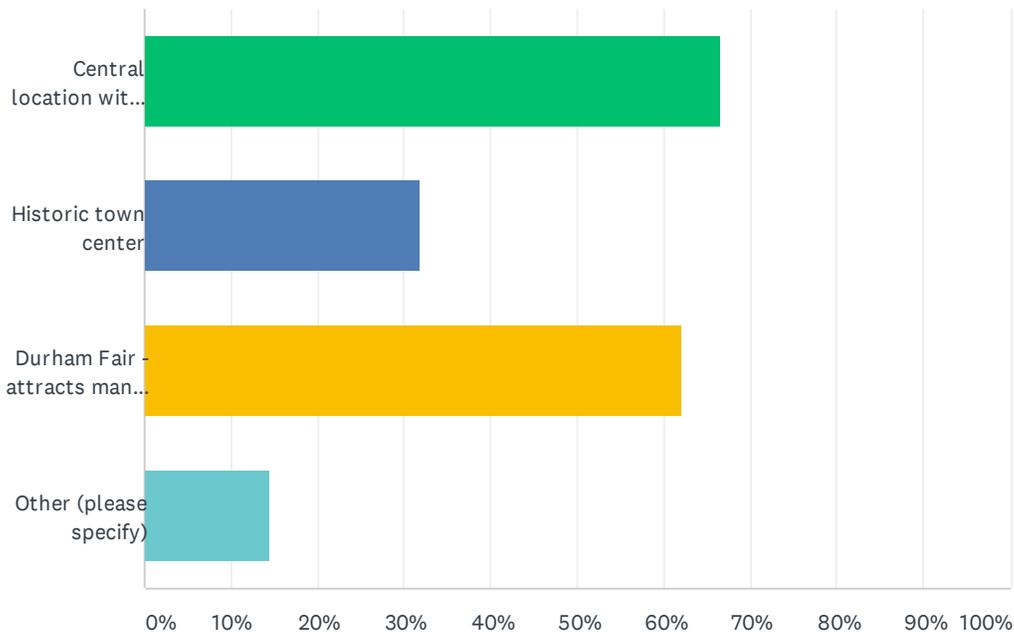


# Q1 What are Durham's greatest economic strengths? Select all that apply.

Answered: 505 Skipped: 6



ANSWER CHOICES	RESPONSES	
Central location within Connecticut and the northeast	66.53%	336
Historic town center	31.88%	161
Durham Fair - attracts many to the town	62.18%	314
Other (please specify)	14.46%	73
Total Respondents: 505		

## Durham Economic Development Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Easy commute to areas with employment opportunities	5/13/2020 9:46 AM
2	Quaint local shops	5/9/2020 4:49 PM
3	Relaxing atmosphere within reach of surrounding towns/cities	5/9/2020 3:35 PM
4	P&Z stopping new stores from coming to town, using traffic as their justification.	5/9/2020 9:36 AM
5	A community that wants to support its local businesses	5/9/2020 7:46 AM
6	The welcome from businesses makes you come back.	5/8/2020 11:36 PM
7	Rural atmosphere reflects small town image	5/8/2020 5:39 PM
8	Economically speaking there are opportunities in our Commercial and Industrial districts	5/8/2020 4:56 PM
9	Our community, we will support USEFUL businesses.	5/8/2020 4:55 PM
10	Quiet & Safe	5/8/2020 4:30 PM
11	Local agricultural businesses attract people from nearby towns. We moved to Durham largely because we love Deerfield farm so much.	5/8/2020 4:24 PM
12	Farmland	5/2/2020 12:46 PM
13	Used to be farming	4/23/2020 7:54 PM
14	Agricultural Reputation	4/23/2020 5:57 PM
15	Highway and state road accessibility.	4/22/2020 8:23 PM
16	small established locally owned businesses -- Durham Pharmacy, Dean's Autoworks, Lino's, etc.	4/22/2020 4:08 PM
17	Central local location. Rt's 17,77 & 79 combine.	4/22/2020 6:56 AM
18	State Routes 17 and 68 for business locations	4/21/2020 8:52 PM
19	Nice scenic area, however, billboards detract from scenery.	4/21/2020 8:20 PM
20	our economic strengths are entirely due to dedicated local businessmen and women, like those at the Pharmacy, Brenda's Main Street Feed, JC Farms. They are committed to being integral to the fabric of the community.	4/21/2020 11:18 AM
21	Small town feel will attract more work from home businesses.	4/21/2020 10:59 AM
22	The thousands of commuters that drive through Durham every day	4/21/2020 10:49 AM
23	conservative government	4/20/2020 7:49 PM
24	Strengths? Can't think of a single one	4/20/2020 7:29 PM
25	Unique products available	4/20/2020 4:45 PM
26	Educated population and strong sense of community	4/20/2020 3:19 PM
27	Excellent school system	4/18/2020 1:24 AM
28	Pastoral views	4/17/2020 5:58 AM
29	local small town feel,	4/16/2020 4:08 PM
30	agricultural businesses	4/16/2020 6:49 AM
31	relative safety and sense of community	4/15/2020 2:48 PM
32	Quiet and undeveloped charm	4/15/2020 9:32 AM
33	Peaceful environment	4/15/2020 7:03 AM
34	Its residents	4/15/2020 3:24 AM
35	We have the junction of three major interior roads: 17, 77 & 79. And 68.	4/14/2020 11:27 PM

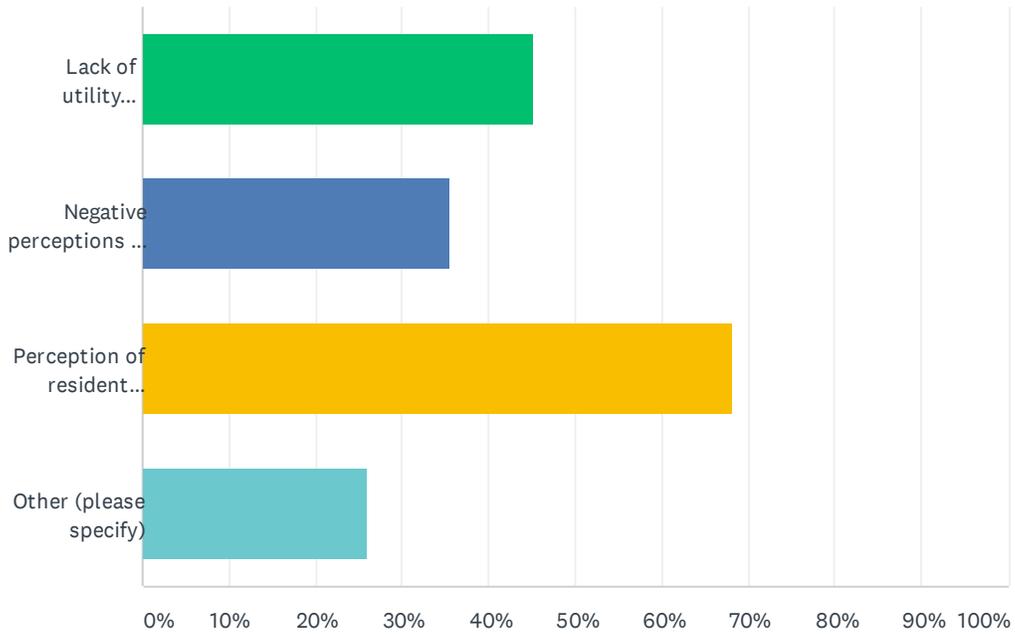
## Durham Economic Development Survey

36	None	4/14/2020 10:13 PM
37	ability to reimagine its future	4/14/2020 9:47 PM
38	I would like to think that tax payers have a say in most things that affect the town, whether for financial reasons or for reasons that impact every property owner	4/14/2020 8:13 PM
39	Scenic Roadways	4/14/2020 7:39 PM
40	cost effective government	4/14/2020 6:51 PM
41	Nothing	4/14/2020 6:39 PM
42	Low crime rate	4/14/2020 5:43 PM
43	Equine Equestrian Community and Agriculture	4/14/2020 5:40 PM
44	potential agricultural strengths	4/14/2020 5:18 PM
45	Real estate is our biggest base. Rural appeal	4/14/2020 4:44 PM
46	Durham Fair isnt an economic strength	4/14/2020 3:14 PM
47	There are only two things that currently put Durham on the map: The Fair and Dari-Serve	4/14/2020 2:56 PM
48	Nothing that stands out	4/14/2020 2:41 PM
49	Strong school system, close proximity to I-91	4/14/2020 2:33 PM
50	Durham has very few economic strengths.	4/14/2020 2:08 PM
51	farms	4/14/2020 2:06 PM
52	Farmers market	4/14/2020 1:56 PM
53	Reasonable housing costs and property taxes	4/14/2020 1:47 PM
54	Durham doesn't have economic strengths	4/14/2020 1:43 PM
55	small town charm	4/14/2020 1:20 PM
56	Space/zoning	4/14/2020 1:08 PM
57	easy to get in and out of, the transfer station	4/14/2020 1:04 PM
58	But really none	4/14/2020 1:04 PM
59	Farm residential zoning allows small producers to start businesses without insane startup costs.	4/14/2020 12:40 PM
60	Available work force, proximity to vocational schools and world class universities	4/14/2020 12:36 PM
61	High per capita income	4/14/2020 12:22 PM
62	Traffic on Route 17 and quality school system	4/14/2020 12:12 PM
63	I'm not in this town for economic strength, I'm here for the lack of economic strength.	4/14/2020 12:09 PM
64	Small town feel. Neighbors.	4/14/2020 12:09 PM
65	there are really no economic strengths	4/14/2020 11:49 AM
66	Has none.	4/14/2020 11:44 AM
67	Gas stations and Dari Serve	4/14/2020 11:34 AM
68	Availability of most essential goods within town center.	4/14/2020 11:27 AM
69	None	4/14/2020 11:26 AM
70	Good staff at the Town Hall	4/14/2020 11:26 AM
71	Lyman Orchard/Golf	4/14/2020 11:24 AM
72	Small businesses that have longevity in town: i.e. Lino's, Brenda's Main Street Feed	4/14/2020 11:18 AM
73	Rte. 17	4/14/2020 11:16 AM



## Q2 What are Durham's economic weaknesses? Select all that apply.

Answered: 486 Skipped: 25



ANSWER CHOICES	RESPONSES	
Lack of utility infrastructure in commercial areas	45.27%	220
Negative perceptions of the land use regulatory process	35.60%	173
Perception of resident resistance to commercial development	68.11%	331
Other (please specify)	25.93%	126
Total Respondents: 486		

## Durham Economic Development Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of sewer	5/13/2020 5:00 PM
2	Lack of a critical mass of businesses that make Durham a destination. No obvious retail or business areas.	5/13/2020 9:46 AM
3	There's nothing steady that's says hey let's go visit Durham.	5/12/2020 11:00 PM
4	I think it is actual resident resistance	5/12/2020 8:56 PM
5	They don't pick up any trash '!	5/12/2020 8:15 PM
6	No activity center ( ie pool, fitness etc. ) : No commercial	5/11/2020 1:33 PM
7	Minimal amount of land for commercial development. Resistance to commercial development.	5/10/2020 5:57 AM
8	finish the field house at the high school	5/9/2020 2:30 PM
9	High taxes	5/9/2020 9:36 AM
10	Lack of restaurants, coffee shops and pubs in our downtown where citizens could support instead of traveling to outside towns for such businesses.	5/9/2020 7:46 AM
11	Lack of enough parking for grocery shopping. This would encourage local shopping.	5/8/2020 11:36 PM
12	Big business/new age business not wanted	5/8/2020 11:07 PM
13	Durham fair	5/8/2020 6:34 PM
14	Lack of necessary business (grocery store, hardware store, restaurants)	5/8/2020 6:28 PM
15	Planning and zoning is a burden to the future of the town	5/8/2020 5:51 PM
16	ZERO programs for teenagers unless athletic	5/8/2020 5:39 PM
17	Town not commercial friendly	5/8/2020 5:35 PM
18	No sewer lines, lack of walkability, parking	5/8/2020 4:55 PM
19	Push for commercial development in a small community where the draw is that significant development has not corrupted tye community.	5/8/2020 4:47 PM
20	Lack of leadership's ability to create a plan and vision with residents involvement	5/8/2020 4:41 PM
21	Businesses being run out of town	5/8/2020 4:39 PM
22	Not enough businesses to draw people to the town	5/8/2020 4:36 PM
23	shopping - there is nonr	5/8/2020 4:30 PM
24	Herbicide and pesticide use.	5/8/2020 4:30 PM
25	No stores.	5/8/2020 4:25 PM
26	Unable to support local business	5/8/2020 4:19 PM
27	Ultra-high taxes, go up every year, spending out of control	5/3/2020 9:32 AM
28	No businesses	5/2/2020 12:46 PM
29	Lack of creativity to attract businesses suitable to community	5/2/2020 8:44 AM
30	I like the small town feel and would not like to develop the town. It is great the way it is.	4/28/2020 9:56 PM
31	Would like an activity center	4/25/2020 9:15 AM
32	failure to take economic advantage of historic, small town ambience; failure to appreciate the quality of life that comes from rural, open-space; public officials' and developers emphasis on attracting large-scale economic activity that's not compatible with the town's size and character	4/22/2020 4:08 PM
33	Durham fair	4/22/2020 12:14 PM
34	lack of a centralized downtown that is walkable	4/22/2020 10:35 AM

