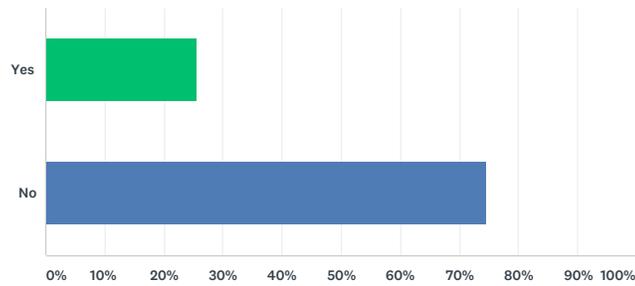
Answered: 468 Skipped: 196



ANSWER CHOICES	RESPONSES	
Yes	54.91%	257
No	13.89%	65
I don't know	31.20%	146
TOTAL		468

Q41 The East Street School has a fairly large front yard on Rt. 202/East Street. Is this area serving the town well?

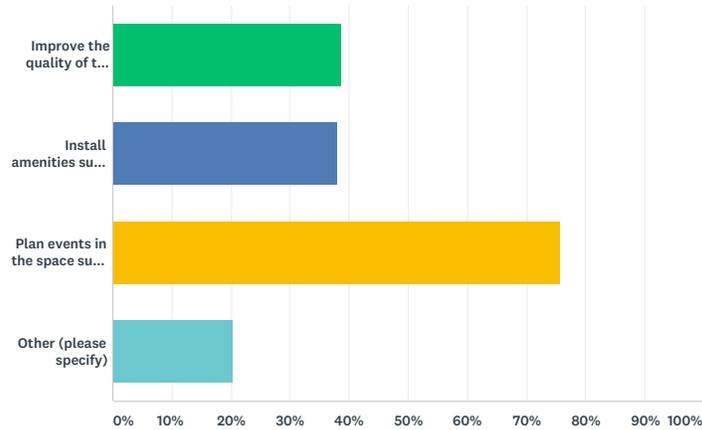
Answered: 431 Skipped: 233



ANSWER CHOICES	RESPONSES	
Yes	25.52%	110
No	74.48%	321
TOTAL		431

## Q42 How could this space contribute more to the community?

Answered: 430 Skipped: 234



ANSWER CHOICES	RESPONSES
Improve the quality of the space through better quality landscaping and maintenance	38.60% 166
Install amenities such as site furniture	38.14% 164
Plan events in the space such as a Friday Farmer's Market	75.81% 326
Other (please specify)	20.23% 87
Total Respondents: 430	

#	OTHER (PLEASE SPECIFY)	DATE
1	Make it into affordable housing	5/14/2019 9:16 PM
2	Maybe remodel for either tax revenue renting to small businesses, senior independent living apt.s, or 1-room rentals for Millennials.	5/14/2019 11:38 AM
3	Sell the property to attract a business. Move the district offices to Pettibone. It cuts costs and increases the tax base.	5/11/2019 11:23 AM
4	Small playground/ gazebo. There's too much time spent in this town making things 'look attractive'. It's time we spend time making this community user friendly. Family friendly.	5/10/2019 9:40 AM
5	Expand the building and make more apartments	5/10/2019 9:26 AM
6	make it pretty so people will want to use it	5/10/2019 8:38 AM
7	Add a playground or park	5/9/2019 8:41 PM
8	A rehab for people who need help with drugs and alcohol. We have none of that here or close by	5/9/2019 9:46 AM
9	Trees, plantings	5/8/2019 10:30 PM
10	Anything would help but if you want to make it a destination you have to have something to draw people - pop up craft fairs, kids events, lawn games, TREES to sit under, chess tables, who wants to be exposed to the sun and everyone driving by?	5/8/2019 9:56 PM

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11	This area has no connection to the Green.	5/8/2019 7:18 PM
12	Replant a tree and add benches to sit. It's too busy of an area to have kids running around.	5/8/2019 10:42 AM
13	A plan for use??	5/8/2019 9:20 AM
14	Use as a picnic area maybe use as a area of artistry where local artists could place sculptures for a certain amount of time	5/7/2019 9:43 PM
15	Don't know - too much traffic in that area	5/7/2019 8:39 PM
16	Convert to parking so the theater can continue to use it	5/7/2019 7:44 PM
17	Move farmers market there & off the green on weekends	5/7/2019 6:48 PM
18	Sell the building and property and move school offices to the old Pettibone school,	5/7/2019 1:24 PM
19	I think if they had events on the lawn there, more people would be familiar with East Street School and see its history and value to the town. I think small events such as a Farmer's Market is a great idea, although I love that it is on the green, I'm sure there are other options and ideas out there that would do well on a lawn that size with decent parking in the back.	5/7/2019 11:35 AM
20	Community garden	5/7/2019 10:51 AM
21	Exhibits through town that include E St school	5/7/2019 10:49 AM
22	sell it or tear it down it's too old a building and needs too much work	5/7/2019 10:17 AM
23	Sell this property so that it becomes a source of revenue.	5/7/2019 10:12 AM
24	Decorative gardens	5/7/2019 8:54 AM
25	We have the town green fir these idea. Leave it untouched	5/7/2019 8:22 AM
26	Park like seating, pavilion, destination with a small monument...?	5/7/2019 7:03 AM
27	Develop it in a similar feel to downtown (shops, site furniture)	5/7/2019 6:56 AM
28	Outdoor movie night?	5/7/2019 5:41 AM
29	Complete modernization of the facility so that it does not look like a prison, or better yet, tear it down and sell the property to build high end town homes	5/7/2019 5:40 AM
30	Wedding venue	5/6/2019 11:11 PM
31	green space is nice - looks different since tree removal	5/6/2019 10:24 PM
32	Put something for people to visit. The tank on the green is a place to meet and kids play while frequenting the businesses. Statues or a fountain and benches would draw people to come and hang out.	5/6/2019 9:54 PM
33	open Green Space is always good.	5/6/2019 9:36 PM
34	Sell it to the developer that wants to maintain its facade but make the necessary investment to bring it up.to code and convert to condos	5/6/2019 9:29 PM
35	Park like landscape	5/6/2019 8:56 PM
36	Leave the green space! Breaks up the street. Freshen curb appeal	5/6/2019 8:17 PM
37	We should be thinking about what the town needs first.	5/6/2019 8:15 PM
38	events for sure	5/6/2019 7:58 PM
39	Host events but need to promote better	5/6/2019 7:27 PM
40	I assumed this was private property and not meant to be used, if that is not the case it should be better marked and promoted and maybe have more park elements to it like benches and bird feeders and maybe statues while still leaving space to be utilized for events like aforementioned farmers markets	5/6/2019 7:11 PM
41	Or sell east street school	5/6/2019 6:57 PM
42	Set up benches,tables, furniture or fountain to draw people there,holding events is a great idea!	5/6/2019 5:59 PM
43	Outdoor meeting spot/venue	5/6/2019 5:41 PM
44	Knock down the building and let a developer do something with the lot.	5/6/2019 5:34 PM

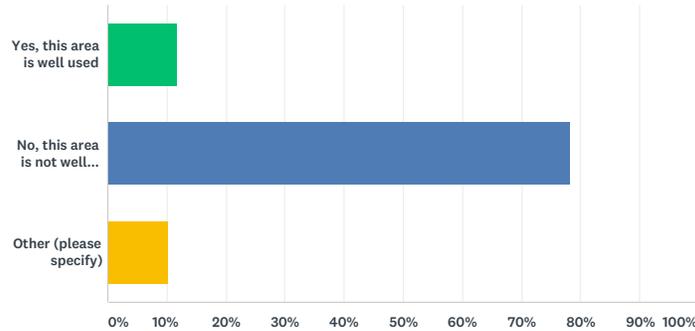
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45	Build a garden with amphitheater for events	5/6/2019 5:25 PM
46	Parking stinks at east st school. Make this parking.	5/6/2019 5:17 PM
47	Terret down and sell it	5/6/2019 5:12 PM
48	It is nice to have green space.	5/6/2019 4:58 PM
49	Local and native flower gardens or other green public space would be better than any types of construction	5/6/2019 4:57 PM
50	offer Theatreworks some outdoor programming options (a la Shakespeare in the Park)	5/6/2019 4:49 PM
51	Basketball courts	5/6/2019 4:45 PM
52	Nope wants to be near a busy street	5/6/2019 4:21 PM
53	Only if safe given route 202 traffic.	5/6/2019 4:20 PM
54	depends on what the building is going to be used for.	5/6/2019 4:11 PM
55	It is too close to a main road	5/6/2019 4:05 PM
56	Change the area completely: tear down some or all of the current building, add more parking in the back, and build office space (especially for medical/dental) in the front.	4/26/2019 12:33 AM
57	move the community center there.	4/23/2019 3:15 PM
58	Why is one walking there, it itself is not a destination nor a logical pedestrian pass by.	4/23/2019 9:25 AM
59	Pave it for parking, with exit only through the rear onto the Elm Street extension	4/22/2019 11:17 PM
60	LEAVE IT OPEN!	4/22/2019 11:42 AM
61	sell the building to a developer that will preserve it's character and guarantee that Theaterworks can use it's parking lot	4/21/2019 9:27 PM
62	sell the building	4/21/2019 7:42 PM
63	A parking lot for theatreworks.	4/21/2019 10:55 AM
64	Install ledestrian controlled crosswalk stop lights	4/20/2019 4:08 PM
65	Use as a PARK, sitting, reading	4/19/2019 10:23 AM
66	Do not know	4/19/2019 5:40 AM
67	Sell it	4/19/2019 2:37 AM
68	Create a town park	4/18/2019 8:49 PM
69	Small tykes playground	4/18/2019 8:35 PM
70	i do not see the point of keeping this land or building	4/18/2019 7:07 PM
71	a farmers market would create too much traffic and congestion	4/18/2019 7:07 PM
72	I vote there	4/18/2019 6:39 PM
73	Treat it as a park... benches, fountain, maybe even vendors.	4/18/2019 1:24 PM
74	The building has to be improved as well and something with community interest.	4/17/2019 5:32 PM
75	Turn the building into something and make the front area parking and the back area town open parking.	4/17/2019 5:23 PM
76	It is great how it is.	4/17/2019 4:39 PM
77	Sell it and convert it to upscale but smaller unit condos	4/17/2019 2:01 PM
78	Creat Park like setting	4/17/2019 1:23 PM
79	development vertical construction, but leave room for widening east street.	4/17/2019 1:05 PM
80	keep market on the green/bocce court on East St lawn	4/17/2019 1:01 PM
81	It can be developed to put the parking in front and allow additional buildings in the back	4/17/2019 11:55 AM
82	small arts and craft events.	4/17/2019 11:33 AM

83	Parking	4/17/2019 11:09 AM
84	small vendors	4/17/2019 11:06 AM
85	its hard to maintain quality landscaping	4/17/2019 9:51 AM
86	artwork or public gardens	4/17/2019 9:43 AM
87	Apartments in the renovated and preserved building, and extended in the back for more apartments. Parking could be accommodated underneath the extended back area. Perhaps some office space on the ground floor, but seriously, who is going to want an office there?	4/17/2019 9:43 AM

**Q43 The East Street School's property also includes an open area of lawn along Elm Street. Is this space serving the community well?**

Answered: 422 Skipped: 242



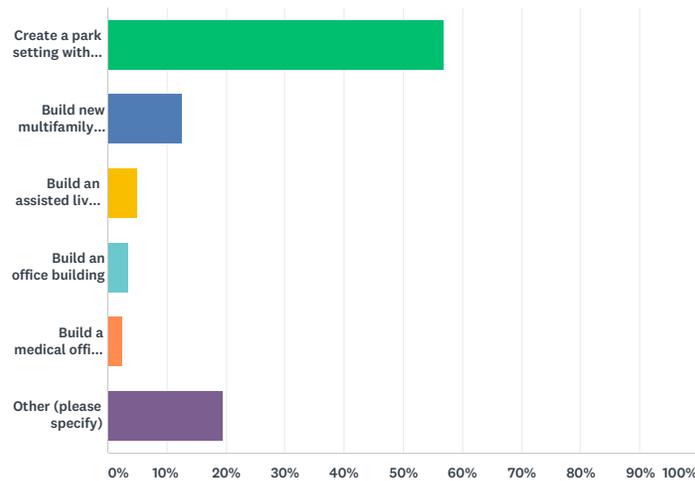
ANSWER CHOICES	RESPONSES
Yes, this area is well used	11.61% 49
No, this area is not well used	78.20% 330
Other (please specify)	10.19% 43
<b>TOTAL</b>	<b>422</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	I understand LIFE star lands here. So I'm not sure of the safety issues with using this area for other things. But safe community use areas are needed in town.	5/10/2019 9:40 AM
2	I do not know what space you are talking about	5/9/2019 9:09 PM
3	where is this space? not sure	5/9/2019 2:30 PM
4	dunno	5/9/2019 12:45 PM
5	No opinion	5/8/2019 7:18 PM
6	I don't know what its used for	5/8/2019 10:42 AM
7	May need it to expand parking.	5/8/2019 10:38 AM
8	As this area is adjacent to the Life Flight helicopter landing pad, it is serving the community.	5/8/2019 10:03 AM
9	a new buyer could to it to better use	5/7/2019 10:17 AM
10	it's used for parking at times	5/7/2019 9:18 AM
11	Summer Theater space for Theaterworks, dance schools, etc	5/7/2019 7:52 AM
12	Don't know	5/6/2019 11:22 PM
13	it used to be when I worked there as part of the Youth Agency but not utilized well now	5/6/2019 10:24 PM
14	Again green space is good	5/6/2019 9:36 PM
15	I am not familiar enough with the place to answer	5/6/2019 7:11 PM
16	Outdoor pickleball courts	5/6/2019 6:49 PM

17	Didn't realize this was their property	5/6/2019 6:22 PM
18	Overlooked. If apartments, the lawn would still support Farmers Market	5/6/2019 5:38 PM
19	Local and native flower gardens or other green public space would be better than any types of construction	5/6/2019 4:57 PM
20	Playground	5/6/2019 4:54 PM
21	Is this the Lifestar landing zone?	5/6/2019 4:51 PM
22	Can't say.	5/6/2019 4:42 PM
23	Because the hospital needs the helipad for emergencies, this area must remain accessible for helicopters and emergency vehicles.	4/26/2019 12:33 AM
24	it is not well programmed but could be	4/23/2019 3:15 PM
25	Unfortunately the address is little more than a pretty drive-by.	4/23/2019 9:25 AM
26	not sure	4/22/2019 11:42 AM
27	I am concerned that the area might be over developed with housing	4/22/2019 11:41 AM
28	sell the building	4/21/2019 7:42 PM
29	Don't Know.	4/21/2019 10:55 AM
30	Don't know	4/20/2019 9:35 AM
31	We need land and park areas to keep it looking like a small town	4/19/2019 10:23 AM
32	No opinion	4/19/2019 5:40 AM
33	The Helicopter lands there for emergencies	4/18/2019 6:39 PM
34	We at TheatreWorks use it for overflow parking	4/18/2019 12:03 PM
35	Build Affordable Workforce Apartments by Dakota Partners	4/17/2019 8:46 PM
36	This area should be used for more parking.	4/17/2019 5:23 PM
37	Could be used as a parking garage.	4/17/2019 2:52 PM
38	I've never seen it used	4/17/2019 2:01 PM
39	could be a detour for Second Hill Traffic.	4/17/2019 1:05 PM
40	helipad serves the town well	4/17/2019 1:01 PM
41	No. It could be used for apartments or senior living.	4/17/2019 11:55 AM
42	Not sure. I'd have to take a look	4/17/2019 11:06 AM
43	helipad????	4/17/2019 9:51 AM

**Q44 How could this space contribute more to the community?(Please assume that the Little Theater's access to parking will be maintained, and the New Milford Hospital's helipad will be relocated elsewhere without negatively impacting their ability to provide quality care to their patients.)**

Answered: 415 Skipped: 249



ANSWER CHOICES	RESPONSES
Create a park setting with trees, benches, and/or play equipment	56.87% 236
Build new multifamily housing	12.53% 52
Build an assisted living facility	5.06% 21
Build an office building	3.61% 15
Build a medical office building	2.41% 10
Other (please specify)	19.52% 81
<b>TOTAL</b>	<b>415</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	any of the above would suit me fine...esp. if it could produce tax revenue, relief for town residents. Otherwise, in a few years when my kids graduate H.S. I'll be looking to re-locate to a lower taxed area.	5/14/2019 11:38 AM
2	Office or medical. We don't need any housing that will turn New Milford into Danbury.	5/11/2019 11:23 AM
3	Additional parking, since there is a giant hole! If you were to fix that then a park.	5/11/2019 9:59 AM
4	Swimming pool. Roller skating. Community center. Something all ages.	5/10/2019 9:40 AM
5	create a soccer field	5/10/2019 8:38 AM

6	affordable housing or non-seasonal, supportive housing for the homeless	5/9/2019 2:30 PM
7	multigenerational, kids, families, childcare, assisted eldercare	5/9/2019 12:45 PM
8	I don;t know	5/9/2019 10:31 AM
9	Multi use-park and multigenerational housing	5/8/2019 7:18 PM
10	Open it to more commerce	5/8/2019 11:36 AM
11	Park with a cafe	5/8/2019 10:18 AM
12	something with intermitent / low traffic flow	5/8/2019 7:13 AM
13	Make better parking it's in bad shape.	5/8/2019 6:23 AM
14	An outdoor theater for the theater to put free previews or shows on at?	5/7/2019 9:43 PM
15	Build housing/ medical facilities and offices	5/7/2019 7:44 PM
16	Please don't build on this land. A playground would be wonderful for the many kids in town - something maybe a little different than the playgrounds we currently have. We don't need more buildings, espeically there.	5/7/2019 11:35 AM
17	A quiet space with out play equipment, some nice bird houses for ADULTS to enjoy . We seem to forget that demographic.	5/7/2019 11:04 AM
18	What about investing in the families? Activities for kids, youth, singles and parents	5/7/2019 10:49 AM
19	community garden	5/7/2019 9:33 AM
20	build affordable/workforce housing	5/7/2019 9:17 AM
21	Sports fields that all can use	5/7/2019 9:03 AM
22	Decorative gardens	5/7/2019 8:54 AM
23	Playground	5/7/2019 8:15 AM
24	Community garden	5/7/2019 8:12 AM
25	Leave it alone	5/7/2019 6:34 AM
26	Please do not put more pizza places or medical buildings. Do the research to see what would actually be used/filled based on the choices you have listed.	5/6/2019 9:54 PM
27	Green space. Park. No buildings unless you sell the entire building	5/6/2019 9:36 PM
28	Build multi use space housing and businesses combined.	5/6/2019 9:29 PM
29	Leave the green space!!	5/6/2019 8:17 PM
30	A playscape area would be great!	5/6/2019 8:07 PM
31	Why does something hallways have to be built? Renovate and keep this historical building.	5/6/2019 8:01 PM
32	Building multifamily or subsidized housing will increase traffic in an already heavy traffic area	5/6/2019 7:00 PM
33	Sell it	5/6/2019 6:57 PM
34	Kids,area,park, splash pad summer fun	5/6/2019 6:50 PM
35	Outdoor pickleball courts	5/6/2019 6:49 PM
36	Parking for downtown and future possible train	5/6/2019 6:15 PM
37	Keep the existing building aesthetic and make flexible office space (like we works)	5/6/2019 5:18 PM
38	Demolish the building sell it. Not for housing Especially what they call affordable housing	5/6/2019 5:12 PM
39	Use space for the Village fair days, you do need more space for that event and use the area other times for new events for ongoin g events that will bring people to New Milford to spend money.	5/6/2019 5:05 PM
40	It depends on what happens to the actual East St. building. It seems like more parking is always needed.	5/6/2019 4:58 PM
41	offer Theatretworks some outdoor programming options (a la Shakespeare in the Park)	5/6/2019 4:49 PM
42	Leave the Helipad where it is for health reasons.	5/6/2019 4:35 PM

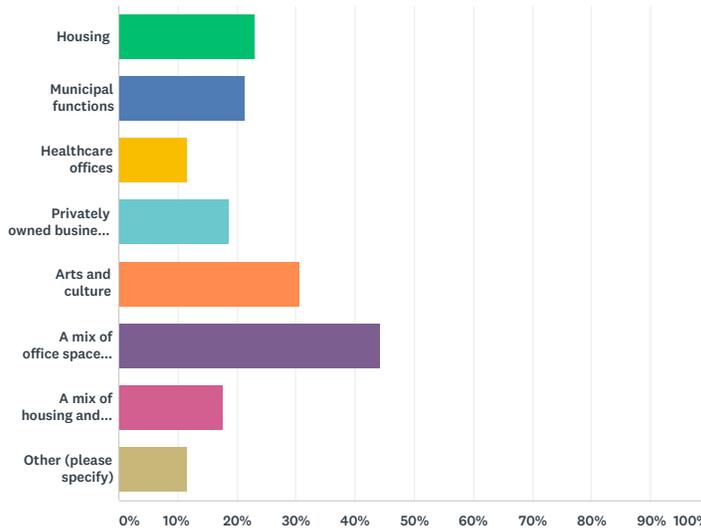
43	Keep it as is	5/6/2019 4:20 PM
44	I have no clue what the community actually needs. C.	5/6/2019 4:20 PM
45	create a multi-use space with shops, offices, outside area, etc.	5/6/2019 4:09 PM
46	upscale housing	5/6/2019 4:03 PM
47	use for community activities	5/6/2019 4:03 PM
48	Affordable!!!	4/25/2019 8:48 PM
49	provide more parking	4/23/2019 3:50 PM
50	use the empty space for town offices and build an addition for a community center	4/23/2019 3:15 PM
51	multipurpose the location with all of the above.	4/23/2019 9:25 AM
52	not sure	4/22/2019 11:42 AM
53	Not sure which is best but object to over crowding by housing, traffic etc.	4/22/2019 11:41 AM
54	area not a priority now, maybe in future	4/21/2019 11:51 PM
55	Leave as is, update utilities	4/20/2019 3:43 PM
56	Leave it alone	4/19/2019 10:50 AM
57	Sell it	4/19/2019 2:37 AM
58	Do not take away theatre parking	4/18/2019 8:31 PM
59	i dont know	4/18/2019 7:07 PM
60	Continue to allow overflow parking for Theaterworks and for the BOE offices	4/18/2019 6:48 PM
61	Nothing PLEASE	4/18/2019 12:03 PM
62	Maybe just use as additional parking	4/18/2019 11:25 AM
63	Dakota Partners to restore building and build Affordable Housing	4/17/2019 8:46 PM
64	This is a deliberately loaded question and should be stricken from the record, as the parenthetical obviously implies the intent of the question is to allude to the sale of the property to the private sector.	4/17/2019 7:03 PM
65	It is great how it is.	4/17/2019 4:39 PM
66	Parking garage	4/17/2019 2:52 PM
67	Parking	4/17/2019 2:40 PM
68	Sell it and build small but upscale condos, that attract millennials and those with disposable income which will help feed \$\$\$ into the downtown restaurants and small retailers	4/17/2019 2:01 PM
69	multiuse building office, retail and residential	4/17/2019 1:05 PM
70	move town services in	4/17/2019 12:03 PM
71	Multi family housing, assisted living, medical facilities that compliment the hospital would all be good uses	4/17/2019 11:55 AM
72	More town offices from jps or tennis courts to replace Youngfield if that is developed.	4/17/2019 11:53 AM
73	community garden and park.	4/17/2019 11:33 AM
74	We don't need more buildings. What we need is more convenient parking downtown. This would be an ideal place to put that. Or a park of some sort or a dog park (people already walk their dogs in that space).	4/17/2019 11:30 AM
75	Create a mixed use project, make East Street the community center,	4/17/2019 11:10 AM
76	Parking	4/17/2019 11:09 AM
77	Community garden	4/17/2019 10:01 AM
78	i don't know	4/17/2019 9:52 AM
79	again, hard to maintain another park like setting with current staffing	4/17/2019 9:51 AM

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80	upscale housing for folks with disposable income (done in other towns!)	4/17/2019 9:43 AM
81	Renovate, and add on for apartment living.	4/17/2019 9:43 AM

**Q45 Considering the proximity of the East Street School to New Milford's historic downtown, what do you think the best option is for reusing the school building?**

Answered: 435 Skipped: 229



ANSWER CHOICES	RESPONSES
Housing	22.99% 100
Municipal functions	21.38% 93
Healthcare offices	11.49% 50
Privately owned business use	18.62% 81
Arts and culture	30.57% 133
A mix of office space and cultural functions	44.14% 192
A mix of housing and public services	17.47% 76
Other (please specify)	11.49% 50
Total Respondents: 435	

#	OTHER (PLEASE SPECIFY)	DATE
1	again, my answer is the same as with #46	5/14/2019 11:38 AM
2	New Milford style YMCA. But for the love of god offer it to tax paying residents free or reduced! Don't look at it as another money maker.	5/10/2019 9:40 AM
3	rent out rooms for non-profits/meetings/etc	5/10/2019 8:38 AM

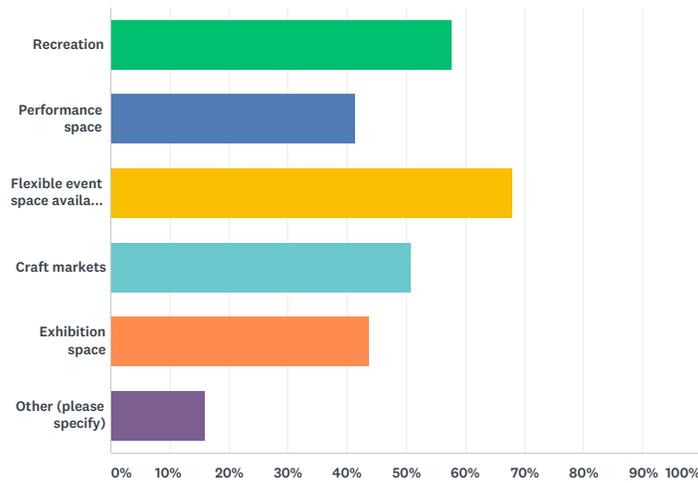
4	Relocate all municipal offices to East St. freeing up the Richmond Center, Town Hall, and the Bridge St. Probate building for other uses.	5/9/2019 8:41 PM
5	Homeless shelter	5/9/2019 2:26 PM
6	We need more business's that pay livable wages, whatever that looks like we need it. We don't need more big box retail that pays our residents too little for hard work.	5/8/2019 9:56 PM
7	Sell it.	5/8/2019 10:51 AM
8	depends on cost to update and if that is something the town is responsible for	5/8/2019 10:42 AM
9	Keep bottom floor as gym and keep open for sports and free time, use second floor as a community arts center and use top floor for a homeless outreach and town funded homeless center with rooms for overnight usage and add a shower facility and laundry facility	5/7/2019 9:43 PM
10	Housing for aging residents.	5/7/2019 8:08 PM
11	Assisted and/or independent living for seniors	5/7/2019 3:37 PM
12	I'm honestly not sure, but I do not think housing is a good idea. I think it should be something that will benefit the town - municipal functions, arts and culture, something along those lines.	5/7/2019 11:35 AM
13	A school or branch campus (WesCon or other)	5/7/2019 11:25 AM
14	DIY classes !!	5/7/2019 11:04 AM
15	We need less housing. Downtown is already too congested	5/7/2019 10:26 AM
16	tear it down and build a home for the elderly	5/7/2019 10:17 AM
17	Town departments	5/7/2019 9:18 AM
18	A home for volunteer non profit groups ie scouts 4h fifa	5/7/2019 8:15 AM
19	High end town homes	5/7/2019 5:40 AM
20	Need taxpayers businesses! and	5/6/2019 11:22 PM
21	Wedding venue	5/6/2019 11:11 PM
22	A private school option pre-k- 8. (Or something like that)	5/6/2019 10:15 PM
23	Don't move municipal offices that will just leave their previous spaces empty...	5/6/2019 9:54 PM
24	Smaller more affordable housing for people downsizing	5/6/2019 9:42 PM
25	Sell the building and use the JPCC	5/6/2019 9:36 PM
26	town pool or splashpad	5/6/2019 9:14 PM
27	Hotel	5/6/2019 8:15 PM
28	Sell it	5/6/2019 6:57 PM
29	Not sure	5/6/2019 5:43 PM
30	Distance learing center - create a New Milford college/graduate learing center	5/6/2019 5:41 PM
31	A place for small shops, like in Lewisburg Pennsylvania they have something called Street of Shops, and indoor country village, to promote affordable rents fopr small business to thrive .	5/6/2019 5:05 PM
32	anything public use, or if it must be business/privatey owned let it be local business and not outside corporation or chain stores	5/6/2019 4:57 PM
33	I like how it's being used	5/6/2019 4:32 PM
34	Leave it aline	4/24/2019 12:51 PM
35	Not sure but concerned about affordable housing	4/22/2019 11:41 AM
36	hotel geared to torists, (perhaps with river, green shuttle) or perhaps combined with offices. Just a thought	4/21/2019 11:51 PM
37	Youth programs	4/20/2019 3:43 PM
38	The parking lot is used for theatreworks New Milford's parking, this is a vital use!	4/19/2019 10:46 PM
39	A mix of housing and retail	4/19/2019 11:44 AM

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40	Move town hall business to East Street School	4/19/2019 10:23 AM
41	Sell it	4/19/2019 2:37 AM
42	Make them Condos and get tax \$\$ from the building	4/18/2019 6:39 PM
43	It would make a much better community center location versus JPS	4/18/2019 1:24 PM
44	Affordable Housing for seniors, millennials, empty nesters	4/17/2019 8:46 PM
45	To the idiots that think elderly housing is a good choice, the whole reason major renovations were avoided is because the seminal renovation was the installation of elevators, which the community felt were beyond our financial means. Elderly housing will require the installation of elevators. Also, given the cavalcade of easements and Federal protections, no member of the private sector will be able to justify the repurposing of this structure. It should also be noted that heavily state- or federally-subsidized repurposing is NOT a facet of the private sector, as the condition of privacy requires no control over the means of production, which the subsidization by its very definition is.	4/17/2019 7:03 PM
46	Luxury 2 bedroom, 2 bath condominiums with concierge service and some hotel rooms.	4/17/2019 2:52 PM
47	multiuse building office, retail and residential	4/17/2019 1:05 PM
48	Community center	4/17/2019 11:10 AM
49	Assisted Living. We currently have independent senior housing and skilled nursing facilities, but our town has nothing in between. People needing Assisted Living need to go out of town.	4/17/2019 10:47 AM
50	upscale housing!	4/17/2019 9:43 AM

**Q46** The gym of the East Street School is currently the only public space of its size/volume in the vicinity of downtown New Milford. It is currently used for the winter farmer's market and for voting. How else could this space be used to benefit the community?

