

Town of Willsboro Comprehensive Plan Steering Committee

August 14&15, 2009

Community Workshops

Final Report

Prepared in collaboration with the Comprehensive Plan Steering Committee
and Sue Prudhomme, Citizen Volunteer.

By Ann Ruzow Holland,

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Willsboro, New York

September 15, 2009



“This document was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.”



Summary and Purpose

On a Friday evening and Saturday morning in mid-August, the Steering Committee sponsoring the development of the Town of Willsboro Comprehensive Plan hosted two “listening” sessions for the citizenry of Willsboro. The timing and date of the workshops were scheduled to encourage participation by the seasonal as well as year round residents. Two exact versions of the workshop were offered so that optimal attendance might occur.

The purpose of the workshops was to obtain anecdotal information from the general public on natural and cultural conditions existing within the township from the direct sources of its citizens. In order to promote dialogue and expression of concerns about conditions of existing resources, five straw-man questions (attached) were framed by the Steering Committee. As one of several planned methods to collect data and feedback on existing conditions, preferences, issues and concerns of the citizenry, the information from these sessions will be used to help inform the data profiling, indicators, and recommendations made by the Steering Committee.

On Friday Aug. 14th we had twenty-three guest participants and five steering committee/agency representatives. On Saturday Aug. 15th we had thirty-two guests and eight committee/agency representatives.

Methods

Meeting notification efforts included print, cable, web, word of mouth, church notices, direct email and other forms of local advertisement. There never seems to be a sufficient amount of notification or distribution, regardless of the amount provided. The attendees suggested more advertising.

In order to staff the event, the Steering Committee recruited from its membership and volunteer base a group willing to act as scribes and facilitators. Thus, this event also provided an opportunity for the larger volunteer base to aide in the information gathering process. The committee’s advisor conducted two facilitator and scribe trainings so that small group activities met basic training standards (or better), based upon individual facilitators’ experience. Participants were organized in four and six small groups respectively on Friday and Saturday. Overall, there was a significant investment of time and energy by the volunteers both in the training and in the management of the workshops. There was discussion on how to utilize this investment of training and experience for future workshops.

Meeting logistics were arranged by Steering Committee member-volunteers, Bill McClay, Patty Schwenker and George Sayward, who provided for the meeting location and refreshments

respectively. The air conditioning and room arrangements were very complimentary to the meeting mechanics. The refreshments were excellent as was the local cheese.

An hourglass meeting model was employed. Large group followed by intense small group work, then a subsequent “on your feet” activity, culminating in a group keynote was utilized. This process kept volunteer staff and attendees active and moving quickly during and between each section of the activities, while for the participants it enabled intimate dialogue, reflection and opportunity for cross-pollination between social groups that did not normally meet. The feedback from the participants on their experience at the sessions was that the opportunity to speak and to listen was excellent.

Data collection was achieved by the scribes note taking at each table on poster sized post-it note pads. These large notes were then posted on walls around the room, for all participants to read the comments from each table and then participate in the trending exercise. When the small group time was over and all tables’ notes posted, a “dot” exercise was employed to determine any trending.

Following the event, all information was transcribed as raw data to an excel spreadsheet by Susan Prudhomme, Citizen Volunteer. Approximately 340 comments were received and compiled. A focused coding method (attached) was applied three times by Marty Stratton, Steering Committee Member and by Ann Holland, Advisor, to the raw data in order to produce 12 themes. The 12 themes were then developed utilizing suggested topics generated by Co-Chair Bill Bardeen (attached) and ones developed by a visioning project of the Orton Family Foundation in Steamboat Springs Colorado.

The results were compiled and presented in a series of charts and tables by Sue Prudhomme, Citizen Volunteer. The data was reviewed by the Steering Committee on September 1st and particularly by the representatives who were present at the Workshops to determine the validity of the representations. The 12 themes were not lumped into smaller categories pursuant to the discussion, but left as separate categories. The Steering Committee agreed to the release of the data in its current form.