## Durham Economic Development Survey

35	bottle neck on main street	4/22/2020 8:58 AM
36	The roads. people drive around main st.	4/22/2020 8:13 AM
37	Businesses are too spread out on Main Street. Lack of a decent grocery store with reasonable prices.	4/22/2020 8:01 AM
38	Main Street especially in front of Durham wine and spirits looks unkept and other town properties like the dilapidated houses next to the fire station	4/22/2020 7:21 AM
39	No good stores or restaurants	4/22/2020 7:04 AM
40	It's not a perception of resistance, it's the actuality	4/22/2020 6:48 AM
41	High taxes due to little tax base	4/21/2020 11:50 PM
42	Blight, lack of business	4/21/2020 10:37 PM
43	Lack of leadership to create a vision with residents input. Leaders think they know best? Hasn't worked so far!	4/21/2020 9:47 PM
44	Needs new affordable housing on Route 17 on Rt 17 and walk t	4/21/2020 8:52 PM
45	Lack of a grocery store of suitable size within the town	4/21/2020 7:41 PM
46	Traffic and ability to access businesses without risking safety trying to exit back into the roadway	4/21/2020 7:01 PM
47	Tax rate too high	4/21/2020 5:41 PM
48	Commercialization around the Town Green similar to Guilford, including the fairgrounds and the	4/21/2020 1:36 PM
49	NEED industries not retail stores	4/21/2020 12:04 PM
50	The weaknesses in this town are the residents' habit of shopping outside of town. If we all shopped as we do during COVID (locally), perhaps the local businesses might have a chance to thrive.	4/21/2020 11:18 AM
51	We are in an economically depressed state whose legislative concerns are failed urban areas.	4/21/2020 10:59 AM
52	lack of infrastructure to handle sewage flows generated from businesses	4/21/2020 10:49 AM
53	Residents value it being a small town with little/no corporations	4/20/2020 11:35 PM
54	insane property taxes	4/20/2020 7:52 PM
55	Frank DeFelice doesn't understand	4/20/2020 7:29 PM
56	Lack of a downtown commercial base to bring people in. Need more commercial parks - close by but not in full view	4/20/2020 5:52 PM
57	the town resistance to creative home business's and entrepreneurial spirit	4/20/2020 4:46 PM
58	Lack of breakfast restaurant	4/20/2020 4:45 PM
59	Being part of the failing state of Connecticut	4/20/2020 3:19 PM
60	Actionable items made by the EDC in order to attract more business to the town.	4/19/2020 7:14 PM
61	Belief that it is a town that is too expensive to live in. siveoo. o expensive to live eensive to live in. ensive to live	4/18/2020 1:24 AM
62	Not a perception- there is resistance to any commercial development	4/17/2020 5:58 AM
63	needed stores, more family restaurants-affordability	4/16/2020 4:08 PM
64	Taxes are too high.	4/16/2020 6:49 AM
65	Lack of tax base	4/15/2020 8:26 PM
66	strong ZBA limits on commercial uses	4/15/2020 5:15 PM
67	Higher taxes or perceived higher taxes than similar towns	4/15/2020 3:42 PM
68	Historic district resistance to commercial development	4/15/2020 2:48 PM

## Durham Economic Development Survey

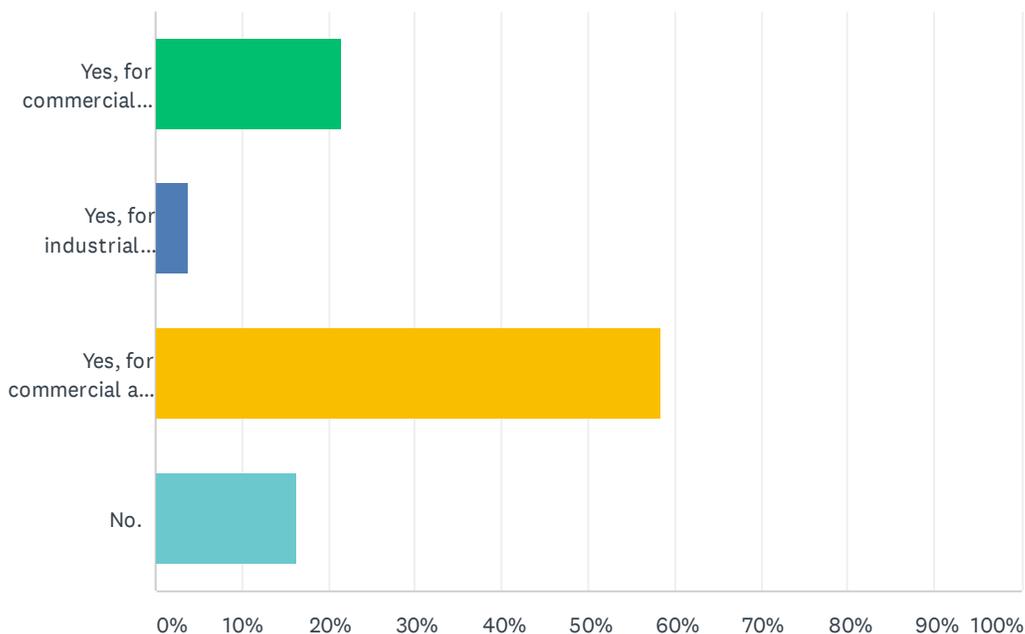
69	The leaderships desire to develop the town.	4/15/2020 9:32 AM
70	Unfriendly to business, specifically a decent size grocery	4/15/2020 7:03 AM
71	Capitalize on traffic coming through town	4/15/2020 6:49 AM
72	Sidewalks	4/15/2020 4:28 AM
73	We don't have any businesses and we've lost so many that we had perk on main, Kim's cottage, LDD Designs. We have too many Dunkin Donuts , gyms, gas stations and 3 gift stores	4/15/2020 2:19 AM
74	Relative isolation geographically	4/15/2020 12:00 AM
75	Lack of consumers/residents as people leave for cheaper areas	4/14/2020 11:04 PM
76	Lack of a supermarket	4/14/2020 10:13 PM
77	Not enough commercial uses permitted along Main St	4/14/2020 10:05 PM
78	inability to think "outside the box"	4/14/2020 9:47 PM
79	Historic district stranglehold on development	4/14/2020 9:14 PM
80	High taxes and poor signage for businesses	4/14/2020 8:45 PM
81	Residents are not resistant to development. We are particular about what comes in. Outsiders have a perception of Durham as being the small country town that it is and it is what is attractive about our town. Unique is not bad, it is what sets us apart.	4/14/2020 8:13 PM
82	Perception of resident resistance? Definite resistance. We could use some commercial development	4/14/2020 8:05 PM
83	Lack of long term development plan	4/14/2020 7:39 PM
84	lack of sewer service	4/14/2020 6:51 PM
85	P&Z processes are laborious, inefficient	4/14/2020 5:18 PM
86	Access to water	4/14/2020 4:47 PM
87	Rundown look of some houses on Main Street	4/14/2020 4:21 PM
88	no sewers or ann off street shopping plaza	4/14/2020 3:14 PM
89	Need to OK drive thru window for food/drink buisnesses	4/14/2020 3:03 PM
90	Other than the Durham Fair there's no reason for a large number of people to come to Durham	4/14/2020 3:02 PM
91	For real? There's no other draw besides the fair and Dari-Serve. We need fewer gas stations (do we really need FOUR in the historic district?!) and more unique shops...and/or a theater...and/or a town-wide tag sale?...a REALLY GOOD/reasonably priced restaurant...specialty shops...	4/14/2020 2:56 PM
92	Shifting interpretation of ordinances	4/14/2020 2:36 PM
93	Is it just perception or reality??	4/14/2020 2:33 PM
94	high RE taxes	4/14/2020 2:31 PM
95	Citizens are against major stores in town.	4/14/2020 2:08 PM
96	P&Z lacks good leadership to bring business direction into town	4/14/2020 1:56 PM
97	Local government agencies don't seem to be aligned	4/14/2020 1:47 PM
98	None	4/14/2020 1:23 PM
99	Lack of municipalities (fire dept, police dept, garbage pickup)	4/14/2020 1:20 PM
100	Disjointed commercial areas	4/14/2020 1:20 PM
101	lack of industrial lots to build on	4/14/2020 1:04 PM
102	No sewer system	4/14/2020 1:04 PM

## Durham Economic Development Survey

103	Resident refusal to support small local businesses-- driving to Wallingford to save 7 cents on something.	4/14/2020 12:40 PM
104	Appearance of town center, lack of existing economic vibrancy	4/14/2020 12:36 PM
105	lack of regional tax base. I consider middlefield and Middletown to be a part of my local community. Also, for #3 below, I may be supportive of rezoning, but that would depend where it is located	4/14/2020 12:25 PM
106	perception of a restrictive historic committee	4/14/2020 12:25 PM
107	Lack of a long term plan of development that takes into account inevitable changes coming due to climate change and green growth.	4/14/2020 12:22 PM
108	Lack of clean water on Main Street. We need a vibrant Main Street.	4/14/2020 12:14 PM
109	High tax rates. Economic development commission that lacks vision	4/14/2020 12:12 PM
110	Nothing here. We need a real grocery store.	4/14/2020 12:11 PM
111	Insistence of town officials in trying to convert residential areas (e.g. Historic District) to commercial uses. Other areas of town are better suited to economic development that would yield higher tax revenues.	4/14/2020 12:02 PM
112	lack of businesses, restaurants, down town area has no business to frequent	4/14/2020 11:49 AM
113	High tax rate	4/14/2020 11:41 AM
114	The main strip through town offers nothing but old houses and gas stations.	4/14/2020 11:36 AM
115	not enough taxable businesses	4/14/2020 11:35 AM
116	Planning and Zoning Corruption, Historic District, Lack of Large Scale Business opportunities	4/14/2020 11:34 AM
117	Only thing people know about us is the yearly fair. Nothing else attracts people. No other really well-known places to people outside the region other than dairy serve	4/14/2020 11:32 AM
118	No One on Staff to focus on Economic Development	4/14/2020 11:26 AM
119	Parking areas where people can leave their cars and walk around the center to shop.	4/14/2020 11:25 AM
120	No city water/sewer	4/14/2020 11:24 AM
121	NIMBY	4/14/2020 11:20 AM
122	No independent grocery store, (i.e and IGA) that can provide what our small markets cannot.	4/14/2020 11:18 AM
123	P&Z refusal to allow businesses in town! Like Joe Pasquale!	4/14/2020 11:17 AM
124	Successful businesses (perk on main) can't find a way to stay in town.	4/14/2020 11:16 AM
125	Lack of a central parking and walking area, nightlife, or any attractions people would come to the town specifically for	4/14/2020 11:09 AM
126	High property taxes	4/14/2020 11:06 AM

### Q3 Would you be supportive of additional land being zoned for commercial and/or industrial activity?

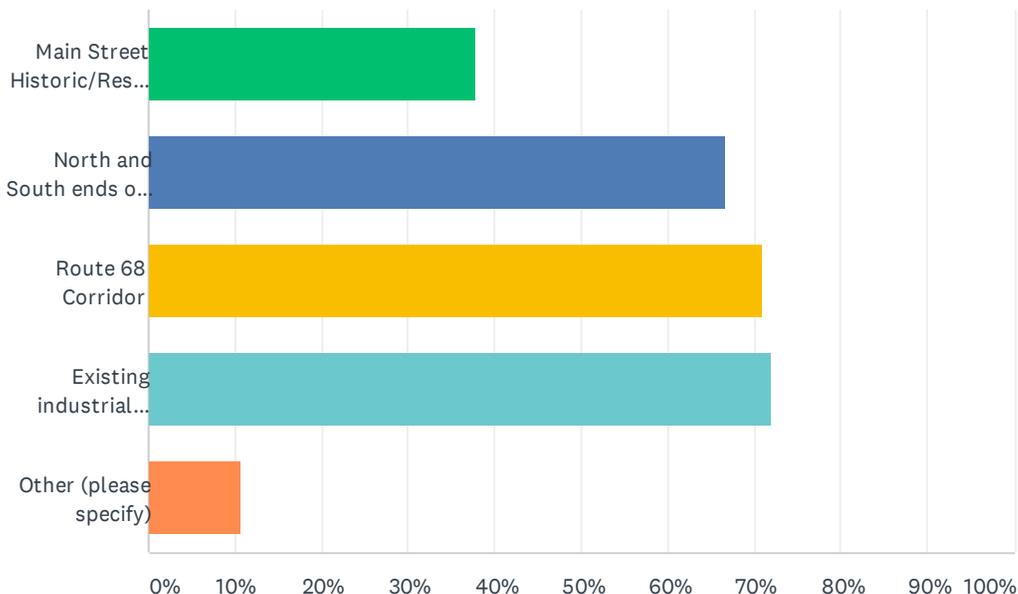
Answered: 503 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes, for commercial only.	21.47%	108
Yes, for industrial only.	3.78%	19
Yes, for commercial and industrial.	58.45%	294
No.	16.30%	82
<b>TOTAL</b>		<b>503</b>

### Q4 Where in town would you be interested in seeing additional land zoned for commercial and/or industrial use? Select all that apply.

Answered: 420 Skipped: 91



ANSWER CHOICES	RESPONSES	
Main Street Historic/Residential District	37.86%	159
North and South ends of Main Street	66.67%	280
Route 68 Corridor	70.95%	298
Existing industrial parks	71.90%	302
Other (please specify)	10.71%	45
Total Respondents: 420		

## Durham Economic Development Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Route 17	5/12/2020 11:02 PM
2	Anywhere! Take each request on a case by case basis and include public opinion in decision.	5/9/2020 3:36 PM
3	Absolutely not Main Street, especially the residential areas	5/9/2020 11:39 AM
4	Any and all	5/9/2020 10:54 AM
5	Main Street areas with available space.	5/8/2020 6:28 PM
6	open spaces on outskirts of town....would remain rural looking but get the job done....Other towns have done this and works well!	5/8/2020 5:42 PM
7	Any place that could be set up for commercial and industrial use	5/8/2020 5:36 PM
8	Routes 17 and 79	5/8/2020 4:57 PM
9	Support more self sustaining local agriculture	5/8/2020 4:57 PM
10	There are other areas of town that should be reviewed. Route 17 and 79. We don't need more commercial land when we have not yet used what we have already	5/8/2020 4:44 PM
11	Anywhere!	5/8/2020 4:25 PM
12	Retail should be allowed in Historic District	4/28/2020 3:57 PM
13	Allow commercial use of land/buildings in Main Street Historic section with the requirement that commercial buildings maintain an aesthetic the matches existing buildings' architecture.	4/23/2020 7:08 AM
14	Fair grounds	4/22/2020 12:14 PM
15	Any	4/21/2020 10:37 PM
16	Look at other areas in town, you are creating the areas without think outside the box. Why do we need more commercial when we have so much not used.	4/21/2020 9:48 PM
17	In areas that are separate from and do not detract from the beautiful scenery or impinge on quiet residential areas.	4/21/2020 8:21 PM
18	We need to fill/renovate empty buildings on main street	4/20/2020 7:52 PM
19	Main street Commercial only, keeping Historical Apperance!!	4/20/2020 4:47 PM
20	Commercial & small businessess only	4/20/2020 12:23 PM
21	North end and Main Street	4/16/2020 9:45 AM
22	North end of Main Street. Limited commercial. It would be nice to have another restaurant. Definitely don't want a large box store.	4/15/2020 7:24 PM
23	Would like to see small zones of possible light commercial use allowed in historic/residential district. This is historically accurate to the town.	4/15/2020 5:16 PM
24	Main Street (both options) for commercial. Route 68 and industrial parks for industrial	4/15/2020 2:49 PM
25	I would love to see the land near Durham Fitness and Wild Wisteria made into a better business area. With coffee shops, small stores.	4/15/2020 7:26 AM
26	I would like to see a walkable downtown area with shops, it doesn't need to be where the existing green is, it could be that route 17 is left as a pass through and a new area is created with shops and restaurants, possibly on the east side of Main Streetc	4/15/2020 7:21 AM
27	Historic needs to be revitalized with small businesses and capture traffic while staying with some building guidelines	4/15/2020 6:50 AM
28	Rte 17 further south nearer N Branford. Around intersections of Had Qtr Rd Rte 147 and MainSt	4/14/2020 10:07 PM
29	in the historic district using Chester as an example of blending old and new	4/14/2020 9:55 PM
30	In Summary for all the above - Do not disturb pastoral, residential, or agricultural zoned land, but re-utilize what was already zoned for Commercial and Industrial use.	4/14/2020 7:15 PM