Answered: 425 Skipped: 239



ANSWER CHOICES	RESPONSES
Recreation	57.65% 245
Performance space	41.41% 176
Flexible event space available for members of the community to rent	68.00% 289
Craft markets	50.82% 216
Exhibition space	43.76% 186
Other (please specify)	16.00% 68
Total Respondents: 425	

#	OTHER (PLEASE SPECIFY)	DATE
1	same as answered in #46	5/14/2019 11:38 AM
2	Anything that can bring in revenue and help the town's stability	5/11/2019 11:23 AM
3	If it were made housing, I wouldn't use this space as it would be a deterrent for anyone looking to move it.	5/11/2019 9:59 AM
4	Gym and pool access to housing residents	5/10/2019 9:26 AM
5	sports	5/10/2019 8:38 AM

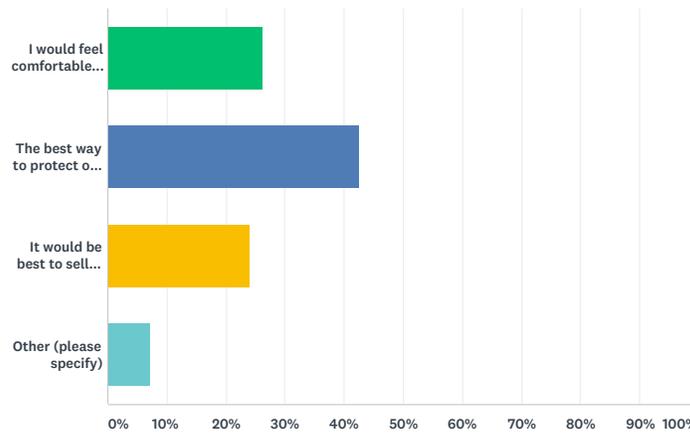
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6	Quite honestly, this space isn't needed to benefit the community with all the other various municipal facilities in the downtown.	5/9/2019 8:41 PM
7	Rented out for town income... space and commercial kitchen	5/9/2019 2:30 PM
8	Public meetings	5/9/2019 11:22 AM
9	all of the above	5/9/2019 10:31 AM
10	As it is, it's a hell hole. Dark, dank.	5/8/2019 7:18 PM
11	Nothing. The gym is discussing and getting to the gym isn't handicapped friendly.	5/8/2019 10:51 AM
12	Keep available for non profit sports to use.	5/7/2019 9:43 PM
13	It is not appropriate for recreational use.	5/7/2019 7:44 PM
14	To be used for recreation, it should be renovated as it is in disrepair in its current condition.	5/7/2019 3:37 PM
15	Private use by new owners.	5/7/2019 1:24 PM
16	tear it down we had to move our exercise class from there to Pettibone	5/7/2019 10:17 AM
17	groups like cheerleading practice also use this space	5/7/2019 9:18 AM
18	Fix climbing wall	5/7/2019 8:15 AM
19	Without renovations why bother	5/7/2019 6:34 AM
20	Tear it down and build high end town homes	5/7/2019 5:40 AM
21	Flexible space that can be used for any of these purposes.	5/6/2019 9:54 PM
22	Homeless housing	5/6/2019 9:50 PM
23	Use the JPCC	5/6/2019 9:31 PM
24	Not sure	5/6/2019 9:29 PM
25	Space for a homeless shelter?	5/6/2019 8:25 PM
26	Would anyone use it?	5/6/2019 8:07 PM
27	A gym	5/6/2019 7:54 PM
28	Pickleball	5/6/2019 7:32 PM
29	Roller rink/indoor skate park	5/6/2019 7:11 PM
30	Sell it	5/6/2019 6:57 PM
31	Indoor pickleball courts!	5/6/2019 6:49 PM
32	Recreational space for kids in the winter (indoor Softball, baseball, basketball etc	5/6/2019 6:27 PM
33	Gym for apartment residents	5/6/2019 5:38 PM
34	It's really useless	5/6/2019 5:34 PM
35	Open gym for teens	5/6/2019 4:54 PM
36	I teach Park and Rec classes in this gym and do not know if another location that would be feasible for these classes	5/6/2019 4:32 PM
37	Businesses that are taxable	5/6/2019 4:20 PM
38	There are already too many health clubs in town, so no more of those.	5/6/2019 4:11 PM
39	let new business re-purpose A gym space is not needed.	5/6/2019 4:04 PM
40	upscale housing	5/6/2019 4:03 PM
41	Until there is more parking, it is not very functional. And the gym is awful; the gym at Pettibone is bigger, better and far more versatile.	4/26/2019 12:33 AM
42	Not sure but concerned about affordable housing choice.	4/22/2019 11:41 AM
43	housing	4/21/2019 9:27 PM
44	Community hall for assisted living	4/21/2019 5:55 PM

45	Sports	4/20/2019 3:43 PM
46	Homeless Shelter Space if Homeless Shelter Coalition needs it/Warming Center	4/19/2019 8:48 PM
47	additional rehearsal space for local theatre	4/19/2019 10:50 AM
48	All the above	4/19/2019 10:48 AM
49	Youth sports programs.	4/19/2019 6:21 AM
50	Sell it	4/19/2019 2:37 AM
51	Temporary housing for the Library during the expansion project.	4/18/2019 8:49 PM
52	All of the above	4/18/2019 7:15 PM
53	i dont know	4/18/2019 7:07 PM
54	space for non profit groups who need space for meetngs such as quilt groups or town or hospital support groups , It is hard to find space for these groups	4/18/2019 7:07 PM
55	Dog Training	4/18/2019 6:39 PM
56	Affordable Housing	4/17/2019 8:46 PM
57	It is wildly under-used, and any further use - especially income-positive use - should be considered.	4/17/2019 7:03 PM
58	The building would have to be renovated	4/17/2019 5:32 PM
59	Town meetings/ functions instead of SNIS School. This would bring people downtown - where they will be likely to eat and enjoy what the downtown offers.	4/17/2019 4:39 PM
60	Recreational space for residents of condos and subscribers	4/17/2019 2:52 PM
61	Sell it	4/17/2019 2:01 PM
62	Out of 168 hours, what percent of the week is this space used?	4/17/2019 1:05 PM
63	It may be downtown, but nobody walks to it. The Pettibone gym and cafeteria can replace the current use and be a better fit. There are no such services on the other side of the bridge, yet most people live on the route 7 side of town and it has the most through traffic. You could also move those functions to the Maxx.	4/17/2019 11:55 AM
64	The gym is in terrible condition and shouldn't be used for much.	4/17/2019 10:47 AM
65	All of the above	4/17/2019 10:30 AM
66	none, it's old and sad and in a basement	4/17/2019 9:52 AM
67	really expensive upscale housing (it h as been done!)	4/17/2019 9:43 AM
68	Create housing. The gym could be incorporated into the rest of the building.	4/17/2019 9:43 AM

**Q47 The East Street School is a historic building embellished with a stained glass window and murals created during the Works Progress Administration. It is possible to relocate these art pieces, though doing so would add to the cost of renovation. With this in mind, how would you feel about selling the building to a private developer?**

Answered: 423 Skipped: 241



ANSWER CHOICES	RESPONSES
I would feel comfortable with the town selling the building as-is, with the art pieces left in place. As a condition to the sale, the Town can require the developer to protect the art.	26.24% 111
The best way to protect our cultural assets is to keep them in public ownership and available for public enjoyment.	42.55% 180
It would be best to sell the building and relocate the art work elsewhere.	24.11% 102
Other (please specify)	7.09% 30
<b>TOTAL</b>	<b>423</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	#! as long as the general public will still have he ability to view the art upon request	5/9/2019 2:30 PM
2	I don;t know	5/9/2019 10:31 AM
3	The stained glass in this building is historic to new milford and beautiful. Let's keep it in new milford. That's all.	5/8/2019 9:56 PM
4	stained glass could be relocated. Mural could be recreated.	5/8/2019 7:13 AM
5	depends on the deal, is there a plan for the artwork?	5/7/2019 6:26 PM
6	Do not sell - it's priceless	5/7/2019 11:25 AM
7	Do not sell East Street, sell JPS	5/7/2019 9:18 AM
8	Sell and demo the facility, no need to maintain the art	5/7/2019 5:40 AM

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9	Don't sell to developer	5/6/2019 11:10 PM
10	Locate the are into the library expansion	5/6/2019 9:42 PM
11	Dont turn into apartments or affordable housing!	5/6/2019 8:17 PM
12	Unsure	5/6/2019 8:01 PM
13	not sure	5/6/2019 7:58 PM
14	I wouldn't sell it to a private developer	5/6/2019 7:00 PM
15	I say sell it and let the developer do what the want. Possibly remove historic items	5/6/2019 6:57 PM
16	sell building to a developer and save some of the art, but by and large most of it is ugly and not worth saving	5/6/2019 5:34 PM
17	I would be fine with the new owner maintaining it if it is too expensive to move to the library or town hall.	5/6/2019 4:58 PM
18	Building needs to be preserved	5/6/2019 4:57 PM
19	Keep it for Community/ Municipal Use.	5/6/2019 4:35 PM
20	Keep the building	4/24/2019 12:51 PM
21	I would be very cautious with private developers although I understand the desire to generate income.	4/22/2019 11:41 AM
22	best to keep them in place in some manner.	4/21/2019 11:51 PM
23	Gracias	4/20/2019 8:05 AM
24	Town needs to keep our building	4/19/2019 10:23 AM
25	A	4/19/2019 7:31 AM
26	Please don't sell it, we will lose our parking!!	4/18/2019 12:03 PM
27	Preserve the windows and murals in place by selling property to Dakota Partners	4/17/2019 8:46 PM
28	The Town should have virtually no say on the matter, however Federal protections should be upheld under the law, and The Town should be aware of the reduction in value of the facility on the open market this will create when considering repurposing the building.	4/17/2019 7:03 PM
29	There is an offer on the table to preserve the window and the murals. By the way, those murals are really not much to look at. Have you seen them?	4/17/2019 9:43 AM
30	If the building is sold keep the stained glass window at that location and relocate the murals to town hall	4/17/2019 9:05 AM

## Q48 What is your most dearly held wish regarding the reuse of East Street School?

Answered: 286 Skipped: 378

#	RESPONSES	DATE
1	Sell it to create affordable housing— this will help town residents and downtown businesses	5/14/2019 9:16 PM
2	provide a space/spaces to help young entrepreneurs, and/or seniors and single renters, maybe even the homeless and gain tax revenue to offset local residents' growing tax burden.	5/14/2019 11:38 AM
3	That if the town retains it then fully utilize it.	5/12/2019 8:00 PM
4	Sell the building and increase business, medical services, and tax base.	5/11/2019 11:23 AM
5	We stop using it as an office building, relocate art, and level it. Holding on to old things because of a historic connection only works if the thing is worth saving. We cannot move forward if we have to drag along the past.	5/11/2019 9:59 AM
6	Don't sell to development. Find a town use for this building	5/10/2019 9:40 AM
7	To provide housing for families with low income that have children.	5/10/2019 9:26 AM
8	we need more supportive housing	5/10/2019 9:22 AM
9	That it be used to support the community of NM	5/10/2019 9:10 AM
10	we have numerous non-profits at town that could use the rooms - they could rent a room and use it to hold their meetings/store their belongs	5/10/2019 8:38 AM
11	It gets renovated and businesses or private people can rent the spaces- like the Bleechery	5/10/2019 7:08 AM
12	It draws more pedestrian traffic, and therefore forces traffic calming changes on Rt 202	5/9/2019 9:09 PM
13	To have all municipal OFFICES located there, under one roof: Town Hall, Zoning, Probate, Senior Center, Youth Services, Parks & Rec, etc., etc. Additionally, I want whatever happens to it to help beautify that section of the 202 corridor and increase the number of crosswalks. My business is located at 6 East St. where my business partner and I cater to children and families and are always concerned about how inhospitable the area is to pedestrians. Trying to get a business sign was problematic, to say nothing of how we were laughed at when we inquired about adding a crosswalk at the East/Church St. intersection. Current zoning regulations made it so that we couldn't even post a business sign at the entrance to our location. I'd like to think that if East St. became a 100% municipal facility it would be acknowledged as located in the historic downtown district, and that such a designation would extend to all businesses located in that corridor, making it possible for my business to finally have a sign on its property.	5/9/2019 8:41 PM
14	To see it kept as Town property for ALL to use and enjoy	5/9/2019 5:30 PM
15	sell it	5/9/2019 2:30 PM
16	To help the citizens of the town	5/9/2019 2:26 PM
17	Cultural arts center or something that that is open to the town's people and the town's people can utilize and appreciate	5/9/2019 1:59 PM
18	Park or sold to private owners, or homeless shelter	5/9/2019 12:21 PM
19	To have residents of New Milford actually use the beautiful historic building and its property.	5/9/2019 12:14 PM
20	sell it and put it back on the tax roles	5/8/2019 10:38 PM
21	That it not be leveled or converted by a developer to something "modern"	5/8/2019 10:30 PM
22	Sell...asap	5/8/2019 10:06 PM
23	That the building be preserved and not destroyed. That it can be used to Benefit the community as a whole.	5/8/2019 9:56 PM
24	Bye-bye	5/8/2019 7:18 PM

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25	That the buildings historical integrity is kept. Which adds to New Milford's charm	5/8/2019 4:35 PM
26	Don't vacate and leave empty	5/8/2019 12:35 PM
27	preserve and protect the artwork	5/8/2019 11:39 AM
28	That the town/community keep up the space because I think it could easily fall into disrepair and become an eye sore.	5/8/2019 11:36 AM
29	If staying within town power, make it profitable	5/8/2019 10:42 AM
30	That we keep it for town use and enhance it for multiple purposes.	5/8/2019 10:38 AM
31	Businesses and offices with recreation facilities	5/8/2019 10:18 AM
32	I would like the stained glass windows to be saved somehow. Either left to stay in the building or repurposed elsewhere. Loft style housing would be an interesting idea but not sure how that would fly. Housing open to NM residents would be nice but not sure how that could be implemented without a lawsuit regarding discrimination to outside buyers/renters.	5/8/2019 10:03 AM
33	That the building be refurbished for public use.	5/8/2019 9:50 AM
34	To have better use ( public or private)	5/8/2019 9:20 AM
35	Make it a desirable visiting area	5/8/2019 8:19 AM
36	That it is handicapped accessible	5/8/2019 7:27 AM
37	That it not become multifamily dwelling.	5/8/2019 7:13 AM
38	Put in an elevator.	5/8/2019 6:23 AM
39	Keep it to original look no changes to outside its part of NM and many people remember going to school there don't loose the history of the town	5/7/2019 9:43 PM
40	If economical, maintain for use by the town	5/7/2019 8:39 PM
41	No private businesses.	5/7/2019 8:08 PM
42	Move BOE and convert to housing	5/7/2019 7:44 PM
43	It is a productive use	5/7/2019 6:26 PM
44	Recreational use	5/7/2019 5:15 PM
45	Discuss fully then make the decision soon.	5/7/2019 4:24 PM
46	Assisted living and/or independent living for seniors. With the aging population, our town does not have adequate housing available.	5/7/2019 3:37 PM
47	Convert to upscale apartments	5/7/2019 3:01 PM
48	Sell it.	5/7/2019 2:47 PM
49	Make it better and useful	5/7/2019 2:23 PM
50	Art center, Antique mall, unique businesses that add to the NM's charm.	5/7/2019 2:04 PM
51	That whatever its new function is, there is a positive impact on the downtown scene.	5/7/2019 1:45 PM
52	private business or cultural use	5/7/2019 1:38 PM
53	Senior housing or mixed housing use.	5/7/2019 1:24 PM
54	Preserve artwork	5/7/2019 11:46 AM
55	I just would love to have the town keep it - it is so historical and important for NM to hold on to that. Maybe if it can be rented out to recoup some money, that would help but I would hate to see it sold.	5/7/2019 11:35 AM
56	Stays with the community	5/7/2019 11:25 AM
57	That it can be restored or re purposed to suit the needs of the town NOW , not to continue letting it deteriorate.	5/7/2019 11:04 AM
58	Town pool	5/7/2019 10:29 AM
59	Make it useful to the people of New Milford	5/7/2019 10:26 AM

60	sell it	5/7/2019 10:17 AM
61	Sell it. The town has too much property that yields no revenue. Thus our taxes go up.	5/7/2019 10:12 AM
62	public benefit from entertainment or cultural	5/7/2019 10:01 AM
63	It be kept town owned	5/7/2019 9:33 AM
64	revenue and capital flowing in, lessen tax burdens, make much needed improvements to town roadways and help local businesses.	5/7/2019 9:30 AM
65	Keep it the way it was / is	5/7/2019 9:18 AM
66	Affordable/workforce housing	5/7/2019 9:17 AM
67	Recreational building for kids	5/7/2019 9:03 AM
68	Move Board of Ed	5/7/2019 9:03 AM
69	home for small businesses and cultural center	5/7/2019 8:54 AM
70	Community center	5/7/2019 8:32 AM
71	I would like to see the town keep the building for use as offices. I am not sure why we are trying to convert a school (pettibone) to office space when we have an existing office building...? Would like to see the grounds and facade spruced up a bit, right now it is an eyesore (as is pettibone). Pettibone should be converted to a community center, ideally a rec facility with fields, pool, etc for town use (think treadwell park in Newtown). Keep the east street school as offices, update front lawn and use it for markets, functions. Why are we relocating the offices in the first place? To sell this property to a developer is just another chance to have a vacant building smack in the heart of downtown.	5/7/2019 8:28 AM
72	The buildings is classical the location is good	5/7/2019 8:15 AM
73	Beautiful airy homes	5/7/2019 8:12 AM
74	∩(˘▽˘)∩	5/7/2019 7:52 AM
75	Remain the same in basic look from the outside but restored. Used for and public or business use but. It for housing	5/7/2019 6:59 AM
76	Proceed in a financially responsible way that will contribute to the character of downtown New Milford, ideally by attracting more residents.	5/7/2019 6:56 AM
77	While more town activities there would be great, It would actually be wonderful if it was converted into office spaces that could attract businesses to provide more employment- and then people working in those offices would utilize the other downtown businesses during the weekdays	5/7/2019 6:49 AM
78	Find a practical use or sell it	5/7/2019 6:34 AM
79	To create a family/ town area for us. Pool house/ skating rink/	5/7/2019 6:28 AM
80	That it helps better the Town.	5/7/2019 5:41 AM
81	I would not reuse it. Time to move on and modernize downtown	5/7/2019 5:40 AM
82	Bring in tax bade	5/6/2019 11:22 PM
83	Don't sell or destroy the stained glass as it is a priceless work of art in New Milford.	5/6/2019 11:11 PM
84	Use for community	5/6/2019 11:10 PM
85	No more housing. Do Not sell it.	5/6/2019 11:02 PM
86	I would like to see assisted living	5/6/2019 11:01 PM
87	I wish the space to be used in a manner which befits the town- which may mean thinking outside the box. It could become a hub for this community if we allow ourselves to get creative and flexible.	5/6/2019 10:25 PM
88	open space, maintain facade, parking for theater, revenue generator	5/6/2019 10:24 PM
89	That it not become low income housing	5/6/2019 10:09 PM
90	Don't make traffic worse; especially with people trying to cross a busy street used by so many commuters/buses.	5/6/2019 9:54 PM
91	None	5/6/2019 9:45 PM

92	Either create a site that is used more by the public, or sell it.	5/6/2019 9:36 PM
93	Sell it! Keep the beautiful art work. It is too impractical to use. When my kids had ski club and Youth agency was in the building I had to lug skis, boots and bags up the stairs. Dangerous. JPCC so much more user friendly.	5/6/2019 9:36 PM
94	I hope it is preserved with taste.	5/6/2019 9:35 PM
95	To keep its exterior as accurate as possible	5/6/2019 9:30 PM
96	Sell it for a developer to convert into housing and small businesses	5/6/2019 9:29 PM
97	Multifunctional	5/6/2019 9:29 PM
98	Maintaining the usage of the space and parking for Theatreworks	5/6/2019 9:24 PM
99	I think a pool or municipal offices. Possibly a daycare. Or a gym. Nothing privately-owned or another medical building, unless CVP moves there :)	5/6/2019 9:14 PM
100	Keep it as an extension of our past and present to be used and enjoyed by all residents,	5/6/2019 9:11 PM
101	use it	5/6/2019 9:02 PM
102	Community and business use	5/6/2019 8:56 PM
103	I understand the Senior Center is the pits. It would serve the community to use the school to upgrade the senior center as well as provide lecture classes and and culture.	5/6/2019 8:56 PM
104	To somehow reuse the space as an historical landmark creating shops perhaps and restaurant	5/6/2019 8:38 PM
105	That it not be turned into low income housing unless it was for long time New Milford seniors	5/6/2019 8:37 PM
106	Don't lose its character	5/6/2019 8:25 PM
107	The building is a lovely historical piece of architecture. The building is not ADA compliant, and the space is not functional for most businesses. Let the space go.	5/6/2019 8:07 PM
108	To not remove it and replace it with an ugly, cement block bldg.	5/6/2019 8:01 PM
109	That town residents would want to use it, that there would be events/activities to attract people.	5/6/2019 8:01 PM
110	Recreation space and events to further the small town and commnity/feel	5/6/2019 7:58 PM
111	Move the School Central Offices to Pettibone	5/6/2019 7:54 PM
112	As a location for Farmers Market, a space for art and culture. Music.	5/6/2019 7:54 PM
113	Quality trendy residence to attract people to live near downtown	5/6/2019 7:42 PM
114	IDK	5/6/2019 7:41 PM
115	To benefit families.	5/6/2019 7:32 PM
116	To minimize the cost 4 the town and put the property to its best use	5/6/2019 7:27 PM
117	I do not have strong opinions, I would certainly shop and go there if there were shops or studios there that served my interest. As a very young teenager I attended weekly therapeutic and bonding sessions for teenaged girls which I fondly remember and benefited from, so I would be happy if programs like that still ran through there	5/6/2019 7:11 PM
118	something like Edmond Town Hall in Newtown, movies, etc.	5/6/2019 7:09 PM
119	Preserve the character of the building	5/6/2019 7:04 PM
120	Keep it in town hands and utilize it	5/6/2019 7:03 PM
121	I don't have a "wish" for the property other than it not be turned into housing	5/6/2019 7:00 PM
122	Na	5/6/2019 6:59 PM
123	Sell it. Don't put restrictions on developer.	5/6/2019 6:57 PM
124	Family use. Indoor use for,winter outdoor use,for,summer	5/6/2019 6:50 PM
125	keep the open space open	5/6/2019 6:43 PM
126	You can not get land back. The town leaders need to be creative and keep the space for future generations	5/6/2019 6:28 PM

127	That it is all developed and not a speck of grass is left	5/6/2019 6:22 PM
128	Mixed use, keep the parking. Do NOT sell for large housing development, too much traffic on Elm St. Ext already	5/6/2019 6:15 PM
129	It needs some renovating but it would be excellent as a music school or a learning center for all types of crafts, music and theater or any type of training center i.e Red Cross certification, or other. A central location for art businesses and the community to share. Rentable and spaces.	5/6/2019 6:14 PM
130	Whatever fits our community best	5/6/2019 5:59 PM
131	Historical	5/6/2019 5:56 PM
132	It was a wonderful school, I loved the classrooms and the gymnasium.	5/6/2019 5:56 PM
133	That it can be used to help generate some revenue for the town	5/6/2019 5:53 PM
134	Create more family friendly areas, especially for indoor use during the winter.	5/6/2019 5:45 PM
135	That it not contribute to the overwhelming traffic along 202 during commuting times	5/6/2019 5:43 PM
136	Sell it to Dakota Partners for provide more Affordable/Workforce Apartments of the quality and resident standards DP provides in their Barton Commons property.	5/6/2019 5:38 PM
137	Sell it. Get it off the books so maybe we can finally save the money the BOE promised when they closed JPS.	5/6/2019 5:34 PM
138	Demolish the eyesore.	5/6/2019 5:34 PM
139	Sold for housing and the style and art in the building be preserved to the best of the developers ability	5/6/2019 5:32 PM
140	It becomes an asset to the town	5/6/2019 5:30 PM
141	Keep it for the community, no housing or office buildings	5/6/2019 5:26 PM
142	A space for tech businesses to grow, some retail on base floor, and community space outdoors	5/6/2019 5:25 PM
143	The building needs to stay-so that our NM landscape doesn't change	5/6/2019 5:18 PM
144	Continued apace for cheer rental	5/6/2019 5:17 PM
145	It was a dump 40 years ago it's a dump now	5/6/2019 5:12 PM
146	Nice commercial space .	5/6/2019 5:08 PM
147	I'm not super attached to the building, think it's outdated and could be a better utilized spot. But I'm not sentimental about old school buildings I guess!	5/6/2019 5:05 PM
148	An indoor country village as I outlined in prior question. New Milford always advertises as an quaint village, lets bump it up and make it something to talk about and see. I like to visit places that have a lot to see and shops to visit, a variety of small business that are unique, different than the big stores. All towns in CT have the same stores in them, we need different, something that makes us Country village and memorable.	5/6/2019 5:05 PM
149	Generate money for town	5/6/2019 5:03 PM
150	I know for many people, maintaining the historic look of the bricks is important and also the art/window.	5/6/2019 4:58 PM
151	actually had hoped it would be new library	5/6/2019 4:57 PM
152	That the building and it's history remain in service to the people of New Milford by creating a space for local business, arts, and recreation	5/6/2019 4:57 PM
153	Keep the historic look	5/6/2019 4:55 PM
154	Don't turn it into low income housing	5/6/2019 4:55 PM
155	Cool and hip living space. Not "affordable" housing. Reasonable housing	5/6/2019 4:55 PM
156	That the outside look of the building retains its current character.	5/6/2019 4:54 PM
157	handicap accessible and updated sell to a developer and take that money to renovate Pettibone	5/6/2019 4:51 PM
158	Loft housing	5/6/2019 4:49 PM

159	Make it artist live-work space!!! A weekly or monthly "open studios" would tie in well with downtown businesses efforts.	5/6/2019 4:49 PM
160	Another space for teens or young adults to hang out for free.	5/6/2019 4:45 PM
161	Apartments	5/6/2019 4:42 PM
162	that whatever happens to it the public be able to weigh in. That the town get a fair price and that the development be smart.	5/6/2019 4:42 PM
163	I want the community- including Park and Rec - to be able to continue using the gym.	5/6/2019 4:32 PM
164	Keep it in character for the town if any renovating is done. Move municipal offices here and demolish Pettibone and sell to a developer.	5/6/2019 4:32 PM
165	That it will not be turned into low income housing.	5/6/2019 4:27 PM
166	Sr housing	5/6/2019 4:21 PM
167	That a business can be places there that would employ a number of people.	5/6/2019 4:20 PM
168	Taxable offices or new business	5/6/2019 4:20 PM
169	That public funds are not wasted on a very old and possibly very inefficient building from an economic perspective.	5/6/2019 4:20 PM
170	A professionally, efficiently run project	5/6/2019 4:15 PM
171	Get rid of it.	5/6/2019 4:12 PM
172	Sell it and create housing.	5/6/2019 4:11 PM
173	For camps and scouts	5/6/2019 4:11 PM
174	I have no particular attachment to the space	5/6/2019 4:09 PM
175	That it adds to the community both visually and dynamically.	5/6/2019 4:07 PM
176	let it go for business re-development	5/6/2019 4:04 PM
177	it can be used to elevate the downtown with upscale housing. It CAN be done	5/6/2019 4:03 PM
178	widen intersection and include a turning lane	5/6/2019 4:03 PM
179	That theater works can still use parking	5/6/2019 3:59 PM
180	Don't have one.	4/26/2019 10:30 AM
181	This question is ridiculous. If residents cared about a "most dearly held wish..." they would not have allowed the building to fall into such disrepair.	4/26/2019 12:33 AM
182	No more apartments unless they are for senior care.	4/25/2019 10:43 PM
183	Income for the town by selling it. Move BOE to JPCC now!	4/25/2019 8:48 PM
184	Renovate and use	4/25/2019 3:08 PM
185	Do not sell yo developers or be used for housing!!!	4/24/2019 9:45 AM
186	use it for community activities	4/23/2019 3:50 PM
187	That it will remain a town owned public space, like it was always intended to be.	4/23/2019 3:29 PM
188	Do not sell this architectural gem! Reuse it and fix it for more town uses. It was a stupid idea to move offices out of there in the first place. Sell the JPS dump of a building instead	4/23/2019 3:15 PM
189	multi-purpose: housing, family and assisted living and medical facilities.	4/23/2019 9:25 AM
190	Keep it in public ownership and use for activities noted above, while securing the future of Theatreworks New Milford by granting them access to the parking lot in perpetuity, regardless of how the building is ultimately used.	4/22/2019 11:17 PM
191	I am not emotionally attached to the out-moded handicap-inaccessible building but the art should be retained by the town somehow.	4/22/2019 10:36 PM
192	I understand the need to sell the school as the town is in desperate need of money. However it is a historic building, I believe in finding ways to maintain the historic aspect of the downtown. We need to find a way to balance the needs.	4/22/2019 9:47 PM