Conclusions

Feedback from the community has been very positive about the workshops as evidenced by the comments provided below. In spite of the title, “Listening Sessions,” citizens attending did not expect that they would be the source of information or that the focus would be on the substance of their comments, dialogues and discussions.

The Listening Sessions served multiple purposes. It provided a forum for the gathering of data, which led to the development of themes, which in turn will serve the Steering Committee's efforts towards a Comprehensive Plan. Another valuable purpose was that the Sessions appear to have enlivened citizen's interest, future participation and realization that they have a voice in their town. The citizens were able to gather information themselves, by hearing the different perspectives from their peers.

Comments from participants:

"Fascinating. This is fascinating." Cindy Pytlak

"There was value of interacting with strangers." Murray Shor

"I have a new way of looking at things." Barb Paye

"It was interesting to see the similar interests, that we are on the same page as a community."
Robin Pierce

"I commend the group. Am gratified that we share the same concern." Laura Smith

"Meeting and structure perfect. Good reinforcement of community spirit." Kathy Reinhardt "Great process-really great. There are people on the same team: farm, youth, and small town."

"I will take this with me wherever I go." Janice Allen

"Appreciated concerns about the river. Fantastic process for the river." Julie Martin

Attachments:

Agenda and Straw-Man Questions

Co-Chair Bardeen's Themes

Results

Willsboro Comprehensive Plan Steering Committee Summer Community Listening Session
Agenda, Workshop Questions & Fact Sheet

Friday, August 14, 6:30-9:30 PM Saturday, August 15, 9:00 AM-12:00 AM
 Commonwealth Fashions Cafeteria, 39 Myers Way just off of Route 22, Willsboro, New York

First Half Hour	Introduction & Welcome
Next Hour	Small Group Round-Table Discussion of Straw-Man Questions
Next 20 Minutes	Break Scribes Post Table Results Attendees walk around and review results
Half Hour	Clarification/Discussion of Posted Issues and conditions Rank top 5 existing conditions, issues and concerns
Final Half Hour	Discussion Q&A Adjourn

Goals for this workshop:

- To obtain input from community on existing community conditions, including: overall development patterns, property development, shoreline and water quality impacts, farmland and hamlet conditions.
- To hear directly from the residents their primary issues and concerns.
- To give an update on the upcoming community survey.
- To provide a periodic update to the community on the plan process.

Straw Man Questions for Small Group Work:

1. In what ways is Willsboro different (physically, economically and culturally) than it was five years ago? Ten years ago? How do you feel about these differences?
2. As the community continues to grow, I would be concerned if we lost _____.
3. Please identify one issue about the way land is used or developed in Willsboro that you are most concerned about _____.
4. Please identify one issue about the way lakes, rivers and ponds are used in Willsboro that you are most concerned about _____.
5. Please tell us about land use, economic, or cultural issues that you are most concerned about in the community:

“This handout was prepared for the New York State Department of State with funds provided under Title 11 of the Environmental Protection Fund.”

Town of Willsboro Comprehensive Plan Update Fact Sheet

The Town of Willsboro faces many challenges in regard to promoting growth, preserving waterfronts and protecting the rural character of our community. The members of the Town of Willsboro Comprehensive Plan Steering Committee are in the early stages of developing a Comprehensive Land Use Plan for the Town of Willsboro. The last time Willsboro prepared a Comprehensive Plan update was in 1977. A town Comprehensive Plan is a written document that, at a minimum, is prepared according to New York State Town Law, section 272-a. The Plan identifies the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the Town of Willsboro. The Comprehensive Plan update will provide regulatory and non-regulatory recommendations and guidance to the Town as it moves forward with: 1) revisions to its land use regulations and administrative procedures 2) capital investments planning and programs 3) grant application development.

In New York State and throughout the United States, most Comprehensive Plans are prepared by a Citizen Advisory Committee appointed by the Town Board pursuant to New York Town Law. Such committees are composed of a diverse representation of the community (and include representation from the Planning, Zoning and Town Boards). The Willsboro Comprehensive Plan Steering Committee met four times since their appointment in April, plus numerous working group meetings. They meet on the first Tuesday of each month at 7:00 PM at the Town of Willsboro offices. The public is encouraged to attend.

