

*Results of  
Bolton Town Survey  
January 2002*

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## Executive Summary

This report presents the results of the Bolton Town Survey conducted in the period of December 2001 through February 2002. A copy of the survey is attached as Appendix 1. Its content was developed with input from and review by numerous groups and individuals in town. The survey was designed and analyzed by committee members who do similar work professionally.

The report consists of slides that comprised the presentation of results in public meetings, plus clarifying narrative for some charts.

In summary, the results are as follows:

- The survey elicited a high response rate from respondents representative of the residents of Bolton.
- A majority of respondents desired to have a town Center, although there was confusion on what that meant, and disagreement on what should be a part of it.
- A majority of respondents did not want to see the town actively pursuing “affordable” housing, and especially not to manage such housing after it is developed. There was, however, strong support for housing to allow seniors to live independently and affordably in Bolton.
- Respondents favored more commercial development on already-business-zoned land in Bolton by a two-to-one margin, though they preferred office and retail space to light manufacturing for new development. By almost the same margin, respondents opposed zoning additional land for business within the town.
- About three-quarters of respondents strongly favored preservation of open land by a number of means.
- Respondents favored expansion of the current library building, or whatever solution would be most cost-effective.
- More information was needed to form opinions on a possible sewage treatment plant for the central area of town, with some strong sentiment that sewage treatment for individual homeowners in the area should not be subsidized by others in the town.
- Respondents generally favored keeping overall land use, that is, the percentage of land allocated to various purposes, about the same as today.
- Significant differences of opinion were evident as respondents listed their priorities for the future evolution of the town in two ways – first considering money to be virtually unlimited, and second considering the impact of higher taxes that would be needed to support their priorities. Three opinion groups were found under the assumption of unlimited funds: about half of respondents having schools and community issues as priorities, about a third having strong interest in housing issues, and about a sixth having conservation as their priority. When taxes were introduced into the consideration, respondents realigned their priorities into four groups, the original three plus a group with strong priority to keep taxes in check: schools and community as the main priority shifted from about half to 40%; housing shifted from about a third to about a fifth; conservation increased a bit to nearly a fifth of respondents; and keeping taxes in check was the priority for the remaining 22%. Nearly all respondents with a conservation priority remained within that group regardless of the tax implications.

Demographics for the four groups were as follows:

- Schools and community priority – younger, most under 54, with 41% 35-44; average nine years in town; most have school-age children.
- Housing priority – older, 70% over 45; 23 or more years in town; few school-age children.
- Conservation priority – younger, most under 54; average 10 years in town; few school-age children.
- Priority of keeping taxes in check – middle of age groups, most between 35 and 64; average 15 years in town; few school-age children.

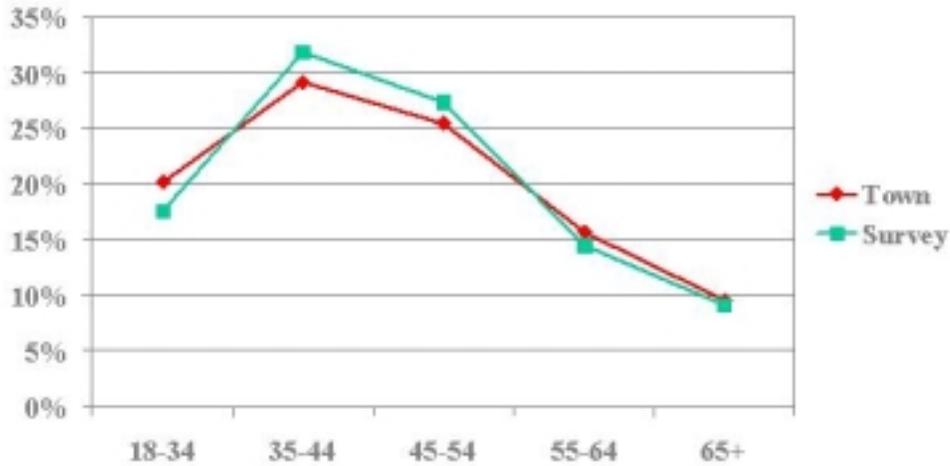
## *Background*

- Survey forms mailed to all Bolton households with census forms in December, 2001
- Forms returned to town hall
- 848 surveys were returned
- Approximately 80% were from "heads of household"
  - A 43% response rate at the household level
- This response rate is well above typical response rates to mail surveys – people clearly care
- The margin of error for this survey is + or - 3% points (95% confidence level)