193	municipal events. A center for residents to enjoy and use as a meeting place for events.	4/22/2019 12:16 PM
194	THAT the town PRESERVE THEATRE WORKKS!!!!	4/22/2019 11:42 AM
195	Someway to utilize the existing building and land to generate income but in a sensible way	4/22/2019 11:41 AM
196	Use for housing	4/22/2019 10:33 AM
197	That it remain intact architecturally	4/22/2019 9:32 AM
198	make it a visual and functional asset to the community.	4/21/2019 11:51 PM
199	preserve the streetscape facade	4/21/2019 9:27 PM
200	Sell the property	4/21/2019 7:42 PM
201	Conversion to affordable or assisted living by private developer with some provision for preservation of the art. If I had my way the stained glass window would be part of the library expansion.	4/21/2019 5:55 PM
202	Maintain parking for TheatreWorks. I can envision a public/private partnership that created a mixed use in the building with housing, offices, and some town use. This could include additional building and small park with a playground.	4/21/2019 4:03 PM
203	Maintaining parking for Theatreworks!!!	4/21/2019 10:55 AM
204	Would be nice to have a place that is nice and inviting for residents in the form of ability if use for local events.	4/21/2019 7:57 AM
205	Thatthe building remains open for the public to use	4/20/2019 4:08 PM
206	Winter indoor activities	4/20/2019 3:43 PM
207	That it improves the culture of New Milford.	4/20/2019 2:51 PM
208	That the art be kept where it is and that the parking be available for the theater.	4/20/2019 12:19 PM
209	Don't know	4/20/2019 9:35 AM
210	Multipurpose use - housing and healthcare	4/19/2019 8:48 PM
211	Affordable housing	4/19/2019 5:26 PM
212	That it become part of an expanded downtown area and that Theatreworks parking access be preserved.	4/19/2019 2:57 PM
213	Keeping the parking lot for the theater!	4/19/2019 2:28 PM
214	That it retains its antique quality.	4/19/2019 1:17 PM
215	Increase the "downtown area" to include the East Street School. There must be a reason to visit, I have no reason to visit in its current usage.	4/19/2019 11:44 AM
216	Let it support our current community and not take away from the organizations and businesses that are currently there.	4/19/2019 10:50 AM
217	Low or no impact to the theater.	4/19/2019 10:48 AM
218	Use if for our growing community, soup kitchen, daycare, community programs.	4/19/2019 10:23 AM
219	Why not make it a wonderful emporium of fantastic cafes and stores like they have in Atlanta, a true marketplace. A place that you can visit and enjoy multiple options and would spend time without weather being an issue.	4/19/2019 8:21 AM
220	Please keep as a town resource for all residents to enjoy.	4/19/2019 8:04 AM
221	That the parking lot area be maintained. Theatre Works is an important cultural art. Theatre Woks brings folks to downtown NM, to restaurants and shops. Theatre Works is a destination and important to the town and folks who attend plays.	4/19/2019 7:31 AM
222	Would hope to see mixed use—housing, retail, restaurants, small stores, cultural events	4/19/2019 6:48 AM
223	Available for public enjoyment.	4/19/2019 6:21 AM
224	Say something good and progressive about NM.	4/19/2019 6:01 AM
225	That parking still be available to Theatreworks and that it attract businesses	4/19/2019 12:26 AM

226	Continued parking access for Theaterworks performances/ events	4/19/2019 12:11 AM
227	Assisted living facilities/housing and public services	4/18/2019 11:48 PM
228	That whatever it becomes, the parking area remains for Theaterworks.	4/18/2019 10:11 PM
229	keep it for future town use. We will need more space as population grows. We should not sell any town buildings.	4/18/2019 9:57 PM
230	Please do not sell to a private developer - we need to strive to keep these historic and valuable spaces for town use. It is likely that the Pettibone School will be sold, so we East Street School becomes a valuable space for public services.	4/18/2019 9:01 PM
231	Don't do anything that would jeopardize the theater! This is one of New Milford's greatest assets.	4/18/2019 8:58 PM
232	Keep it as part of the Town. Do not sell it and use it to benefit the community.	4/18/2019 8:49 PM
233	Do not take away the theatres parking space.	4/18/2019 8:31 PM
234	That it is renovated without loss of historical pieces in the building. And that the reuse of the building would not take away from Theaterworks parking.	4/18/2019 8:03 PM
235	Preserve the historic aspects of the building but move the BoE to Pettibone and get it back on the tax rolls.	4/18/2019 8:03 PM
236	Not sure	4/18/2019 7:42 PM
237	Retain town ownership for adaptive re-use of the building.	4/18/2019 7:39 PM
238	Please don't make it commercial space!	4/18/2019 7:34 PM
239	good multi use balanced to become self supportive.	4/18/2019 7:23 PM
240	Maintaining historic downtown character and preserving artwork	4/18/2019 7:14 PM
241	Move board of Ed to JPS and have it be mix use business and housing	4/18/2019 7:12 PM
242	To keep the parking lot for Theater Works	4/18/2019 7:09 PM
243	To keep the building as one of the historic buildings in town and to keep it maintained and updated for the town to enjoy	4/18/2019 7:07 PM
244	Add cultural events or space for private businesses	4/18/2019 6:51 PM
245	No big box store!	4/18/2019 6:48 PM
246	Keep the historic building owned by the town	4/18/2019 6:44 PM
247	That it does not interfere with Theatre Works.	4/18/2019 6:42 PM
248	Keep the outside unchanged !	4/18/2019 6:39 PM
249	It's use should be cost positive to the town	4/18/2019 6:37 PM
250	That the town maintain ownership and use the building for the benefit of the community.	4/18/2019 1:24 PM
251	Most cost effective use for town-possible selling w/stipulation of protecting historic properties of building	4/18/2019 11:25 AM
252	This SURVEY is obviously skewed to the idea this Bass Administration foolishly believes it will get grants of .25-.45 cents/dollar to restore the building and keep it for town use. Money is not available through grants and town taxpayers cannot afford to pay the balance of .75 or .55 cents owed! The wild idea of selling the Pettibone Community Center property for millions is absurd! No hotel of any size will buy, cannot survive, studies prove it. East Street cannot serve as Community Center, Youth, Social Services and Park&Rec cannot function there. Sell to town award winning Dakota Partners for Affordable Workforce Apartments. Upgrade the town, make housing for teachers, town workers, empty-nesters, seniors. Check Barton Commons for the quality of residents. Dakota Partners is strict owner-landlord. Bad actors not allowed. Very thorough application with serious background checks protects their investment and Town.	4/17/2019 8:46 PM
253	For it to be used by the people of New Milford and preserve it for us to use as a town.	4/17/2019 7:49 PM
254	Make it ADA approved and keep the Town agencies there!	4/17/2019 7:37 PM

255	*****OPPORTUNITY COST***** IF YOU SELL THIS BUILDING YOU WILL NOT BE ABLE TO SELL PETTIBONE - A **MUCH** MORE VALUABLE PIECE OF PROPERTY ON THE OPEN MARKET - WITHOUT A REPLACEMENT FACILITY ALREADY CONSTRUCTED. Please read up on opportunity cost: <a href="https://en.wikipedia.org/wiki/Opportunity_cost">https://en.wikipedia.org/wiki/Opportunity_cost</a>	4/17/2019 7:03 PM
256	That we consider the future municipal needs of the Town and compare the cost of renovating it to the value we can obtain from selling it and make the best decision (cost-wise) based on that.	4/17/2019 5:32 PM
257	Maybe a art center like a museum	4/17/2019 5:23 PM
258	Move offices from JPS to east street.	4/17/2019 4:39 PM
259	Luxury 2 bedroom, 2 bath condominiums with concierge service	4/17/2019 2:52 PM
260	Apartments	4/17/2019 2:40 PM
261	Sold for fair price to closely monitored architectural appropriate development, mixed use, moderate income housing.	4/17/2019 2:29 PM
262	That it becomes less of a burden and more of a benefit to the downtown	4/17/2019 2:01 PM
263	That it remain and be historically preserved	4/17/2019 1:23 PM
264	create jobs.	4/17/2019 1:05 PM
265	don't have one	4/17/2019 1:01 PM
266	None	4/17/2019 12:26 PM
267	Keep its historic importance, best benefit use to support downtown businesses.	4/17/2019 12:03 PM
268	Complement the downtown with housing/senior living/ or assisted living with medical services.	4/17/2019 11:55 AM
269	Don't sell!	4/17/2019 11:53 AM
270	That along with any other property owned by the town is keep under a public land trust.	4/17/2019 11:33 AM
271	I do not think that selling the building to a private developer is in the best interest of developing downtown. Using that space as a community space where fairs, performances of all kinds, and intramural sports leagues can use is the best option. Also, selling the building will eliminate the parking lot used by Theatreworks New Milford rendering Theaterworks New Milford useless. Without a parking lot they cannot continue to thrive. A big part of downtown is the tourism brought in by that local gem. Hundreds of people descend to that theater monthly and those people bring in \$ to local businesses (restaurants etc.). Without it, local businesses would suffer. So cutting off the parking from them would be a huge loss for the town.	4/17/2019 11:30 AM
272	Community center	4/17/2019 11:10 AM
273	Kept and used by the town	4/17/2019 11:09 AM
274	Parking for Theatreworks	4/17/2019 11:06 AM
275	It get fully used	4/17/2019 11:06 AM
276	Move the BOE out, sell the building, put in Assisted Living.	4/17/2019 10:47 AM
277	That it NOT become housing	4/17/2019 10:30 AM
278	The building is maintained as a municipal asset, renovated and repurposed for public/private use	4/17/2019 10:14 AM
279	Keep it town owned	4/17/2019 10:01 AM
280	just sell it already. it is not compliant. the special education office is not accessible for disabled people. that is ridiculous.	4/17/2019 9:52 AM
281	keep the building ownership with the Town, it would be a pretty building once restored	4/17/2019 9:51 AM
282	SELL IT	4/17/2019 9:46 AM
283	have it generate income for the town, by the sale and by introducing folks who will walk and spend money in town	4/17/2019 9:43 AM
284	upscale condos	4/17/2019 9:43 AM
285	Apartments, and get that building back on the tax rolls. Move Board of Ed to Pettibone.	4/17/2019 9:43 AM
286	That everyone can agree with its reuse	4/17/2019 9:05 AM

## Q49 What is your greatest fear regarding the reuse of East Street School?

Answered: 323 Skipped: 341

#	RESPONSES	DATE
1	Closing Pettibone and trying to squish all of those departments into places like East St School	5/14/2019 9:16 PM
2	weekend traffic congestion, most noticeable at the Grove/67/East St/Bridge St. intersection	5/14/2019 11:38 AM
3	That the town retains the building but lets it go under-utilized.	5/12/2019 8:00 PM
4	It will be turned into low income housing, and push New Milford into being more like Danbury.	5/11/2019 11:23 AM
5	They will try to cram in all the services from pettibone and it'll result in a decrease in productivity from all departments.	5/11/2019 9:59 AM
6	Sold to a business with no concerns of this town's history or needs	5/10/2019 9:40 AM
7	It will be kept as is which is way too big of space than needed and can be used better	5/10/2019 9:26 AM
8	it will be sold to healthcare or other business that does not care about the character of downtown and will also increase traffic flow in the already congested area there	5/10/2019 9:22 AM
9	It remain idle and fall into decay	5/10/2019 9:10 AM
10	made into housing	5/10/2019 8:38 AM
11	It gets beyond repair and must be torn down	5/10/2019 7:08 AM
12	It becomes a drawn office space which increases vehicular traffic in the area	5/9/2019 9:09 PM
13	That whatever it is used for will not do anything to extend the designation of historic downtown district to include that section of the 202 corridor.	5/9/2019 8:41 PM
14	another piece of history gone for nothing	5/9/2019 5:30 PM
15	the destruction of the stained glass artwork	5/9/2019 2:30 PM
16	It being turned over to a corporation	5/9/2019 2:26 PM
17	Do not sell to a developer with plans of building low income housing or any kind of housing	5/9/2019 1:59 PM
18	It will just sit and rot before a decision is made	5/9/2019 1:12 PM
19	Waste of taxpayer money	5/9/2019 12:21 PM
20	That it will be used in ways that the general public will not access the building.	5/9/2019 12:14 PM
21	low-income housing bringing in individuals that do not care for the community and cause problems	5/9/2019 10:56 AM
22	it will be used as a lever to close down and sell pettibone community center	5/8/2019 10:38 PM
23	See 47	5/8/2019 10:30 PM
24	Nothing	5/8/2019 10:06 PM
25	They would destroy it and build something that wouldn't fit in and wouldn't contribute to the culture of the town	5/8/2019 9:56 PM
26	A drain on the town. Already has been.	5/8/2019 7:18 PM
27	That it will be used as low housing or sold and torn down	5/8/2019 4:35 PM
28	That it will be sold to a developer	5/8/2019 3:57 PM
29	It would be torn down	5/8/2019 2:21 PM
30	Will be a failed business and be empty fairly quickly	5/8/2019 12:35 PM
31	that it is abandoned and nothing is done with it.	5/8/2019 11:39 AM

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32	That it will not be successful and the building will fall into disrepair	5/8/2019 11:36 AM
33	Traffic at the rt 202 and elm street light	5/8/2019 10:51 AM
34	sold to developer and torn down and another vacant building go up	5/8/2019 10:42 AM
35	Selling it for low income usage.	5/8/2019 10:38 AM
36	Just offices and a building that no one really pays attention to	5/8/2019 10:18 AM
37	Nothing. I already avoid that area like the plague. The traffic from the new housing next to CVS is not the issue. All the traffic is to & from Northville!	5/8/2019 10:03 AM
38	not sure	5/8/2019 9:50 AM
39	to sit empty	5/8/2019 9:20 AM
40	Another bank..... or office space	5/8/2019 8:19 AM
41	The town will sell the property and lose an asset.	5/8/2019 7:27 AM
42	See above	5/8/2019 7:13 AM
43	That the town would sell it to a developer and it would be torn down, history would be lost	5/8/2019 6:23 AM
44	Being knocked down and a modern building going there	5/7/2019 9:43 PM
45	demolished	5/7/2019 8:39 PM
46	More law offices	5/7/2019 8:08 PM
47	Nothing will happen	5/7/2019 7:44 PM
48	It'll sit there and deteriorate	5/7/2019 6:26 PM
49	Affordable housing	5/7/2019 5:15 PM
50	Financial chaos and large loss of community funds	5/7/2019 4:24 PM
51	Space isn't maximized for use	5/7/2019 3:55 PM
52	Greatest fear is that it will continue as is, with only the BOE occupying space. Or worse, that it will be a community center. We have a perfect community center in JPCC.	5/7/2019 3:37 PM
53	Municipal space	5/7/2019 3:01 PM
54	Another empty building	5/7/2019 2:23 PM
55	more low income housing	5/7/2019 2:04 PM
56	That it becomes a "money pit" and never amounts to anything useful, even after renovations.	5/7/2019 1:45 PM
57	low income housing	5/7/2019 1:38 PM
58	The drain on tax dollars to keep it.	5/7/2019 1:24 PM
59	Not another bank	5/7/2019 12:59 PM
60	loss of public property	5/7/2019 11:47 AM
61	Wasting more taxpayers money	5/7/2019 11:46 AM
62	It will be torn down for a housing development	5/7/2019 11:45 AM
63	My greatest fear is seeing the history behind the school being torn down. I know it needs a lot of work, but it is such a large piece of history in our town. Being born and raised here I would hate to see it go.	5/7/2019 11:35 AM
64	Loses historic look/feel like the Barton House did.	5/7/2019 11:25 AM
65	Affordable housing	5/7/2019 11:18 AM
66	congestion and traffic along that section of Rt 202	5/7/2019 11:09 AM
67	Everyone but New Milford residents will benefit .	5/7/2019 11:04 AM
68	It's location & condition	5/7/2019 10:51 AM
69	Loose the historic nature of the building	5/7/2019 10:49 AM

70	That it's torn down	5/7/2019 10:29 AM
71	Making it into apartments or condos	5/7/2019 10:26 AM
72	it will cost way to much money to keep it up	5/7/2019 10:17 AM
73	The cost of a elevator if the town continues to own the property.	5/7/2019 10:12 AM
74	becoming a manufacture place.	5/7/2019 10:01 AM
75	Residential Housing	5/7/2019 9:33 AM
76	developer	5/7/2019 9:30 AM
77	afraid it will be sold	5/7/2019 9:18 AM
78	Traffic	5/7/2019 9:17 AM
79	The space will not be utilized effectively.	5/7/2019 9:03 AM
80	Low income housing or demolition	5/7/2019 8:54 AM
81	Low income housing	5/7/2019 8:32 AM
82	That a developer will put something in that ruins the character of downtown and that eventually falls into disuse/disrepair and is a blight. This is a high-visibility property--needs to be maintained and vibrant. I'm not saying it is right now either--town needs to make some sort of effort to have it not look shabby and run down either way.	5/7/2019 8:28 AM
83	Loss of historic building and more low income housing	5/7/2019 8:15 AM
84	No fear as long as they keep the building outwardly intact	5/7/2019 8:12 AM
85	It gets torn down	5/7/2019 8:07 AM
86	∩_(ツ)_∩	5/7/2019 7:52 AM
87	Loss of town history	5/7/2019 7:23 AM
88	Torn down or . poorly reconstructed as cheap housing units. If down well and maintained by the town homeless shelter would be fine	5/7/2019 6:59 AM
89	It will languish	5/7/2019 6:56 AM
90	That it remains wasted space and goes unmaintained	5/7/2019 6:49 AM
91	The costs to maintain	5/7/2019 6:34 AM
92	More low income housing with little Managment to the New England charm	5/7/2019 6:28 AM
93	Affordable housing.	5/7/2019 6:23 AM
94	It becomes a problem with unintended consequences.	5/7/2019 5:41 AM
95	That is will remain as is	5/7/2019 5:40 AM
96	A megachurch that won't pay taxes.	5/6/2019 11:22 PM
97	Getting rid of the stained glass - best thing about that school.	5/6/2019 11:11 PM
98	Sale to developer or conversion to houding	5/6/2019 11:10 PM
99	More housing.	5/6/2019 11:02 PM
100	It will be turned into affordable housing	5/6/2019 11:01 PM
101	I am concerned it will become an eye sore and another building which has no tenants.	5/6/2019 10:25 PM
102	low income housing	5/6/2019 10:24 PM
103	Is the building dangerous?? Health issues??	5/6/2019 10:15 PM
104	That it will become low income housing	5/6/2019 10:09 PM
105	Another unwanted business or empty building. If these buildings are going to be used they need to be renovated. We can't keep these buildings that are unfit to be schools for other uses.	5/6/2019 9:54 PM
106	Another crappy burger place, or bank or Dunkin donuts. Seriously how many does this town need.	5/6/2019 9:50 PM

107	Using it for something that will not economically nemeftit the town and instead cost the town	5/6/2019 9:45 PM
108	Sitting empty	5/6/2019 9:42 PM
109	That it will become condos.	5/6/2019 9:36 PM
110	You will not use the JPCC	5/6/2019 9:36 PM
111	That it will become a place for slum.	5/6/2019 9:35 PM
112	The building facade ,corporate bldg too modern	5/6/2019 9:31 PM
113	It will be demolished no more	5/6/2019 9:30 PM
114	The town will try to maintain ownership and be saddled with huge expense of bringing it up to code.	5/6/2019 9:29 PM
115	That it would cease to exist for our towns use	5/6/2019 9:29 PM
116	loss of the cultural and arts	5/6/2019 9:24 PM
117	Another empty building with no future like JPS.	5/6/2019 9:14 PM
118	That it will end up owned by a corporation that will not add anything to our town, it's history and it's further.	5/6/2019 9:11 PM
119	its a part of the towns history	5/6/2019 9:02 PM
120	Homeless shelters	5/6/2019 8:56 PM
121	That TheatreWorks will be destroyed.	5/6/2019 8:56 PM
122	A low income housing project !	5/6/2019 8:38 PM
123	That it would be turned into projects for low income/ transients	5/6/2019 8:37 PM
124	That it will be so altered as to no longer be recognizable	5/6/2019 8:25 PM
125	Cost	5/6/2019 8:17 PM
126	Traffic	5/6/2019 8:15 PM
127	We spend money to renovate or build something tjat is redundant and it does not get used. There are so many empty retail stores and offices in town already.	5/6/2019 8:15 PM
128	Loss of architecture and artistic details	5/6/2019 8:13 PM
129	Low income housing	5/6/2019 8:12 PM
130	None.	5/6/2019 8:07 PM
131	It will be demolished and an ugly cement block bldg. will replace it. Keep the quaint old building. Haven't we already invested in new window's, etc.?	5/6/2019 8:01 PM
132	My greatest fear is that it will be abandoned and run down.	5/6/2019 8:01 PM
133	traffic	5/6/2019 8:00 PM
134	Becoming abandonded, dilapated eye sore or a housing area that attracts transients or crime.	5/6/2019 7:58 PM
135	In private hands ending the Public's access	5/6/2019 7:54 PM
136	It will become retail/business that no one will visit	5/6/2019 7:42 PM
137	I DK	5/6/2019 7:41 PM
138	Cost	5/6/2019 7:27 PM
139	I do not have enough knowledge to answer this question	5/6/2019 7:11 PM
140	torn down and strip mall	5/6/2019 7:09 PM
141	Low incoming or subsidized housing	5/6/2019 7:04 PM
142	Being sold and torn down and ugly modern buildings for section 8 houses	5/6/2019 7:03 PM
143	1. Increase of car traffic causing major delays and more accidents in a corridor already overly busy	5/6/2019 7:00 PM
144	Won't be beneficial to town and it will be knocked down	5/6/2019 6:59 PM

145	I will pay for the upkeep of that building until I move away.	5/6/2019 6:57 PM
146	unattractive box like building. needs to keep character of the town	5/6/2019 6:43 PM
147	More traffic	5/6/2019 6:27 PM
148	That it will cost too much money	5/6/2019 6:22 PM
149	Large housing development.	5/6/2019 6:15 PM
150	Its a dumpy area of town and no one would go, and they would be concerned about drugs and other mishaps.	5/6/2019 6:14 PM
151	Just to waste money and have it be not put to good use	5/6/2019 5:59 PM
152	Price to bring it up to codes	5/6/2019 5:56 PM
153	That it will be converted into housing and/or commercial property/businesses.	5/6/2019 5:56 PM
154	That it will just sit empty and unused.	5/6/2019 5:53 PM
155	Low income housing	5/6/2019 5:45 PM
156	<b>Theater Works</b> Safeguarding the artwork--its beautiful and maintaining parking for the Little Theater	5/6/2019 5:43 PM
157	I fear the town will keep it but fail to have funds (no state grants available, bonds expensive) for necessary major restoration. Sell to DP, get tax \$, bring people to town.	5/6/2019 5:38 PM
158	It will be another half used town owned building costing taxpayers money to maintain, heat and cool draining our tax resources that could go to fixing roads and filling potholes.	5/6/2019 5:34 PM
159	That the town will waste a lot of money trying to salvage a lost cause.	5/6/2019 5:34 PM
160	None	5/6/2019 5:32 PM
161	It becomes a burden to taxpayers	5/6/2019 5:30 PM
162	housing and office buildings.	5/6/2019 5:26 PM
163	That the town continues to use this valuable space for any reason. Please move the dept of ed to Pettibone.	5/6/2019 5:25 PM
164	I fear more apartments would be added -which will cause congestion	5/6/2019 5:18 PM
165	Low income housing	5/6/2019 5:17 PM
166	Using it as an affordable housing. Or keeping it as a taxpayer burden to satisfy somebody's history.	5/6/2019 5:12 PM
167	Blight	5/6/2019 5:08 PM
168	That it would be for commercial insurance, medical,restaurant, and of course nail salons, massage salons. They are just too many of them around, not exciting and not boosting to the common good of this town.	5/6/2019 5:05 PM
169	Homeless shelter	5/6/2019 5:03 PM
170	Possible money pit for the town.	5/6/2019 4:58 PM
171	historic features will be destroyed or unrecognizable	5/6/2019 4:57 PM
172	That it becomes a business center for outside corporations that brings nothing to our town	5/6/2019 4:57 PM
173	Turn into wasted space	5/6/2019 4:55 PM
174	That you'll turn it into low income housing	5/6/2019 4:55 PM
175	Municipal offices	5/6/2019 4:55 PM
176	That it will not retain its current character and become just another boring building that doesn't contribute to the overall feel of downtown New Milford	5/6/2019 4:54 PM
177	It will sit unused	5/6/2019 4:51 PM
178	Low income housing	5/6/2019 4:49 PM
179	Generic office/housing that doesn't add any value or interest to the community.	5/6/2019 4:49 PM

180	That they will take the charm away.	5/6/2019 4:45 PM
181	Medical office	5/6/2019 4:44 PM
182	more empty store fronts	5/6/2019 4:42 PM
183	That it would be used by a large corporation and not add to the base of the community. No more strip malls.	5/6/2019 4:42 PM
184	That it will be used as a political tool.	5/6/2019 4:36 PM
185	To sell it and have it not used for the right reasons.	5/6/2019 4:35 PM
186	I live nearby and really don't want to increase traffic or other undesirable things. Plus I think the community should have access to the gym	5/6/2019 4:32 PM
187	More housing!	5/6/2019 4:32 PM
188	That it will be trashed and destroyed and not kept clean	5/6/2019 4:27 PM
189	Housing	5/6/2019 4:21 PM
190	It would be torn down	5/6/2019 4:21 PM
191	It just sit there empty	5/6/2019 4:20 PM
192	Too expensive to function and a dinosaur to be knocked down	5/6/2019 4:20 PM
193	Good money after bad. Pouring funds in a building with Excessively high operating costs without addressing inefficiency.	5/6/2019 4:20 PM
194	None - Change is needed.	5/6/2019 4:15 PM
195	It will go to a developer and then sit empty.	5/6/2019 4:12 PM
196	The town keeps it.	5/6/2019 4:11 PM
197	Very old needs a lot of work	5/6/2019 4:11 PM
198	Political divisiveness	5/6/2019 4:09 PM
199	That it becomes more empty storefronts or duplicates businesses we already have that won't bring in new employees or visitors i.e a Dollar Store	5/6/2019 4:07 PM
200	I would hate to see the school torn down and housing/condos put in it's place	5/6/2019 4:05 PM
201	low income housing	5/6/2019 4:04 PM
202	it will be turned into municipal office space. Total waste, bad parking for the public. Total waste.	5/6/2019 4:03 PM
203	more traffic at intersection if housing is an option.	5/6/2019 4:03 PM
204	Drug rehab	5/6/2019 3:59 PM
205	More low income housing!!	4/26/2019 10:30 AM
206	That the Town does not sell this building. Failure to sell it will hurt the businesses in the downtown area.	4/26/2019 12:33 AM
207	It will become affordable housing	4/25/2019 10:43 PM
208	None	4/25/2019 8:48 PM
209	Housing	4/25/2019 3:08 PM
210	That it will ruin the feel of NM, be used for housing	4/24/2019 9:45 AM
211	My greatest fear is adding more traffic. There is a lot of traffic now. The rush hour traffic in the morning and at night is horrible.	4/23/2019 5:05 PM
212	<b>Theater Works</b> it will be sold to developer who'll put up too many housing units and take away the parking for the theater	4/23/2019 3:50 PM
213	That it's not going to be used and not make any money. That it'll just be a half-attempt and not properly organized and maintained and that members of the community already have an idea in place and won't be open to other ideas.	4/23/2019 3:29 PM