## Durham Economic Development Survey

31	Commercial only in historic section	4/14/2020 5:45 PM
32	Away from historic downtown, which should be developed for tourism	4/14/2020 5:18 PM
33	Rt. 17 North of Rt. 147 to Middletown Line	4/14/2020 4:23 PM
34	Commercial: Rte 17 & 68 - re-purpose the blighted houses?. Industrial: Off the beaten path/Existing industrial parks	4/14/2020 3:00 PM
35	All of the above!	4/14/2020 2:33 PM
36	Commercial or industrial use? Would need to be more specific	4/14/2020 2:21 PM
37	Vacant properties	4/14/2020 1:57 PM
38	Rt. 17, 79, 77	4/14/2020 1:56 PM
39	anything adjacent to the one in middlefield, or off rt 17 close to middletown	4/14/2020 1:05 PM
40	Any other parcels in town that are suitable	4/14/2020 12:37 PM
41	rte 17 south of town	4/14/2020 11:49 AM
42	Pick any of them. Less talking about it.	4/14/2020 11:35 AM
43	New Haven Road	4/14/2020 11:26 AM
44	I strongly prefer that we make an effort to have the town continue to look quaint. That said, I value growth. Please balance these concerns,	4/14/2020 11:17 AM
45	Lower end of New Haven Road	4/14/2020 11:12 AM

**Q5 What type of business would you like to see in town? Why do you think it would make a good fit?**

Answered: 395 Skipped: 116

## Durham Economic Development Survey

#	RESPONSES	DATE
1	Return of 'Perk on Main'	5/14/2020 5:04 PM
2	Farm wineries, breweries, medical services, small specialty shops, breakfast/coffee cafe	5/13/2020 9:54 PM
3	Microbrewery/brewpub, general store, bookstore cafe/coffee shop	5/13/2020 6:17 PM
4	Grocery store is badly needed	5/13/2020 5:02 PM
5	Nontoxic Commercial	5/13/2020 3:52 PM
6	solar farms. Low impact industry	5/13/2020 3:21 PM
7	Anything. One of our problems is we become to picky in the beginning. Let's create an environment that fosters commercial and industrial interest in Durham and then try to make it work.	5/13/2020 9:52 AM
8	Bakery/Coffee Shop - b/c who doesn't love fresh bread? General Store akin to the old Ackerman's - b/c it would be nice not to have to go to Middletown or Wallingford for nails, etc. Bookstore like RJ Julia - b/c there is potential to engage the community with visiting authors, story hours and the like. Art Gallery like those in Old Lyme, CT - b/c of potential to engage the community and provide art instruction. Craft Brew Pub - b/c beer is cleaner than the water on Main Street ☺	5/13/2020 7:29 AM
9	Drive thru Dunkin' Grocery store	5/13/2020 5:44 AM
10	Grocery store, restaurants. I have lived here for 15 years now and have grown tired of driving to Wallingford to get groceries. It would be nice to get them right in town.	5/13/2020 5:00 AM
11	Car wash, manufacturing. I get my car washed in Cromwell. I would rather support local. Farming and engineering/manufacturing go hand-in-hand. It takes smart hardworking individuals in both trades. Durham is expensive if we could get a few businesses to support the citizen of Durham you might get a few more people to move to town.	5/12/2020 11:12 PM
12	Sit down Breakfast place	5/12/2020 9:46 PM
13	any to add to tax base	5/12/2020 9:45 PM
14	A small grocery store like Roberts in Madison and better restaurants.	5/12/2020 8:59 PM
15	Literally anything that will pay taxes. ANYTHING! We need to make a serious effort to grow the grand list!	5/12/2020 8:58 PM
16	Breakfast and lunch rest. We would have some where to go and sit down for breakfast and lunch. Like Huxley's.	5/12/2020 8:56 PM
17	Small, independent shops	5/12/2020 8:37 PM
18	Upscale shops, nice restaurants, something people will want to stop at on their way home.	5/12/2020 8:34 PM
19	Grocery store!	5/12/2020 8:11 PM
20	Breakfast/lunch place. Cousins was a town staple...	5/12/2020 7:58 PM
21	Breweries, wineries where people can enjoy our beautiful scenery.	5/12/2020 7:43 PM
22	winery/brewery, businesses that are in keeping with our small agricultural town. We need to factor in traffic. As it is now, Route 17 is very congested.	5/12/2020 9:39 AM
23	manufacturing	5/12/2020 9:04 AM
24	Small business	5/12/2020 6:47 AM
25	We need Perk back ... that was a huge loss. Attracted kids and families from out of town. Something other than pizza, dunkin, and chinese to get quick. A restaurant that stays open longer than 9 pm. We basically have no one to meet anyone once you are out of the school system	5/11/2020 1:36 PM
26	Restaurants and small businesses on Main Street, whatever else on the outskirts that brings in business. More business means less tax burden on residents, and builds the town.	5/11/2020 11:01 AM
27	Winery or brewery would be great that allowed bring your own foods or food trucks on the	5/11/2020 10:14 AM

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premises. Book store, grocery store, a restaurant with healthy whole foods (not the garbage that is being served now at most of them).

28	bakery,	5/11/2020 6:35 AM
29	I would like to see a small hardware store (not home depot or Lowe's) and a coffee shop/cafe/breakfast restaurant where residents can socialize more.	5/10/2020 9:26 AM
30	Grocery store	5/9/2020 10:04 PM
31	Retail, comercial- sciences	5/9/2020 6:24 PM
32	Food stores or distribution	5/9/2020 5:00 PM
33	A breakfast and bakery shop that serves breakfast all day and you can also get bakery goods. I think it would make a good fit because we only have Dunkin Donuts as a breakfast go to place. And if it is on Main Street it will accessible to all those passing through Durham.	5/9/2020 4:50 PM
34	Brewery/restaurant. It would bring people together and enhance socialization.	5/9/2020 3:39 PM
35	manufacturing/wineries/breweries/restaurants	5/9/2020 2:33 PM
36	Anything that has employment opportunities and would add to the tax base.	5/9/2020 12:18 PM
37	Agriculture, medical, research. Not retail. No drive throughs, chains, or big box.	5/9/2020 11:45 AM
38	Car wash	5/9/2020 11:02 AM
39	Grocery store, Starbucks, bakery,	5/9/2020 10:56 AM
40	?	5/9/2020 10:39 AM
41	Anything as long as it's not a big chain. Walmart, Stop and shop. Stores like this should never come in.	5/9/2020 9:42 AM
42	A large grocery store. Aka price chopper Thanks for nothing	5/9/2020 9:40 AM
43	Bookstores, Thai Restaurant, Electronics (manufacturing), Environmental Testing, Art Gallery,	5/9/2020 9:19 AM
44	Department store for a range of purchases	5/9/2020 9:18 AM
45	Stop&Shop	5/9/2020 8:37 AM
46	I think it would be great to have walkable small retail businesses and restaurants along Main street like Guilford or Essex, no big box stores. Our town could become a destination. Of course there would have to be some municipal parking areas	5/9/2020 8:25 AM
47	I think small independently owned businesses are a perfect for Durham. Let's not invite chain stores which would significantly detract from our beautiful town's charms. How wonderful it would be to have a coffee shop like Perk on Main again! I would welcome small eateries where kids could safely hang out after school, seniors could congregate on weekdays and families could have weekend breakfasts together. Durham may want to consider niche markets like ethnic or vegan establishments, which would pull people in from outside communities.	5/9/2020 8:00 AM
48	florist natural foods store	5/9/2020 7:32 AM
49	Hardware store, breakfast/lunch diner	5/8/2020 11:08 PM
50	Small grocery store, drive thru, recreation building for young children	5/8/2020 10:38 PM
51	Grocery store. (Major)	5/8/2020 10:35 PM
52	Family style restaurant, a few stores	5/8/2020 10:28 PM
53	Big Y, proportional to the town; Table and Vine; small local stores	5/8/2020 10:26 PM
54	More farming, a place like Trader Joe's, a breakfast joint, restaurant, winery,	5/8/2020 9:24 PM
55	Restaurants	5/8/2020 8:53 PM
56	Grocery store	5/8/2020 8:22 PM
57	Grocery store!	5/8/2020 7:47 PM

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58	Medium sized grocery store.	5/8/2020 7:39 PM
59	Something that will bring local jobs	5/8/2020 7:17 PM
60	More restaurants and a coffee shop. Boutique, a larger IGA (ie, T&G in E Haven) but not full scale grocery size.	5/8/2020 7:15 PM
61	Restaurants, winery, brewery, retail shops. A grocery store	5/8/2020 7:14 PM
62	Professional offices, shops	5/8/2020 7:06 PM
63	Family restaurant Gift shops	5/8/2020 7:06 PM
64	Different businesses in different areas. The Historic area could house antique or specialty shops.	5/8/2020 6:52 PM
65	Good restaurants	5/8/2020 6:35 PM
66	A grocery store is a NECESSITY. It would be beneficial to have an Ace type hardware, and sit down restaurants. These would make a good fit as they would be beneficial to residents and those traveling through town.	5/8/2020 6:31 PM
67	Grocery store, lumber yard , drive thru food	5/8/2020 5:59 PM
68	Local, family owned businesses are what gives Durham it's charm. There is plenty of room for industrial businesses that can help taxes while not effecting residents.	5/8/2020 5:58 PM
69	Winery/brewery. More mom and pop shops. Vermont country store type of business.	5/8/2020 5:53 PM
70	bakery and/or coffee shop ice cream parlor.....year round service grocery store	5/8/2020 5:44 PM
71	Additional restaurants	5/8/2020 5:42 PM
72	Any businesses that want to come to durham. Durham is in a financially difficult position and could benefit from having more businesses. I would prefer them geared towards agricultural but would take what comes in.	5/8/2020 5:40 PM
73	Grocery store - it's an essential business. A variety of restaurants; a coffee shop (bring Perk on Main back!) - these are essential social meeting places. Any clean industrial or corporate business - they provide economic stability.	5/8/2020 5:33 PM
74	Handyman's store-like former Ackermans. We need a local all purpose general store to provide products for odd jobs on the home front. Would keep business in town and cut down on encouraging out of town sales	5/8/2020 5:17 PM
75	Retail grocery	5/8/2020 5:07 PM
76	Big chain grocery store. Convenient shopping that offers more variety. Part time jobs for senior citizens and high school students.	5/8/2020 5:06 PM
77	Large Grocery Store Chain	5/8/2020 5:03 PM
78	Mid-size grocery store (like Robert's in Madison). Durham losing tax \$\$ when residents have to travel out of town for all their grocery needs. Durham Market not filling need.	5/8/2020 5:02 PM
79	grocery store, family type restaurant, small local bar!	5/8/2020 5:02 PM
80	Missing an Upscale restaurant. Time Out Tavern closed and Horseshoe Tavern replaced it but it's a glorified pizza and wings place. Would like a nice restaurant rtf match the upscale nature of our community.	5/8/2020 5:01 PM
81	Manufacturing to increase tax base	5/8/2020 5:01 PM
82	Bakery Small retail stores	5/8/2020 4:57 PM
83	Keep business small	5/8/2020 4:55 PM
84	I would love to see a central area, not necessarily on Main Street but maybe off of Main Street, where people could walk around shops (NOT like a mall!), Where people driving through town could stop to buy groceries at a small grocery store like an Adam's or Robert's, or even something like a big y. Would love to see more bistro type restaurants, places for people to sit outdoors and enjoy. we are in such a wonderful central location and everybody just drives right	5/8/2020 4:55 PM

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through on their way to spend money somewhere else. I think we could maintain the small town feel of Main Street and still have a developed area where people would stop and spend money.