The Steering Committee will take what they learn from these workshops and use the information in combination with other data to draw conclusions and make recommendations. The data drawn from a community survey, focus groups, community meetings, subject matter experts and including statistical data will be analyzed. The Committee will be finishing up several projects before launching into the next phase of their work over the fall. A review of existing community planning and revitalization initiatives is underway. A community survey has been drafted and is expected to be distributed in the early fall. This meeting is the first of a series of community forums. The summer series are listening sessions on existing community issues. With the fall weather will come additional profiling and inventory work on the existing natural and cultural features of Willsboro. The Steering Committee's work will include data collection and key informant interviews, mapping, demographics and economic trending, completing a visual inventory and the survey. It will be a busy time for all who wish to be engaged in the process.

FOR FURTHER INFORMATION EMAIL: willsboroplan@willsborony.com

Willsboro Comprehensive Plan Steering Committee, C/O Town of Willsboro, 5 Farrell Road, Willsboro, NY 12996

The Members of the Town of Willsboro Comprehensive Plan Steering Committee are:

Bill Bardeen, Co-Chair	John Oliver, Co-Chair	Gretchen Boardman
Steve Benway	Mark Bonfey	Doug Ferris
Tommy Gilliland	Anne Lincoln	George Sayward
Patty Schwennker	Ed Smith	Marty Stratton
Lori Lincoln-Spooner	Phil Corell	Edna Coonrod
Josh Bridge	Ben Rowe	

As well as our many Agency and Organizational Partners

General Information, Steering Committee Monthly meeting minutes, copies of the 1977 Willsboro Comprehensive Plan, etc, can be found at: www.willsborony.com/plan



Willsboro Comprehensive Plan

COMPREHENSIVE PLAN WORKSHOP OBSERVATIONS August 16, 2009
William Bardeen, Co-Chair

DESIRES/NEEDS/TRENDS

ISSUES/THREATS

Small Town Atmosphere

Long Term Growth

Town Center Appearance

Capital Availability

Rural Economy

Declining Number of Farms

Vistas

Maintaining Open Spaces

Waterfront Land Values

Tax Burdens on Fixed Income Taxpayers

Tourism

Seasonal Job Market Senior

Citizen Services

Capital Availability

Recreational Opportunities

School & River Underutilized

Health Care Services

Maintaining Local Medical Presence

Water Quality

Waste Disposal & Invasive Species

Focused Coding Methods*

1. First, you'll want to use a table to organize what you do in the following steps. Have one column for the text of your transcript (with rows for blocks of text, typically one block = a response to one question), and one for focused codes. Have a column for notes, too. Whenever you notice something interesting or significant about the process, jot it down a note.
2. Do a focused coding of each line of responses. As you do this, pay attention to whether or how this attention to fine detail pushes you to see the data in a new way or to notice things you hadn't before. Identify the categories (basically more abstract codes that apply to multiple specific, descriptive codes) that stand out as most important to the questions you are asking with your questions.
3. Once all the coding is done identify a couple of categories that occur repeatedly in your data and write theoretical memos on these—again, as described by Charmaz. The point of the memo is to compare the multiple incidences of the category and thereby flesh it out and refine its definition. If the comparison shows significant differences you may want to create a new category. If you don't have any repeating categories, look for some that are similar and see if it makes sense to combine them—working through that question would be memo material, also.
4. Write up a summary of the process: what worked well or less well, what you learned, what you would do different next time, etc.