214	the artwork will be lost or destroyed by a developer and the loss of town employees will harm the downtown's economy and vibrancy	4/23/2019 3:15 PM
215	Vacancy or under use.	4/23/2019 9:25 AM
216	Being torn down; property privately developed, and parking either eliminated or restricted for Theatreworks.	4/22/2019 11:17 PM
217	I fear some in the community will personally benefit from selling it to their "friend" or a shell corporation to hide their corruption. This almost happened with 25 Church St (I think, or did the councilperson successfully buy it for pennies on the dollar?)	4/22/2019 10:36 PM
218	<b>Theater Works</b> My greatest fear is that Theatreworks will lose its parking and will be negatively impacted by any sale of the school. I would hope, I want to believe that the town understands the value of the theatre to the community for all, children of all ages as well as adults. We are privileged to have such a theatre in our town. Any decisions made by the town council that would negatively impact Theatreworks, would be a HUGE mistake!	4/22/2019 9:47 PM
219	the loss of Theatreworks	4/22/2019 3:22 PM
220	Low income housing	4/22/2019 12:16 PM
221	That it be sold to a business or developer.	4/22/2019 11:42 AM
222	I am concerned that the area will be overcrowded with people and traffic.	4/22/2019 11:41 AM
223	Town will choose to keep the building	4/22/2019 10:33 AM
224	That it will be demolished and replaced.	4/22/2019 9:32 AM
225	ugly building, parking in front, with occupancy (business, housing or government) that adds little or nothing to the town	4/21/2019 11:51 PM
226	keeping it as an underused town office building	4/21/2019 9:27 PM
227	Millions of dollars of renovation costs	4/21/2019 7:42 PM
228	That we will through good money after bad to keep municipal offices in a building that needs drastic restoration and ADA modifications.	4/21/2019 5:55 PM
229	The whole property will be sold and all land use be private, eliminating parking for TheatreWorks.	4/21/2019 4:03 PM
230	Doing nothing.	4/21/2019 10:55 AM
231	That it will just turn into section 8 housing.	4/21/2019 7:57 AM
232	That it becomes low income housing	4/20/2019 4:08 PM
233	No more indoor practice for sports and historical loss	4/20/2019 3:43 PM
234	Losing parking for Theaterworks	4/20/2019 3:36 PM
235	Developer, generic office space	4/20/2019 2:51 PM
236	<b>Theater Works</b> Another building in front on East Street and in back, and no parking or access to the theater.	4/20/2019 12:19 PM
237	That it will become a homeless facility	4/20/2019 9:35 AM
238	over development and loss of open space and parking	4/19/2019 8:48 PM
239	Any negative impact on Theaterworks	4/19/2019 5:26 PM
240	That it is sold to a commercial developer who will tear it down and put up a soulless piece of architecture that is ill suited to the town.	4/19/2019 2:57 PM
241	<b>Theater Works</b> Loss of parking for the theater	4/19/2019 2:28 PM
242	More businesses that will not be used. Destroying the character of the town.	4/19/2019 1:17 PM
243	Modernization	4/19/2019 11:50 AM
244	Decay	4/19/2019 11:44 AM
245	Ruining the historic and cultural qualities the building has.	4/19/2019 10:50 AM
246	<b>Theater Works</b> The theater closing as a result.	4/19/2019 10:48 AM

247	Adding another crowded business to our area. we already have too many empty buildings on the green.	4/19/2019 10:23 AM
248	That it becomes another municipal building that we don't use.	4/19/2019 8:21 AM
249	An unsightly commercial use which buyers then abandon leaving space vacant for years.	4/19/2019 8:04 AM
250	<b>Theater Works</b> That it will become a commercial property with no regard for the town of New Milford. That the parking lot will be repurposed and Theatre Works will not be allowed/lose their parking lot that the town has so generously allowed for many, many years	4/19/2019 7:31 AM
251	<b>Theater Works</b> MAINTAIN THE PARKING FACILITIES FOR THE THEATER!!!!	4/19/2019 6:48 AM
252	That affects community programs that use the gym, parking and other spaces of this.	4/19/2019 6:21 AM
253	Do not put NM Theatreworks in jeopardy - parking.	4/19/2019 6:01 AM
254	That it sits empty and becomes a blight	4/19/2019 12:26 AM
255	Loss of parking access for Theaterworks performances/ events	4/19/2019 12:11 AM
256	That it remains a dormant building.	4/18/2019 11:48 PM
257	That it could become something ugly	4/18/2019 10:11 PM
258	that it will be sold to a developer, and the town would lose it.	4/18/2019 9:57 PM
259	Ugh...I shudder to think. Some use that makes some external developer wealthy at the expense of the town and its citizens.	4/18/2019 9:01 PM
260	<b>Theater Works</b> That it could jeopardize the theater,	4/18/2019 8:58 PM
261	The Town will sell if off causing us to lose another property that can never be replaced.	4/18/2019 8:49 PM
262	that it will be torn down and become either an ugly business such as CVS or for-profit apartments	4/18/2019 8:40 PM
263	<b>Theater Works</b> Theatre works will need to close its doors.	4/18/2019 8:31 PM
264	<b>Theater Works</b> That we would just offer more pointless business space or residential housing. We need to have more attractions I feel people come to downtown New Milford for our history and arts. Do not sell off Theatre parking along with the building.	4/18/2019 8:03 PM
265	That it won't ever happen!	4/18/2019 8:03 PM
266	Loss of parking for Theaterworks	4/18/2019 7:46 PM
267	Not sure	4/18/2019 7:42 PM
268	That it will be sold to developers; that the historic building will be lost; that the open grounds will be built upon; that TheatreWorks loses its parking and thus would be forced to close	4/18/2019 7:39 PM
269	That it becomes business space- we have too many vacant lots already	4/18/2019 7:34 PM
270	it will become under utilized or used as property that has no real public benefits.	4/18/2019 7:23 PM
271	It will be replaced by something which does not fit the historic character of downtown	4/18/2019 7:14 PM
272	The town will screw up the sale to a developer and a trashy retailer will go in like dominos in the green	4/18/2019 7:12 PM
273	<b>Theater Works</b> Theater works will be shut down	4/18/2019 7:09 PM
274	Destruction of the art	4/18/2019 7:08 PM
275	that the town puts money into it	4/18/2019 7:07 PM
276	Having it knocked down for office buildings !!!!	4/18/2019 7:07 PM
277	<b>Theater Works</b> Lose parking for theater thereby jeopardizing the latter	4/18/2019 6:52 PM
278	<b>Theater Works</b> Don't want it to affect Theater Works or parking for theater	4/18/2019 6:51 PM
279	Loss of parking for Theaterworks	4/18/2019 6:48 PM
280	Lose the historic building- when municipalities leave downtown, I fear empty storefronts	4/18/2019 6:44 PM
281	<b>Theater Works</b> That it will interfere with Theatre Works and create a greater rush hour traffic problem.	4/18/2019 6:42 PM

282	Tear down the building	4/18/2019 6:39 PM
283	That the facility fall into disrepair creating an eyesore for the town	4/18/2019 6:37 PM
284	Theatreworks would lose access and might close	4/18/2019 6:26 PM
285	It becoming low income housing which would bring a seedy element to downtown and hinder revitalization efforts.	4/18/2019 1:24 PM
286	TheatreWorks will lose their parking and therefore have to close.	4/18/2019 12:03 PM
287	We will pour money into the building when other more cost effective uses can be found	4/18/2019 11:25 AM
288	Subsidized housing	4/17/2019 10:00 PM
289	The uninformed, wild ideas promoted by this administration will demand keeping East St - yet they fail to accept fact that the taxpayers cannot afford the UNFUNDED costs to keep it.	4/17/2019 8:46 PM
290	Not to be subsidized housing	4/17/2019 7:49 PM
291	Section 8 affordable housing.	4/17/2019 7:37 PM
292	That the subject will become a purely political football, and will be used as a political leveraging point to fulfill an unfounded, unresearched campaign promise through wildly improper and usurpatious means that will obviously subvert not only the dictates of the Town Charter, but also the principals of limited government, democratic processes, and systems of checks and balances instituted for the purpose of protecting the minority from the tyranny of the majority upon which our whole nation was founded.	4/17/2019 7:03 PM
293	That we will pay too much to renovate it or not get enough if we decide to sell it.	4/17/2019 5:32 PM
294	Losing our parking area or making the parking so whatever is in there does not allow theatreworks enough parking spaces	4/17/2019 5:23 PM
295	That it would become low income housing. This would be a MASSIVE mistake.	4/17/2019 4:39 PM
296	Offices	4/17/2019 2:52 PM
297	Commercial use such as office building.	4/17/2019 2:40 PM
298	Having to make it ada compliant for municipal use.	4/17/2019 2:29 PM
299	Absolutely no fear.	4/17/2019 2:01 PM
300	That it be torn down	4/17/2019 1:23 PM
301	the town owns it and can't maintain it.	4/17/2019 1:05 PM
302	it falls apart for lack of doing anything	4/17/2019 1:01 PM
303	Section 8 housing	4/17/2019 12:26 PM
304	low income housing	4/17/2019 12:03 PM
305	That nothing happens and we continue to pour money into a building that is ill suited for is current use as BOE offices.	4/17/2019 11:55 AM
306	Using it for housing managed by town. Need to consolidate town offices there's.	4/17/2019 11:53 AM
307	That it becomes luxury housing or commercial space.	4/17/2019 11:33 AM
308	<b>Theater Works</b> My greatest fear is that it will be sold to a developer who will make it into apartments. Like I said previous, that would eliminate the parking for Theatreworks New Milford. Whatever is done with the property, the city must agree to keep a reasonable amount of parking for the theater. There is enough housing downtown. If you really think that housing will bring people downtown, it won't. Why go downtown if there is nothing to patronize. More businesses, art spaces and other places for social gatherings are what is needed.	4/17/2019 11:30 AM
309	The destruction of a historical asset. High density housing	4/17/2019 11:10 AM
310	Low income housing	4/17/2019 11:09 AM
311	Affordable housing	4/17/2019 11:06 AM
312	it turns into housing	4/17/2019 11:06 AM

313	That people will try to make it a community center. It doesn't have the amenities or the accessibility that JPCC does. The community center is best at its current location in JPCC.	4/17/2019 10:47 AM
314	That it would become a homeless shelter	4/17/2019 10:30 AM
315	the building is sold	4/17/2019 10:14 AM
316	That it becomes apartments	4/17/2019 10:01 AM
317	that we will talk about it for the next 30 years an do nothing	4/17/2019 9:52 AM
318	none	4/17/2019 9:51 AM
319	The town repurposes it and fins it needs tons of \$\$\$ to fix it.	4/17/2019 9:46 AM
320	it will be used as a non income generating entity (assisted living/hospice, public offices)	4/17/2019 9:43 AM
321	that it will stay as is	4/17/2019 9:43 AM
322	That the town keeps it for more town offices. That would be the most ridiculous use considering that the town does not have enough tax revenue to support itself now.	4/17/2019 9:43 AM
323	That half the people will be opposed to any reuse that is most recommended.	4/17/2019 9:05 AM

## Q50 Is there anything else you would like the town to consider?

Answered: 195 Skipped: 469

#	RESPONSES	DATE
1	containing taxes, even lowering them if the town gets relief from the state with their tax raising endeavors.	5/14/2019 11:38 AM
2	Lowering taxes on the elderly regardless of income.	5/12/2019 8:00 PM
3	Moving the central offices to Pettibone to save tax payer money, and sell the building to a private developer to add to the town assets and increase the tax base and long term stability of New Milford.	5/11/2019 11:23 AM
4	If something is done that you dislike, you don't have to reverse that specific thing. Rather you can work to move forward and turn it into something you want. Meaning: I know people are pissed about Pettibone but rather than continuing to let half sit empty just work to build it up into something that is so effective that people can't hate it. An all inclusive service department. How great would it be to register your kid for school, go by park and rec and get registered for some fitness classes, go by youth agency and set up after school care - all in one trip.	5/11/2019 9:59 AM
5	Would be a perfect homeless shelter/ social services hub. In town. On busline. Could make upstairs boarding house style for those working up out of homelessness. Training center. Counselling. If only this town truly cared about humanitarian issues and not pretty new street lights.	5/10/2019 9:40 AM
6	Different types of businesses and perhaps putting a crosswalk light near Cvs and Barton commons because cars never stop to let pedestrians cross	5/10/2019 9:26 AM
7	More transparency on the process of deciding what to do with East Street School - affordable housing would be very beneficial to the area	5/10/2019 9:22 AM
8	We have an excellent community and school system but without jobs and affordability our young families will move away	5/10/2019 9:10 AM
9	A crosswalk at the end of Church St	5/10/2019 7:08 AM
10	using a more common sense approach, not everything needs to be destroyed	5/9/2019 5:30 PM
11	yes, fix up JPCC and fill it with offices.	5/9/2019 2:30 PM
12	Do not build low income housing	5/9/2019 1:59 PM
13	Please save money, lower taxes, don't increase them or we will be forced to move	5/9/2019 12:21 PM
14	The town has no public recreation facility for its residents; it would be nice to use a historic building to attract community activities.	5/9/2019 12:14 PM
15	Invest in Pettibone; sell east street	5/8/2019 10:38 PM
16	If the town would invest in something - anything really - the school, sidewalks, lights, programs - it could build community and increase private investment. The town needs to take care of lingering problems and private investment will likely follow. You can't expect private investment to take care of your long standing problems.	5/8/2019 9:56 PM
17	A realistic bit of forward thinking. Can't go that way with feet stuck in the mud of the past. Think our "fathers" are stuck there.	5/8/2019 7:18 PM
18	No	5/8/2019 4:35 PM
19	With Morey's gone, everyone is forced to cross the bridge or go to Northville to shop. The old CVS space has been sitting empty for a longtime. Couldn't that be a mom & pop store like Pudelka's was? That would draw more people downtown.	5/8/2019 2:21 PM
20	can't think of anything	5/8/2019 12:35 PM
21	No	5/8/2019 11:36 AM
22	If it's not going to be sold then the town needs to start putting money back into. It's a crumbling building that has not seen major upgrades. The parking lot is a hazard as much as the building.	5/8/2019 10:51 AM

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23	Make this building a go to place with activities businesses and offices	5/8/2019 10:18 AM
24	Encouraging companies to move to town would be wonderful but towards the southern end of town I would think. Traffic is wicked going through the center of town and not practical for trucks etc. Heading north on Rt 7, toward Kent is also an option. There are plenty of single family homes available around town. Assisted living is an idea for the center to town as well. Close proximity to the hospital and the grandiose new ER is a plus. Limited grocery shopping to walk to a minus. I can't see many regularly walking to Big Y. Crossing the street in town is suicide most days. No one stops to let you cross-not even the police. Just don't be 5 minutes late back to your car or the meter maid will gladly slap you with a ticket.	5/8/2019 10:03 AM
25	Tax base	5/8/2019 9:20 AM
26	Create a community center with the building.	5/8/2019 8:19 AM
27	Stop trying to get it on the tax roll.	5/8/2019 7:27 AM
28	Improve traffic flow along east and 202 put a light at CVS	5/8/2019 6:23 AM
29	A ban on retail signs and neon signs in town, other than theater no bright lighted signs (dominoes), keep stores within historic feel but bring more specialized stores, old navy, Joanne's fabric, type stores without the flashy fronts. Loved being able to shop the green growing up Barton's, Hart's, ct memories, now it's mainly food and hair salons and a tax place. Need more attractive shopping places	5/7/2019 9:43 PM
30	traffic flow improvements from through town, especially Bridge St and East Street at Hospital intersection	5/7/2019 6:26 PM
31	No	5/7/2019 5:15 PM
32	I really like your pothole filler machine.	5/7/2019 4:24 PM
33	Move the BOE to JPCC. Sell East Street to a developer for assisted and/or independent senior housing. We need it.	5/7/2019 3:37 PM
34	No	5/7/2019 3:01 PM
35	A lot of traffic over the bridge during rush hour and by the fire department on 202 by the Citgo.	5/7/2019 2:47 PM
36	I would like the town to sell this building, and use the money to upgrade, and expand the property on Rt.7 the old pettybone school.	5/7/2019 1:24 PM
37	Lower taxes, don't drive people away	5/7/2019 11:46 AM
38	Moving the police department there	5/7/2019 11:45 AM
39	find a use that will increase the tax roll so the residents are not constantly hit with a tax increase.	5/7/2019 11:09 AM
40	Did I already mention a CREAMERY : ) I think New Milford should showcase our "FARM- FRESH- LOCAL" status with all the beautiful farms we have !!	5/7/2019 11:04 AM
41	Building a town pool for the town & high school swim team	5/7/2019 10:29 AM
42	Don't become like Danbury	5/7/2019 10:26 AM
43	move the offices to Pettibone	5/7/2019 10:17 AM
44	No	5/7/2019 10:12 AM
45	Please build an aquatic center for our swim teams!!	5/7/2019 10:06 AM
46	no	5/7/2019 10:01 AM
47	sidewalks, walkways, crosswalks	5/7/2019 9:30 AM
48	Keep New Milford beautiful	5/7/2019 8:54 AM
49	Improving the school system...greater transparency.	5/7/2019 8:32 AM
50	No	5/7/2019 8:15 AM
51	Please find a Connecticut brewery or distillery for the old cvs	5/7/2019 8:12 AM
52	~\_(ツ)_/~	5/7/2019 7:52 AM
53	More parking should be considered somehow but maintaining the current character on the green is critical	5/7/2019 6:59 AM

54	Consider the decision on East Street School as part of a broader decision about the character of the entire East Street/202 corridor--what else will need to happen in that corridor to achieve the overall desired effect?	5/7/2019 6:56 AM
55	More seating on the green with more walking paths	5/7/2019 6:28 AM
56	What are obstacles or negative outcomes other municipalities have encountered dealing with similar sales?	5/7/2019 5:41 AM
57	Think 5-10 years ahead	5/7/2019 5:40 AM
58	Bringing in more tax base to support the schools.	5/6/2019 11:22 PM
59	The VFW, the Knights of Columbus hall and the Aryan Singing Society are all losing or lost their buildings. Have them collaborate, fix up the school, and rent the gym for downtown functions as St. Johns can be too small at times.	5/6/2019 11:11 PM
60	Creative use for it.	5/6/2019 11:02 PM
61	board of education should have been moved out years ago	5/6/2019 10:24 PM
62	Consider attracting larger companies in locations outside of downtown. Utilize the many parking lots we have to offer parking to people who want to come downtown. Bring in businesses that will draw people more than a one-off trip. And offer affordable leases to businesses that want to come here. Look to surrounding towns like Brookfield, Newtown and Ridgefield that have had successes with their trails, recreation center and shopping centers.	5/6/2019 9:54 PM
63	Sell the East Street building and embrace the JPCC. Lets be a town that says Yes!!! to improvements!	5/6/2019 9:36 PM
64	Fixing pot holes	5/6/2019 9:31 PM
65	Not allowing new buildings to be built while so many sit vacant	5/6/2019 9:30 PM
66	Fully utilizing JPS	5/6/2019 9:29 PM
67	Extend park hours and stop police from harassing people and teens who are outside. This is why we have a heroine epidemic. If you go outside the you are scolded. Easier to sit in your house and do heroine i guess.	5/6/2019 9:20 PM
68	A pool, another park, bike park, playground. Recreation center for kids, etc.	5/6/2019 9:14 PM
69	Finish the park on West Street by the dam.	5/6/2019 9:11 PM
70	Take chances on the future. Stop doing the same boring things.	5/6/2019 8:56 PM
71	That it doesn't raise our taxes!	5/6/2019 8:56 PM
72	No cars in harrybrook park the walkway is very crowded and cars have all the road we need more walking areas ! Thank you	5/6/2019 8:38 PM
73	More activities on the green. Fix the bridge traffic... it's horrible and takes away from desire to go downtown. Add a walking/ running path.	5/6/2019 8:37 PM
74	Give the building to the Youth Agency. They will care for it and treasure it.	5/6/2019 8:25 PM
75	Traffic is already terrible through the area	5/6/2019 8:15 PM
76	I would use the space for municipal offices if needed. If not, consider making it a cultural center with exhibits, shows, event space for rent, etc. Make it into a touristy place for New Milford. Or a hotel/restaurant.	5/6/2019 8:15 PM
77	do everything possible to maintain the beauty of the town and keep families in New Milford	5/6/2019 8:12 PM
78	To really investigate and vet potential building Corp. before allowing yet more tree's to be brought down, and another mall, building not in keeping with our beautiful downtown to just sit empty and idle as so many buildings surrounding town have already.	5/6/2019 8:01 PM
79	Not at this time	5/6/2019 8:01 PM
80	Keep our small town picturesque, family and community oriented and full of small businesses!!!!	5/6/2019 7:58 PM
81	Use the Green for events that would attract people. Music events, art and craft shows. If the weather is inclement move to the East Street School.	5/6/2019 7:54 PM
82	no	5/6/2019 7:41 PM

83	A new recreation center with an indoor pool.	5/6/2019 7:32 PM
84	Not at this time	5/6/2019 7:11 PM
85	Economic development	5/6/2019 7:04 PM
86	Not sure	5/6/2019 7:03 PM
87	Sell JPS and repurpose East street as a community center. JPS is a financial albatross	5/6/2019 7:00 PM
88	No	5/6/2019 6:59 PM
89	Just be more easy going and welcoming.	5/6/2019 6:57 PM
90	Designated indoor pickleball courts because it is a fast growing sport and our courts are the least desirable in the surrounding towns.	5/6/2019 6:49 PM
91	open to ideas, and a vote on the ideas	5/6/2019 6:43 PM
92	Mixed housing with lofts for singles, shops on first floor, gym with no other buildings added and parking kept.	5/6/2019 6:15 PM
93	That entire area needs uplifting and support. Clean up of the housing in the entire area. Even a community garden would help people come together and gain some confidence.	5/6/2019 6:14 PM
94	No	5/6/2019 5:56 PM
95	This is a beautiful building and should be kept up so it could be used for activities.	5/6/2019 5:56 PM
96	A splash park and town pool would be amazing!!!	5/6/2019 5:45 PM
97	Strict guidelines for any future use that possibly maintains the facade of the building and enhances the site	5/6/2019 5:43 PM
98	SELL EAST ST TO DAKOTA PARTNERS. Town needs people living there, priced for teachers, police, medical staff, town employees. Affordable for workers who spend \$ in NM.	5/6/2019 5:38 PM
99	Sell it. BUT town council who are working with the buyer can not be involved on ANY votes regarding the property. Rumor has it some hand shakes have taken place that guarantee the new owner will get whatever they want approved as long as the \$ flows to the town councilman's pockets.	5/6/2019 5:34 PM
100	Sell it to a developer	5/6/2019 5:34 PM
101	No	5/6/2019 5:32 PM
102	If you're going to keep the East Street school didn't get rid of John Pettibone community Center swap them knocked down John Pettibone sell the property	5/6/2019 5:12 PM
103	Something everyone can enjoy, and something that would make money for the town, so the taxpayer does not bear burden of tax.	5/6/2019 5:05 PM
104	Put in a train!	5/6/2019 5:03 PM
105	No, I appreciate everyone who works so hard to consider all the possibilities.	5/6/2019 4:58 PM
106	perhaps historical society with public space available to rent	5/6/2019 4:57 PM
107	There are no LGBTQ spaces or resources in this town, that there are few places where you can go for an evening out that do not include alcohol	5/6/2019 4:57 PM
108	Add sidewalks! There are gaps in the sidewalks along Grove St and East St that make a walk dangerous.	5/6/2019 4:55 PM
109	My husband moved his company with 30 plus employees out of NM after 10 years, to Danbury. Issues- young college graduates do not want to move to or commute to NM. Clients from big companies want to their employees to stay in chain hotels, not bed and breakfasts. Clients always had to stay in Danbury and drive to NM. They did not like this. Somewhere on RT 7 at least one small chain hotel is needed.	5/6/2019 4:54 PM
110	Take the money from the sale of East School and update Pettibone and make it a community center. combine the Park and Rec Dept with Youth Services	5/6/2019 4:51 PM
111	Bring more business in to downtown.... maybe something like dave and busters	5/6/2019 4:49 PM
112	A contemporary art or other type of museum/arts hub	5/6/2019 4:49 PM

113	Don't tear it down	5/6/2019 4:45 PM
114	I would like the town to consider the future and how we build off the vitality of the area. Nature, arts and community.	5/6/2019 4:42 PM
115	I honestly love that we have the community center at Pettibone now. The offices that were in the ESS are in a much better consolidated, centralized location. If we keep the ESS, I think it's a big opportunity for the town to do interesting things! But I would not feel sad if it were sold to a developer with the money to do the building justice and make something wonderful of it.	5/6/2019 4:36 PM
116	Stop the screw up's like the oil tank debacle. Try to put a service elevator at the High School for service and safety. Since a stretcher doesn't fit in the current elevators.	5/6/2019 4:35 PM
117	Even if you decide to use the rest of the building for offices or small business etc, please please do not use it for more housing and please allow the community to continue to use the gym.	5/6/2019 4:32 PM
118	Stop building downtown, congestion is bad enough.	5/6/2019 4:32 PM
119	I have lived here for 34 years and have never been in the East Street building	5/6/2019 4:20 PM
120	The actual needs of the community.	5/6/2019 4:20 PM
121	Empty storefronts on Bank Street.	5/6/2019 4:15 PM
122	Hasn't that been covered already?	5/6/2019 4:11 PM
123	Elevator for the building	5/6/2019 4:11 PM
124	To continue to maintain and utilize the Pettibone property as a valuable town facility and office space — it has parking and rec space, fields and play space.	5/6/2019 4:09 PM
125	There are lots of people with disposable income who have vacation homes in the neighboring towns. Making New Milford a destination for shopping and eating will draw those people away from the drive to Torrington or Brookfield.	5/6/2019 4:07 PM
126	UPSCALE HOUSING. this has been done in other towns with great success (see Great Barrington most recently, with very high price tags. These kinds of folks WILL spend money in town)	5/6/2019 4:03 PM
127	reconfigure intersection and sell the property	5/6/2019 4:03 PM
128	Future impact by hasty decisions.	4/26/2019 10:30 AM
129	Let a private business take on the job of either renovating or rebuilding on this valuable piece of property. The beautiful town green depends on it.	4/26/2019 12:33 AM
130	Think out of the box. Stop fighting one fire at a time & do some long range planning.	4/25/2019 8:48 PM
131	I think the East Street school should be adaptively reused as a mixed-use artists space. Classrooms could be rented to artists and craftsmen as studios and workshop rooms. Once a month there could be an open studio where the town could view the artworks and purchase pieces. Many towns have spaces and events like this, but nothing in the New Milford region. I've written scholarly papers about this, and I really feel it could work and I would be happy to discuss further. Bridgit.ohara@gmail.com	4/23/2019 3:29 PM
132	Sell Pettibone! It is worth a fortune, is a crummy old building in poor repair that is way too big for what we need and in a lousy location for town use. It is better as a commercial use. Dump Pettibone!	4/23/2019 3:15 PM
133	Theatreworks has been a vital and essential part of the New Milford community for more than 50 years and needs to continue and be protected. Do not destroy this unique community asset for the sake of a few tax dollars.	4/22/2019 11:17 PM
134	Consider cost-benefit analyses (for the town) rather than personal benefit when making decisions. Development should be beneficial and consistent with the conservation plan.	4/22/2019 10:36 PM
135	Not in response to question no. 52. The survey was 1) too long and more importantly often did not give opposing or varied responses, meaning it is clearly not "blind."	4/22/2019 11:42 AM
136	Go slow, Be careful. Let the Towns people have all the info and get to vote.	4/22/2019 11:41 AM
137	Please keep the town's only live theatre viable by not eliminating parking	4/22/2019 9:32 AM

138	free deeded parking for playhouse, or at least protected parking for the playhouse -- as long as it remains a small nonprofit.....survey too long, should be a shorter version available with key questions for people who don't have as much time as this retiree. Finally, forgot to mention that the library is absolutely the downtown's biggest asset.	4/21/2019 11:51 PM
139	It's a beautiful, historic building that's not ADA compliant. Sell it to a reputable developer that will preserve its historical character and make the necessary improvements without undo burden to the town.	4/21/2019 9:27 PM
140	They should have taken the offer from the company that developed the property adjoining CVS. Its time to stop the game playing and what appears an attempt to undermine the JPS Community Center.	4/21/2019 5:55 PM
141	Reduce real estate taxes for retired people!!!	4/21/2019 10:55 AM
142	Continue to preserve it, and beautify the exterior spaces	4/20/2019 4:08 PM
143	No	4/20/2019 3:43 PM
144	Making better community spaces with programs for kids. Revitalizing downtown to be a destination for shopping, food, activities.	4/20/2019 3:32 PM
145	Not enough publicity about all the things happening in New Milford.	4/20/2019 9:35 AM
146	Keeping the parking lot for the use of theatreworks.	4/19/2019 10:46 PM
147	Put Board of Ed in Pettibone	4/19/2019 8:48 PM
148	The need to bring visitors to New Milford. Increase. Visitor center year-long activities.	4/19/2019 10:23 AM
149	Maybe have a Trader Joe's come to area and use lower half of building, upper floors housing?	4/19/2019 8:21 AM
150	The cultivation of the arts is very important in the wonderful town of New Milford.	4/19/2019 7:31 AM
151	Traffic!	4/19/2019 6:48 AM
152	Lillis is a town heritage, we must keep it and rent the spaces to local businesses at reasonable prices and use this money for its maintenance; Many local business could use an office space at Lillis.	4/19/2019 6:21 AM
153	No	4/19/2019 6:01 AM
154	Can it be used as a tech hub or tech education center?	4/19/2019 12:26 AM
155	N/A	4/18/2019 11:48 PM
156	More public meetings to discuss these issues before they get to a place where the town makes a decision based on \$\$\$ rather than on community benefit.	4/18/2019 9:01 PM
157	Selling property to pay the bill is a losing venture. Once you sell it you can never get it back.	4/18/2019 8:49 PM
158	It is important to maintain the parking usage for the town as Theatreworks is great cultural activity location.	4/18/2019 8:35 PM
159	Let the theatre have parking.	4/18/2019 8:31 PM
160	Many life long residents have memories of the East Street School please follow our advise to make it better.	4/18/2019 8:03 PM
161	Keeping parking available for the theater. It is one of the town's most treasured assets and outshines neighboring theaters.	4/18/2019 7:14 PM
162	Don't let handshake deals with your town council members and developers be the winning bids. Those on town council who will profit from the sale and development must recuse themselves from the sale process.	4/18/2019 7:12 PM
163	Not to decimate one of our oldest and dearest community resources	4/18/2019 7:09 PM
164	just reconsider what the town will lose if it is sold to just any developer because they won't have the community's interest at heart and it could be a game changer for the town and those people in that area	4/18/2019 7:07 PM
165	Theater a very special New Milford attraction.	4/18/2019 6:52 PM
166	Losing a community asset for the sake of growth is not growth in the right direction.	4/18/2019 6:42 PM