85	Anything small & family owned. Hardware store subsidized by town to compete with box stores. Farm to table restaurant.	5/8/2020 4:54 PM
86	Different types of food, hardware store	5/8/2020 4:53 PM
87	More options for food and coffee/tea/bakery shops	5/8/2020 4:51 PM
88	A local grocery chain.	5/8/2020 4:48 PM
89	More businesses in the industrial areas	5/8/2020 4:47 PM
90	Industrial, it will generate tax revenues far greater than the commercial leadership keeps chasing.	5/8/2020 4:47 PM
91	Pool with lap swimming like the Madison swim club	5/8/2020 4:45 PM
92	N/A	5/8/2020 4:43 PM
93	More boutique commercial and restaurant type of development utilizing existing commercial space, primarily on Rt. 17.	5/8/2020 4:42 PM
94	Breakfast restaurant	5/8/2020 4:39 PM
95	Main Street should be available for mom and pop businesses- boutiques, cafes etc	5/8/2020 4:39 PM
96	Wineries, breweries, restaurants, art galleries. Make Durham a destination for out of towners.	5/8/2020 4:39 PM
97	Would like to see more agricultural-adjacent business such as nurseries, vineyards, farm stores, orchards, etc. as well as some more dining options like diners, cafes, and coffee shops. These types of businesses are perfect for a small farm town like Durham because they don't draw huge crowds, and locals would enjoy them immensely.	5/8/2020 4:38 PM
98	Restaurants/taverns. Serves the community and brings in outside money	5/8/2020 4:35 PM
99	Non-polluting, quiet, organic agriculture and land care.	5/8/2020 4:34 PM
100	Breweries, wineries, coffee shops, Small businesses, restaurants, like Chester	5/8/2020 4:32 PM
101	Any that survive	5/8/2020 4:31 PM
102	Small businesses, cafes, restaurants, grocery store/health food	5/8/2020 4:30 PM
103	Smaller grocery store similar to a Highland Park Market, more restaurant/cafes,	5/8/2020 4:30 PM
104	It would be nice to see more varied retail stores and small cafe or coffee breakfast shop	5/8/2020 4:28 PM
105	This town needs breweries, vineyards, and a larger market.	5/8/2020 4:27 PM
106	Grocery store, drug store	5/8/2020 4:26 PM
107	I would to see a Big Y. One can't just jump in the car and pickup a few groceries. Quick Stop does a great job carrying essential items but a Big Y would be very helpful.	5/8/2020 4:22 PM
108	general retail, grocery hardware	5/8/2020 4:21 PM
109	A grocery store, a vineyard and restaurants	5/8/2020 4:20 PM
110	Agricultural farms, shops, farm to table restaurant.	5/8/2020 4:19 PM
111	I would love to see a larger grocery store or a hardware store.	5/8/2020 4:18 PM
112	grocery store, car wash, more restaurants(Perk on Main)	5/6/2020 8:26 AM
113	Breakfast shop. Coffee Shop.	5/4/2020 8:30 PM
114	Grocery store	5/3/2020 8:22 PM
115	Any business is good business.	5/3/2020 9:35 AM
116	Bakery Cafe/ sandwich shop- like perk on main No more gas stations and mini marts!! Light manufacturing	5/2/2020 11:26 AM

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117	Small shops, restaurants/cafes, and bars Pool store	5/2/2020 10:13 AM
118	Coffee joint	5/2/2020 8:51 AM
119	farms	5/2/2020 8:51 AM
120	Small shops, galleries, restaurants of any size. Similar to the green in Guilford or Essex around the Gris (before its recent down turn in occupancy)	5/2/2020 8:50 AM
121	Grocery Store	5/2/2020 7:21 AM
122	An actual coffee shop/bakery/breakfast nook, similar to Perk on Main. Small grocery store, similar to Northford market or IGA in North Branford. Sit sown quick lunch restaurant. Another Full service restaurant serving lunch and dinner located above Valero's Larger pharmacy with expanded hours.	5/1/2020 8:36 PM
123	A grocery store that doesn't cost a fortune	5/1/2020 6:02 PM
124	some type of family owned business not fast food	5/1/2020 3:48 PM
125	Café, quick service meals, small clothing shops, electronic services (Att/Verizon), etc	5/1/2020 12:50 PM
126	Coffee Shop, Fast Food with drive-in window	5/1/2020 10:40 AM
127	I think a winery would be a perfect fit in the 68 corridor. For Main Street (historic district in particular), small independent shops that maintain the aesthetic should have broad appeal. Mixed use should be on the table. At the ends of Main Street, bigger businesses would be better placed. A full grocery store would be nice. I'd also love a rock climbing gym, not many options in this area outside of Wallingford and Glastonbury.	4/29/2020 6:34 PM
128	small grocery store, additional restaurants,	4/29/2020 7:18 AM
129	A good restaurant. We don't have a lot of choices especially since the time out tavern closed.	4/28/2020 9:59 PM
130	More old time mom & pop business, because Durham is an old country area, that's why people come to the fair.	4/28/2020 5:35 PM
131	Grocery store. So you don't have to drive 20 minutes out of town	4/28/2020 4:22 PM
132	Restaurants and retail	4/28/2020 3:59 PM
133	Breakfast restaurant, we don't have one. Grocery store so we don't have to leave town to shop.	4/28/2020 2:32 PM
134	Wal Mart or a large grocery store We have to travel to get travel to get to these places	4/26/2020 12:11 PM
135	I would like to see an antique store, monthly swap meets in the summer, a craft/antique marketplace, a miniature golf and arcade behind or near dair serv (I've formerly owned a miniature golf course, would love to do something seasonal again in town), and I have looked into developing a small, old time movie theatre (like the one in Madison). The White House for sale south of strong school would be an incredible place for a coffee house and smoothie bar where kids can congregate after school.	4/26/2020 10:08 AM
136	Restaurants, cafes, and boutiques more like the shore line	4/25/2020 9:18 AM
137	Cabelas. It fits the town's profile and the only other one is over 20 miles north.	4/25/2020 8:59 AM
138	Perk on Main, IGA type Food store or Lyman Orchard satellite store	4/24/2020 4:05 PM
139	With the taxes so high no one wants to move into Durham	4/23/2020 7:59 PM
140	Drive-thru Fast Food Coffee Shop, Winery, Bakery	4/23/2020 6:01 PM
141	Winey and Agri-tourism	4/23/2020 5:50 PM
142	Grocery Store	4/23/2020 4:23 PM
143	Main street could be an asset. The type of businesses on the green in Guilford or on the small section of route 1 in Madison make them an attractive destination spot to shop. Could Durham attract these type of businesses?	4/23/2020 10:59 AM
144	In historic section prioritize restaurants, boutique shops, and bed & breakfasts. In other areas push for businesses which require could take advantage of large commercial lots.	4/23/2020 7:15 AM

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145	One that does not pollute.	4/23/2020 5:16 AM
146	Industrial business / manufacturing. Increase the tax base and create jobs that would contribute to our local economy. Our smaller businesses could benefit from the human traffic created by having businesses that create jobs in Durham.	4/22/2020 8:30 PM
147	Trader Joe's-won't have to leave town so much for quality groceries in larger amounts. Laundry-Mat-handy for townies(just on my wish list...) Bakery/Coffee Shop-gathering and local fare	4/22/2020 6:07 PM
148	Box grocery store	4/22/2020 5:04 PM
149	One of Durham's greatest appeals is the fact that most of the essential services one could want can be found within a two-mile stretch of Main Street and its side streets: town hall, library, post office, pet supplies, pharmacy, groceries, automobile service and repair, dentist and doctor offices, fitness centers. Small businesses that offer products or services not available would be desirable. Small manufacturing or commercial enterprises would be appropriate on the outer portions of town on land already zoned for those purposes.	4/22/2020 4:28 PM
150	Will the stalwarts of Durham realize not having drive-thru eateries is a mistake	4/22/2020 12:17 PM
151	Grocery store such as Roberts, restaurants, coffee shop, and any business that would provide decent jobs	4/22/2020 8:41 AM
152	Full service grocer, additional restaurant options (no major chains)	4/22/2020 8:30 AM
153	A bakery (and not Mozzicato's - ugh). We miss the Village Bake Shop from years ago and buying fresh breads and pastries. Possibly an independent grocer that is small and not overpriced, like Gardner's in South Glastonbury - it would fit the small town image we strive to keep.	4/22/2020 8:05 AM
154	Bakery, candy outlet, sewing outlet Craft consignment	4/22/2020 7:26 AM
155	Restaurant in particular breakfast and lunch	4/22/2020 7:25 AM
156	Brewery, restaurant, daycare, preschool, REAL grocery store	4/22/2020 7:05 AM
157	Office park. Medical building.	4/22/2020 6:57 AM
158	Shops and restaurants	4/22/2020 6:47 AM
159	Possibly a grocery store and more restaurant choices.	4/22/2020 6:47 AM
160	Coffee shop. Perk used to be a community gathering place a d great lunch spot. Now everyone must drive to Middletown since they were pushed out of Durham.	4/22/2020 5:54 AM
161	Flower store again. One decent grocery store. A good breakfast or sandwich shop i	4/21/2020 10:41 PM
162	Stop and Shop, CVS and a Target would be nice.	4/21/2020 10:22 PM
163	Industrial that pay more taxes. Not retail	4/21/2020 9:51 PM
164	Grocery store...with new dense housing within walking distance along Rt 17	4/21/2020 8:55 PM
165	A grocery store larger than Durham Market. Something like the Northford Store. I think it would do well in town as long as prices are reasonable.	4/21/2020 8:44 PM
166	A grocery store of adequate size	4/21/2020 7:42 PM
167	Boutique shopping. Thinking a mix of the Guilford Green meets Old Mystic Village.	4/21/2020 7:13 PM
168	High tech, non polluted industries	4/21/2020 6:13 PM
169	cafe, restaurant, diner Local gathering place	4/21/2020 6:12 PM
170	Any manufacturing/industrial. Also brewery/brew pub	4/21/2020 5:43 PM
171	Store general in nature	4/21/2020 5:07 PM
172	Grocery store	4/21/2020 4:42 PM
173	breakfast spot	4/21/2020 3:49 PM
174	Book and card store	4/21/2020 3:37 PM

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175	Something on the idea of family dollar. Aldi	4/21/2020 3:32 PM
176	Any	4/21/2020 2:45 PM
177	Fast Food Drive Thru	4/21/2020 2:34 PM
178	Fast food to keep our money in Durham rather than having to go to another town	4/21/2020 2:19 PM
179	medium size grocery store, niche businesses like gift shops, food shops, pubs etc. that can be visited safely by parking the car and walking.	4/21/2020 1:40 PM
180	No retail store fronts Maybe cluster senior housing on Main Street	4/21/2020 12:06 PM
181	We have a pharmacy, a grocery, a nursery, a feed store, and a few restaurants. I don't ever have to leave town for supplies other than fresh produce, and even that's only in the winter when JC Farms is closed. I think we should support the existing businesses more.	4/21/2020 11:21 AM
182	We lost Perk on Main and we still miss it. Preferably low water use commercial establishments. Would love to see a Trader Joe's come in somewhere. They would probably install their own small packaged waste water treatment plant onsite.	4/21/2020 10:52 AM
183	Diner/Restaurant, brewery, winery,	4/21/2020 9:17 AM
184	Restaurants, eateries	4/21/2020 6:51 AM
185	More restaurants	4/20/2020 11:38 PM
186	Real retail	4/20/2020 10:42 PM
187	Restaurants, retail, coffee shops, mixed use.	4/20/2020 7:52 PM
188	healthcare, manufacturing	4/20/2020 7:51 PM
189	A real grocery store. A drive thru	4/20/2020 7:31 PM
190	Restaurants. Speciality shops. Professional services for downtown Industrial parks on outskirts	4/20/2020 5:55 PM
191	Light industrial primarily electronic manufacturing	4/20/2020 5:43 PM
192	Larger Grocery Store, Bakery,	4/20/2020 4:51 PM
193	Breakfast and lunch restaurant	4/20/2020 4:49 PM
194	more alternative business's - that allow for retreats, bed and breakfast/ natural living an sustainable businesses. Health food stores, yoga, nature retreats	4/20/2020 4:48 PM
195	Breakfast place, bakery	4/20/2020 4:46 PM
196	Present businesses are just fine.	4/20/2020 3:19 PM
197	I think the center of Durham is already crowded enough. Adding large industrial facilities would be much too big for the area & detract from our small town atmosphere. Small office type buildings or stores with a country look would be nice.	4/20/2020 12:23 PM
198	breakfast and lunchen type Rest	4/20/2020 9:35 AM
199	Art galleries, local art stores, coffee shop, breakfast restaurant	4/20/2020 7:44 AM
200	Trader Joes! A bank at the south end of Main St.	4/19/2020 10:13 PM
201	Small grocery, boutique businesses, higher end restaurants, unique stores	4/19/2020 7:16 PM
202	Full service grocery store, similar in size to west end in rocky hill	4/17/2020 6:00 AM
203	Grocery Store Provide local employment Saves residents time and gas Example would be like Roberts in North Madison.	4/17/2020 12:36 AM
204	None. I am happy with the way the town is.	4/16/2020 7:25 PM
205	grocery and hardware stores-many residents, elderly spend too much time driving to other towns for items, the older folks won't drive that far and feel safe.	4/16/2020 4:10 PM
206	It would be great to have a coffee shop again. Losing Perk on Main was a huge loss to this town. I would love to have some other restaurants in town, bigger ones like Horseshoe Taverne.	4/16/2020 9:51 AM

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207	Retail, restaurant, and fulfillment businesses would reduce travel through and out of our town.	4/16/2020 7:44 AM
208	Professional offices, light industrial, grocery storer	4/16/2020 7:06 AM
209	winery, agricultural businesses, grocery store that doesn't cost a fortune to shop in.	4/16/2020 6:53 AM
210	More restaurants (a coffee house - I still miss Perk on Main that was a huge loss), mid size grocery store, add a drive thru to Dunkin' Donuts. Pasta Vita (in Old Saybrook prepared dinners).	4/16/2020 12:26 AM
211	Nice coffee shop serving breakfast and lunch. A place to gather with friends. A bakery. A Book store	4/15/2020 11:33 PM
212	Breakfast restaurant. Trader Joes. High tech industrial.	4/15/2020 9:56 PM
213	Manufacturing	4/15/2020 9:45 PM
214	small manufacturers, professional office park	4/15/2020 9:13 PM
215	Some kind of Industry	4/15/2020 8:28 PM
216	Trader Joe's or fresh market, a car wash	4/15/2020 7:44 PM
217	We need more restaurants. We hardly have any here.	4/15/2020 7:28 PM
218	Grocery store	4/15/2020 7:19 PM
219	COFFEE SHOP. restaurants, larger grocery, more gift shops antique shops, hardware store, wineries, farm stores, brewery - We need to make our town attractive to millenials and young families!!	4/15/2020 5:19 PM
220	Durham is an agriculture town. We need to adopt a town-side organic food and land care program to lead the state.	4/15/2020 5:08 PM
221	Perk on main	4/15/2020 4:19 PM
222	Grocery store similar to whole foods	4/15/2020 4:06 PM
223	Grocery stores, restaurants, retail. Think Madison, Guilford etc.	4/15/2020 3:45 PM
224	any type of business is good, retail, small manufacturing, professional services	4/15/2020 3:45 PM
225	breakfast/coffee shop, small to medium sized grocery store with organic produce, restaurant, brewpub, bakery, hardware store.	4/15/2020 3:00 PM
226	Definitely more restaurants. I'd have to think more about what types would be a good fit.	4/15/2020 12:32 PM
227	Restaurants	4/15/2020 9:53 AM
228	Farms, farm stands, small businesses, only. Get rid of D&D.	4/15/2020 9:33 AM
229	Another larger pharmacy	4/15/2020 9:11 AM
230	Coffee shops, more shops, cute restaurants. Places you can stop of a bite or drink, and take a walk up Main Street to other shops.	4/15/2020 7:30 AM
231	I would love to see shops, restaurants, a bike rest stop, and a walkable area. Durham is a central hub where many of the main roads meet and it is ideal for promoting people stopping here and stuff passing through. So much opportunity!	4/15/2020 7:22 AM
232	Full size grocery store. People have to shop in other towns now. If we had a aldi or price chopper people would stay in durham to shop	4/15/2020 7:05 AM
233	Like a roberts grocery store Mid sized Walkways through town that link all businesses on main st	4/15/2020 6:53 AM
234	Manufacturing. Good jobs and tax money	4/15/2020 6:42 AM
235	Small local businesses More restaurants , coffee shop losing Perk on Main was huge Microbrewery or pub Vineyard Make Main Street even more walkable and and give reasons for people to come to Durham to eat and shop	4/15/2020 4:37 AM
236	car wash, small hardware store and possible grocery store	4/15/2020 3:28 AM