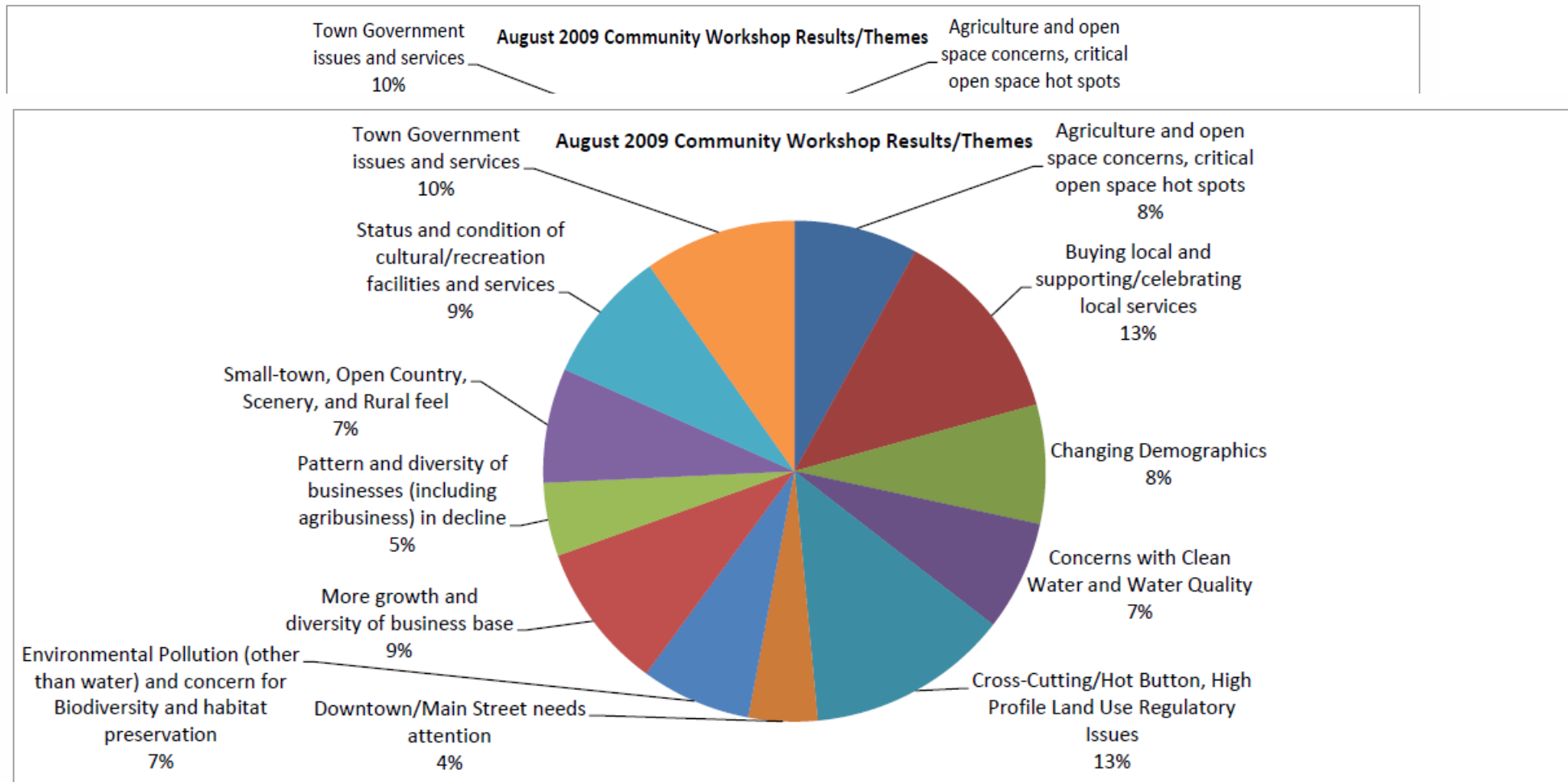
*Adapted from October, 2007 Antioch Course on Research Strategies II: Coding Exercise and several different approaches to coding in the readings by Charmaz, Miles and Huberman, and Kvale.

Kvale, Steinar. 1996. "The interview situation." In *InterViews: An Introduction to Qualitative Research Interviewing*, 124-143

Charmaz, Kathy. 2004. "Grounded theory." In Sharlene Nagy Hesse-Biber and Patricia Leavy, eds., *Approaches to Qualitative Research: A Reader on Theory and Practice*, 496-521.

Miles and Huberman. 1994. "Codes and coding," etc. In *Qualitative Data Analysis*, 55-77.