## *Reminders*

- Responses to questions are based upon a respondent's current knowledge
- Comments indicate that many feel their knowledge is inadequate to answer properly
  - Septic question in particular
- Thus opinions may change as citizens become more fully informed on issues

*Town Census Numbers and the Survey Results Are a Close Match for Age*



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*Demographics Compare Reasonably to Town Census – Higher for HH With Children*

Survey		Town Census		
➤ Age		➤ Age	Male	Female
- 18-34	18%	- 18-34	19%	21%
- 35-44	32%	- 35-44	28%	30%
- 45-54	27%	- 45-54	27%	24%
- 55-64	15%	- 55-64	17%	15%
- 65+	8%	- 65+	9%	10%
➤ # Adults/HH	2.1	➤ # Adults/HH	2.0	
➤ HH with children under 18	<b>51%</b>	➤ HH with children under 18	47%	
➤ Years of residence	13.4	➤ Years of residence	NA	

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The previous two charts show the demographics of the survey respondents. The first shows that the age profile for survey respondents closely matches that reported for town residents as of the 2002 census. This is one indication that survey results should be a very good representation of town residents.

The second chart shows in greater detail the survey results versus town census results. It shows that a slightly larger percentage of households with children under 18 responded to the survey than the percentage from the census. The data was analyzed a second time to adjust for this difference, i.e., making the households with children under 18 count a little bit less; this analysis showed no resulting change in the results of the survey.

*Q1. There Is Support for a New Town “Center*

Q1. Do you favor the creation of a town center?	Yes	No
	54%	46%

In initial interviews with selected residents prior to writing the survey, several mentioned a town center, a common, a gathering place, a meeting place, indicating something that clearly needed to be asked about. Although there were no prior indications that the word “center” was a “Hot Button”, results showed all sorts of emotional connotations around the word “center”. 54% of respondents said they would like something like a town center, while 46 % said that the town did not need one.

There was confusion as to where the present town center is, where it would be if moved, and if it would involve tearing up Rt.117. There was agreement as to the need for a sense of community, a place to meet, a desire for gathering place that Bolton doesn’t have at the moment. The following charts summarize these general comments.

### *Selected Comments: Town “Center” - Con*

- What’s wrong w/the center we have now? I think it’s perfect.
- Why change Bolton’s history? What is wrong with our present town center? Refer to the history of Bolton. Do we have to change everything? With Bolton soon facing paid fire dept and ambulance, why are you wasting time on a town center proposal? Let’s focus on the real issues.
- If we wanted a town center we would have moved to a different town and people who want one should do the same.

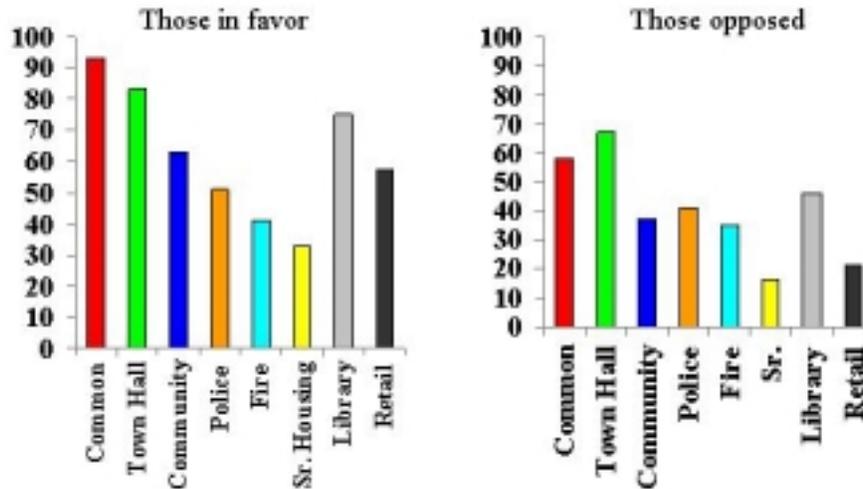
### *Selected Comments: Town “Center” - Mixed*

- Town Center - This depends very heavily on where it would be. Yes if site is not in the historic district or in a residential area. I am not in favor of moving the center. History is very important. The center (historic center) is the center.
- While a town center is appealing and I have responded as such in the survey, I have no idea where it could be located, give the constructs of Rte 117! Wouldn’t buildings have to be torn down to construct a “village green”?