167	A walkway for Seniors from ButterBrook & Glen Ayre to the East St. Building	4/18/2019 6:39 PM
168	Demand this administration get a solid course in the reality if small town economics! Bringing in an Economic Dev Director from Rochester NH.... not far from the Portsmouth Naval Yard, a state without income or sales taxes, not far from major highways, high tech, medical, research, investment, transportation, education centers within commuting distance, a nearby airport, community college ..... apples to oranges!! New Milford is 16 miles from I-84, has an aging state 2 lane bridge that will not be widened, another neighborhood bridge not suitable for large trucks. Traffic congestion is an issue that the state will not improve. Traffic on East St is impacted by CVS, not Barton Commons. Apartments at East St will not impact commuter traffic either, surely less than the hospital shift traffic. AirBnB is very popular and investors are buying short sale and foreclosed properties in NM to rent rooms. There is no control nor occupancy laws. It's absurd to waive sewer hookup costs and provide tax breaks to attract business. If they cannot pay they cannot be expected to thrive! I hope this Administration, in total control of all the town departments, commissions, management et al, wakes up to economic reality. Reading this survey it's obvious this uninformed administration is intent on destroying the real NM economic, education and community opportunities in favor of personal financial gain. Sad.	4/17/2019 8:46 PM
169	To get along no matter of your affiliation!	4/17/2019 7:49 PM
170	Selling JPS and using the money to build another community center.	4/17/2019 7:37 PM
171	*****OPPORTUNITY COST***** IF YOU SELL THIS BUILDING YOU WILL NOT BE ABLE TO SELL PETTIBONE - A **MUCH** MORE VALUABLE PIECE OF PROPERTY ON THE OPEN MARKET - WITHOUT A REPLACEMENT FACILITY ALREADY CONSTRUCTED. Please read up on opportunity cost: <a href="https://en.wikipedia.org/wiki/Opportunity_cost">https://en.wikipedia.org/wiki/Opportunity_cost</a> If you are willing to sell a building we've sunk less than \$250k into over the past 4 years with almost no value on the open market but with obviously great intrinsic value to The Town and the community, why wouldn't you be willing to sell a property we've sunk roughly a million dollars into over the same period with a colossal capital improvement schedule and a market value orders of magnitude greater than the other and with no intrinsic value? I urge everyone who even has the potential to read this to PLEASE watch the documentary "The Community Center Adventure" about our town: <a href="https://www.facebook.com/538071999874213/videos/1114470158726195/">https://www.facebook.com/538071999874213/videos/1114470158726195/</a>	4/17/2019 7:03 PM
172	Simple solutions to improving traffic flow such as moving the utility pole on East Street so cars going north on 202 can get around a car turning onto Elm Street or having "smart" traffic lights installed on Bridge Street. The lights at Main and Bridge and Railroad and Bridge often create traffic back-ups. I think this could be improved with smart lights or a Police Officer directing traffic, especially on Saturday mornings.	4/17/2019 5:32 PM
173	Nope	4/17/2019 4:39 PM
174	Make site of now defunct Dollar General into a gateway park	4/17/2019 2:52 PM
175	Keep the charm of the building and use it for apartments. Allow the expansion of the building to accommodate more units and parking.	4/17/2019 2:40 PM
176	Move BOE to JPCC	4/17/2019 2:29 PM
177	You can tear down all or part of Pettibone as well.	4/17/2019 2:01 PM
178	Route 202 expansion from Danbury to Torrington. Additional in town bus service like the senior center provides. Anything that saves residents money since commuting is their number one expense.	4/17/2019 1:05 PM
179	senior apartments - put in an elevator.	4/17/2019 1:01 PM
180	No	4/17/2019 12:26 PM
181	improving survey	4/17/2019 12:03 PM
182	Move BOE and expand the services they can provide at Pettibone. Support education or all the planning/development will not mean anything to the young families this town needs to attract to survive and thrive.	4/17/2019 11:55 AM
183	Keep downtown more clean.	4/17/2019 11:53 AM
184	If you take anything from my submission, please let it be the importance of the parking situation behind East Street School. The theater already lost one parking lot when CVS came to town. If it loses this parking lot, that could be the end of 50+ year cultural mainstay of New Milford.	4/17/2019 11:30 AM
185	Community center	4/17/2019 11:10 AM

186	Move services from Pettibone to East St	4/17/2019 11:09 AM
187	Continuing to open the building and renting out space to private b business/	4/17/2019 11:06 AM
188	I can't stress enough how much our town needs Assisted Living. When a senior can no longer live alone, yet isn't ready for a nursing home, they must leave town because New Milford doesn't have any Assisted Living facilities. When they leave town, we lose their patronage at local businesses when their families come to visit. We could employ so many workers in an Assisted Living facility as well. Our town needs to look ahead at the aging population and the fact that people are living longer. For those seniors who are mobile, being in a downtown setting could be key.	4/17/2019 10:47 AM
189	The downtown is the municipal, cultural, and historic center of our town. East Street sits on a large chunk of property downtown, if we lose that we won't have an opportunity to gain another parcel of land like it	4/17/2019 10:01 AM
190	education	4/17/2019 9:52 AM
191	Pettibone.....another "re-purpose project" like this would be beneficial	4/17/2019 9:51 AM
192	no	4/17/2019 9:46 AM
193	Great Barrington is building Powerhouse Square, upscale housing. IT's a small town with lots of restaurants and prep schools, not much else... sound familiar? 1br are going for \$300k . It CAN be done	4/17/2019 9:43 AM
194	relocation of the helipad	4/17/2019 9:43 AM
195	Yes, elect a different Mayor in November.	4/17/2019 9:43 AM

## Appendix B: Community Brainstorming Presentation

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# Community Brainstorming

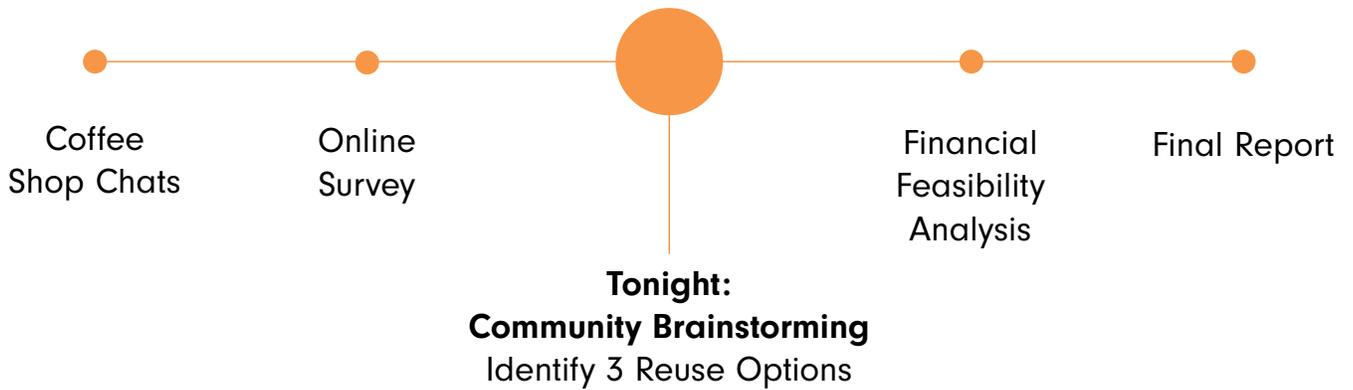


# Nice to meet you!

**PIRIE**  
ASSOCIATES



# Our Task Tonight



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# Schedule

**1. Process for this evening**

**2. Overview of survey results**

**3. Why?**

Define shared goals and aspirations for this project.  
*work group discussion and share out*

**4. What?**

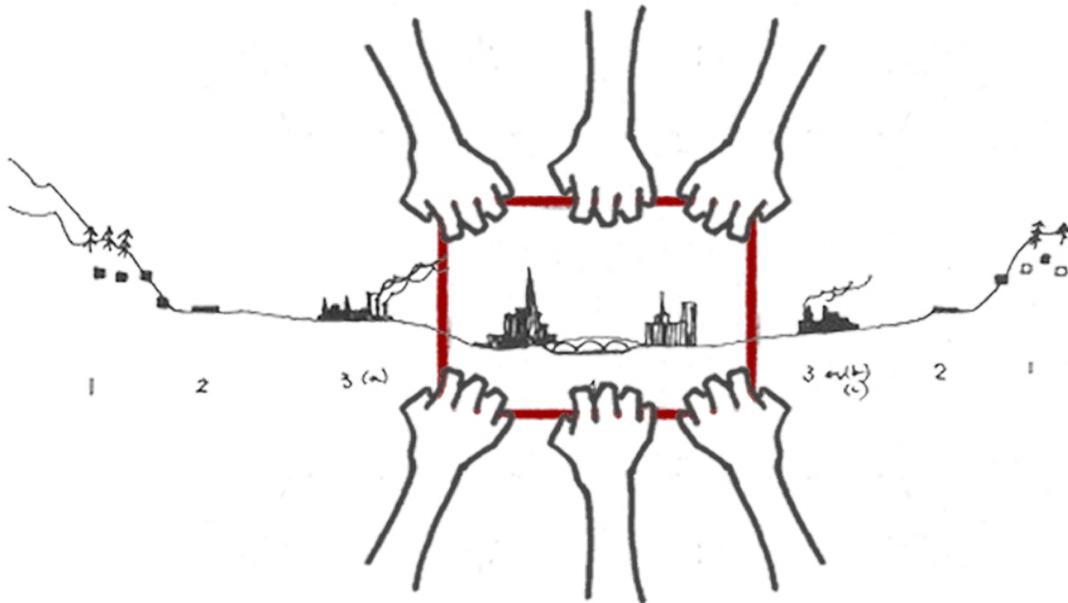
Define uses that will help achieve goals and aspirations.  
*work group discussion and share out*



# Process for This Evening



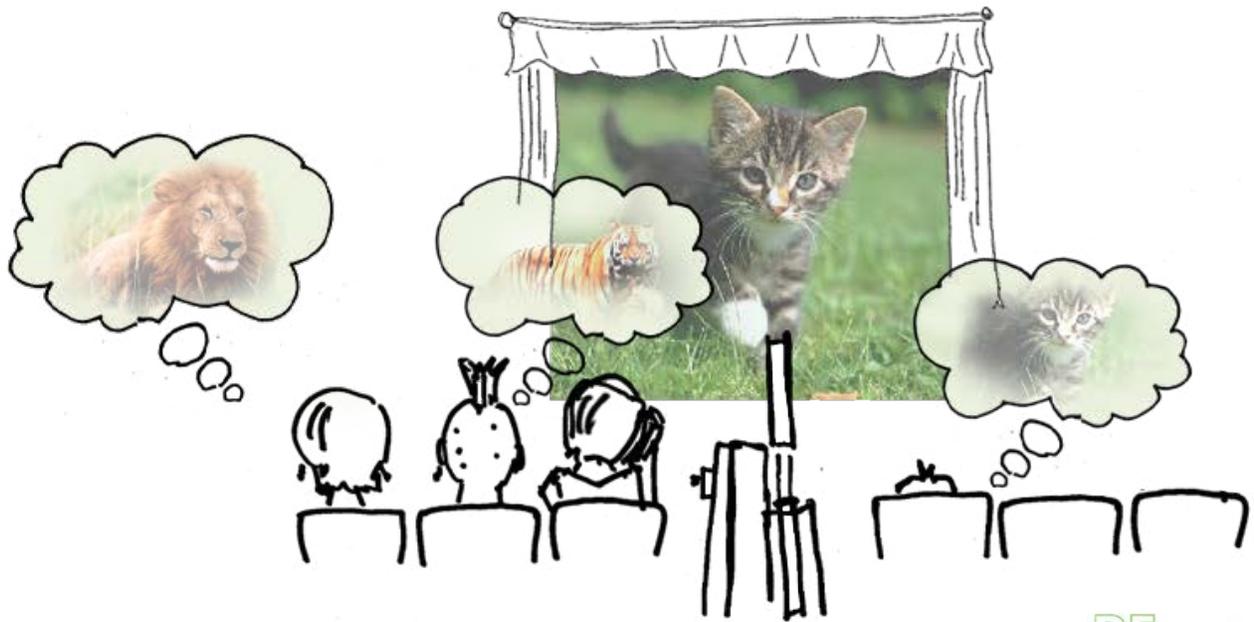
# Identify the Common Purpose



Align Expectations (not necessarily opinions)



# Develop a Shared Frame of Reference



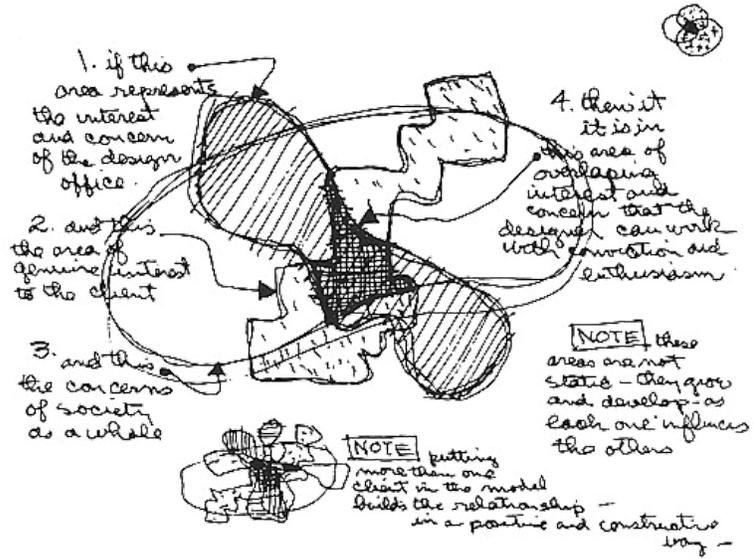
Acknowledge and Appreciate Different Points of View

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# Ideas Come From Everyone



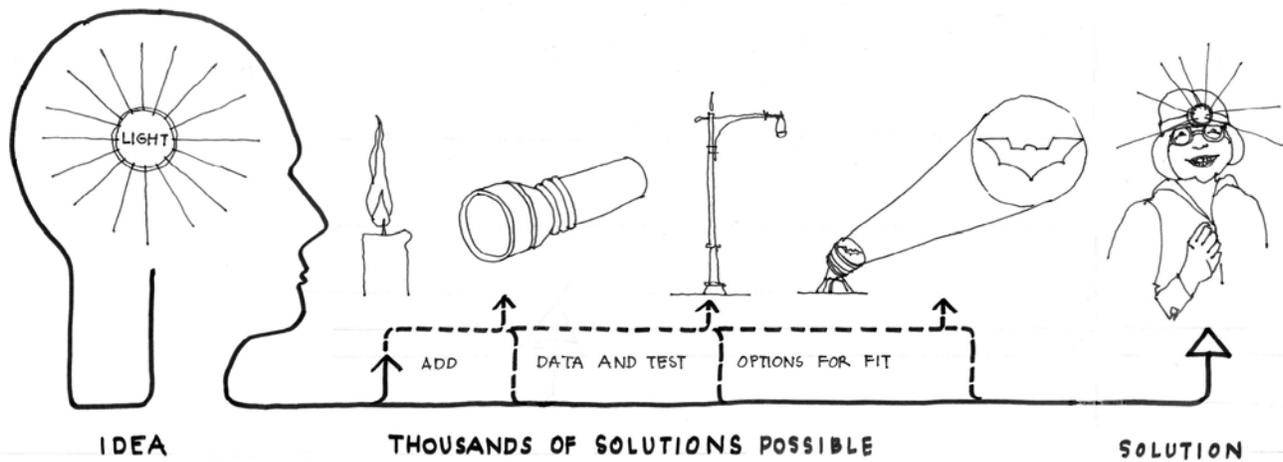
Singular Inspiration (myth)



Broadly-derived (reality)

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

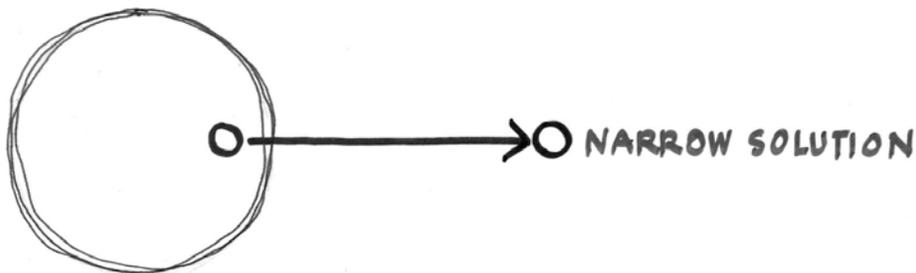
# Be Flexible - Ideas Are Not Solutions



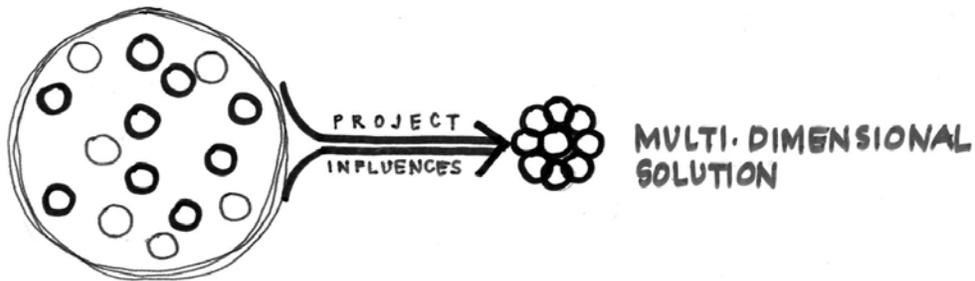
RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# Be Bold in Brainstorming

## "MAKING THINGS MANAGEABLE" APPROACH



## INTEGRATED & BROAD THINKING APPROACH



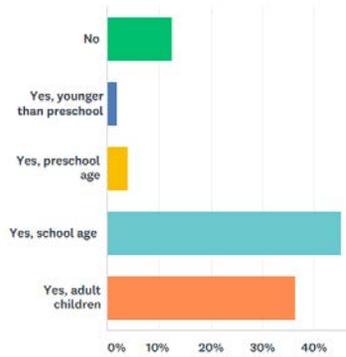
RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# Overview of Survey Results

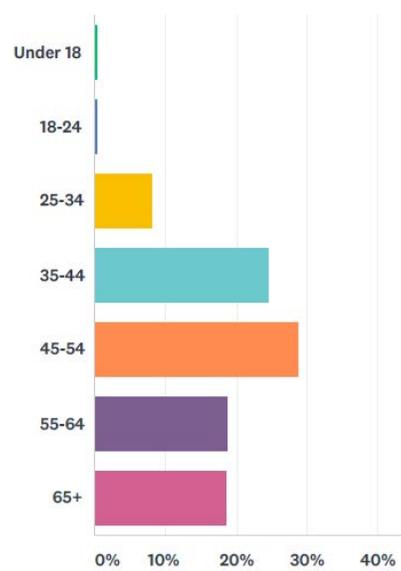


# RE demographics

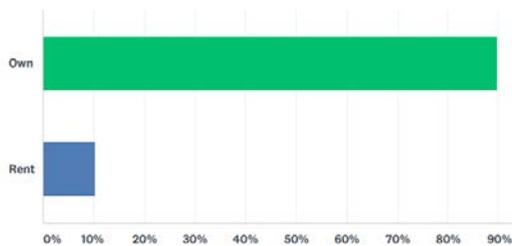
Do you have children?



How old are you?



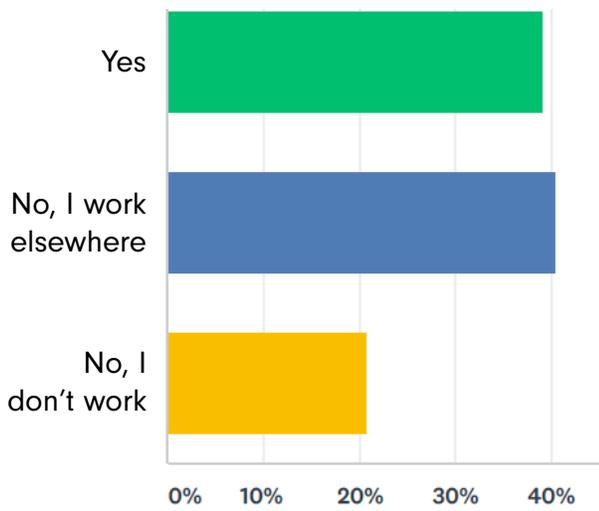
Do you own or rent your home?



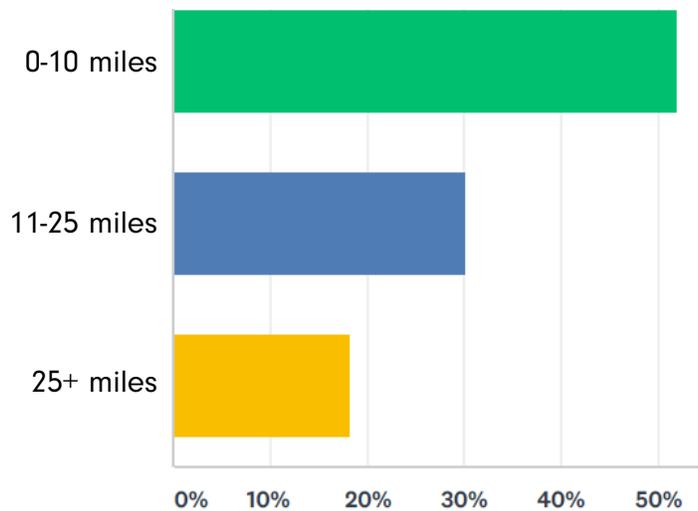
RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE demographics

Do you work in New Milford?



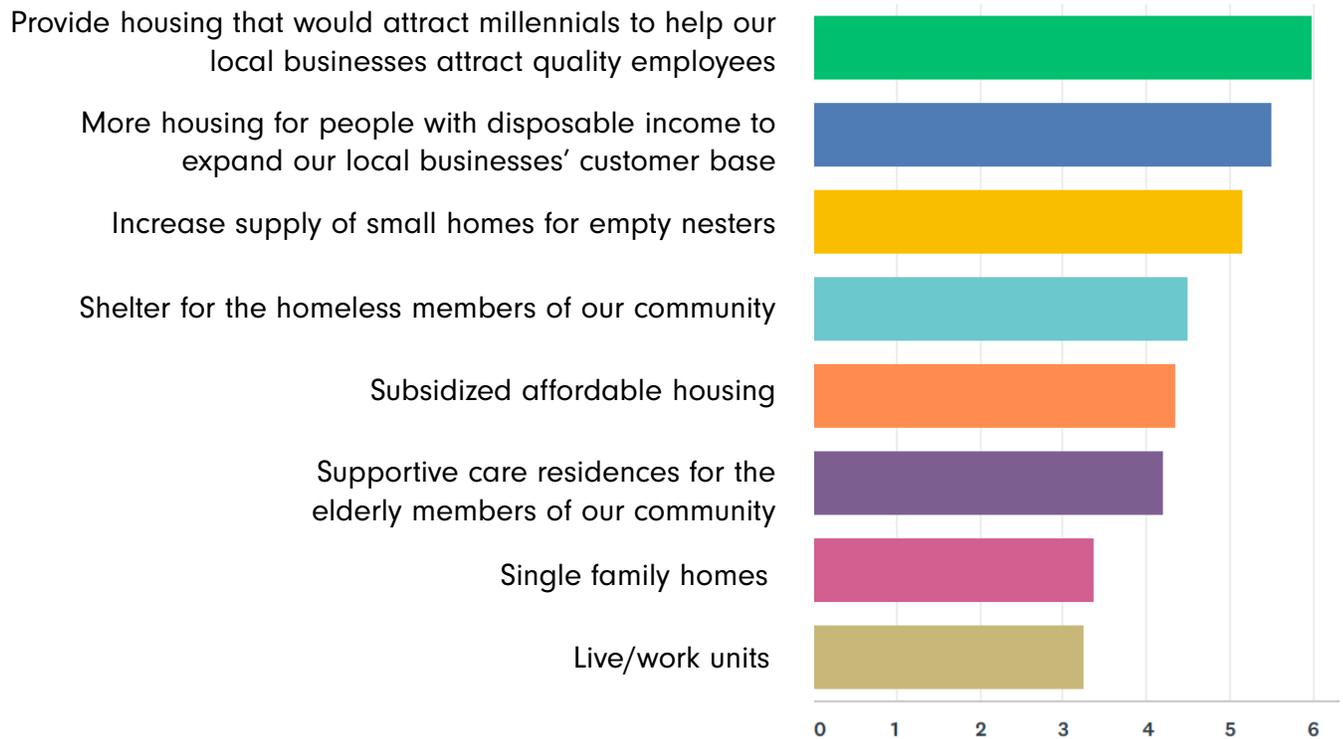
How far do you commute?



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE housing

We asked: please rank the following by order of importance.



# RE housing

Multifamily housing projects in Connecticut typically need tax credits to work financially

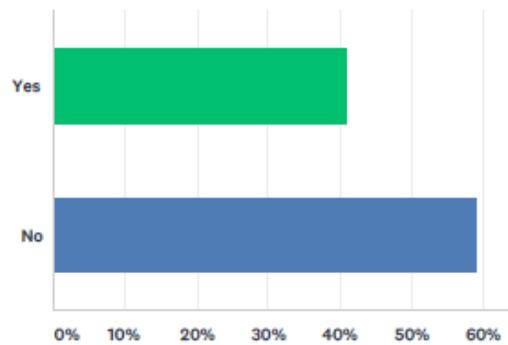
**Example of “Affordable”:** A family of two with 50% of the Area Median Income (AMI)

- A family of two: a single parent with one child
- 50% of AMI in Litchfield County is \$40,400
- Average yearly income for nurses in Litchfield County is \$36,727

Sources: Connecticut Housing Finance Authority Income Limit Area Definitions for Litchfield County (2019) and CT Department of Labor wage data (2017)

# RE municipal services

We asked: does the location of municipal offices matter to you?



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE economic development

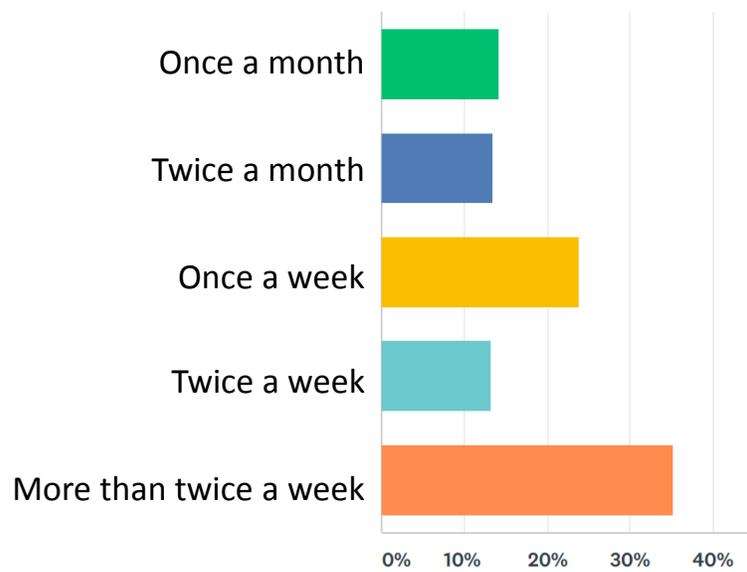
We asked: please rate the following by how important they are to the future of New Milford.



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

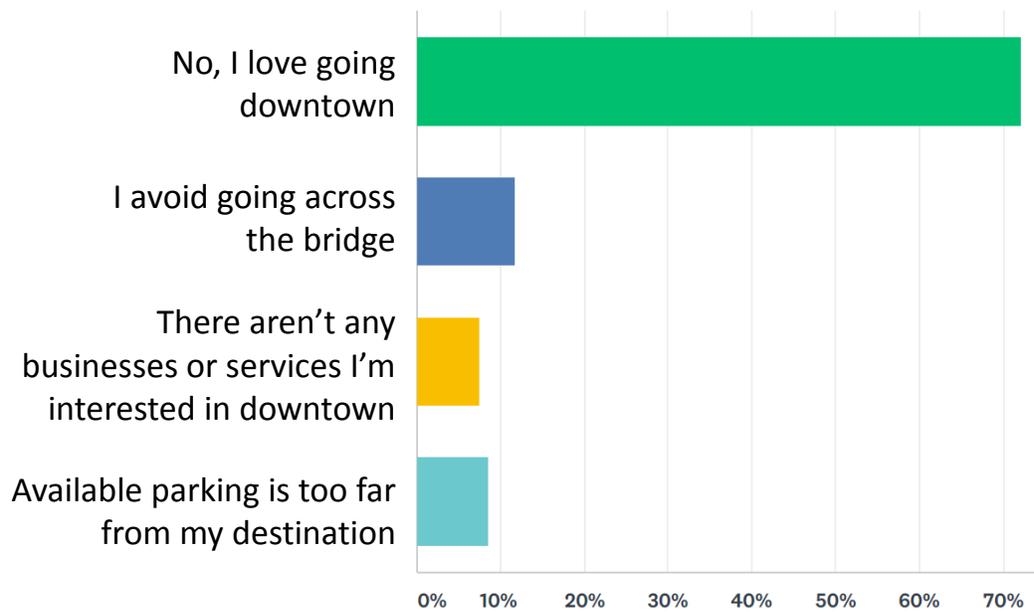
# RE historic downtown

We asked: How often do you go to New Milford's historic downtown?