Kvale, Steinar. 1996. "Methods of analysis," pp. 187-209 in *Interviews*.



AUGUST 2009 COMMUNITY WORKSHOPS RESULTS/THEMES

Agriculture and open space concerns, critical open space hot spots

farmers market

education concerning easements for opportunities for farming

utilize Cornell-Baker farm

farm land - open spaces

open space/farmland

small family farms

subdivision of farm land

continue and encourage all types of farms

farming role

create incentives to maintain farms - like csa's

preservation of open space/farmland

preservation of view sheds

farmland

assisting farming

fewer farms

open and wooded space, rural environment

hamlet feel, rural feel

scenic vistas

Lilly property

open space

keep the farmers!

farms = jobs

keep open land

save open spaces on Willsboro Point and additional key areas in town

loss o farmland

preserve/strengthen agricultural practices

loss of family farm

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Buying local and supporting/celebrating local services

good - new school

Visitor's Center (new)

School (new)

rehab of "bowling alley" property

long-term storage building

Old Adirondack (New)

historical society +

visitor center

school system +

recent improvements +

Noblewood Park

existing businesses like pharmacy, gas station, IGA, hardware store

Smith House/healthcare facilities

Post office

IGA/Shurfine

Smith House

post office

good new school, lack of use off school hours

new school

positive results from Smith House, Visitor Center, public school, Noblewood on community

businesses - i.e. drug store, grocery store

post office

restaurants

pharmacy

IGA - Country Store - Meat Market

Golf Course

Hardware Store

Bank
Poko-MacCready Camps
cable TV
library
businesses
churches
Smith House
Drs & Dentist
Vol. fire - rescue - First Responder
restaurants
bowling alley
gas stations
grocery store
health facility and/or private physicians
keeping small family businesses
buying local, supporting local businesses

Changing Demographics

concern for DVICIVENESS - born here/move here

cultural change - drama club

change in demographics - young people leaving - becoming retirement community

youth of community

seasonal residents - impact on local economy

three different communities - Point - Town - Farms

how do taxes drive development

tourism drives economics for demand for lakefront properties which raises value

expense of the school

community involvement

loss of young people in community

Loss of cultural resources - ARCM, CVFS, Historical Society, Meadowmount, Essex Theatre Company, Depot Theatre, Bouquet increasing population?

we have an aging population

there is a greater spread in the socio-economic levels in the town

increased development since 9/11

more people work from home - internet

maintaining affordability - taxes, housing costs

losing young people => not enough jobs

affordable housing (loss of)

summer residence vs. year round residents

affordable cultural entertainment

Willsboro not meeting potential

variety in shopping

year round vs. seasonal residents

pricing locals out

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Concerns with Clean Water and Water Quality

water quality declining - clarity - marine growth

Quality Water

lost of water quality

inadequate septic on Willsboro Point and Long Pond - particularly older systems

water quality

water quality deteriorating on lake, bay, river, Long Pond (invasive species - zebra mussels - cormorants - geese on Long Pond

being the water supply the concern is to keep water unpolluted

septic systems

environmentally conscious septic

town sewer on point

water pollution

2-cycle engines (gas/oil mix)

bilge on boats

people need to be more responsible about how they use water

water pollution - invasive water species

sewer drainage into lake and river

proper septic systems to protect quality of lake - monitored/enforced

inadequate sewer disposal

boat pollution in Willsboro Bay

septic on water (Tight Tanks {leech field free}) why aren't they monitored?