### *Selected Comments: Town “Center” – Pro*

- Bolton needs a gathering site for its citizens..... Really think a town center where people can congregate would increase “togetherness” of town, not “differences” of town!
- There's no village heart in Bolton. A community center well used for diverse functions for both young & old alike would help draw the community together..... We have found that if you do not golf or have children in the school system you rarely get to meet anyone. After 13 yrs in this town we still do not know our next door neighbors and that appears to be the way they prefer it to be.
- A true town center will help Bolton establish a better sense of community. It is also an appropriate place for affordable housing, senior housing and small-scale retail. I believe that Bolton should consider creation of a “new town center” at Crystal Springs.

*Q2. Those Who Disagree About Having a New Town Center  
Also Differ About What Should Be There*

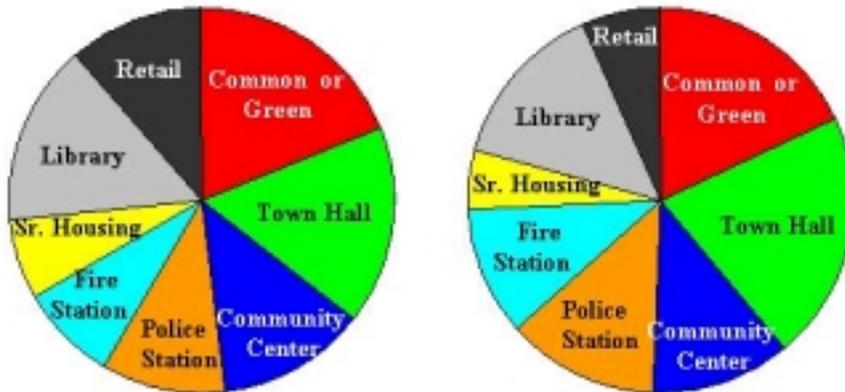


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The left-hand chart above reflects those in favor of a town center and what they would like to see in it. The right-hand chart reflects those who did not want a town center, but if there were to be one, what should be in it. The scale on both sides reflect how strongly respondents felt about including the following in the town center - town common, town hall, community center, police, fire, senior housing, library, and limited retail. The following chart reflects the same information but in pie chart form rather than bar chart form.

***Q2. Another Way to Look at Those Who Disagree About Having a New Town Center***



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As compared with those favoring a town center, those opposed showed significantly lower interest in having limited retail and senior housing in such a center, but a high expectation that such a center should include fire and police stations.

***Town Opposes Town Involvement in Affordable Housing Activities***

Q3. Do you favor the town actively engaging in the creation of "affordable" and other housing options?	Yes	No
	42%	58%

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The results show that respondents do not want the town to proactively pursue affordable housing and they certainly did not want the town to manage such housing after it is

constructed. Senior projects were attractive, but the respondents did not favor affordable condominiums and town houses. They were neutral on affordable single-family units. The majority did not want limited retail with the exception of the senior group, who favored limited retail within walking distance of senior housing.

*Reactions to Affordable Specific Options*

The Town Should Pursue:	Yes	Neutral	No
Senior assisted living	<u>51%</u>	22%	27%
Senior independent living	<u>68%</u>	14%	18%
Affordable housing: condominiums	23%	13%	<u>64%</u>
Affordable housing: townhouses	30%	15%	<u>55%</u>
Affordable housing: single-family dwellings	43%	15%	42%
Manage the housing units after construction	21%	20%	<u>59%</u>
Limited retail within walking distance of senior housing	<u>48%</u>	19%	33%

### *Selected Comments on Affordable Housing: Pro*

- Affordable townhouses/condominiums and smaller houses are needed for the 55+ population. The same are needed for upper-middle-class seniors who are not eligible for affordable housing. Bolton lags way behind other communities in this area. Therefore seniors who pay taxes and have done so for many years, often turn to other communities to live in comfort in their later years.
- Without an integrated plan decisions related to senior/affordable housing will get out of balance with school quality and conservation/recreation space. I'd like Bolton to be a good place to live whether you are 6 or 16 or 60. Decisions about senior housing are inseparable from those related to transportation and health services, and affordable housing should address developing entry level jobs and manufacturing.

### *Selected Comments on Affordable Housing: Con*

- Totally against affordable housing.
- Affordable housing will put a huge tax burden on all property owners!
- Need to continue to move from rural resident base to suburban residential base. Improve schools, no tax increases. There should be no entitlement for anyone to live here – senior, lower income etc.. People move all the time because they can or cannot afford a place – that's life.