# RE historic downtown

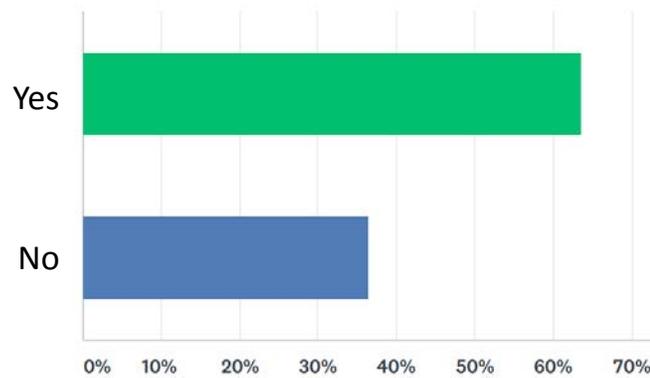
We asked: Is there anything that discourages you from going to downtown New Milford?



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE historic downtown

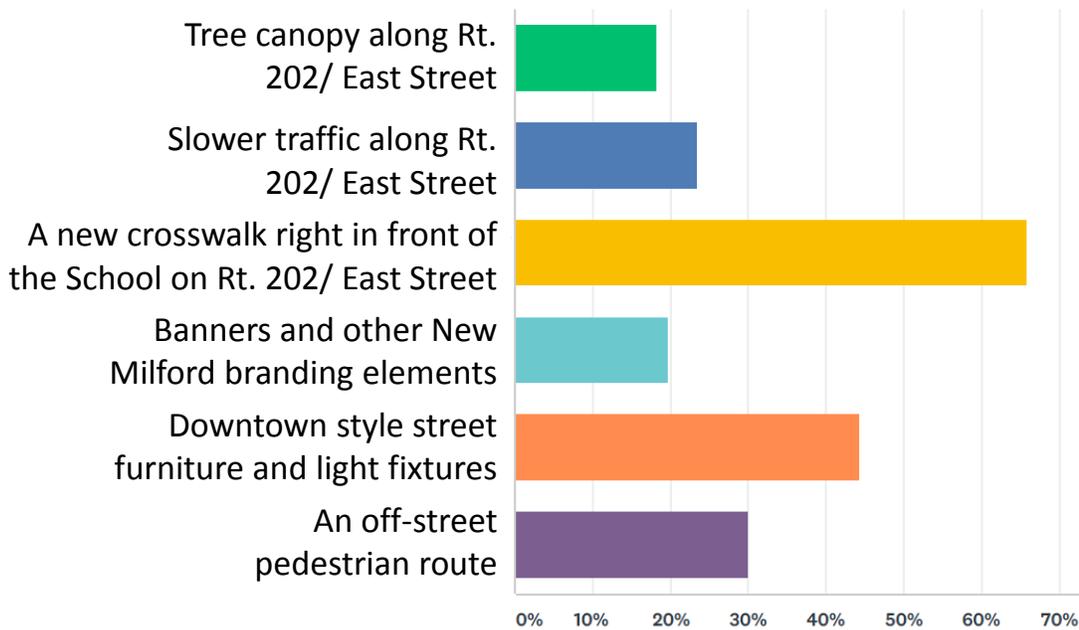
We asked: Do you think of East Street and the East Street School as part of downtown?



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE historic downtown

We asked: What changes would make you more likely to walk to or from the East Street School?





**Why?**

## Why?

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

TOWN OF  
**New Milford**  
CONNECTICUT

**East Street School**  
Adaptive Reuse Study

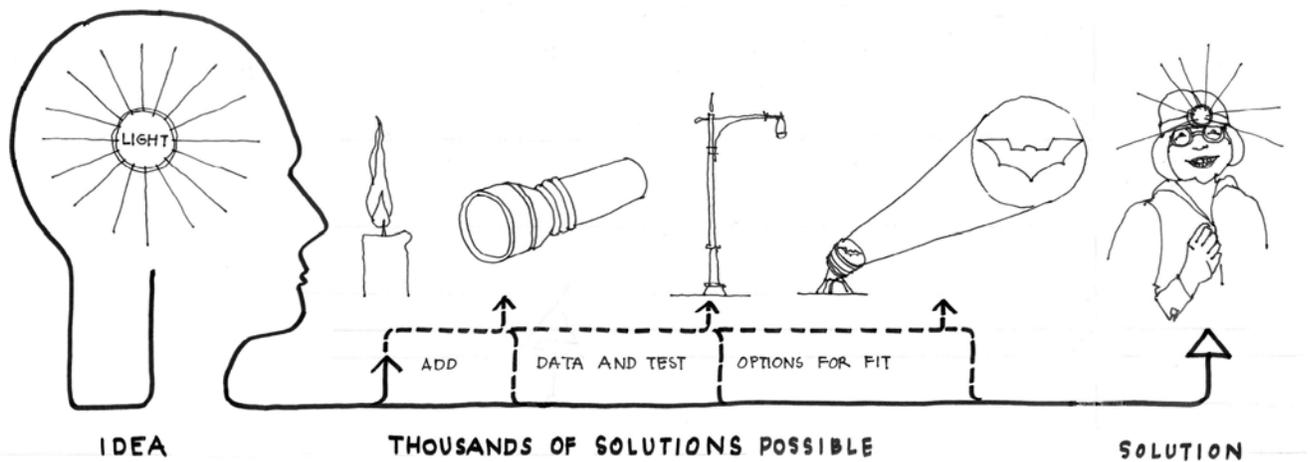
ENTERPRISE  
BUILDERS



PIRIE  
ASSOCIATES



# Why: define shared goals and aspirations for this project.



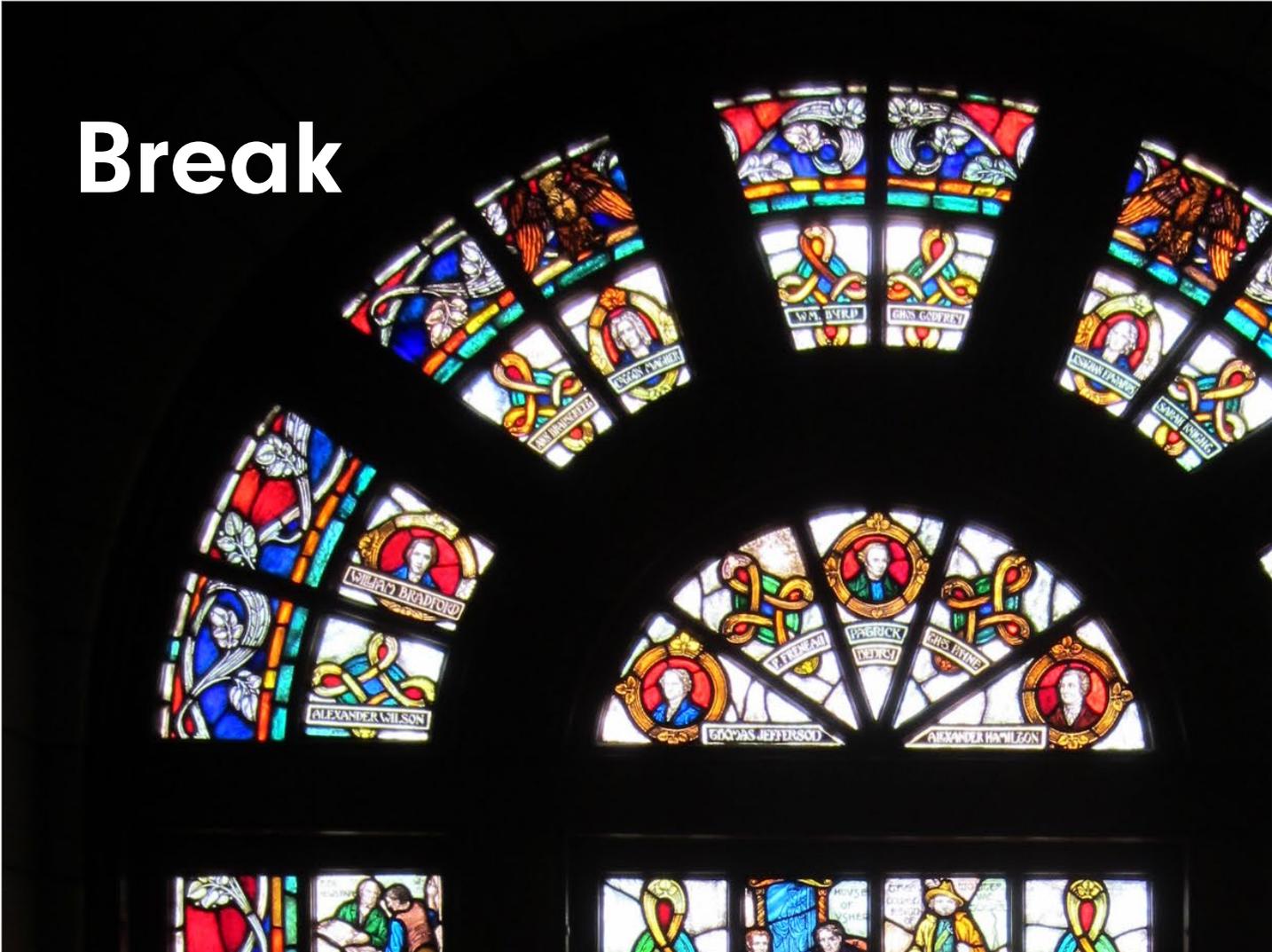
RE  
IMAGINE  
EAST  
STREET  
SCHOOL

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

Let's  
Share!



# Break



**What?**



What: define uses that will help achieve goals and aspirations.

municipal

housing

wild card

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE municipal

Administrative Offices  
with Community Space

Police Department

Public Safety Center

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE housing



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# RE wild card

Hybrid Uses  
(Public/Private)

Private Business  
Enterprise

Non Profit  
(Culinary School?)

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

## Municipal



Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

## Housing



Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

What type of use would best achieve that goal or aspiration?

What type of use would best achieve that goal or aspiration?

## Wild Card



Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

What type of use would best achieve that goal or aspiration?

## Site Diagram



Town of New Milford East Street School Adaptive Reuse Study

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# Site Considerations

examples of what is possible



- 1 Pedestrian improvements along East Street
- 2 New program uses and/or landscape improvements to front lawn area. Car drop off loop?
- 3 Renovated building
- 4 Parking
- 5 New construction area

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

RE  
IMAGINE  
EAST  
STREET  
SCHOOL

Let's  
Share!



RE  
IMAGINE  
EAST  
STREET  
SCHOOL

# Next Steps



## Appendix C: Community Brainstorming Worksheets

# Why?

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

1. Remain part of downtown area  
outside elevator for compliance  
keep theatre as it is  
traffic on 202 is a concern  
keep all municipal offices in center of town  
bring social services, park and rec etc. back  
into town - would increase foot traffic  
in town
2. increase traffic as little as possible
3. bring in more cultural usage
4. provide ways for senior citizens to stay in New Milford
5. bring in small businesses

# Why?

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

Draw people to downtown  
Increased housing options

Preserving building, Green building, workplace

# Goals & Aspirations

Tax Revenue for Town

Draw more people Downtown 1/1/1

Preserving Buildings 1

Cost effective Transformation

"Green" Buildings 1

Increased Housing Options  
~~Housing Options for Aging residents~~ 1/1

Customers for Downtown Businesses

~~Office Building~~ Workplace (office, medical)

Tie-in with hospital

# Why?

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

Place for children to recreate + learn  
(vocational ed - art edu - not traditional -  
not after school program)

Preserve historical integrity of the building -  
but not tear the building down - keep the  
facade intact.

Tie into the downtown - have energy  
along with street works, tie into cultural  
center - with trail, with crosswalk

To make a decision + implement

Place for children - activities - like a YMCA  
to bring children to the center - educational  
offices

Character of town is history - Saving the Historical  
nature - paramount to preserve

not building buildings like this  
exterior facade + features to be preserved  
crucial to hang on it

tie in the theater - keep parking  
add some energy

large lot - 2 accesses →

better use than just parking  
want a decision - not to drag on -  
needs to connect to downtown

make money for town - or save money

intangible values - theater - lifestyle -

long-term lease - town always own building

community activities

connect to downtown

educational facility + opportunities  
✓ green track

Catalyst work here left -

# Why?

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

- Attract professionals & empty-nesters to DT
- Maintain Theatreworks with uses that are compatible / complimentary
- Fiscally -advantageous development (NET POSITIVE for the town)

Helen (blue)

Historic

Economic

Carol

\* Aspirations \*

Kathy

Goals

Russ

Reimagine

Julie

Vibrancy

Megan

24,000 SF

•  
3 Bring vibrancy to DT, increase population - (prop tax paying residents)

4 ~~attract~~ ~~attract~~ professionals, empty-nesters to DT

3 maintain theatric works / uses that are compatible

3 keep historic character / facade / "arch. features / antiquities"

4 fiscally - advantageous development (net positive for the town economically)

1 • activate front lawn area while maintaining street scene

X integrate property with DT, add pedestrian crossings + ~~analyze~~ ~~analyze~~ traffic issues

• consider traffic issues with different uses

# Why?

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

Increase employment accessibility

- Trade education - trade school - children

Tourism - Cultural or multi use

Traffic Issues must be addressed

Increase employment accessible  
- trade education - trade School  
Tourism - Cultural Ctr.  
Traffic issues must be addressed

# Why?

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

Cultural Center - Arts/Performances - Theater  
Age in place / Mixed Housing - Multi Age  
Tax Revenue Generator - Economic  
Preservation -  
Energy Model - Uses - Res or Commercial

# Why?

Discuss the goals and aspirations that your work group shares for this project.  
Which are most important?

Economic Vitality  
Historic Preservation  
Expand Village Center  
Increase tax revenue for town  
Attract younger age groups  
Help support & complement theater  
Studio spaces  
Mixed use

- Economic vitality
- Historic preservation
- Expand village center
- Increase Tax revenue for town
- Attractive to younger age groups
- Help support existing theater complement
  - studio spaces
  - Mixed use

# Municipal

Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?



Cultural

Economic Development / Tourism

What type of municipal use would best achieve that goal or aspiration?

Arts Incubation

Performance / Meeting Space

# Site Diagram MUNICIPAL



ARTS INCUBATION  
MEETING SPACES  
"HACKERY" / WORKSHOP CO-WORKING

# Housing

Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

Diversity  
Tax - Revenue

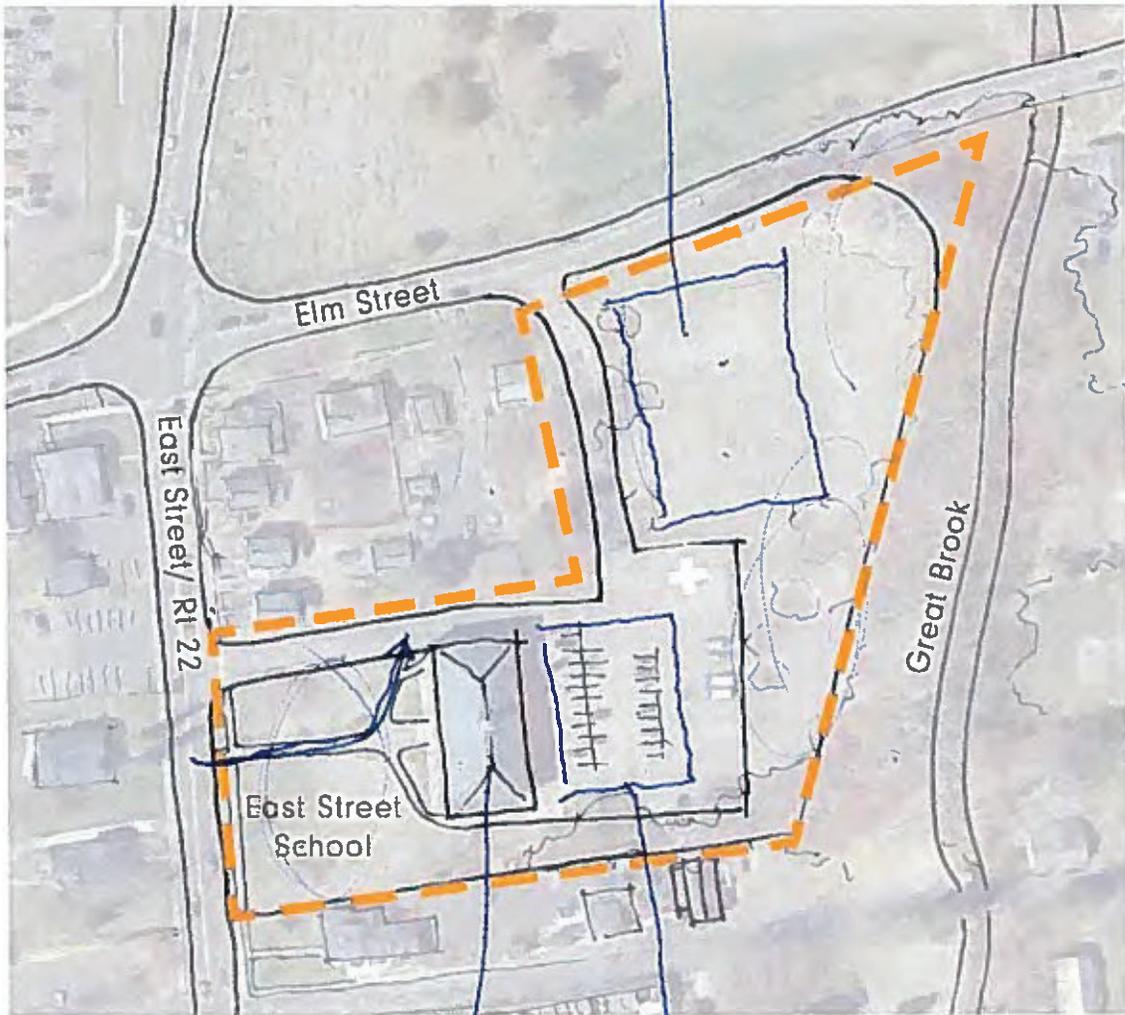
What type of housing would best achieve that goal or aspiration?

Supping  
Market-rate (Upper floors)  
Live-work (First-floor)

# Site Diagram

HOUSING

LIVE-WORK/  
MARKET RATE



LUXURY  
HOUSING

PARKING  
(MULTI-  
LEVEL)

# Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

Economic Development  
Cultural ~~to~~ Draw

What type of use would best achieve that goal or aspiration?

Hotel

Artist Live Work Space  
& open studios  
events

# Site Diagram

WILD  
CARD /  
TOURISM



MUNICIPAL  
PUBLIC-PRIVATE → ARTS  
CENTER      PARKING  
GARAGE  
\* LIVE WORK  
STUDIOS  
\* EXHIBITION  
SPACE/ARTS

# Municipal

Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

Economics Dev

What type of municipal use would best achieve that goal or aspiration?

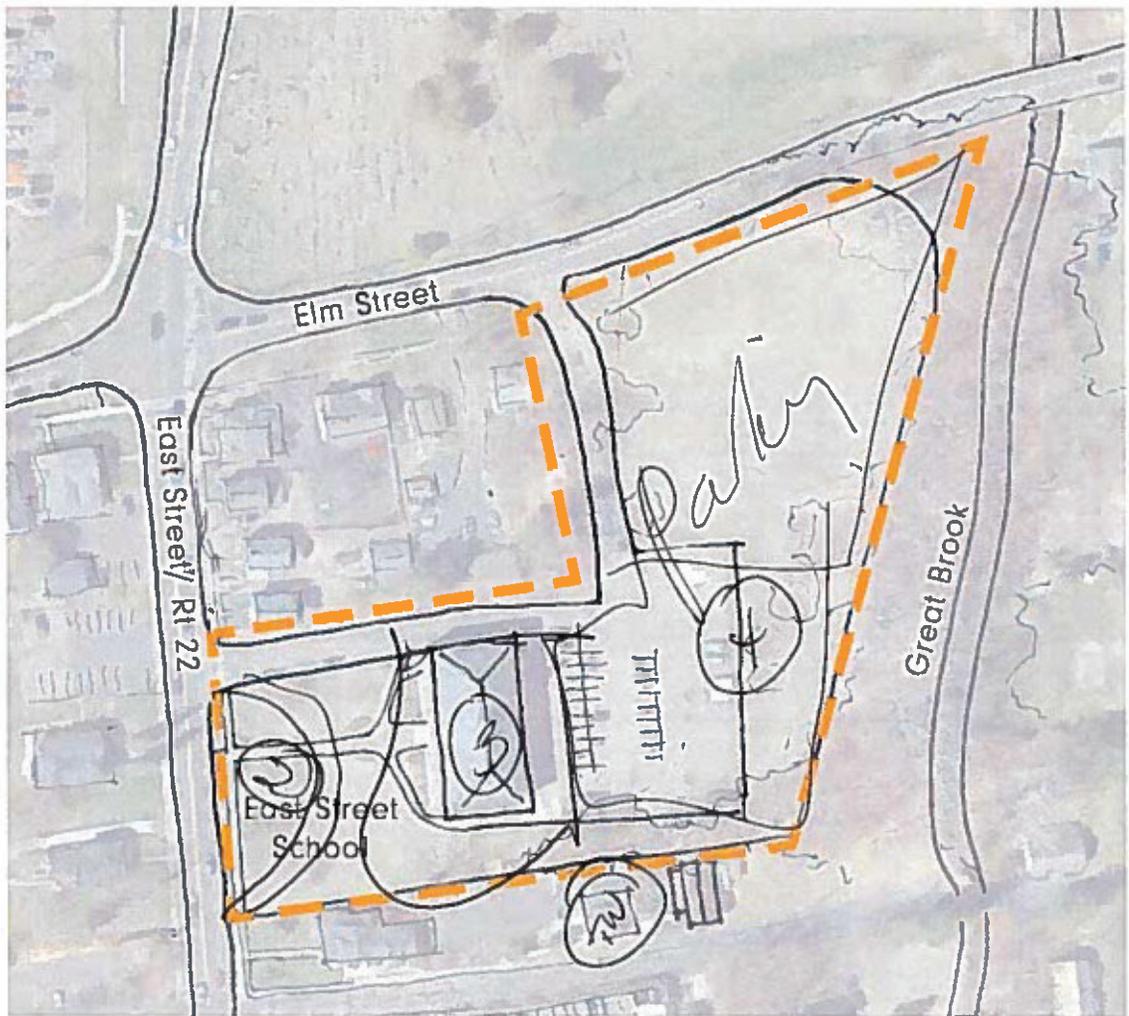
Combining  
Offices for town services -

Annex to Town Hall

Additional Parking

Rent out bottom floor - Community Space  
special event

# Site Diagram



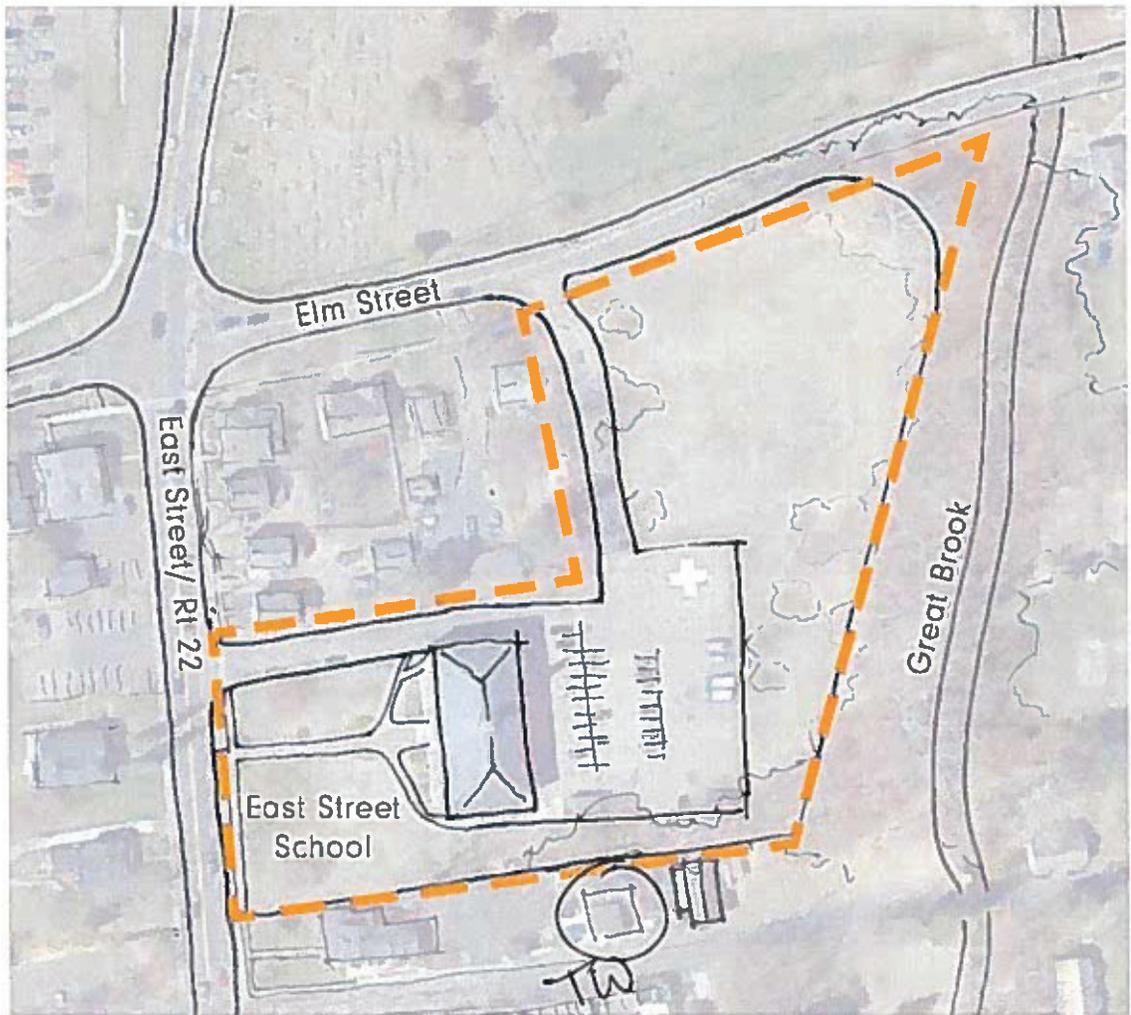
# Housing

Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

Didn't think housing is a good fit for site

What type of housing would best achieve that goal or aspiration?

# Site Diagram



# Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

Cultural Destination  
Tourism  
Economics Dev  
Kids

Diversity increased

What type of use would best achieve that goal or aspiration?

Trade School - HS + up

Cultural Ctr - Museum - Kids - use front lawn for ART pieces

No additional Bldg in Back

Can be used for both

# Site Diagram



Parking can be used for  
mult. purposes as well

# Municipal

Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

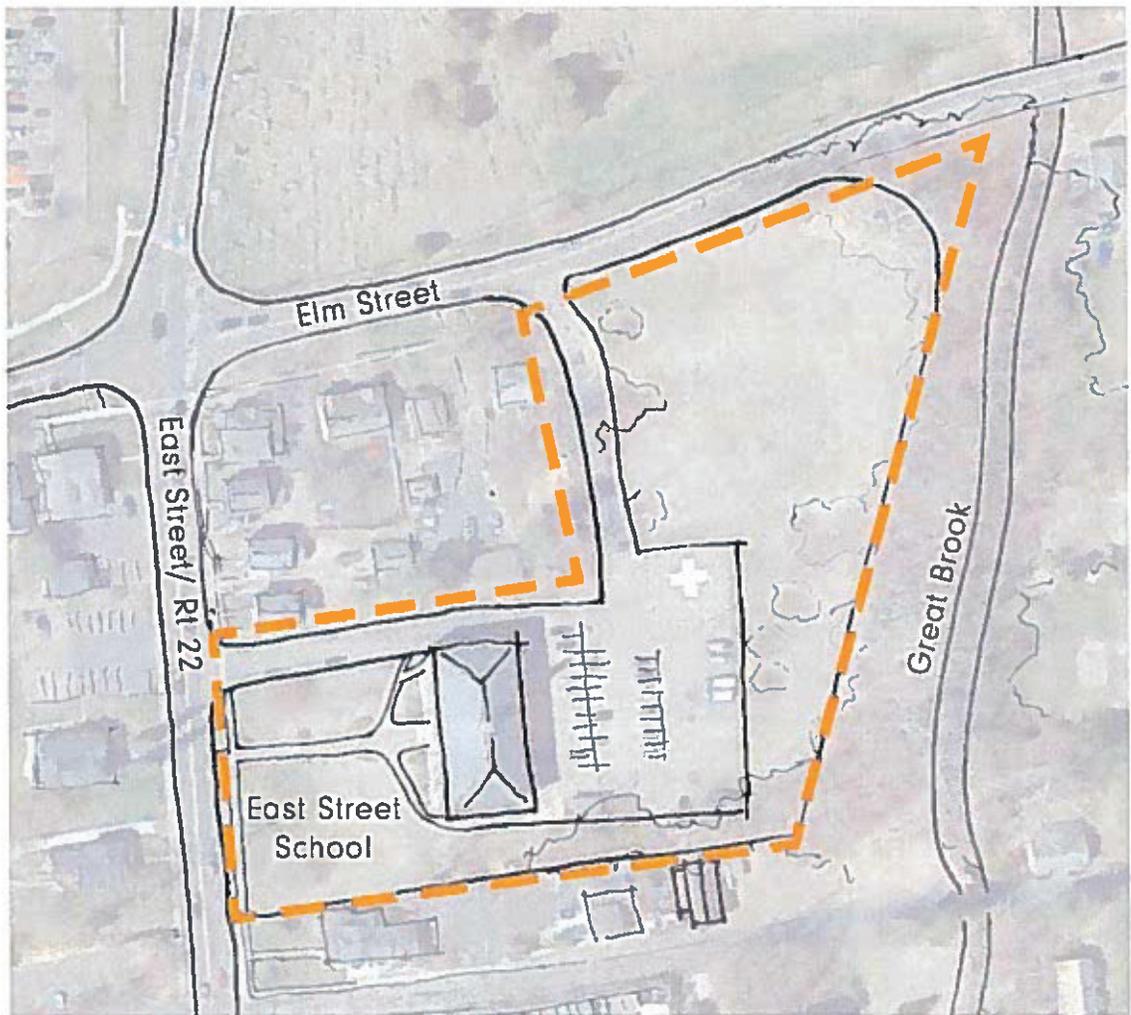
*Return all town agencies to East Street School -  
Park & Rec, CERC, Social Services etc.*

*Sell John Pettibone to finance this  
Add play ground and recreational area*

What type of municipal use would best achieve that goal or aspiration?