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237	Restaurants, coffee shop, food mart	4/15/2020 2:28 AM
238	Restaurant, IGA, Whole Foods, bakery, cvs.	4/15/2020 2:27 AM
239	Breakfast/lunch cafe, small IGA	4/15/2020 12:19 AM
240	At least one fast food place. If I have to drive a half hour to get to fast food, then it isn't fast food any more. However, fast food doesn't really fit into the image of Durham. Maybe it could be disguised. In Guilford, they have a Walmart, but it doesn't look like a "big box" store. Maybe we could similarly disguise a Dairy Queen (for example).	4/14/2020 11:27 PM
241	Small to medium sized grocery store (e.g. Whole Foods) - because there are no larger grocery stores that currently offer enough variety to get everything you need in one trip. More variety of sit-down restaurants (maybe even national chains like Applebees, etc). More medical providers (e.g. dentists, mental health providers, dermatologists -- specialists essentially). Slightly more upscale/less common fast food type restaurants or fast casual (e.g. Quiznos, Chipotle, Boston Market).	4/14/2020 11:20 PM
242	Supermarket - good tax base and adds to the quality of life for residents not to have to travel far for big food orders	4/14/2020 10:18 PM
243	Commercial office residential and retail. Light industrial There is a need for all of this type of development.	4/14/2020 10:11 PM
244	Locally owned, small restaurants especially for breakfast, coffee, etc. I only think it would be a good fit if it wasn't a chain restaurant/coffee shop.	4/14/2020 9:57 PM
245	Old school businesses with a new twist--millennials are great at making butcher shops, seafood markets, tack shops and bakeries cool places to shop for quality items). Create a new walkable "downtown" across from Notre Dame?	4/14/2020 9:55 PM
246	Grocery store	4/14/2020 9:50 PM
247	More factories or even fulfillment centers. Healthy foods restaurant.	4/14/2020 9:46 PM
248	A diner would be great.	4/14/2020 9:45 PM
249	Bakery, Bistro,Wine Bar, nonchain coffee shop,	4/14/2020 9:29 PM
250	A supermarket complex, a dollar store, more gift shops. Light industry	4/14/2020 9:13 PM
251	Grocery store, restaurant, think Essex center	4/14/2020 8:50 PM
252	Breakfast/Lunch restaurant Major Grocery Store A wedding, Banquet, and Vineyard establishment	4/14/2020 8:41 PM
253	A real grocery store like Price-Rite. Another bar	4/14/2020 8:28 PM
254	A Trader Joe's market that has items that would not compete with the existing markets. Not a big box store.	4/14/2020 8:19 PM
255	Larger grocery store. Ie IGA type stores	4/14/2020 8:08 PM
256	restaurants, art galleries, coffee houses	4/14/2020 8:03 PM
257	Machine shops Grocery stores	4/14/2020 7:59 PM
258	Grocery store, hardware type store,	4/14/2020 7:57 PM
259	Mixed use properties with easy drive up accessibility	4/14/2020 7:41 PM
260	Food market equiv. in size and volume to Northford Market. Ace Type Hardware Store on Main Street.	4/14/2020 7:15 PM
261	Manufacturing. Restaurants.	4/14/2020 7:09 PM
262	Hardware store or Tractor Supply Store, no local hardware available	4/14/2020 6:55 PM
263	Grocery store	4/14/2020 6:44 PM
264	Grocery store.	4/14/2020 6:39 PM
265	Trader Joe's, stop and shop, iga, Whole Foods,	4/14/2020 6:27 PM

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266	NOT ANOTHER PIZZA RESTAURANT. Healthcare offices, coffee house, grocery store (An actual grocery store not a market), yoga studio, something sustainable, that creates jobs and draws in business from Middletown.	4/14/2020 5:49 PM
267	General store, more restaurant choices	4/14/2020 5:47 PM
268	Restaurants, cafes that are open for breakfast/lunch, yoga studio, small stores, bookstore - places that provide a commercial base and build out a sense of community.	4/14/2020 5:40 PM
269	Arts, agriculture, niche businesses for high-end clientele	4/14/2020 5:19 PM
270	Medium size market, like market place in Guilford.	4/14/2020 4:49 PM
271	more retail. small grocery store	4/14/2020 4:48 PM
272	A full size grocery store. We love the small markets but it is not the same thing.	4/14/2020 4:46 PM
273	Anything but a gas station.	4/14/2020 4:46 PM
274	Whole foods market Need a good grocery store that brings in quality organic products but not that big of a grocery store like Stop and Shop. Quality not quantity.	4/14/2020 4:38 PM
275	Good reasonably priced diner type family restaurants for high school kids to gather after sporting events as community "place to be". Also high end grocery store like Whole Foods or Trader Joe's. People would drive 15 miles from Madison to support it	4/14/2020 4:37 PM
276	Larger grocery store, incubator office space	4/14/2020 4:31 PM
277	Food Retail: everyone needs groceries Manufacturing: good paying jobs with taxable equipment inside	4/14/2020 4:21 PM
278	Small hi-tech in industrial area	4/14/2020 3:46 PM
279	Supermarket-We just really need one!!! Medical complex	4/14/2020 3:46 PM
280	Supermarket	4/14/2020 3:33 PM
281	Restaurants, small business retail, because we have so few.	4/14/2020 3:33 PM
282	A small size IGA would be a good for our size population. Developments have been handsomely designed in other towns like North Madison and Northford. Many small towns have allowed businesses as a nice hardware store like Ace True Value or a chain store like CVS, all attractively designed your fit the character of the town (I.e. Glastonbury). It's time to move into the new decade, branching our horizon of possibilities and increasing our tax base. Many residents have been increasingly dissatisfied with the pace of growth and left the area.	4/14/2020 3:28 PM
283	Hardware store	4/14/2020 3:25 PM
284	more restaurants to keep traffic flow in town	4/14/2020 3:22 PM
285	Everything should be FAMILY FRIENDLY - If I say a unique book store, I don't mean one that sells pornography. If I say a specialty/gourmet foods/gift shop, I don't mean one that sells any likeness of marijuana or CBD gummies or "adult toys". If I say a theater, I mean one that could show movies at a family-friendly prices (SEE EDMOND TOWN HALL IN NEWTOWN - they sometimes even have FREE showings that get sponsored by local businesses). Also...A nicely merchandised consignment shop would be a nice addition to Durham.	4/14/2020 3:22 PM
286	Small supermarket, like a Robert's or Highland Park Market. As much as I like our local stores, they don't offer enough variety for the high prices.	4/14/2020 3:18 PM
287	Place to hang out during day for coffee, breakfast or lunch. A small IGA or a Trader Joe's type grocery store. Antique store, a diner, a place to eat with outdoor seating, an art studio, place that kids can hang out at. Arcade type place. Pool table, family friendly, bed and breakfast place	4/14/2020 3:15 PM
288	Breakfast place	4/14/2020 3:14 PM
289	Grocery store. We need a place to buy groceries!	4/14/2020 3:12 PM
290	Grocery Light industry	4/14/2020 3:09 PM
291	Really nice restaurant, perk on main back! Something that draws people in to the town to shop and stay and visit other businesses	4/14/2020 3:06 PM

## Durham Economic Development Survey

292	Restaurants, small shops like wild wisteria	4/14/2020 3:02 PM
293	Spa, restaurants,retail	4/14/2020 2:56 PM
294	Office building, winery, medical services, big box grocery store, light industry. Need to have something that fits with our utility infrastructure.	4/14/2020 2:47 PM
295	A nice breakfast/lunch place where people can enjoy each others company.	4/14/2020 2:44 PM
296	A cidery / tavern. Agricultural, historical, gathering place.	4/14/2020 2:42 PM
297	More restaurants!! Bakery/coffee shop. Diner (breakfast/lunch spot). Japanese/sushi/noodle restaurant. Tavern-type bars. Florist. Nail salon/spa.	4/14/2020 2:38 PM
298	Grocery store	4/14/2020 2:36 PM
299	dairy farms. commercial offices.	4/14/2020 2:33 PM
300	Daycare - convenience. After school enrichment programs for older kids. Technology based companies.	4/14/2020 2:26 PM
301	Major grocery store and hardware store.	4/14/2020 2:10 PM
302	Farms, animals, crops,	4/14/2020 2:07 PM
303	Not sure	4/14/2020 2:07 PM
304	Brewery/vineyard, breakfast/lunch place, specialty shop, bakery. We need to make our town more appealing to those who want to make Durham their home and give them less reason to leave	4/14/2020 2:00 PM
305	Restaurants, supermarket, specialty shops	4/14/2020 1:58 PM
306	I said no to the previous question because it is conditional. I don't want to see franchise restaurants at all or industry that would have an adverse environmental impact. I would like to see some nicer restaurants and some kind of entertainment venue.	4/14/2020 1:55 PM
307	Stop and shop Drive through coffee Diner Another legitimate restaurant other than horseshoe and cozy corner They are good fits because we need a real food store. The durham market is not good enough. I shouldn't have to leave town to go buy food. Especially with the high taxes we pay.	4/14/2020 1:51 PM
308	All types of healthcare related businesses would make good business neighbors. Non-disrupting and clean. Vineyard and brewery. A few more eateries and a little larger grocery store would also be a nice addition. Also a small hotel or lodge which could partner with local attractions like Lyman Orchards, Golf, Powder Ridge, Brownstone Ridge, Wesleyan, local vineyards and breweries, etc to help make Durham a Central CT destination location.	4/14/2020 1:51 PM
309	Grocery, restaurants, ATM of a major bank (BofA, TD, etc)	4/14/2020 1:50 PM
310	Perk on Main, more restaurants, shops, larger local market	4/14/2020 1:39 PM
311	Industrial.	4/14/2020 1:26 PM
312	Small business - breakfast and lunch	4/14/2020 1:24 PM
313	Retail Restaurants	4/14/2020 1:23 PM
314	Coffee shop, bakery, luncheonette, bookstore, grocery store	4/14/2020 1:21 PM
315	restaurants, grocery, hardware store	4/14/2020 1:18 PM
316	I don't see enough shopping variety in town. A bigger market?	4/14/2020 1:16 PM
317	A real grocery store - A full service grocery store. A coffee shop like Perk on Main where people can gather and will be attractive to younger people. I think a grocery store and a Perk on Main type eating place is essential. We have nothing to attract people. I think there are ways of developing small attractive businesses in the historic district without losing the character. There is certainly room for development on the south and north ends of Main St. to develop a true grocery store (think on the scale of Roberts in Madison or a Trader Joe's). I think the Historic District Commission has been a drag on development. I resent them for standing in the way of any innovative ideas on how to develop viable businesses in center of Durham. I also think our	4/14/2020 1:16 PM

## Durham Economic Development Survey

town can accommodate a grocery store and I did not agree with the strong sentiment against the Price Chopper.

318	A grocery store. Going to Wallingford or Middletown is not convenient.	4/14/2020 1:14 PM
319	an area of industrial condos, with drinkable water, sewers, and up to date utilities. Zoned more for business rather than storage units. Please no more dunkin donuts in any form!	4/14/2020 1:12 PM
320	None. Keep Durham Durham!!	4/14/2020 1:10 PM
321	A small grocery store, a breakfast place/coffee shop. Gift/ clothing stores	4/14/2020 1:10 PM
322	A small off street commercial area	4/14/2020 1:05 PM
323	A store such as the Fresh Market in Guilford would be a perfect fit in its look and products. I would also like to see more small restaurants, cafes or coffee shops. Wineries and Breweries would be a great addition and utilize our agricultural properties.	4/14/2020 12:54 PM
324	Small to medium businesses like Middlefield has in their industrial park. Many of those businesses have been there for many years.	4/14/2020 12:54 PM
325	HARDWARE STORE-- lots of DIYers in town who need hinges, toilet parts, basic building materials for coops, sheds, shelves, plumbing and electrical repairs. Would also love a LOCAL coffee shop again. Durham doesn't need to be Generic-- it needs quirky useful local suppliers and for citizens to give those suppliers a fair shot. It's not an accident that Lino's does huge business.	4/14/2020 12:48 PM
326	Tech, medical, professional businesses. Specialty shops. Destination type shopping, food court. Vineyards. Traditional hardware store (not big box type). Light industrial of all types.	4/14/2020 12:45 PM
327	Large grocery store	4/14/2020 12:40 PM
328	Retail groceries, hardware, hair cuts, craft supplies, clothing, any manufacturing that does not pollute and uses green or recycled materials.	4/14/2020 12:33 PM
329	Agricultural or recreational businesses. Research and technology based businesses. No more retail development. Absolutely no drive throughs, chain restaurants, or big box development.	4/14/2020 12:30 PM
330	We desperately need gathering places, restaurants and coffee shops. A grocery store or even a Big box store would be amazing.	4/14/2020 12:26 PM
331	Quality restaurants, breweries, wineries. Many people drive through town, and they eat more than Subway and Dunkin. Durham has lots of room for breweries/ wineries.	4/14/2020 12:22 PM
332	Winery or brewery, which works with Durham's rural heritage. Full service grocery store, so those dollars stay in town. Smaller manufacturing, such as electronics, to take advantage of educated workforce. A more charming, walkable commercial district.	4/14/2020 12:22 PM
333	I believe we are perfect as is. Middletown and Wallingford are both a stones throw away.	4/14/2020 12:18 PM
334	Motorcycle dealership. We already get them coming through all summer long. Sit down restaurant. We have two, but something just a bit more upscale would find a market.	4/14/2020 12:17 PM
335	Book stores, cafes, winery, brewery, breakfast place	4/14/2020 12:16 PM
336	Grocery store.. While the Durham market is great for the one or two quick items that you need you can not do your weekly grocery shopping there.	4/14/2020 12:15 PM
337	A bigger grocery store with ample parking. A restaurant/bar on Main Street.	4/14/2020 12:13 PM
338	Coffee shop. Restaurant. Big y.	4/14/2020 12:12 PM
339	Hardware stores. Beauty services and stores. Things we run out of town for all the time.	4/14/2020 12:11 PM
340	Professional office building	4/14/2020 12:06 PM
341	Brewery, winery, cider press, other agricultural businesses	4/14/2020 12:04 PM
342	Industrial-Commercial-Home Occupations	4/14/2020 12:01 PM
343	Food/Restaraunt	4/14/2020 11:54 AM
344	grocery store, restaurants, bars, coffee shops, companies that build things	4/14/2020 11:53 AM