### *Town Supports More Commercial Development*

Q7. Should the town try to encourage more commercial development....?	Yes	No
	67%	33%

### *Q8. Office or Retail Space Are the Preferred Businesses to Encourage — But Don't Zone More Land for Business*

Action	Do It	Neutral	Don't Do It
Seek office space developers	<u>73%</u>	11%	16%
Seek retail space developers	<u>56%</u>	12%	32%
Seek light manufacturing developers	39%	16%	<u>45%</u>
Zone more land for business	27%	12%	<u>61%</u>

Respondents think the town should encourage retail space and office space, but did not particularly want light manufacturing. They very strongly stated that the town should encourage more commercial development but only on land that has already been zoned for business. They do not want more land zoned for commercial development. The message was to develop the land presently zoned for business, but not to increase the amount of business-zoned land.

### *Selected Comments on Commercial Development: Pro*

- Would like to see business development (office space) near 495. This would bring tax dollars to Bolton without the need for additional school spending.
- We have to expand our business/industry tax base. Property taxes are getting out of hand. With a better tax base, I would be more inclined to support many of the expenditures suggested in this questionnaire.
- We need business development – residential taxes and open unusable space will not maintain our future.
- I believe that expanding tax revenues by increasing its commercial tax base with office space set back from 117 near Rte 495. This is the most critical need that Bolton has. We can't expect to grow residentially, offer better services (or even maintain services) without a well planned commercial tax base that fits with the feel of the town yet doesn't turn us into another Acton.

## *Selected Comments on Commercial Development: Con*

- We really don't want Bolton to become overdeveloped - residentially or commercially. Please do not increase commercial permits/building etc.. Many towns with large commercial "bases actually have higher taxes as well as being overdeveloped, because in part of the increased municipal services the commercial interests end up requiring.
- I moved to Bolton because of its beauty and the availability of land for personal use and as open space. I do not want to see more commercial buildings, traffic, condos or signs of a city. Too many residences are not desirable either, but are preferable to commercial development.

### *Q6. To Preserve Open Land: Buying Land & 61A Are the Preferred Solutions Development With Set Asides Has Less Support*

Action	Do It	Neutral	Don't Do It
Encourage landowners to use 61A	<u>75%</u>	19%	6%
Purchase land for conservation	<u>71%</u>	13%	16%
Purchase land for recreation and municipal use	<u>74%</u>	14%	12%
Encourage development with open land set asides	<u>52%</u>	15%	33%

75 % of respondents felt that the town should purchase land for conservation, recreation and municipal use and should encourage land-owners to use 61A. FOSPRDs and open space set-asides received a positive response, but not as strong as the other choices.

Comments on FOSPRDs revealed that respondents didn't like they way they worked out even though they had sounded like a good approach initially. In practice it was felt that they left something to be desired.

### *Selected Comments on Open Land: Pro*

- It will be very important to manage our growth to preserve the features that attracted people to Bolton years ago – open space, conservation, limited development and fine schools.
- The next 10 years will be most critical for Bolton in determining what the town will ultimately look like. The bases for what we want Bolton to become should be clearly articulated. This "vision" should guide all planning decisions. I believe that the best place to start is by establishing what open space patterns we want to have left after all else is built. Development will occur where it can. "Unbuildable" is a myth – much more dependent upon economics and technology than ledge and ground water. It is imperative that the town act as quickly as it can to protect what it wants protected. A couple more periods like the mid-late 90's and there won't be a lot left!
- We're going to need a new police station, town has big increase in school buildings. We'll have to pay people to do these projects as we don't have enough volunteer hours. Buying Conservation Land looks cheap in comparison! ..... Raise my taxes, please!

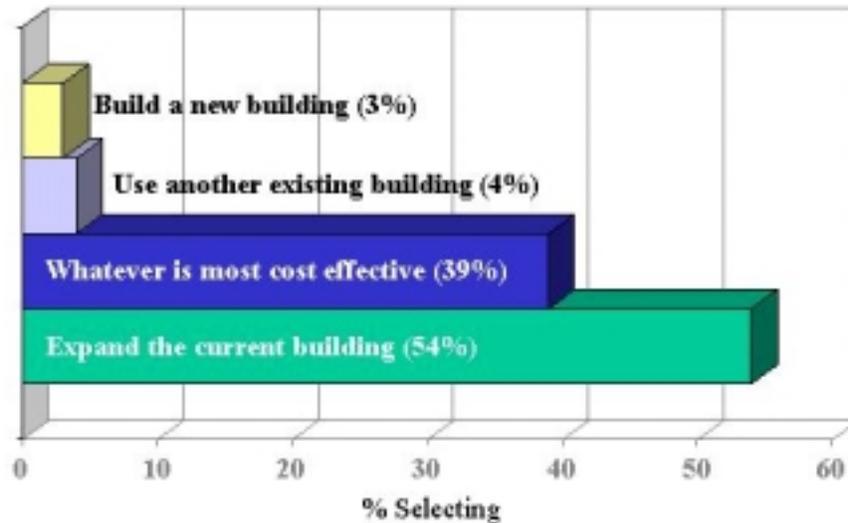
### *Selected Comments on Open Land: Pro*