there is great concern about pollution of the town's water supply (from septic problems, farm land, run off and horse pasture)

sewer waste and pollution

storm water runoff

erosion of river banks

Cross-Cutting/Hot Button, High Profile Land Use Regulatory Issues

city center is expanding

vast increase in residential properties

affordable housing

regulation of rundown and unused property

connecting old town and new town

more comprehensive zoning (i.e. height of structures) enforce zoning

be sure boards follow regulations

expansion of town - core - town hall - pharmacy (new) - post office - senior citizen housing - use of old school

town-core expanding on Route 22

rehabbing homes in town

low-modest traffic flow

present density of homes + size

development of undersized lots

legacy camps

affordable living

residential vs. commercial development on Point

balance in development

replacing small seasonal camps with large, year round homes

future of undeveloped interior Point

current regulatory program is effective - must maintain overbuilding

on small lots - negative visual impact - septic impact discourage

landscape blight = maintenance/appearance of properties vacant

buildings

zoning and planning and enforcement

increased boaters on Willsboro Bay - disrespectful

noise abatement program - unreasonably loud - boats, pwc's, sea planes

aggressively implement the plan once it is created

upkeep of properties

real estate prices

"rundown town"

business have to spend a great deal of the time (in some cases) to get a zoning change

conversion of summer residents to year-round residents

control of property rights - balance with rules and rights

ability as business land owners to continue doing what we are doing

upkeep of prominently located properties i.e. how close to road can you store junk - how many vehicles on property

the growth of marinas

commercial land becoming residential

the Point s nearly fully developed

condo development

over development

have clear, consistent and reasonable plan for the future

maintenance of existing structures

boat traffic, population - in the 'Boro

overdevelopment

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Downtown/Main Street needs attention
downtown appearance less attractive
center of town changed and changing
downtown more shops, restaurants, cultural
restoration of old mill
concern about old school concern
about old gristmill deteriorating of
down town properties
downtown revitalization - mill, main street
school moving
no vision for commercial area
no central downtown
downtown converting into apartment units
need car - can't walk to all shopping
street scape at downtown
downtown identity

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Environmental Pollution (other than water) and concern for Biodiversity and habitat preservation
impact on lake - landscaping

loss of wooded/shoreline

rural nature

loss of hunting property

keep good balance of environment

density of development on shoreline

aquatic invasion of invasive plants

keeping lake "as is"

promote fish ladder

loss of shoreline habitat due to tear down (homes, lawns, etc.)

shoreline elevations

walls

invasive species - Eurasian water milfoil, zebra mussels

cormorants

impact on fisheries

zebra mussels

cooperation between Vermont and New York

financial assistance for programs for environmental improvements

Nature Conservatory restrictions, more flexibility

air quality

must address problem of clear cutting of properties without replanting - eye sores!!!

invasive species - fish, plants, birds, zebra mussels

invasive species (milfoil, zebra mussels)

effectiveness of fish ladder

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More growth and diversity of business base
need for Community Development Fund
attracting small business
infrastructure - groceries, health care, school
development corp. support
improve technology attract small business owners
employment opportunities
lost ground with technology development specifically internet
lack of development
business development
job creation
distance to get consumer goods on Point
grocery store at IBM (Indian Bay Marina)
Industrial Park underway
viability of community for young families
economic plan for attracting business to area
encourage appropriate use of existing structures - i.e. Mountain View, Ashline
encourage of youth service and learning programs with employment
ople on watrastructure of roads to encourage growth for both industry and home ownership
re-establish railroad service
encourage small industries
lack of up-to-date technology
expand internet cable service and wireless - Verizon
generating year round business
economic stimulus
enough jobs
keep industrialized building in Ind park
development of old school
tons of commercial and residential potential - lack of advertisement, tourism opportunities

public access to water ways - natural resources - awareness - daytrip populations

increased and efficient infrastructure to draw business

economic diversity of companies

lack tourist attractions

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Pattern and diversity of businesses (including agribusiness) in decline
concern for farming/industry in decline
economic base deteriorating
lose youth who leave for jobs
town less sustaining
decrease in businesses downtown
economic status-quo
struggling small businesses - IGA
loss of employment
young people leaving, no jobs
0 businesses
basic services/commodities (IGA, Pharmacy, etc.)
loss of small, local businesses
few jobs are available for residents
less commercial
more empty buildings
lack of employment opportunities