## Durham Economic Development Survey

345	Grocery store. Jobs for Durham residents and more variety of groceries. While we support the local stores they are limited in what they provide because of their small size.	4/14/2020 11:52 AM
346	Small grocery, bigger than the market. More the size of the IGA in Madison.	4/14/2020 11:46 AM
347	Coffee shops, bakeries, diner - these are all businesses that would encourage community engagement while preserving the small town feel. I'd much rather see any of these than having two Dunkin Donut stores on Main Street which doesn't feel like small town Nee England at all!	4/14/2020 11:46 AM
348	Anything	4/14/2020 11:45 AM
349	More quaint food establishments. We miss perk on main.	4/14/2020 11:43 AM
350	Food shops, bigger grocery store	4/14/2020 11:42 AM
351	Coffee shop Brewery Breakfast / Lunch restaurant	4/14/2020 11:42 AM
352	Restaurants	4/14/2020 11:38 AM
353	A bakery, restaurants, a grocery store	4/14/2020 11:37 AM
354	Large Grocery Store Bed & Breakfast /Hotel Restaurant/ Bar Brewers	4/14/2020 11:37 AM
355	Small shops, eateries, law offices etc.	4/14/2020 11:35 AM
356	grocery store, some kind of entertainment venue such as an escape room etc.	4/14/2020 11:34 AM
357	Larger retail. BBQ restaurants, other diverse food options. Pet stores.	4/14/2020 11:34 AM
358	More daycare facilities, bigger option for groceries.	4/14/2020 11:34 AM
359	Smallish restaurant/coffee shop similar to Perk. It was a real shame that the landlord pushed Perk to leave and that there were no alternatives for relocation within the town. A larger medical practice does NOT add to the attraction of buyers/spenders/consumers.	4/14/2020 11:33 AM
360	a full size grocery	4/14/2020 11:32 AM
361	Trader Joe's or other grocery store- not only would it eliminate the issue of driving to Wallingford or Middletown, it would bring jobs close to home, and they could source some food locally if they developed that partnership	4/14/2020 11:31 AM
362	Larger grocer (like Robert's)	4/14/2020 11:29 AM
363	Good restaurants, nice coffee shop like perk on main, grocery store(Trader Joe's)	4/14/2020 11:29 AM
364	A small food store would be wonderful. Trader Joe's or something similar in size.	4/14/2020 11:29 AM
365	coffee shop/breakfast restaurant bookstore independent garden center My family tries to shop locally whenever possible and these are the three most common types of places we leave town to go to.	4/14/2020 11:29 AM
366	Grocery store Brewery Vineyard Farm Store Small Manufacturer's making local products	4/14/2020 11:28 AM
367	Historial area - small business allowed in houses	4/14/2020 11:27 AM
368	Offices, coffee shops	4/14/2020 11:27 AM
369	Grocery store with inventory	4/14/2020 11:26 AM
370	Upset that Gossip diner and Perk on Main were pushed out. Need to maintain historic town venues. Would like similar type venues and expansion of current markets.	4/14/2020 11:24 AM
371	None	4/14/2020 11:23 AM
372	I would like to see a small independent grocery store, such as an IGA. While I shop at Lino's, the Durham Market, and Brenda's Main Street Feed, I have to leave town to get other necessities, such as paper towels, bottled water, baking ingredients, etc. A small grocery would not affect my patronage at other businesses in town.	4/14/2020 11:22 AM
373	Manufacturing - there is a high demand in the state and support from the state government. The employees work on-site to manufacture and could help local restaurants, gas stations, etc. in town.	4/14/2020 11:22 AM

## Durham Economic Development Survey

374	brewery - ties to historic agricultural roots The number of gas stations points to the fact that a great deal of traffic passes through the town on a regular basis. We need something that will make travelers stop. More restaurants, shops, etc.	4/14/2020 11:21 AM
375	Restaurants (breakfast is needed), bars, shops, bakeries, tourist attractions/tours, grocery stores and household supplies, all centralized around walking and activity trails, sidewalks, improved scenery and aesthetics. There would need to be common parking areas as well. These would all bring people in to the town and allow them to spend many hours here doing activities and grab food, and drinks. People would come here for day trips or date nights, or to get the family out on hikes and trails. We have a lot of natural resources and beautiful scenery that is extremely under utilized. Aesthetics are extremely important to drawing people in.	4/14/2020 11:20 AM
376	Full service Grocery Store, breakfast establishment, bakery, maker space, nail salon with more than one/two tables, another restaurant, more small manufacturing of local products, vineyard, brewery, farm store,	4/14/2020 11:20 AM
377	Grocery store	4/14/2020 11:19 AM
378	IGA (like Roberts) or similar grocery store.	4/14/2020 11:19 AM
379	Perk on Main or another non-chain , family restaurant.	4/14/2020 11:18 AM
380	large grocery store	4/14/2020 11:18 AM
381	Open	4/14/2020 11:17 AM
382	General store	4/14/2020 11:16 AM
383	Small town and quaint shops including small scale pubs, winery, and specialty stores. I would strive for similar to the center of Chester or Essex	4/14/2020 11:15 AM
384	Large grocery store like Stop and Shop and a large hardware type store such as Lowes	4/14/2020 11:15 AM
385	I would love another small coffee shop. Losing perk on Main was terrible. Would love to see another come in!	4/14/2020 11:14 AM
386	Restaurants	4/14/2020 11:14 AM
387	Restaurants; offices, small shopping centers like Madison and Guilford greens	4/14/2020 11:11 AM
388	Large grocery store	4/14/2020 11:11 AM
389	More local shops like Perk on Main.	4/14/2020 11:10 AM
390	I would like to see businesses in keeping with the rural, agricultural heart and spirit of Durham	4/14/2020 11:10 AM
391	Mid size-supermarket (IGA size), Professional Services (Dr's, Attorneys, architecture, engineering, etc), restaurants, manufacturing	4/14/2020 11:10 AM
392	Grocery stores restaurants	4/14/2020 11:06 AM
393	Car wash, Breakfast and Lunch Place, Mid sized Grocery Store, Hardware Store, Coffee Spot, Bakery, restaurants	4/8/2020 8:55 PM
394	Need mixed use on Main St	4/8/2020 7:24 PM
395	Medical buildings or offices. We are in close proximity to Middlesex. Cafe/coffee shop for gathering and working. Smoothie/health food (there are many stay at home mothers and those who work remotely who would love to get out and grab a healthy snack during the day)	4/8/2020 7:04 PM

**Q6 Is there anything else you would like us to know about your opinion on economic development in Durham?**

Answered: 239 Skipped: 272

## Durham Economic Development Survey

#	RESPONSES	DATE
1	I believe that it is very important but under supported by certain boards and commissions.	5/13/2020 9:54 PM
2	Use table for commercial zoning	5/13/2020 6:17 PM
3	Yes, please focus on raising the grand list	5/13/2020 5:02 PM
4	We need a specific plan of action to address revenue growth in Durham. It should be jointly "owned" by P&Z, EDC, Town Planner, BoS and BoF. It should be well communicated to the residents as the perception is that we do something every few years that leads nowhere. How are we doing with the results of the Town Charrette?	5/13/2020 9:52 AM
5	Rezoning Main Street with a dedicated use table.	5/13/2020 7:29 AM
6	Durham will always be a small town with charm. Adding additional businesses will not change this!	5/13/2020 5:00 AM
7	Leave Main Street alone. If anything get it cleaned up when this construction is over. Something that might attract people is a historic tour of Durham with lunch at one restaurants or a tasting when we get a winery or brewery.	5/12/2020 11:12 PM
8	No	5/12/2020 9:46 PM
9	best of success with Historical curmudgeons	5/12/2020 9:45 PM
10	We need tax revenue and more reasons not to leave town. We can allow business and still maintain our charm. Some of these questions were not fair Bc it depends on what types of commercial business. For example, no cremation companies right near homes. We need to be more open-what about a Pasta Vita? We need a coffee shop back in town.	5/12/2020 8:59 PM
11	Fix or tear down the Grange	5/12/2020 8:37 PM
12	I think your biggest hurdle is going to be P&Z, from my experience they are polar opposite	5/12/2020 8:34 PM
13	We moved to Durham partially because of its lack of commercialization and big business. I am happy to see that after almost 7 years of being here the town has retained its small town feel that we love. But I do believe we can welcome more business to boost economic growth. I personally would prefer to see smaller to mid-sized businesses as opposed to larger chain restaurants and retail stores.	5/12/2020 8:14 PM
14	While Durham does need tax relief for homeowners, we love the sleepy and caring, old style environment.	5/12/2020 9:39 AM
15	allow small companies to expand their business, there is no point in them coming here if they can't grow because of our antiquated zoning boards	5/12/2020 9:04 AM
16	Open your minds.	5/11/2020 1:36 PM
17	We like the fact that Durham is a quite community with not a lot of large businesses, This is the attraction for a lot of people.	5/11/2020 6:35 AM
18	I think Durham should allow some commercial operations in, but with neighboring cities/towns such as Middletown and Wallingford I think Durham should focus on supporting the growth of local businesses and business that would improve a sense of community.	5/10/2020 9:26 AM
19	Community Center	5/9/2020 5:00 PM
20	No	5/9/2020 4:50 PM
21	Be open minded. Think both long term and short term. Keep locals involved in decision making.	5/9/2020 3:39 PM
22	finishing the field house at the high school - would be able to get more use out of the field	5/9/2020 2:33 PM
23	Senior housing options?	5/9/2020 11:47 AM
24	I don't think we should focus on bringing in businesses that involve local services. People who live here moved here because It doesn't look like Route 5 in Wallingford. Instead, capitalize on the town's central location and access to New Haven and Hartford.	5/9/2020 11:45 AM
25	Lots of talk and no action	5/9/2020 10:56 AM

## Durham Economic Development Survey

26	O	5/9/2020 10:39 AM
27	I just moved here about 2 years ago. From someone who used to be an outsider I can tell you this towns best feature is the small population and large spaces between houses.	5/9/2020 9:42 AM
28	Some tastefully done buildings for offices	5/9/2020 8:25 AM
29	We live in such a wonderful town. Let's work to create a more dynamic and walkable downtown where citizens can come together and feel great about supporting each other and small businesses.	5/9/2020 8:00 AM
30	Clean industry	5/8/2020 10:35 PM
31	Fix up main st get rid of historical society make Main Street more attractive	5/8/2020 10:28 PM
32	I would like to know more about the secret land dealings where foreclosed land is being auctioned off for practically nothing to people "connected", and no one knows about it?! No signs or announcements put out? Not even adjacent landowners who may have wanted to buy it? I am completely blown away that our selectman would agree to sell 11 acres to another official and other lots for \$1,000!!! Unf'ingbelievable!! How corrupt is this town anyway? I knew our tax collector was fast tracking lots or land that had no mortgage but had tax liens on them into foreclosure. Is he still using the crooked lawyer from Clinton? Is he involved in forwarding these properties to those that get the inside scoop to purchase them and getting a cut? It is so stinky and corrupt that I can't believe it. I knew that Martin French was in on some shady business because it happened to someone I know. His corrupt lawyer padded the settlement for their foreclosure with all kinds of bogus And outlandish charges that they knew they could never afford, they almost lost the land. Their lawyer spoke with his lawyer (and why was he going elsewhere and not using the town's lawyer?), and settled so the extra fees were dropped and they paid the back taxes. If lots are being auctioned then the public should have knowledge and be able to participate. Also, these lots should be appraised and sold for appropriate money. Not two building lots for \$6,000! Ethic needs to review this decision. Nobody should vote on something that is so self serving that benefits himself. He should have excused himself from the vote, at the very least.	5/8/2020 9:24 PM
33	Not enough businesses in town	5/8/2020 7:50 PM
34	Wineries would be good	5/8/2020 7:06 PM
35	More bike paths and coffee shops would make this a more attractive area for those telecommuting.	5/8/2020 6:52 PM
36	Utilize the open areas available on Main Street.	5/8/2020 6:31 PM
37	Millennials don't care about the old fashioned town that the older people do. Unless some commercial Industries come in to help support the tax roll Millennials won't be able to afford houses people will move out. We can't live in the past	5/8/2020 5:59 PM
38	Volunteer comittees that run this town have a bad reputation for favoritism that doesn't keep the town's best interest in mind (i.e. hiring friends and using positions for personal interests). Let unbiased professionals in the town make the decisions.	5/8/2020 5:58 PM
39	What are the new members bringing to the table? Seems that George Eames brought on a stool pigeone with conflict of interest and someone who doesn't seem to know a lick of EDC.....	5/8/2020 5:53 PM
40	good places draw great numbers and people	5/8/2020 5:44 PM
41	Economic development in durham is lacking compared to other areas in Connecticut and Connecticut is one of the worst states for economic development in the US. We need to take bold aggressive steps to get durham back on track.	5/8/2020 5:40 PM
42	Economic development in Durham is pretty much nonexistent. There is WAY too much pressure on homeowners bearing the brunt of the tax burden. Our town's population has decreased significantly because it is too expensive to live here; the only viable thing our taxes pay for is a good school system. More must be done!	5/8/2020 5:33 PM
43	Release some of the restrictions in the historical district. Some of the buildings located there are in need of desperate repair and as a result not attractive to visitors	5/8/2020 5:17 PM
44	Rejecting legitimate, well thought out proposals from applicants to build businesses on land already zoned for commercial use is self-defeating and morally wrong. The last time this was	5/8/2020 5:07 PM

## Durham Economic Development Survey

occurred, a few outspoken business owners intimidated the commissions to reject such proposals because they did not want the competition. That is not how to build strong communities.