*Rent space for income  
provide space for Community groups to meet*

# Site Diagram



# Housing

Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

Mixed age housing but a limited number allowed so there would still be room for TheatreWorks parking.

Remember the neighbors that are already living in the area

What type of housing would best achieve that goal or aspiration?

Limited number of apartments.

# Site Diagram



# Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

*Educational, vocational training for adults and kids.*

*Artist Co-op would draw people to that part of town*

What type of use would best achieve that goal or aspiration?

*Culinary school, trade school, ~~etc~~*

# Site Diagram



# Municipal

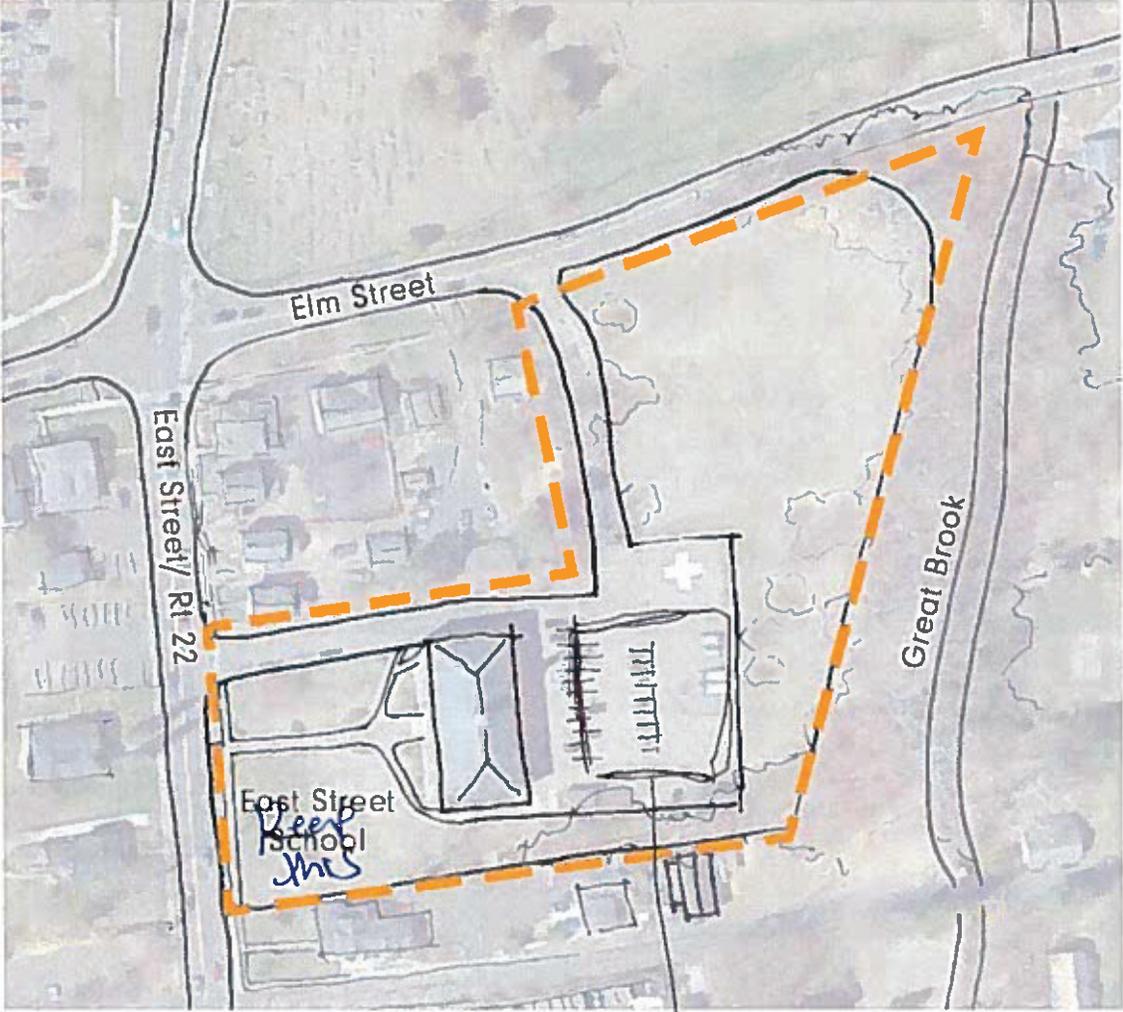
Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

historical  
Diverse use for many populations  
Traffic Safety  
Connectivity  
Culture + Tourism - eco development

What type of municipal use would best achieve that goal or aspiration?

Trade School - art school - with performance  
space  
in basement

# Site Diagram



*parking garage  
w/heliport*

# Housing

Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

historical outside + the mural + glass  
promote diversity  
traffic safety  
connectivity

What type of housing would best achieve that goal or aspiration?

~~30% mixed use housing~~

~~30%~~ Housing, Up Scale Market Rate  
with open space +  
gardens

~~\_\_\_\_\_~~

# Site Diagram



3 story  
parking  
structure  
w/ heliport

# Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

historical  
Diversified use  
Connectivity

What type of use would best achieve that goal or aspiration?

live work play — Cultural Life Center  
Art Center  
with ~~living lofts~~, live/work loft  
common spaces —  
Performance space.  
art Galleries, coffee shops,

# Site Diagram



package garage with lifter pad on top

# Municipal

Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

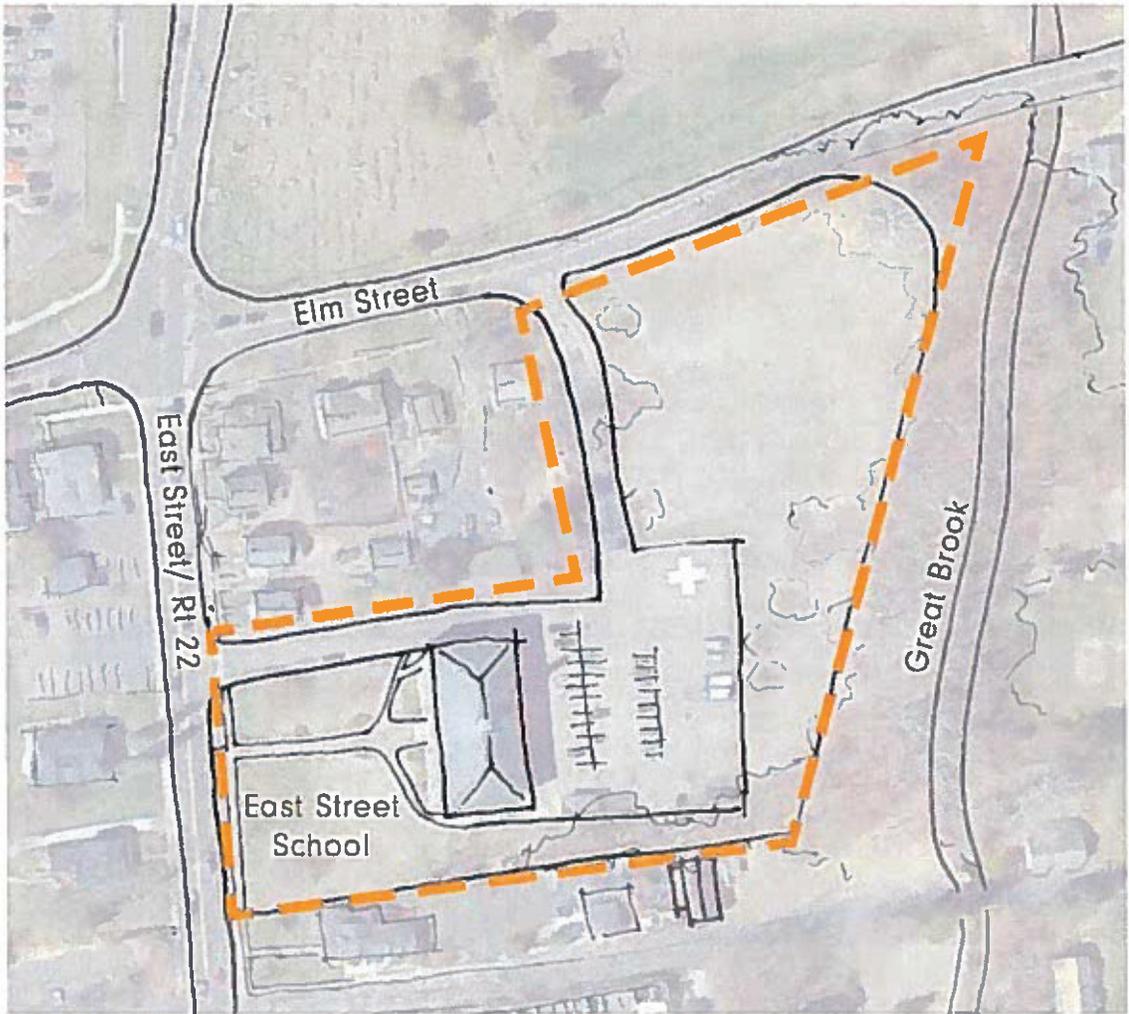
Workers Downtown  
Economic Development  
Building Preservation  
Green Bldg

What type of municipal use would best achieve that goal or aspiration?

Educational institution  
Move crowded Town offices from Town Hall.

Potential Police usage

# Site Diagram



# Housing

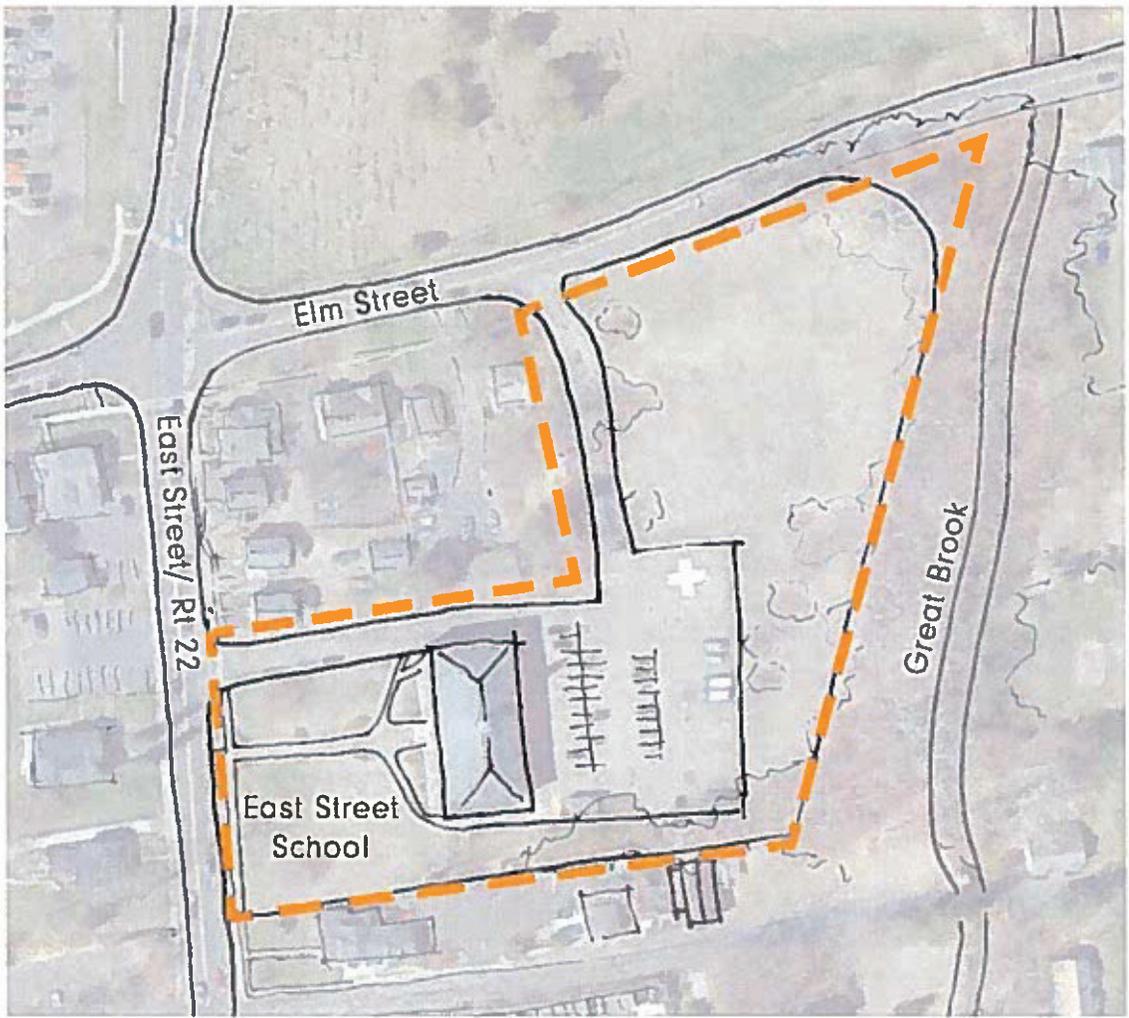
Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

~~Workers~~ Downtown Residents  
Economic Development  
Diverse Housing Options  
Customers For Downtown

What type of housing would best achieve that goal or aspiration?

Assisted Living / progressive living  
Empty nesters to stay in town  
Young Professionals

# Site Diagram



# Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

Tie-in to Hospital/  
downtown vitality  
connection to hospital

What type of use would best achieve that goal or aspiration?

Medical Offices / Outpatient Surgery  
Hotel / ~~Conference Center~~ Banquet Center  
Entertainment Center  
artisan center

# Site Diagram



3 story

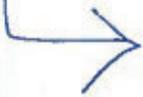
# Municipal

Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

Maintain part for community/gym  
Historic preservation  
Tax revenue

What type of municipal use would best achieve that goal or aspiration?

Parking garage (over)



# Site Diagram



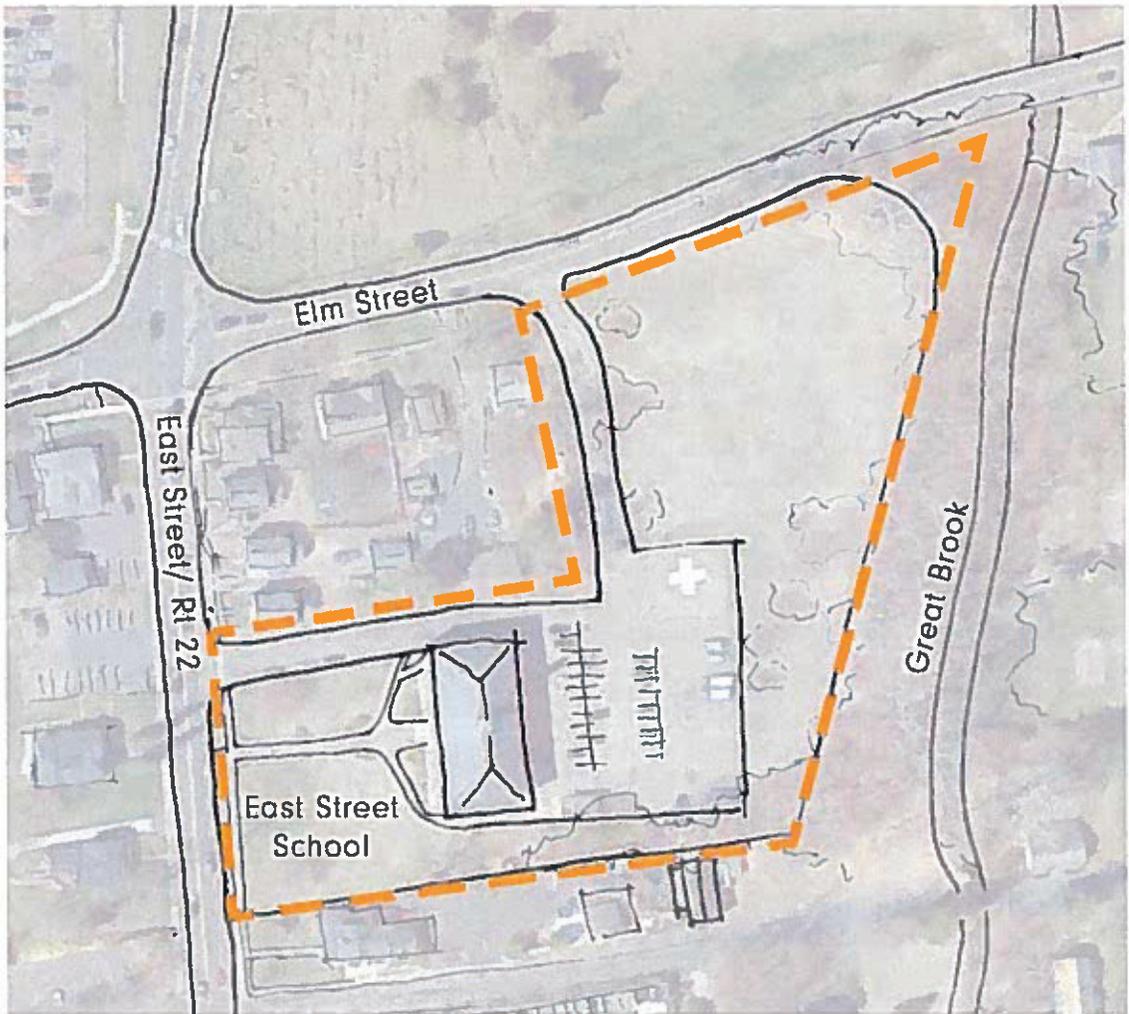
# Housing

Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

What type of housing would best achieve that goal or aspiration?

Affordable housing  
mixed ages

# Site Diagram



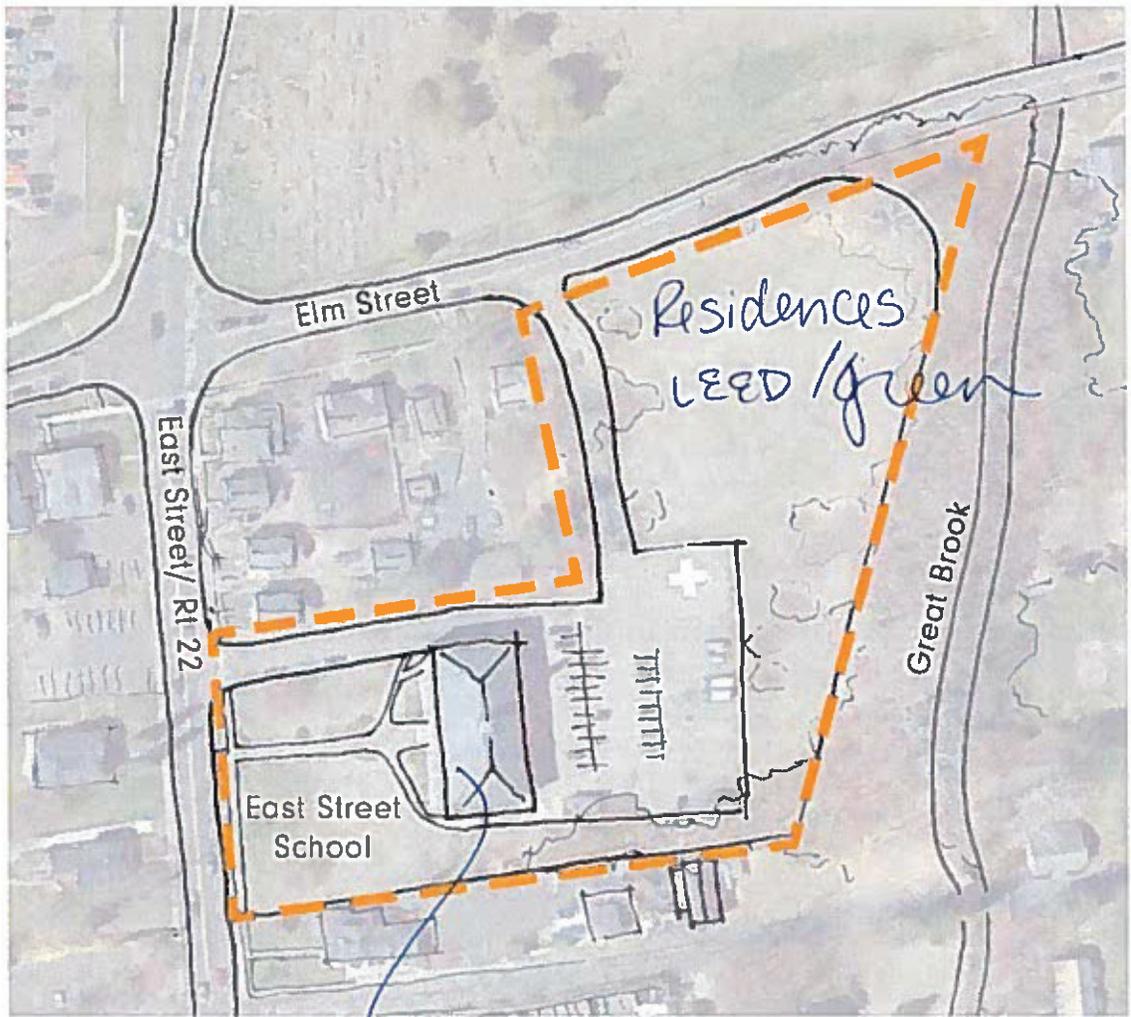
# Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

What type of use would best achieve that goal or aspiration?

Medical offices  
Conference center/hotel  
Event venue  
Culinary school  
Co-working space w/residences tech or art/des  
Trade school

# Site Diagram



Co-working / Studios

# Municipal

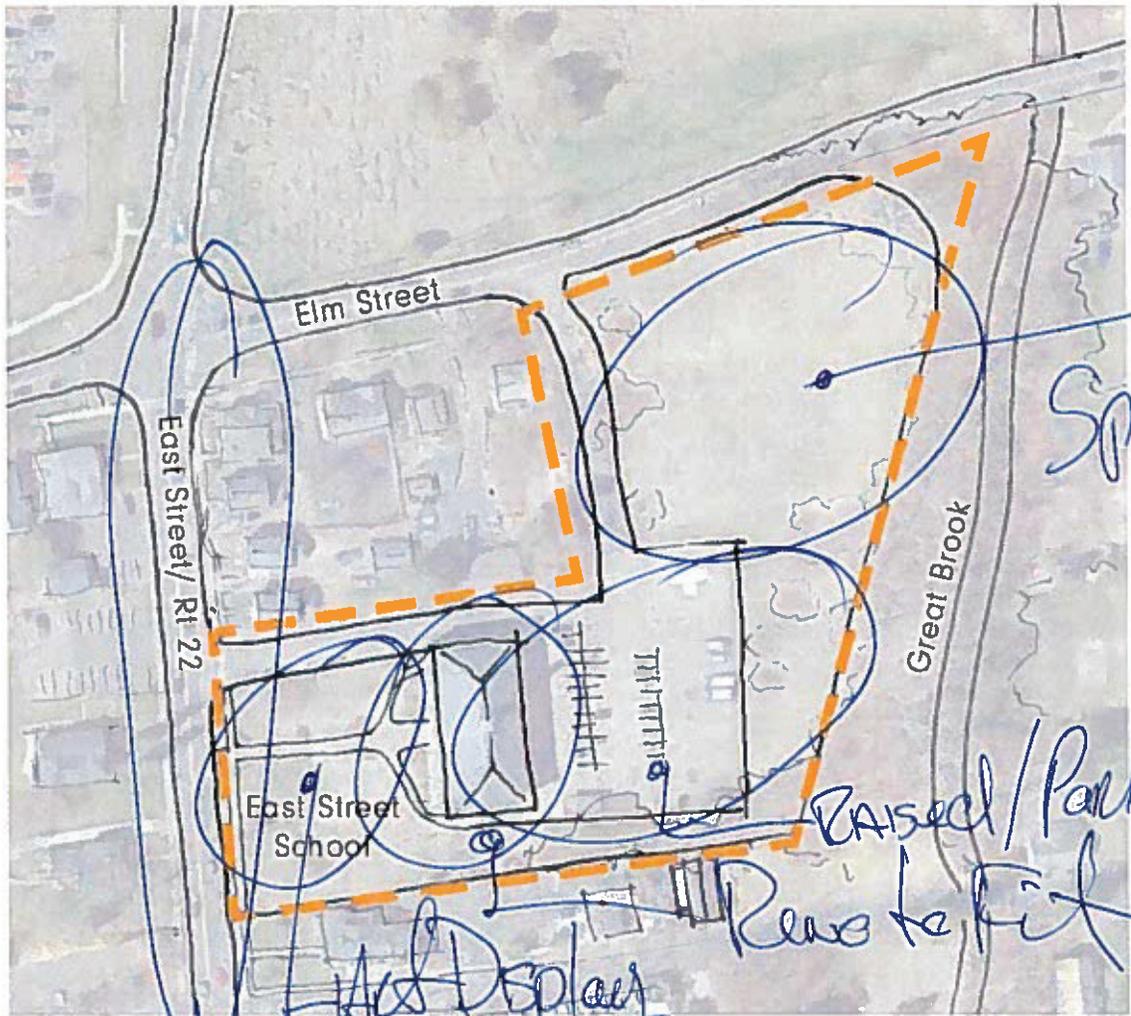
Of the goals and aspirations that are most important to your work group, which could be achieved through a municipal use?

Replace back ~~SS~~  
Social Services / with Agencies  
Community Center  
Parks? Rec.

What type of municipal use would best achieve that goal or aspiration?

Bring People back to town  
Centralize Social Services

# Site Diagram



Increase Flow  
Traffic Patterns.

# Housing

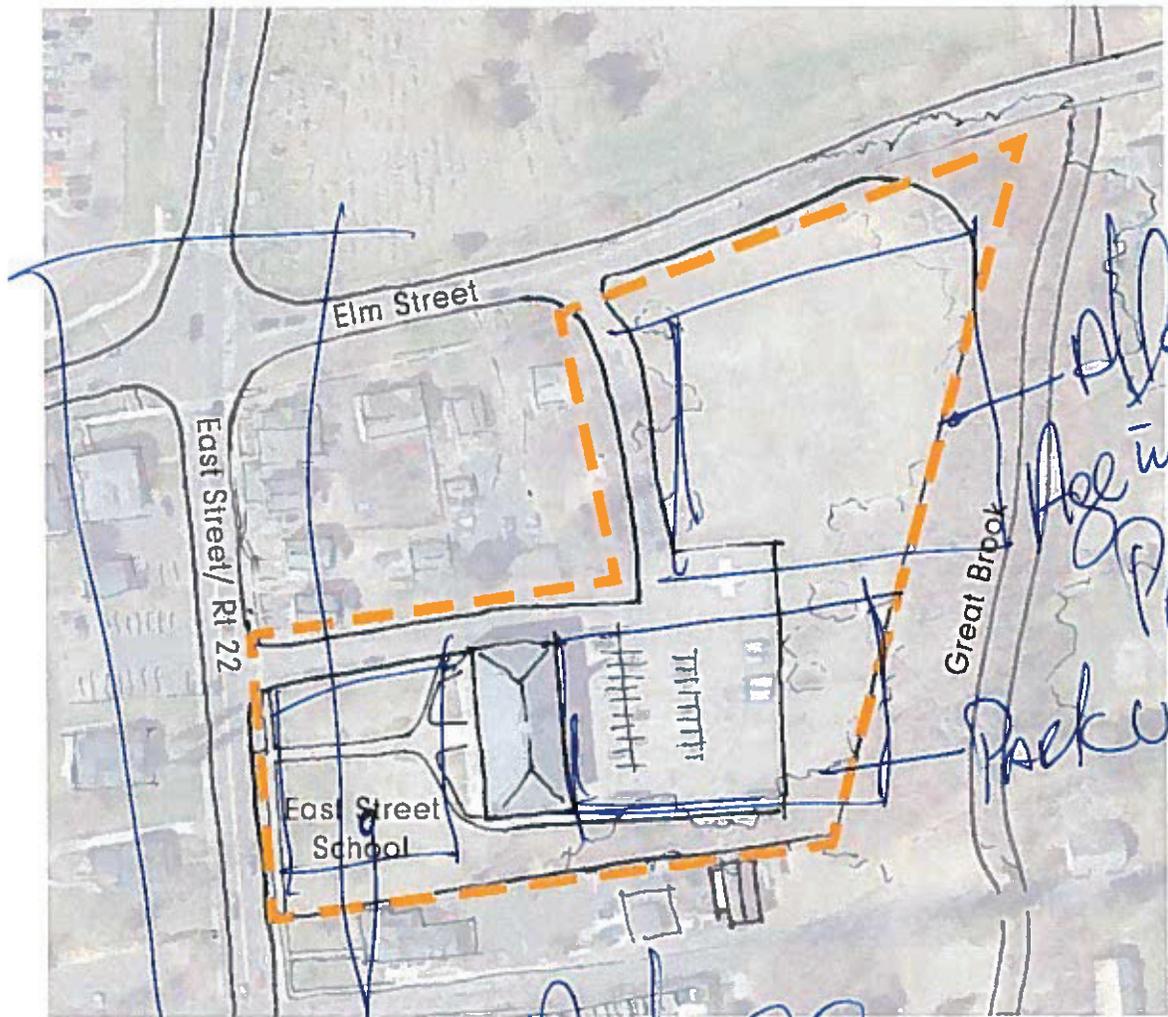
Of the goals and aspirations that are most important to your work group, which could be achieved through housing?