Small-town, Open Country, Scenery, and Rural feel
lose serenity in country or by water

sense of community

Quality Life

Rural Character

dark night sky due to lighting

scale of character and housing

small town feel

Small town feel

Small town community

keep rural character but not overcrowding - but smaller lots for building in some bigger lots

balance between uses of land

preserve rural character

town pride. community pride

town image

promote rural charm

rural charm

aesthetically pleasing with town appearance

friendliness at the 'Boro

maintain the character as it is (quiet and serene) in some areas i.e. Long Pond

sense of community (school + church - etc. work together)

small town atmosphere

do not want high rise building in town

the aesthetes of some present buildings and land use

change in character/fabric of community

community spirit

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Status and condition of cultural/recreation facilities and services
appreciation of culture

need for school to be more user-friendly - after hour use

lack of community meeting space

river walk

advertise our water areas to attract tourism

better management of public access and use of waterways

new school used more for cultural activities

youth activities

school serving other purposes off hours

Noblewood Park

safe bikeways (Point to downtown, Route 22)

cross-country ski trails

recreation activities for youth and adults

cultural improvements - support of arts

recreational areas

golf course - accessible/re: commercial

library/cultural

4th of July celebration

walking path on river, use of river

make better business and recreational use of the Bouquet River banks

losing public access to the water

river walk

bike bath along river

youth entertainment and activities

there should be greater recreational facilities such as a social center, tennis courts, bike trails (along the south river bank)

preserving cultural resources such as library and theatre

cultural diversity (maintain)

open spaces for activities

public access to water

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Town Government issues and services
utilize river for hydro energy
property values and assessments
loss of community services
become unaffordable to live here - assessments/taxes
seeking partnership for existing programs and grants
taxes
lack of/expansion of town water/sewer
get rid of burn barrels
Utilize river for hydro energy
boating right in front of camps at lower Willsboro Bay
potential down town flooding in spring
question necessity of dam on river
no wake zones around key utilize areas and posting of speed limits within areas
jet skis on bay
sea plane noise
Taxes - based on inflated values w/ greater assessments on water properties
APA regulations stifle industrial development
community watch
safety of downtown
town services working together
transportation services (lack of) to Plattsburgh, downtown, etc.
increased regulations in the park (APA) negative
lack of water service in certain areas
need for additional senior citizen housing
safety, crime
if we got a traffic light
property lost to tax-exempt status

like restriction of no motors on Lon Pond

jet skis on Willsboro Bay (noise pollution)

is the treatment plant large enough to handle current and future use?

use of dam

assessments - comparable

taxes - two-tiered - seasonal vs. year round

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Comments	Dots
Taxes - based on inflated values w/ greater assessments on water properties	13
water quality deteriorating on lake, bay, river, Long Pond (invasive species - zebra mussels - cormorants - geese on Long Pond	9
need for additional senior citizen housing	7
proper septic systems to protect quality of lake - monitored/enforced	5
Small town feel	5
lack of up-to-date technology	4
Small town community	4
Smith House	4
zoning and planning and enforcement	4
basic services/commodities (IGA, Pharmacy, etc.)	3
businesses - i.e. drug store, grocery store	3
employment opportunities	3
expand internet cable service and wireless - Verizon	3
farm land - open spaces	3
invasive species - fish, plants, birds, zebra mussels	3
keep the farmers!	3
lack of employment opportunities	3
lack of/expansion of town water/sewer	3
losing young people => not enough jobs	3
more comprehensive zoning (i.e. height of structures) enforce zoning	3
small town atmosphere	3
town image	3
water pollution	3
become unaffordable to live here - assessments/taxes	2
connecting old town and new town	2
control of property rights - balance with rules and rights	2
conversion of summer residents to year-round residents	2
downtown revitalization - mill, main street	2
environmentally conscious septic	2

good new school, lack of use off school hours	2
grocery store	2
invasive species - Eurasian water milfoil, zebra mussels	2
lack tourist attractions	2
library/cultural	2
loss of employment	2
noise abatement program - unreasonably loud - boats, pwc's, sea planes	2
pricing locals out	2
river walk	2
save open spaces on Willsboro Point and additional key areas in town	2