45	P&Z needs to focus are broadening opportunities for businesses instead if creating zoning regulations that are more restrictive.	5/8/2020 5:06 PM
46	Need to consider some drive thru's on Rte 68, 17, 77, 79 to capture commuter \$\$ for our town. We deal with their traffic but don't get their business.	5/8/2020 5:02 PM
47	thank you to the committee for their hard work.	5/8/2020 5:02 PM
48	We should also encourage a return to more farming through incentives.	5/8/2020 5:01 PM
49	I feel the historic district should remain untouched. There are several vacant spaces that could be utilized for retail shops so I am not in favor of rezoning for that purpose.	5/8/2020 5:01 PM
50	Just preserve and protect historic main street	5/8/2020 4:57 PM
51	Moved here for the small town feel. That is what is important. Bringing in new business would be fine, but small business...	5/8/2020 4:55 PM
52	Stay small. Embrace the existing feel of the town.	5/8/2020 4:54 PM
53	We need businesses to offset tax base. Too high for the size of Durham.	5/8/2020 4:51 PM
54	Small town feel=good. Significant development with added traffic pollution and reduction in open space=bad.	5/8/2020 4:48 PM
55	Create a resident involved plan that has buy in from the community. So we can be successful and not ram something thru they oppose like always	5/8/2020 4:47 PM
56	No	5/8/2020 4:45 PM
57	Not at this time.	5/8/2020 4:43 PM
58	We'd still like to keep big box stores out of town. There is a big movement right now for people to eat local. We would love to see more businesses open up like Deerfield Farm, where you can get local foods.	5/8/2020 4:38 PM
59	Durham can lead the way in organic agriculture, gardening and land care. This may well include agritourism.	5/8/2020 4:34 PM
60	Bring in some business	5/8/2020 4:32 PM
61	Need more opportunities for young families to move to the area	5/8/2020 4:30 PM
62	I think people make a big deal about historic main street when it's just busy route 17. We need more stores and businesses to draw people in. Being a small town with nothing doesn't work with a major road right through town.	5/8/2020 4:27 PM
63	Drive thru permitted for food use	5/8/2020 4:26 PM
64	I believe we need to look at the surrounding towns who have allowed in larger store and chain restaurants. They draw people who could then sustain our small businesses.	5/8/2020 4:18 PM
65	The historical part of main street is looking more and more run down.	5/6/2020 8:26 AM
66	Focus on retaining what we have, not recruiting new. CT is in decline as a state, won't grow again for a decade or more. Tremendous damage done by Malloy and Lamont. Can't fight that, population and business will exit the state. Preserve what we have. Cut taxes, cut spending, cut employees.	5/3/2020 9:35 AM
67	What happened to results of very expensive charette?????	5/2/2020 11:26 AM
68	More sidewalks update the town park	5/2/2020 10:13 AM
69	The town should consider tax and business incentives for shops and restaurants along Main street like Middletown did. Link these with a walkable path. This would include allowing some buildings that are now only residences to use the first floor for commercial activity.	5/2/2020 8:50 AM
70	A grocery store is imperative to the economic development of the town; it will attract more	5/2/2020 7:21 AM

## Durham Economic Development Survey

	people to live and shop in town and bring revenue to the town	
71	We have lived in Durham for the past 15 years and started a family here, unfortunately when the evenings come or weekends are here, we are forced to travel outside of town to purchase groceries, prescriptions or even to sit down for a breakfast in a Saturday morning. We have had many of these similar spots in town over the years and it seems we as a town have not been accommodating to them surviving. We love the small town we live in, but I feel many of us would like a couple small gathering spots to meet up with our neighbors, families, friends or contractors, etc. We would also appreciate the tax benefits of more small businesses adding to our annual budget.	5/1/2020 8:36 PM
72	Not enough outreach to new businesses	5/1/2020 6:02 PM
73	to many gas stations	5/1/2020 3:48 PM
74	Update road conditions along with updated/extended sidewalks	5/1/2020 12:50 PM
75	Need to open-up Main Street to commercial development.	5/1/2020 10:40 AM
76	It's frustrating that many great ideas have historically been shot down by a vocal minority, particularly on Main Street. I think most residents would support relaxing land use rules to promote business and broaden the tax base.	4/29/2020 6:34 PM
77	love to see main street open homes to be mixed use ...	4/29/2020 7:18 AM
78	Keep it a quaint quiet town. We have towns on all side of Durham that locals can go to for all the amenities they need. Support farming!	4/28/2020 9:59 PM
79	I love the small town atmosphere & historic look but more business would generate more taxes & hopefully reduce the tax burden of the residents	4/28/2020 4:22 PM
80	Stop destroying the historic district with over-regulation	4/28/2020 3:59 PM
81	A dollar tree	4/26/2020 12:11 PM
82	Great outreach - you have a lot of challenging obstacles	4/26/2020 10:08 AM
83	Not a fan of big box stores or chain stores or restaurants.	4/25/2020 9:18 AM
84	I believe Durham needs an anchor type commercial entity, maybe more than one in different locations.	4/25/2020 8:59 AM
85	This town is too linear. We need a piazza or a zocalo.	4/24/2020 4:05 PM
86	With Reginal Dist. 13 using 75% of our tax revenue I see little hope for economic development!	4/23/2020 7:59 PM
87	Need to develop on Main Street in the Historic District. This is the center of town. Also, Drive-in Fast Food at the North End of town.	4/23/2020 6:01 PM
88	Water from Middletown is a HUGE mistake; and will cause the plume of pollution to spread. DO NOY install sewers!	4/23/2020 5:50 PM
89	There is room to grow business development without comprising the towns historic feel. Please responsibly balance re-opening the town during the pandemic.	4/23/2020 4:23 PM
90	Make better use of existing industrial and commercial properties.	4/23/2020 10:59 AM
91	Push at the state level to prioritize the CT Gig initiative with the intent to make municipal broadband available to businesses and residents.	4/23/2020 7:15 AM
92	It is important that a town like Durham is not left behind in economic development. It is important that economic development be done intelligently so that the town, local businesses and residents benefit.	4/22/2020 8:30 PM
93	Don't be afraid to open things up a little.	4/22/2020 6:07 PM
94	Durham has a unique character, defined by its historic district, extensive open space, and small-scale physical built environment that is cherished by most residents and admired by many who pass through town. It will not benefit from projects that have been put forth in recent years, such as a grocery store, a massive emergency services complex, or rezoning of Main Street residential property for commercial or industrial use. Financial issues can be addressed in part by trimming the town budget.	4/22/2020 4:28 PM

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95	Stop the petty bullshit of P&Z Who cares what color or how many lights or how big the sign is	4/22/2020 12:17 PM
96	do something about the run down historic homes on main street. they look bad and discouraging. fix or sell.	4/22/2020 8:59 AM
97	Durham needs to be friendlier to the businesses it already has and try to help them out as well.	4/22/2020 8:41 AM
98	Need to attract additional business to town to ease the tax burden on residents without kushy tax break deals to those businesses - reduce residential taxes!	4/22/2020 8:30 AM
99	Carry out the blight order and improve the landscape appearance of Main Street which would not cost much	4/22/2020 7:25 AM
100	The prices at the tavern are way too high and the market is the same. We need a real grocery store.	4/22/2020 7:05 AM
101	Would like to see small businesses supported that are of varied specialties. We don't need another big company like Dunkin multiplying in town. Durham should be unique and a fun place to live and visit.	4/22/2020 5:54 AM
102	Another town i lived in did interest free loans to fix up there homes. Returnable over a longer period, or at time of sale	4/21/2020 10:41 PM
103	No	4/21/2020 10:22 PM
104	No economic plan or vision for our town, patch work approach to development. To risky for investors	4/21/2020 9:51 PM
105	Lower taxes to attract business...improve schools to improve quality of life	4/21/2020 8:55 PM
106	There are too many convenience stores in town. At least 5 that I know of.	4/21/2020 8:44 PM
107	I think the town is doing a good job being protective of our small town feel and appearance	4/21/2020 7:42 PM
108	Guilford and Madison have lovely downtown areas with both commercial and residential areas. We should emulate them.	4/21/2020 6:12 PM
109	Where is this economic development. More TALK THEN ACTION!!	4/21/2020 5:07 PM
110	keep good businesses in town!!! (Perk/Kims cottage confections)	4/21/2020 3:49 PM
111	We do not need any more gas/convenience stores	4/21/2020 3:37 PM
112	Lower Property Tax. So Residents can add on to existing structures , make use of the land .	4/21/2020 2:34 PM
113	PLEASE keep historic Main Street as it is. The beauty and peacefulness of "downtown" is what drew my family here.	4/21/2020 2:19 PM
114	It is time to grow and not stand still. Strategic committee should be formed on how to increase households with young school age children.	4/21/2020 1:40 PM
115	I don't think we need to develop any more land, seeing as how the current zones are not exactly bustling with activity. Unless the goal is to make the current zones even more empty, in which case, by all means, develop away.	4/21/2020 11:21 AM
116	Unless you turn Durham into Meriden or Wallingford, then we will always be dependent on small business that do not generate significant property taxes. If we turn into those towns, we lose our reason for being.	4/21/2020 11:02 AM
117	I think surveys like this are a good idea. Keep it going!	4/21/2020 10:52 AM
118	Drive through windows should be allowed for businesses that have the space to use it.	4/21/2020 9:17 AM
119	What economic development? Are you kidding? Do you mean the "not in our pretty quiet town" attitude from top down toward any commercial development? People need to get real in this town. When they cry about low tax base and high tax rates, please somebody remind them that this is caused by them fighting against any commercial activity in town. Also if somebody has average, they should be able to get zoning exemptions for home business use without fight.	4/20/2020 10:42 PM
120	Revitalize the town center with mixed retail and homes like the Guilford and Madison downtowns	4/20/2020 7:52 PM

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121	Durham needs to get with the times. We need more commercial/industrial to offset taxes that are out of control	4/20/2020 7:31 PM
122	Without adequate emergency water sources (ie tanks or fire ponds) in industrial areas insurance costs make commercial development cost prohibitive.	4/20/2020 5:43 PM
123	Sidewalks on both sides of Main Street. Indoor Ice Skating and Tennis.	4/20/2020 4:51 PM
124	Do not over develop.	4/20/2020 3:19 PM
125	Korn School should NOT be torn down, but renovated for a Community/Activity Center! It would add a lot to our town. & entice new residents.	4/20/2020 12:23 PM
126	Some houses on Main Street are in bad shape. Homeowners should clean up. Lighten up rules so appropriate business can come in. Not adverse to a grocery store	4/20/2020 7:44 AM
127	We need to bring in more businesses and create a true town center.	4/19/2020 7:16 PM
128	I bought my house in this town because I liked that it was small and not focused on commercial development. I would like to see the town stay that way.	4/16/2020 7:25 PM
129	change is needed to grow, stores that are really needed, not specialty shops	4/16/2020 4:10 PM
130	I definitely think we need to bring in some more businesses, but it needs to be done carefully. My mom lives in Newtown, PA, which is a small, quaint town and it has been overrun by development. Traffic is terrible and it hardly looks like a quaint town anymore.	4/16/2020 9:51 AM
131	The climate is so bad, I would not start a business in Durham, and I live here. Maybe a restaurant. Also its ridiculous that I got a business tax bill for a printer that was delivered to my house. Nice welcome present!	4/16/2020 7:44 AM
132	Review the work of P and Z and the input they received at the meeting held a firehouse several years ago.	4/16/2020 7:06 AM
133	Adding Housing without adding businesses to pay the cost of education increases cost to Durham taxpayers. Need to attract businesses.	4/16/2020 6:53 AM
134	The commission has reorganized several times and never accomplishes anything because the old folks in town refuse to ease up on regulations. Financially we need more businesses and you have to tune out the whiners and let the businesses in.	4/16/2020 12:26 AM
135	Would be nice to have sidewalks on both sides of Main St. so people could walk safely to the businesses - including the library and the post office.	4/15/2020 11:33 PM
136	I agree we need to add some more businesses, but it needs to be limited. We don't want to destroy the character of this town. It would also be nice to have some small shops on Main Street.	4/15/2020 7:28 PM
137	We need to move forward!!!	4/15/2020 5:19 PM
138	Organic farming and land care should be spotlighted. Everyone needs healthy food. I do not support more industry.	4/15/2020 5:08 PM
139	The Town must assure a developer that it has a workforce; students, young adults and older adults who are willing to work.	4/15/2020 4:06 PM
140	Durham has the potential to proceed with development that will be very successful and positively impact all citizens.	4/15/2020 3:45 PM
141	Walkability enhances economic development.	4/15/2020 3:00 PM
142	Maybe develop our hiking trails more?	4/15/2020 12:32 PM
143	People choose the town for exactly what it is. Don't change it.	4/15/2020 9:33 AM
144	Our town should be similar to the Guilford Green Area, Chester or Madison. These old historic homes should be allowed to be converted into restaurants or shops. It doesn't need to be huge grocery Stores. But Starbucks or Perk on Main or little restaurants should able to thrive in a picturesque town like Durham.	4/15/2020 7:30 AM
145	We also need stricter rules on burning!!! People are creating so much air pollution when they burn outdoors	4/15/2020 7:05 AM