- I feel that we have maximized the positive potential of residential developments. It is time to purchase as much open space as possible, seek conservation restrictions where possible and protect historical structures and areas of town, i.e., Rte 117. Preserve as many agricultural acres as possible, growth of residential at low rate, don't compromise on wetlands and increase open space but don't go overboard.
- We like the town the way it is and think the force should be on preservation not expansion. We moved out of the city area for all the Town of Bolton has to offer being small, friendly and the open space.
- My reason for moving to Bolton was the quaint, rural nature of the town. It's very important to me that it remains this way as much as possible. I'm willing to pay higher taxes to preserve this way of life.

### *Selected Comments on Open Land: Con*

- There is a lot of conservation land in Bolton currently.
- Stop spending my money to buy up open land for the Conservation Commission. They are zealots regarding this program and they should be tightly controlled.

*Q11. Expansion of the Current Library Building or Whatever Solution Is Most Effective Is the Choice of the Town*



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Of the four options listed, expanding the current building garnered 54% support, while 39% said whatever is most cost-effective. If expanding is going to cost a great deal more, then consider building from scratch. Do it where it is if you can, as long as it is cost-effective.

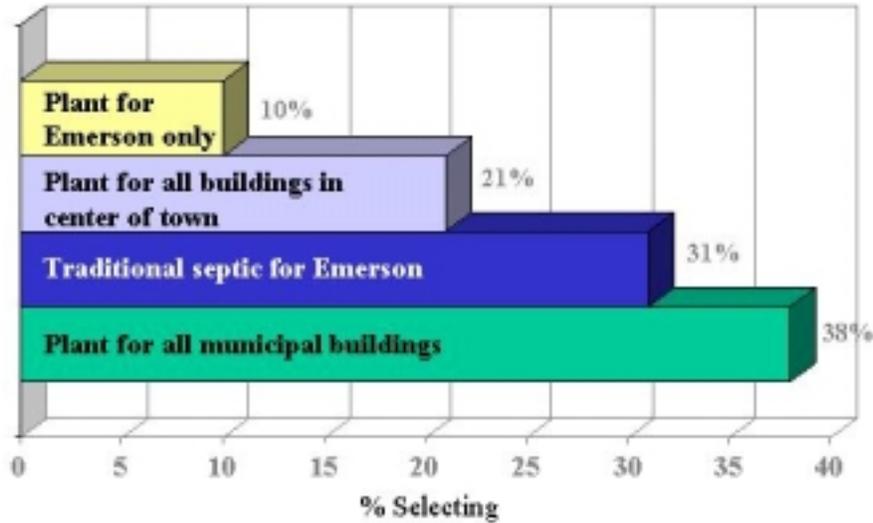
### *Selected Comments on Library Expansion: Pro*

- To have the library as part of the new town center & easily accessible to senior housing would be ideal.
- This is my favorite building in Bolton and the library is the service I utilize most often. I understand the library needs more space but would like it to stay in this building.
- Expand current bldg preference because of historic beauty of existing bldg.; however, persons involved in library planning should decide with an eye toward cost.
- Give the old library bldg to historical society for a museum and sell the Sawyer House to fund the library.

### *Selected Comments on Library Expansion: Con*

- Library expansion is a waste of money.
- With the advent of the internet, library expansion is a waste of money.

*Q9. A Treatment Plant for All Municipal Buildings or a Traditional Septic Just for Emerson Is the Current Preference*



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38% of respondents said construct a treatment plant for all the municipal buildings, 31% wanted a treatment plant for Emerson only, and 21% favored a plant for the center of town including municipal facilities and private houses. Most people felt that they needed more information and this was reflected in their comments. Those who did not favor a treatment plant did not want center-of-town homeowners to tie into the treatment plant at no cost. If the costs were shared and homeowners were expected to pay their fair share, these people might change their opinion.

