Feedback from Lavin Property Visioning Workshop #1

August 18, 2026

Each worksheet collected at the workshop was entered into a survey monkey online platform, which then summarized the results based on mentions.

PRIORITY USES FOR THE LAVIN PROPERTY

1. **Recreation**
   - **Trails: 13 mentions**
     - Mentioned with other recreation - “recreational trails & fields”; "trails + rec (playground/pavilion/pickleball/senior exercise equipment)"; "year-round rec (trails + indoor)"; "pickleball/baseball, trails, outdoor rec..."; “trails → disc golf, skating rink, curling
     - Nature walk; bike and pedestrian trail; trails with crosswalk connection, 2–3 mile loop, picnic spaces, overlooks; park/trail; VAST trails
     - "Prefer recreation paths" (vs. teepees/stone huts)
     - Trails connecting to other networks (pedestrian, x-c ski)
     - Lot 6/7/8 rec path connecting school to Route 2
   - **Outdoor Fields & Other Outdoor Facilities: 12 mentions**
     - Mentioned with trails and other recreation - "recreational trails & fields"; "trails + rec (playground/pavilion/pickleball/senior exercise equipment)"; Lot 5 rec courts & playgrounds (kids and seniors); recreation field; sport fields + basketball; skate park (from "roller rink or skate park"); community rec complex (basketball court, playground, outdoor exercise equipment, mini golf, splash pad); "pickleball/baseball, trails, outdoor rec, playground, senior exercise equipment"; baseball; two ball fields (~10–15 acres); multi-sport fields (baseball, softball, soccer, bocce, horseshoe pits); disc golf/skating rink/curling (from the trails comment).
   - **Indoor Recreation Facilities: 9 mentions**
     - Four-season rec center; mentioned with trails "year-round rec (trails + indoor)"; roller rink (from "roller rink or skate park"); workout space/gym; indoor pool; rec center/gym (from the community rec complex comment); fieldhouse (indoor rec, walking track, gym access); rec fieldhouse; indoor rec/soccer.

2. **Housing — 13 mentions**
   - Family-designated housing; moderate priced housing; affordable small housing for families & seniors; possible housing; Lot 1 affordable housing + apartments; modest multi-family affordable housing; Lot 2 & 4 senior housing; housing trust;

single-family homes Lots 4–8 (under $500,000, 0.33–0.5 acre, 1,000–1,500 sf, 2–3 bdrm); reserve residential areas; affordable housing for young families (multi-unit/duplex/triplex/PUD, possibly Lot 5 or 6); low-income/first-time homebuyer housing tied to school funding; "sprinkle" housing among other uses.

3. **Commercial / Retail — 12 mentions**
   - Pharmacy; commercial mini shop center; commercial targeted toward food enterprises; market/deli with apartment above; grocery store on Lot 1; "Supermarket!!!!"; named-brand supermarket; mixed-use commercial along Route 2; pharmacy/hair salon/barber shop; commercial with apartments above (Lot 1); supermarket open past 8pm; commercial space — pharmacy, private business.
4. **Conservation / Green Space — 7 mentions**
   - Wildlife habitat/corridors (x2); town forest; pollinator beds/pond/sculptures/ornamental trees; town forest; garden community/green space; green space/park.
5. **Sell the Property / Tax Relief — 4 mentions**
6. **Community / Civic Space — 3 mentions**
7. **No Preference / Undecided — 2 mentions**
8. **Infrastructure / Supporting Use — 2 mentions**
9. **Mixed-Use — 1 mention, Energy — 1 mention, Flexible/Interim Use — 1 mention**

Priority Uses Takeaway: Recreation and trails dominate the input, nearly double the next-highest category (housing) and commercial. Grocery/supermarket shows up with unusually strong emphasis (repeated mentions, exclamation points).

VISION IDEAS FOR LAVIN PROPERTY

1. **Route 2 frontage → commercial / mixed-use**
   - Multiple respondents independently placed commercial along the road frontage: "mixed-use commercial along Route 2," pharmacy/salon/barber, supermarket, and commercial space with apartments above specifically on **Lot 1**. This is the most consistent single data point across both response sets — Lot 1 keeps coming up as the commercial/mixed-use anchor closest to the road.

2. **Interior/back lots → housing**
   - Housing proposals consistently point to the lots furthest from the road frontage: single-family homes on **Lots 4–8** (with specific pricing/size targets), affordable multi-unit or small PUD possibly on **Lot 5 or 6**, and senior housing on **Lots 2 and 4**. Commercial up front, residential behind it — repeats without anyone stating it as an explicit design principle.

3. **Active recreation / fields → Prioritize for larger open acreage or squeeze in to leftover acreage**
   - Ball fields and multi-sport complexes get sized in one response ("~10–15 acres"), suggesting respondents are picturing this on the property's larger open parcels rather than squeezed into a leftover corner
   - Potential conflict with housing and commercial development in terms of priority.

4. **Perimeter/connective trails**
   Trails are consistently described as *linking* rather than standalone: connecting to Folsom's existing trail network, a crosswalk to Community Lane, VAST trails, and a path connecting the school to Route 2 via **Lots 6/7/8**. This suggests trails threading around and through the property's edges, tying the whole site into the surrounding walking/biking network rather than being an isolated feature.

5. **Pockets of conservation/green space, distinct from active rec**
   One respondent explicitly distinguished a garden/conservation green space from the "rec park behind the town meeting house" — implying there's already an active rec park nearby, and this new green space is meant to be a *quieter* complement (pollinator beds, a pond, ornamental plantings) rather than duplicate active recreation.

6. **Supporting infrastructure**
   Beyond the understanding that a municipal wastewater system will be part of the property's development, there was reference to parking "sized to support whatever is selected" and having the wastewater system include a septic reserve for failing systems.

Initial Vision Summary: Commercial/mixed-use fronting Route 2, housing behind it, active recreation on land not used for housing, trails stitching the perimeter into the existing network, and conservation land in rear/wetland areas.