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146	No to fast food restaurants and major retailers	4/15/2020 4:37 AM
147	hard date for city water completion and natural gas	4/15/2020 3:28 AM
148	I'd like us to be more receptive to businesses in general. What did we learn from losing Perk on Main? Was there really no other place in town they could have relocated?	4/14/2020 11:27 PM
149	I think there needs to be consideration of diversifying durham to a younger crowd -- or else young adults and young families may continue to opt to never return to Durham.	4/14/2020 11:20 PM
150	Just listen to George - he knows best as a successful business owner himself	4/14/2020 10:18 PM
151	New businesses that will build new buildings or expand existing buildings should be able to receive some break on property tax to get them to locate here.	4/14/2020 10:11 PM
152	I do not want to see large chains all over town. I recently moved to Durham and love the small town feel with convenience close by. Utilizing current empty buildings throughout the town for businesses that would promote more activity and dining would be great.	4/14/2020 9:57 PM
153	Smart/Creative use the Durham Fairgrounds -- a four season approach (ie: Dec/Winter Hallmark movie type marketplace, Spring Wine and Beer Festival, Summer Flea Market and S)	4/14/2020 9:55 PM
154	Development has been stifled for a very long time in town. Not really sure that you will be able to overcome that inertia.	4/14/2020 9:29 PM
155	We need it soon	4/14/2020 8:50 PM
156	Spruce up Main Street so it looks more like Portlands Time to bring the Historic District into a district with street of character it lacks personality, I love Madison or Saybrooks they have style we have blah. It needs life!!!	4/14/2020 8:41 PM
157	Residents/taxpayers should always be involved in decisions on economic development	4/14/2020 8:19 PM
158	Possibly drive throughs? A McDonald's? Reasonably placed. Rte 17 near end of town.	4/14/2020 8:08 PM
159	Utilize fairgrounds for antique shows/flea market and weekend car show/cruises	4/14/2020 6:55 PM
160	I'd like more places to shop, I miss Perk on Main and I'd like to know that there is a place that my kids can do before and after care that will have a space for them	4/14/2020 6:44 PM
161	We need more commercial/ industrial businesses to supplement our taxes. Our taxes are too high and we think of moving often because of it.	4/14/2020 6:27 PM
162	More parking for main street area	4/14/2020 5:49 PM
163	Houses are falling apart in historic district. Those that own them ought to have to put so much aside for yearly repairs. Almost like a condo fee. Historic area a big part of what makes Durham'S character and it must be taken care of	4/14/2020 5:47 PM
164	I'd like to see economic development occur within a larger strategic plan for Durham - where is the town headed, what are our goals for 5, 10, 25 years from now?	4/14/2020 5:19 PM
165	strong community opposition and fear of change makes even discussions about our current condition and state of Main Street frustrating. Many vacancies and little hope for development.	4/14/2020 4:48 PM
166	I believe Durham must invite more commercial business into town to attract more families. The population in town is dwindling and there are not many new families choosing to live in Durham. More families would mean fuller schools and better recreation programs.	4/14/2020 4:46 PM
167	The Grange is deteriorating and wasted. Can make parking lot behind and make it boutique or antique center. Many vacant Main Street homes need to be torn down and zoned commercial	4/14/2020 4:37 PM
168	Portions of Main Street should be rezoned to mixed-use development. A totally residential Main Street is not period-appropriate for a period-appropriate thoroughfare - look at Woodbury and Essex for examples. And get the firehouse/ambulance complex built - the 2 houses on either side are pitiful. Finally, Durham needs a blighted property ordinance.	4/14/2020 4:31 PM
169	Need to stop electing fake Republicans and NIMBY Democrats. Stop being bullied by loudmouths who don't even live in the areas of previously proposed developments.	4/14/2020 4:21 PM
170	We must move forward with development while keeping our rural feel. It can and must be done.	4/14/2020 3:46 PM

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171	I feel growth has been stagnant and controlled by a few long time residents who have held control for a long time. Successful, beloved businesses have been driven out of town, causing a permanent vacuum. It's sad and new life needs to be breathed into this turn to survive and prosper.	4/14/2020 3:28 PM
172	Our Main Street is awful compared to other little towns needs a lot of work	4/14/2020 3:25 PM
173	EDC is not working. Our planning and zoning is also not helping with establishing a better shopping area experience for travelers of rte 17. we never seem to take advantage of the beach traffic that flows through town	4/14/2020 3:22 PM
174	Yes. Durham could be so much more visually charming if there were some uniformity in street & business signage (and some day even storefronts). Many people only drive through Durham to get to their work/home/beach. We need to have businesses that will make them want to stop en route. In addition, the Durham Fair grounds could be used off season for other things - archery classes, ice skating rink, etc. Also, updated sidewalks would be very helpful for foot traffic.	4/14/2020 3:22 PM
175	Absolutely no big box stores. We can drive to Middletown for larger stores, including grocery. We should be conserving open space. No more gas stations either, we have plenty. This is a bedroom community and I'm not sure we can support anything unless it was appealing to people outside of town too.	4/14/2020 3:21 PM
176	No	4/14/2020 3:18 PM
177	Some buildings need to have code changes instead of rotting and being eye sore. That beautiful grange building by post office could have become a beautiful business. Perhaps antique store, art gallery, or place to eat. Shouldn't be residential!	4/14/2020 3:15 PM
178	I feel economic growth is severely stunted by everyone who has moved here to get away from it... but the economy (our economy) needs it	4/14/2020 3:14 PM
179	I strongly believe that property values are going to decline if we do not bring in businesses that provide amenities for people in town.	4/14/2020 3:12 PM
180	Small town feel is great but we need to grow and not let a few dictate the needs of the whole.	4/14/2020 3:09 PM
181	Put every type of business on the table and then eliminate based on facts and not what individuals like or dislike. Let the entire town have a say in the decision.	4/14/2020 2:47 PM
182	All businesses should be listed on the towns website. This should be kept up-to-date and include all businesses.	4/14/2020 2:42 PM
183	Absolutely in favor of more economic development so that existing businesses step up their game and compete. I think many businesses in town rest on their laurels because they have no competition. More commerce would help our tax base and attract more young families to town.	4/14/2020 2:38 PM
184	Green economic development. Cutting edge green technologies.	4/14/2020 2:26 PM
185	The town has to grow and stop staying in a rut.	4/14/2020 2:10 PM
186	Don't ruin the historic center.	4/14/2020 2:07 PM
187	More strictly defined zoning areas	4/14/2020 2:07 PM
188	More money needs to be put into EDC Budget in order to hire someone part time and take the reigns to make improvements.	4/14/2020 2:00 PM
189	Planning & Zoning needs to do its job and stop zoning out businesses that we need.	4/14/2020 1:58 PM
190	I think Durham does nothing to enhance its economic development . We have three gas stations and two gyms. That's ridiculous. We have No real grocery store. This town needs to develop more commercially and stop the historic district's hold on this town.	4/14/2020 1:51 PM
191	Local government, commissions, and committees don't seem to share the same vision and need to realize that one can't succeed without the other. Everyone spins their wheels but nothing gets done. Everyone needs to work in tandem, not in a silo. Durham has so much to offer but you can't see it through all the red tape.	4/14/2020 1:51 PM
192	Id like there to be regulations on the look of the business when on main st- signage, style of building etc- but more like the way Glastonbury intermingles the historic charm of the town with thriving business	4/14/2020 1:39 PM

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193	I believe people need to be more open to change and development.	4/14/2020 1:26 PM
194	We need to innovate and thrive in order to survive. We need a stronger tax base (other than residential). We need to have a solid core of services/businesses that will attract buyers and especially younger families into town.	4/14/2020 1:16 PM
195	My business runs out of Durham, but I live in Rocky Hill. Rocky Hill has no industrial areas available either, though I doubt I would put my business there, they spend the revenue like drunken sailors.	4/14/2020 1:12 PM
196	Stop trying to make us something else	4/14/2020 1:10 PM
197	I see no reason why main street can't be devolped by small businesses, while still keeping the integrity of historic downtown. Think Mystic or Niantic who have quaint shops ans eateries in the existing historic buildings. Other than the fair, there is no reason anyone would visit Durham. I certainly do not want to see big box stores in town, or big developments like that, but I think we could do a little something.	4/14/2020 1:10 PM
198	This is a drive thru town. Small mom and pop business does not work any more for this town. Durham Fair is only 4 days it doesn't help our town 365 days a year especially not business's . Stop putting them in the equation. We need a sewer line to bring in more business	4/14/2020 1:05 PM
199	I think there should be a clear plan and cooperation among all boards and commission to achieve common goals.	4/14/2020 12:54 PM
200	Tax MiL rate needs to decrease in order to bring in new businesses otherwise they will go to cheaper towns such as Wallingford.	4/14/2020 12:54 PM
201	I see a lot of boosters trying to bring big chains to town. In my opinion, this is a MISTAKE. Lots of nearby towns are just strings of franchises, and most of the money leaves the municipality. We need to home-grow businesses that local people 1) want; 2) will patronize; and 3) feel some ownership in the successes of. I don't think boutique-y shops are going to save us, because they only soak up discretionary funds. We need solid, needed, supply businesses like Brenda's.	4/14/2020 12:48 PM
202	The town should identify potential locations and opportunities of all kinds, creating a broad stroke view as opposed to always focusing on what can't or shouldn't be done. Results of the town wide Charette should be re examined. The reputation of Durham's P&Z needs to be remedied over time with a active and out reaching pro business approach to economic recruitment.	4/14/2020 12:45 PM
203	I real think the future is in GREEN! People will flock to town if they know we are 100 percent behind doing no harm to the air and water. It's not only the right thing to do it is also upscale and trendy. This is no time to put short term profit and low taxes above the health of our ecosystems.	4/14/2020 12:33 PM
204	I think the town should not leave economic development to a volunteer commission. We should be planning on a regional basis with other towns and hire professionals.	4/14/2020 12:30 PM
205	We spend too much effort looking for the perfect idea, and not enough effort in building a culture of openness to development.	4/14/2020 12:22 PM
206	It's very important to look at this and be open to change. Nothing much has changed in Durham in decades and we are falling behind. Also, more parking!	4/14/2020 12:22 PM
207	Small towns are hard to come by. Please don't jeopardize our character.	4/14/2020 12:18 PM
208	This survey reads like you already have made decisions and now you want to fake a document that supports it. Your the economic development commission and you can only generate 4 strengths and weaknesses options? You should list a dozen things. Did you look at all the work done by P&Z before putting this together?	4/14/2020 12:17 PM
209	No box stores Main Street cannot handle it, and we do not want to lose Durham market and Linos	4/14/2020 12:16 PM
210	No more gas stations! There are way too many here.	4/14/2020 12:15 PM
211	Big y needed. Perk on main leaving was terrible.	4/14/2020 12:12 PM
212	Love the small town feel. Small business to shop in here would be great.	4/14/2020 12:11 PM

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213	Because of lack of sewer system and with most using wells for drinking water we need to be extremely careful about environmental impact.	4/14/2020 12:06 PM
214	Main Street was never a residential area-We need to monitor our taxes in view of the disaster that hit our country- Freeze contracts increases —Access to elected officials via email snail mail etc-	4/14/2020 12:01 PM
215	Better handling of durham fair traffic	4/14/2020 11:54 AM
216	The Planning and Zoning Commission needs to remember they are responsible for more than just the "residential" areas. They have been restrictive and not proactive at all in responding to all the needs of our town. Instead they listen to the vocal minority in "historic Main Street" and when Price Chopper tried to locate here. Rest assured if a Whole Foods had wanted to come here, those same 600+ people who came out against Price Chopper, would not have come out against Whole Foods.	4/14/2020 11:52 AM
217	It is frustrating not to have access to the highest tiers of internet speed. Durham should work with Comcast/Xfinity to enhance broadband infrastructure.	4/14/2020 11:46 AM
218	No more gas stations	4/14/2020 11:45 AM
219	It is overdue !	4/14/2020 11:42 AM
220	What we have is 2 Dunkin' Donuts, 1 subway and 4 gas stations. It's all corporate run garbage. If you want Durham to be an oasis, you have to make changes that reflect that.	4/14/2020 11:38 AM
221	The historical district can be developed without losing its integrity. It has a choke hold on development. We are a drive thru town and offer little for residents especially since the community center was voted down.	4/14/2020 11:35 AM
222	I think it done right- keeping with the small town esthetic and feel and the right location- NOT smack dab on main street- I think a grocery store could provide jobs and help the economic growth of our small town- maybe even lower our taxes which would be welcome.	4/14/2020 11:31 AM
223	There had been a survey a few years back about developing a plan to enhance Main St. I thought there were many good options to give our town an updated look. Whatever happened to that plan?	4/14/2020 11:29 AM
224	I'm still angry about losing Perk on Main and do not understand why more wasn't done to keep it in town.	4/14/2020 11:29 AM
225	Public is too opposed to anything new	4/14/2020 11:28 AM
226	no	4/14/2020 11:27 AM
227	Like the small town neighborhood feel. Interested in preserving and protecting this. Farm to table places, etc would be ideal.	4/14/2020 11:24 AM
228	Perfect just as it is Moved here because it's a quiet quaint community	4/14/2020 11:23 AM
229	Thank you	4/14/2020 11:22 AM
230	Main Street is very congested in the morning and evening hours. More industries would be a stable tax base for the town. That being said RSD13 needs to be held in place and stop having so much control over the towns (residents in both towns feel this way). The town governments/residents need to regain control of the school district.	4/14/2020 11:22 AM
231	I think the town doesn't do a good job of making the main Street area appealing or look nice. There are many blighted properties, things are too spread out, and there's very little reason for me to do business here when I can find many more amenities and options in bordering towns. It is too bad because we have such great history, beautiful buildings (more if they were restored) and lots of land for weekend activities or year-round attractions. There aren't many rural towns in Connecticut with this advantage and my family will often drive 45 mins+ to go to a fun town with great amenities such as mystic, west Hartford, Milford, Essex, old saybrook, or even Rhode island small towns.	4/14/2020 11:20 AM
232	Public complains that there is nothing here but does not take an active role in supporting applications. P&Z too restrictive. Regulations not permissive enough	4/14/2020 11:20 AM
233	it's pathetic! There is no development for this segment which we need desperately. Enough with calling Durham "Mayberry" it's DURHAM, a town that needs more business in town to make it	4/14/2020 11:19 AM

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	more attractive for people to move to, not away from.	
234	is there any??	4/14/2020 11:16 AM
235	We moved here in October so we are still new. But we chose Durham on purpose because it's a safe, private, farm town. I like that there's not much here.	4/14/2020 11:14 AM
236	Reopening businesses before a vaccine is available will be a disaster	4/14/2020 11:10 AM
237	Look at Glastonbury and W. Hartford centers and even Guilford and Branford centers to see what they have done (combo of restaurants, professional services while maintaining historical charm) to consider replicating on a smaller scale in Durham.	4/14/2020 11:10 AM
238	Blight Ordinance needs to be put into place in town.	4/8/2020 8:55 PM
239	We must clean up Main Street. First Impressions are everything. Perception is everything. The longer we wait to clean up Main Street the further we will continue to fall behind. This starts with the town owned building and absolutely implementing a blight ordinance. If Main Street is a historical district and there are rules that apply, then all historical homes should abide. This needs to be enforced. One way to assist homeowners with costly upkeep, is to allow mixed use on Main Street. We cannot let the historical society continue to preach when most cannot afford to upkeep their properties. They are falling apart.	4/8/2020 7:04 PM