Comments	Dots
sewer waste and pollution	2
small town feel	2
upkeep of prominently located properties i.e. how close to road can you store junk - how many vehicles on property	2
affordable living	1
APA regulations stifle industrial development	1
better management of public access and use of waterways	1
boat traffic, population - in the 'Boro	1
boating right in front of camps at lower Willsboro Bay	1
buying local, supporting local businesses	1
community involvement	1
continue and encourage all types of farms	1
cooperation between Vermont and New York	1
create incentives to maintain farms - like csa's	1
dark night sky due to lighting	1
downtown more shops, restaurants, cultural	1
economic plan for attracting business to area	1
encourage of youth service and learning programs with employment	1
expansion of town - core - town hall - pharmacy (new) - post office - senior citizen housing - use of old school	1
farms = jobs	1
few jobs are available for residents	1
have clear, consistent and reasonable plan for the future	1
inadequate septic on Willsboro Point and Long Pond - particularly older systems	1
inadequate sewer disposal	1
invasive species (milfoil, zebra mussels)	1
losing public access to the water	1
loss o farmland	1
loss of family farm	1
loss of shoreline habitat due to tear down (homes, lawns, etc.)	1
maintain the character as it is (quiet and serene) in some areas i.e. Long Pond	1

August 14, 2009 Community Workshops Participant Trends

make better business and recreational use of the Bouquet River banks	1
more people work from home - internet	1
need for school to be more user-friendly - after hour use	1
no vision for commercial area	1
open and wooded space, rural environment	1
open space/farmland	1
open spaces for activities	1
ople on watrastructure of roads to encourage growth for both industry and home ownership	1
over development	1
overdevelopment	1
Poko-MacCready Camps	1

Comments	Dots
positive results from Smith House, Visitor Center, public school, Noblewood on community	1
recreational areas	1
rehabbing homes in town	1
replacing small seasonal camps with large, year round homes	1
river walk	1
rural charm	1
scenic vistas	1
sense of community (school + church - etc. work together)	1
septic on water (Tight Tanks {leech field free}) why aren't they monitored?	1
sewer drainage into lake and river	1
struggling small businesses - IGA	1
subdivision of farm land	1
there is a greater spread in the socio-economic levels in the town	1
town pride. community pride	1
town services working together	1
utilize Cornell-Baker farm	1
viability of community for young families	1
walking path on river, use of river	1
water pollution - invasive water species	1
water quality declining - clarity - marine growth	1
we have an aging population	1

Focused Coding

Adapted from October, 2007 Research Strategies II: Coding Exercise and several different approaches to coding in the readings by Charmaz, Miles and Huberman, and Kvale.

1. First, you'll want to use a table to organize what you do in the following steps. Have one column for the text of your transcript (with rows for blocks of text, typically one block = a response to one question), and one for focused codes. Have a column for notes, too. Whenever you notice something interesting or significant about the process, jot it down a note.
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3. Once all the coding is done, identify a couple of categories that occur repeatedly in your data and write theoretical memos on these—again, as described by Charmaz. The point of the memo is to compare the multiple incidences of the category and thereby flesh it out and refine it's definition. If the comparison shows significant differences you may want to create a new category. If you don't have any repeating categories, look for some that are similar and see if it makes sense to combine them—working through that question would be memo material, also.
4. Write up a summary of the process: what worked well or less well, what you learned, what you would do different next time, etc.

(Note that this is quite similar to Kvale's description and illustration of "meaning condensation" on pp. 193-195. That example just skips the line-by-line step, and then proceeds on p. 196 to reassemble the codes to condense the overall meaning of the text.)

Kvale, Steinar. 1996. "The interview situation." In *InterViews: An Introduction to Qualitative Research Interviewing*, 124-143

Charmaz, Kathy. 2004. "Grounded theory." In Sharlene Nagy Hesse-Biber and Patricia Leavy, eds., *Approaches to Qualitative Research: A Reader on Theory and Practice*, 496-521.

Miles and Huberman. 1994. "Codes and coding," etc. In *Qualitative Data Analysis*, 55-77. Kvale, Steinar. 1996. "Methods of analysis," pp. 187-209 in *Interviews*.