Ageing in Place, Diverse w/ Milfauna

What type of housing would best achieve that goal or aspiration?

Energy Efficient

# Site Diagram



# Wild Card

Of the goals and aspirations that are most important to your work group, which could be addressed best by a use we have not discussed yet?

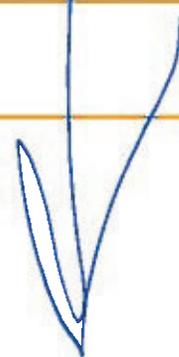
Inn looking for Event Space

Live Work Space

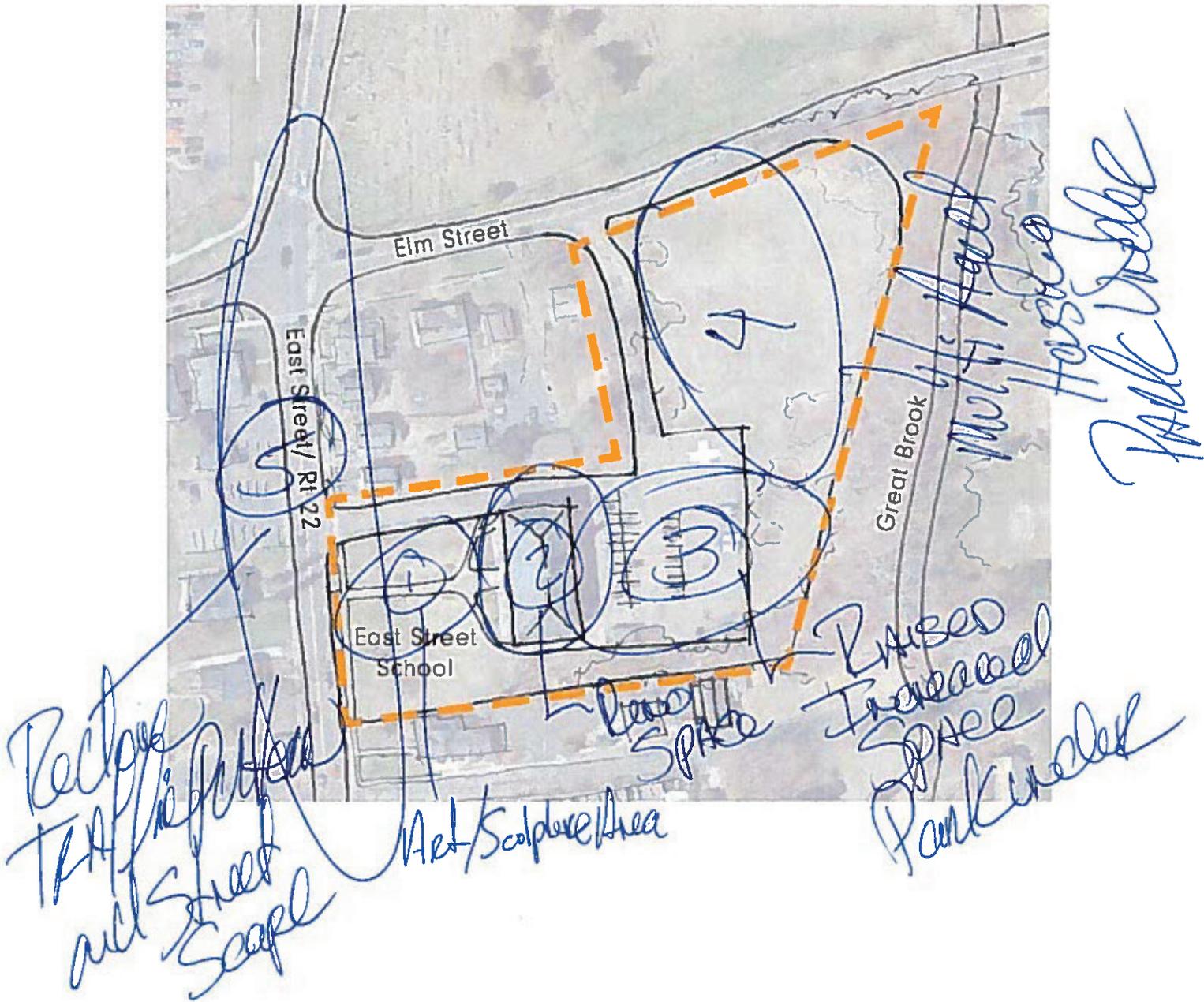
~~At Home~~  
Municipal Hybrid with Youth and Art Services/Housing

What type of use would best achieve that goal or aspiration?

Increase Youth and  
People in Town  
Jobs



# Site Diagram



# Appendix D: Community Brainstorming Recap



On Thursday, May 23, forty members of the New Milford community came together to brainstorm possible uses for the East Street School. The evening was organized and facilitated by [Pirie Associates](#), an interdisciplinary consultant team hired by the Town of New Milford to assess three options for reusing the historic school. The purpose of this mini-survey is to share the outcome of our brainstorming session with a wider audience and solicit additional feedback.

If you participated in the community brainstorming session, please refrain from completing this survey.

Our first discussion topic was:

## Why are we doing this? What GOALS AND ASPIRATIONS do we have for the adaptive reuse of the East Street School?

**A series of core values emerged from this discussion that apply regardless of how the site and building are reused. They are:**

- Traffic impacts should be evaluated and addressed.
- Theater Works' ability to function should be maintained.
- The historic building, its front lawn, and the WPA art it contains should be protected.

**The following emerged as the most important GOALS AND ASPIRATIONS shared by the participants.**

- Support the economic development of New Milford by creating jobs and attracting new diverse age residents.
- Increase the vibrancy of the historic downtown by creating more activities that bring people downtown, including work, residences, and tourism/cultural destinations.
- Create a net positive financial impact for the town, with a focus on long term financial well-being.
- Increase diversity of housing options downtown; in particular, there is currently a lack of housing that meets the needs of young professionals, empty nesters, and the elderly.

Do you agree or disagree with these aspirations? Do you have anything to add?



1	Housing options are a good use for this building. We have enough empty buildings where businesses could go.
2	Agree
3	Agree
4	agree
5	Government should not have a part in adding to the diversity of housing nor should we be subsidizing parking for the theatre. Although if it comes out that we have the parking, yes let them use it, but it really shouldn't play into the decisioning process.
6	I agree! I would add creating a Program to learn sustainability.
7	No new Milford should not be in housing. Should focus on maintaining it and dumpnthat eyesore pettibone.
8	Agree
9	Agree
10	Agree
11	Yes
12	agree.
13	Disagree. The cost outweighs the benefit
14	Disagree
15	I agree with these aspirations
16	Agree
17	Agree
18	agree
19	Agree
20	A traffic light needs to be installed at the Brookside Ave and east Main Street intersection as the traffic there is already bad a d redeveloping that building would make the traffic worse. Additional crosswalk would be necessary for pedestrians accessing this new site
21	Agree
22	Agree
23	I do not believe in turning the building into a housing option. All other points made I agree with.
24	Repurpose for Police Dept - need larger facility, more parking and more easily accessible location.
25	Agree
26	agree, but whatever use must be accessible by multi-modal transportation (walking, biking, transit, as well as single-occupancy motor vehicles)
27	Agree

28 Sell the East Street School building to a housing developer. The downtown needs more apartments downtown. A combination of luxury apts. for empty nesters, and affordable apartments for younger people.

29 Agree

30 Yes. However I have reservations about converting the building into housing. I understand that this might require an enormous amount of work to bring it up to code.

31 Agree

32 Maintain the historic building. Agree with bringing more activities downtown

33 Condos for professionals...NOT more affordable/section 8 housing

34 agree

35 Sell East Street School now! This is all huge waste of time and money. Political grandstanding. This was all studied before. Sell East Street School now.

36 Agree

37 Agree

38 Agree

39 Agree

40 Disagree

41 Agree

42 I agree

43 Agree, and support senior housing

44 Agree

45 Agree

46 Agree

47 Strongly agree

48 Agree

49 I wholeheartedly agree!

50 Agree

51 Agree

52 Agree

53 I agree.

54 Yes

55 agree

56 Agree. Traffic on East Street is a major issue. There times when it is nearly impossible to turn onto East Street from CVS, Brookside Ave, the Barton Common, etc. Too often consultants will assert that there will be no traffic impacts from developments. They obviously don't live there, use the streets, or have to deal with the traffic. One change that needs to be made is to allow right turns onto Brookside from CVS. The bridge on Brookside has to be replaced. Any use of the building will require an elevator. How will that affect the historic nature of the building?

57	Generally agree, but would put an emphasis on bringing activity to downtown during business hours ..ie support offices , storefronts, arts as opposed to housing
58	Disagree - downtown is already a traffic congested area. I do not agree with adding more housing which will only increase the traffic! Parking is limited as it is and the bridge has become a traffic jam.
59	I agree.
60	Agree
61	Agree
62	Agree
63	agree
64	The impact of subsidized housing needs to be reviewed. If 20 families on subsidy move in what is the effect on the BOE budget ? \$13,000 per child ? This needs to be assessed when housing is involved
65	Agree
66	I agree with the core values. I disagree with the goals and aspirations. There is available vacancy on Town Green and adjacent commerical space. Fill this first with long term businesses before developing the Lillis bldg into more commercials space.
67	Agreed.
68	Agree.
69	this building should remain in public owner ship and the departments that were moved away should be brought back
70	yes
71	I do not think it necessary to meet ALL of these goals, but it would be nice to meet several.
72	Agree
73	Yes
74	I agree with these aspirations. I would hate to see East Street go the way of Barton Commons.
75	Agree
76	Agree. Not a fan of affordable housing.
77	agree
78	Agree
79	Agree
80	Housing would not be a good use for that building
81	why not utilize East Street as it is / was. BOE and Youth Agency. If town considering senior housing, Pettibone could be sold and/or utilized for housing.
82	Agree
83	I agree that these are very important goals
84	Agree
85	agree

86	I agree
87	Yes
88	Agree
89	yes... bring in more folks that will elevate the town and spend money there
90	Additional housing options are not needed. New Milford already has a wide range of options. This project should not include a residential component.
91	Disagree with housing
92	Yes
93	Agree
94	Yes
95	Agree
96	Agree
97	Adding more housing will only creat congestion and being a young person in town we have plenty of housing it just needs to be affordable. The building art and preservation should be maintained as it is a land mark in our town.
98	Agree
99	Agree

Next, we discussed:

## What uses would achieve our shared GOALS AND ASPIRATIONS?

Since municipal and housing uses were brought forward prior to this study, the Town asked that these two use options be evaluated. We asked participants to brainstorm what type of municipal and housing uses would achieve the shared GOALS AND ASPIRATIONS, as well as a third "wild card" use.

Here is what we heard:

### Municipal

- A centralized municipal office building with the former gym used as a community/event rental space; open space on the property could be used as a public park and for municipal parking
- Non-security related police functions
- Municipal building ownership that leases spaces to non-profit arts and related organizations, possibly including a hackery/ coworking space

### Housing

- Rental apartment units, focusing on attracting millennials, working professionals (workforce housing), and retired "empty nesters"
- A mix of assisted and progressive living for seniors to "age in place"
- Upscale market rate only housing
- Live/work market rate units along Elm Street and luxury housing in the existing school building

### Housing

- Rental apartment units, focusing on attracting millennials, working professionals (workforce housing) and retired "empty nesters"
- A mix of assisted and progressive living for seniors to "age in place"
- Upscale market rate only housing
- Live/work market rate units along Elm Street and luxury housing in the existing school building

### Wild Card

- Boutique hotel and event space with conference center
- Arts live/work space with sculpture garden
- Arts space with fab lab, performance/gallery space: focus on arts community hub
- Hybrid arts space and municipal offices
- Museum for kids
- Medical offices
- Outpatient surgery
- Trade schools/ vocational training; high school level or adult education
- Combination museum/ trade school

What do you think of these ideas? Do you have anything to add?

1	Housing
2	I like the housing options but no NOT think it should be at an upscale rate.
3	several good ideas there
4	All in wild card and housing options - no. Property should be used as a municipal office building and should replace functions of JPCC. With JPCC being sold.
5	I like art space mix with a Food Forrest adapted in the green areas to create more sense of community and promote wellness
6	Town should not rent space. Always bad as landlords. No housing
7	Like housing section
8	Agree
9	Keep it a Municiple Center for the Town agencies.
10	Great ideas.
11	I like the housing ideas the best. or business ideas.
12	Affordable housing
13	I like the idea of it being used as a municipal building or as a space that benefits the arts. I don't think it should become housing.
14	Out patient surgery, medical offices and centralized municipal building dont make sense due yo availability of space elsewhere
15	I don't see it as a municipal building - no elevator - not big enough.
16	Municipal
17	In order to get more millennials to this area the public transportation needs to be revamped making it more accessible
18	Agree with everything but housing.
19	Municipal
20	A trade school would be a wonderful idea. As of right now new milford students have to travel out of town. It would be wonderful to have something in our community like that.
21	Housing  Rental apartment units, focusing on attracting millennials, working professionals (workforce housing), and retired "empty nesters" A mix of assisted and progressive living for seniors to "age in place" Upscale market rate only housing Live/work market rate units along Elm Street and luxury housing in the existing school building
22	Agree on police functions! NM doesn't need any additional housing of this nature.

23	What our downtown business district most needs is downtown residents. The Barton House just down the road is a perfect example of adaptive reuse to create add housing using a historical building as its core. Sell the building to a reputable developer who will preserve the streetscape and interior murals and guarantee parking for theater works.
24	Trade school and museum
25	Yes /no
26	Housing. Rental apartment units, for millennial, and luxury apartments for wealthier empty nesters. The town does not need to be a landlord. Sell this building and allow an experienced developer to create apartments
27	Keep it a public space, municipal, community focus
28	I think it can be used for elderly housing
29	Municipal sounds good, especially as a young adult living in the East Street school area.
30	I agree 100% with the housing vision...the wild card options are very unnecessary for an area with multiple vacant store fronts
31	It would convert nicely into senior housing
32	Rubbish. Another way to try to delay and distract. Sell East Street. Get it back on the tax rolls.
33	I prefer the municipal options or the senior housing to age in place.
34	All of these ideas are great ideas
35	Municipal
36	A municipal building would need to have further development to be appropriate for all relevant departments, e.g. Social Services, Parks and Rec., and Youth Agency. Further development of elm street area would be beneficial for this cause.
37	Senior housing
38	Approve idea of 55+ senior living because it's near walkable downtown. But all units at market value, not low income. Municipal office building also good use if town has need, but with Pettibone space I don't know why more space needed.
39	Sell and bring in cash
40	Centralized municipal building and tech school...college level.

	Not thrilled with the municipal idea only because I feel we have so much of it now. We have Town Hall and Pettibone. These are not income producing properties, rather tax burdens. I think municipal only if JPS was sold. I like all the housing ideas. Love many of the Wild Card ideas. Not sure it is the place for hotel/conference center. Don't need more medical offices or surgery. Don't like the idea of trade school or adult ed. We have Abbott Tech and Adult Ed in NMHS already. Think a museum of some sort may be a great tourist draw and there is nothing close by. May be a draw for Westchester too.
41	
42	Good ideas
43	Favor the housing aspects but not the municipal. Some of the wild cards would be interesting (arts live, arts space, boutique hotel). Ideas that add the structure to the tax roles are most favorable!
44	Loft style apartments on upper floors for young professionals and possible restaurants on the first floor with attractive small outdoor dining space along the building on the east st lawn side, not to decrease the lawns appearance, but to add a new way to enjoy it.
45	They are ok
46	Like the hotel idea. If housing, must NOT be "affordable housing". Definitely no need for medical offices - that would be a waste of this space. Municipal space is already at Pettibone.
47	All are interesting. Nothing to add.
48	Community center should be at JPC. With JPC, what other municipal office needs are there? Housing for working professionals sounds good. Don't know about empty nesters. Space for seniors to "age in place" doesn't appear feasible, since access to grocery stores requires transportation across the river. Don't need more medical offices. Art space might work. Trade school, etc, should be at JPC.
49	Prefer municipal & wildcard options
50	A boutique hotel would add a nice compliment to the use of 19 Main as an event space for those looking to host large events that require guests to spend the night in town.
51	Housing. We have more municipal buildings than we need
52	Have no problems with any/all of these options
53	keep it town owned for municipal offices, community/event space, possibly Fire/Ambulance/Police Facility and Life Star
54	Affordable housing
55	I like the municipal options especially since the landing pad for life Star is located on grounds. Housing concerns me due to the traffic already on that road. Do not like the wild card options

56	the municipal complex is the only one that makes sense. Sell the oversized and inefficient (and moldy) pettibone school with its leaky roof, asbestos and broken furnace and use the proceeds to expand the East St building
57	Municipal - JPCC already houses municipal space, has a gym, and plenty of sq-footage for municipal use.  Housing - best option, only if FEASIBLE.  Wild Card - commercial property on Town Green should be fully utilized first. Many of the listed items already exist.
58	I believe the town should sell the building to a company that will convert it and add out buildings for mixed use housing/small business. I believe we have the ideal space in JPCC already in use by many municipal agencies and it can still house more.
59	I like the housing idea.
60	Non-security related police functions - participants did not bring this up. You did (town) upscale/market rate/ business mixed use was not mentioned
61	Either Municipal use, in which case, JPS should be sold to fund. Or Housing which should be done by an upscale place like Maplewood that will generate income for Town.
62	Wild Card, NO.
63	Agree
64	Love the wildcard ideas
65	New Milford is the only town in the area without an assisted living facility and, with our aging population, it is a great need. If people need a nursing home, they can stay in town, but if they don't require that level of care, they end up leaving New Milford to find an assisted living facility.
66	Affordable or public housing. Municipal offices belong at pettibone.  A publicly owned trade school and/or community college would be great as well.
67	Turning the front lawn into some sort of park/garden would be great. If it becomes housing there should be an option to the garden be to be a vegetable garden.
67	Hotel  I like the idea of a boutique hotel and event space and combination museum/trade school. although we need additional housing options for seniors, I don't feel that an assisted living/progressive housing option at that location would assist us in reaching our goals.

68	Don't think housing is a good use for the building
69	still want to see BOE and Youth Agency in East Street
70	Housing. We have JPS to cover many of the municipal services. People can park there now when not during school hours
71	I would prefer Municipal use first but I like some of the ideas in the wild card section like Arts Space, museum,trade school.
72	Tradeschool or municipal building
73	Municipal or otherwise sounds good. Not interested in affordable housing option. I don't want to live in north danbury
74	All Good Ideas, vocational training is needed in our town. I think centralizing municipal buildings down town is also important
75	I would put housing first, municipal second.
76	All good
77	I think these are good. Lodging/conference space is definitely needed
78	municipal is not acceptable.. parking is bad and the building needs too much work. Sell it and make it a high end liveable space!
79	No to medical offices, it would be such a waste of a prime location. Our town is in need of a rental space for events which will draw people to the retail shops that already exist in downtown. Maybe a dual purpose structure... Events and museum or art gallery
80	Vocational and trade school. Educational components and jobs are an investment in the town.
81	No housing
82	Like the wild cards presented, and municipal selection ..no overly fond of the housing program as we are all ready saturated with housing complexes and elderly housing set up. This will tax the emergency services even more
83	I don't agree with the Hacker Space/Coworking Space. 1) We already have Makery Coworking, 2) We already have Robotics & Beyond, 3) The library expansion is best suited to fill voids not offered by 1 or 2.
84	Housing
85	No housing to be added, we have a great deal of conso's already and it has taken away from the town's picturesque look. We have housing that is currently not filled. Open space, arts, family activities, rental space is great.
86	Agree
87	Agree

1	Housing
2	I like the housing options but no NOT think it should be at an upscale rate.
3	several good ideas there
4	All in wild card and housing options - no. Property should be used as a municipal office building and should replace functions of JPCC. With JPCC being sold.
5	I like art space mix with a Food Forrest adapted in the green areas to create more sense of community and promote wellness
6	Town should not rent space. Always bad as landlords. No housing
7	Like housing section
8	Agree
9	Keep it a Municiple Center for the Town agencies.
10	Great ideas.
11	I like the housing ideas the best. or business ideas.
12	Affordable housing
13	I like the idea of it being used as a municipal building or as a space that benefits the arts. I don't think it should become housing.
14	Out patient surgery, medical offices and centralized municipal building dont make sense due yo availability of space elsewhere
15	I don't see it as a municipal building - no elevator - not big enough.
16	Municipal
17	In order to get more millennials to this area the public transportation needs to be revamped making it more accessible
18	Agree with everything but housing.
19	Municipal
20	A trade school would be a wonderful idea. As of right now new milford students have to travel out of town. It would be wonderful to have something in our community like that.
21	Housing  Rental apartment units, focusing on attracting millennials, working professionals (workforce housing), and retired "empty nesters" A mix of assisted and progressive living for seniors to "age in place" Upscale market rate only housing Live/work market rate units along Elm Street and luxury housing in the existing school building
22	Agree on police functions! NM doesn't need any additional housing of this nature.

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Regardless of the use, there was broad consensus for maintaining the lawn in front of East Street School as open space. However, there were differing opinions regarding the open area along Elm Street, highlighted in orange in the image below.



Some participants opposed any new building on the site, while others felt that adding to the built footprint would be important for this project to contribute to the economic development and vitality of the historic downtown. The group also discussed that restricting reuse to the existing building would likely preclude the financial feasibility of any privately-funded reuse option.

What do you think? Do you believe it is important to maintain all of the open space surrounding the East Street School, or do you think it would be beneficial to develop some of the area along Elm Street?



- |    |   |
|----|---|
| 1  | No extra building as Theater Works needs some parking   |
| 2  | I think it would be beneficial to develop some area along Elm street  |
| 3  | ok to enhance by developing   |
| 4  | Leave as open space. Town has no money to develop it in any manner.   |
| 5  | Some area   |
| 6  | Elm st could have new building for municipal use.   |
| 7  | leave open space  |
| 8  | Agree   |
| 9  | All the open space need not be maintained   |
| 10 | Leave it as is !  |
| 11 | I think it's a great spot of a parking garrage.   |
|    | No, I don't think it is necessary to maintain that back as open space. Yes, the front lawn and even the building facade should be maintained but not that back space. We need parking for downtown events and theater works plus whatever goes in the building. |
| 12 |   |
| 13 | Don't care  |
| 14 | I think it is important to maintain all the open space surrounding the building.  |
| 15 | Maybe a park like area if school is used for housing  |
| 16 | Some development could occur  |
| 17 | More important to maintain historic building than lawn place.   |
| 18 | Develop   |
| 19 | Let it remain open space  |
| 20 | Parking lot   |
| 21 | Develop   |
| 22 | If the area along elm is large enough, you could add an additional building to expand for a trade school. Maybe a automotive section.   |
| 23 | Developd Elm Street as long as sidewalks are included that will make it safer and easier for people to walk from there to downtown  |
| 24 | Open space- everywhere is getting too cluttered with no grass anymore   |
| 25 | Develope the area   |
| 26 | Create a park in front, with landscaping, and benches.  |
| 27 | Open space in downtown would be amazing   |
| 28 | Could be a park for the elderly housing   |
| 29 | Maintain open space.  |
| 30 | Maintain the open space   |
| 31 | I think this would make a nice accessible park area to accompany a senior housing project   |
| 32 | Yes for East Street, no for Elm Street  |
| 33 | Unless the building is deemed unsafe, I don't think a new building is necessary, but additions/updates would be good.   |
| 34 | What about parking?   |
| 35 | Just some of the area along Elm St.   |

36	Develop Elm street lot. there is plenty of green space available in our downtown area.
37	Would make a nice small park and garden for all
38	Elm development ok
39	Develop!!
40	Open space is a must!
41	That area is not scenic in any way. I have no problem using the space on Elm Street to further beneficial use of the building and property.
42	I like the open space, however if some is used, it would be ok
43	Develop along Elm Street.
44	The area on Elm is becoming an eyesore. Additional upscale apartment/condos would fit well with a small outdoor park.
45	I think it depends on what we use the building for. But I would prefer to see open space
46	Not opposed to developing on Elm St, but depending on the use for the original building and any new building, parking will probably be an issue.
47	If the project needs to use the Elm St. space to be economically viable, it should be developed.
48	If viability of TheatreWorks is essential, then use of the building for housing will require additional parking which will mean use of the open space.
49	Unsure
50	Develop the open space to accommodate additional structures related to the re-purposed use of East Street School.
51	Develop Our Grand List is stagnant. We need the tax dollars
52	If the front lawn is to be maintained as all open space, a ground level gazebo with benches, additional benches outside the gazebo for additional seating and possibly a walking path around the perimeter. (Not sure how large area really is)
53	keep as open space, do NOT develop. NO NEED to develop
54	Do not build anything new
55	Additional parking in that orange space. It will be needed as events on the Green continue to grow and be added

Preserving the East St lawn is part of the wonderful public aesthetic of this building. The Elm St area and the parking lot to the rear of the school could easily be redeveloped. There is ample opportunity to relocate the helipad and add density to this site, which is what every single smart growth / urban infill policy would say to do. Pettibone is the elephant in the room that everyone is afraid to speak about. It was the brainchild of a single focused previous mayor and was a stupid idea in the first place and is even more stupid now that the true costs are being revealed. Just like groan back's plan to build a power plant in the middle of New Milford. Dump JPS put that large and valuable site back on the tax rolls and save the east street school. do a fiscal impact assessment of each and the numbers will tell the true story! don't listen to the rhetoric of the DTC who are falsely exaggerating the costs of renovating east street.

- 56 They are lying to the public
- 57 Leave the undeveloped portions of the property as is. Plant Trees!
- 58 No. Let developers who purchase it build to be more profitable particularly if it will be multi use housing and businesses
- 59 Development of that area would be good if kept in the look and feel of the rest of the downtown area.
- 60 I am fine with back side development as long as it is done tastefully
- 61 Develop
- 62 Maintain Open Space. Developing that site leads to more sketchy places for unseemly people to hide. If Municipal Option is chosen, maybe landscaping with a nice pavilion for the people who work there or could be rented out for events taking place in the refurbished gym.
- 63 I would not over develop to Elm Street
- 64 Development along East Street would be fine. Perhaps senior housing or small units for millenials
- 65 Don't develop it. It would make a great park/sitting area. Or even more parking, depending on the need for it.
- 66 What is done with the elm st side would depend on how the property is used. Some of it should become proper parking for both that building and theatreworks.
- 67 Hotel/pool area
- 68 Keep the open space
- 69 I feel that it would be beneficial and more likely that we reach our goals by allowing the property to be developed along East Street in a manner that compliments the reuse for the existing building. We should definitely maintain the front lawn are of the area s open space, perhaps by creating a small pocket park or adding some passive recreational amenities, such a park benches if the building is retained by the municipality.
- 70 Develop that area, it's dead space and as Long as helipad is still available that's ok

71	I think we should maintain the open space
72	Maintain open space
73	Keep the historic footprint the same
74	I like the open space in front but I like the idea of developing the space behind
75	Develop along Elm.
76	Keep open area.
77	I believe, if done correctly, it would be beneficial to develop that area
78	empty space. to develop it would result in too much car traffic
79	Yes, greenery adds to the beauty of our center. Too much structure commercializes it out of character for downtown.
80	Efforts should be made to avoid building anything new at this point. Additions can be built at a later time, if needed.
81	Yes maintain the open space
82	It's not important I feel that the property is under used at the current time
83	I think the open space should be considered for developmental use as long as parking considerations are evaluated first.
84	Develop
85	Open space is great in the front, adding to the building unless it's bringing it up to code is all that is needed, adding will take away from the building. No housing.
86	Open space
87	Open space surrounding, develop Elm St
88	Agree. Develop that property.