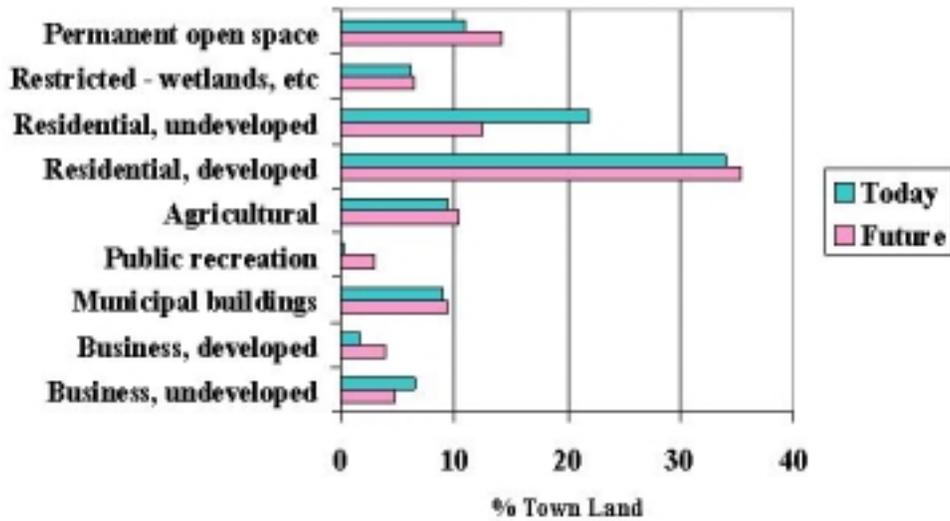
### *Selected Comments on Emerson Septic*

- I can't answer this without more information, e.g., define "fullest use" or what are the relative pros/cons and costs of septic versus waste treatment?
- Expect other septic failures if these buildings continue in use!! I don't see the benefit of polling town residents on issues like this! Such a decision should be based on the findings of a "waste alternatives feasibility study" performed by a qualified engineering company

### *Selected Comments on Emerson Septic: Con*

- This depends on cost, and ability to recover this cost from those who tie in! As someone who paid \$30 K for a new septic I don't feel like subsidizing everyone else!
- How can you put septic systems in when you build in and around wet lands? Florence Sawyer School?? Why should we pay for homeowners in center of town when it cost us \$20,000 to \$30,000 for our septic systems

***Q5. Future Land Use:  
Not More Houses, But More Open & Recreational Land  
More of the Zoned Business Land Developed***



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This question asked what the town should do about land use in the future as compared to how it is used today. The message was “Don’t change it very much.” “We like it as it is today” with the exception of undeveloped residential land. Undeveloped land should be a small percentage of the total. The change in undeveloped open land should reflect more permanent open space and recreation land. The respondents did not want to develop all the available residential land and they did not want to add more business zoning.

### *Selected Comments on Future Land Use*

- Bolton has tremendous pressure from outside forces to grow too fast, too big, and too commercial. Location makes Bolton a prime target for this. We should fight the tide of the dollar-people. Keep Bolton rustic, beautiful, yet in the 21st century.
- Define areas of the town for business/offices, light retail, municipal use (new police, town center w/teen area and/or community hall, senior area or meeting place, small outdoor park or place for seniors to walk around, young kids to play, etc.). Also designate where we'd like affordable housing to go so developers don't dictate to us! Would like sidewalks in center of town center (wherever it ends up). Increase business tax base enough to pay for more of our needs. Keep tax increases modest – 2.5-3.5% a year. Pursue matching grants aggressively. I'd like to see a master plan for the whole town with every area having something favorable planned for sometime in the next 10 years to make the tax increase easier to swallow!

### *Selected Comments on Future Land Use*

- As someone who has lived in the center of Bolton for over 40 years, I would like to point out that Bolton does indeed already have an historic center, with a number of beautiful houses, a town park, town hall, town offices, church, school, library, and so on. How would rearranging what we have make Bolton more "Bolton"? In this I agree with what Warren Wilson had to say in his column in a recent Bolton Common. If there is a need for more space for town services, there seems to be no reason not to locate these services as conveniently as possible away from the center of town, as has already been done with the post office. Please let Bolton stay Bolton, and not become someone's idea of what Bolton "should" be.

### *A Small Break*

- The next section deals with the identification and characterization of differing opinion groups in Bolton
  
- To illustrate the differences we use a special type of chart called a bubble chart
  
- The next slides will introduce you to this type of chart

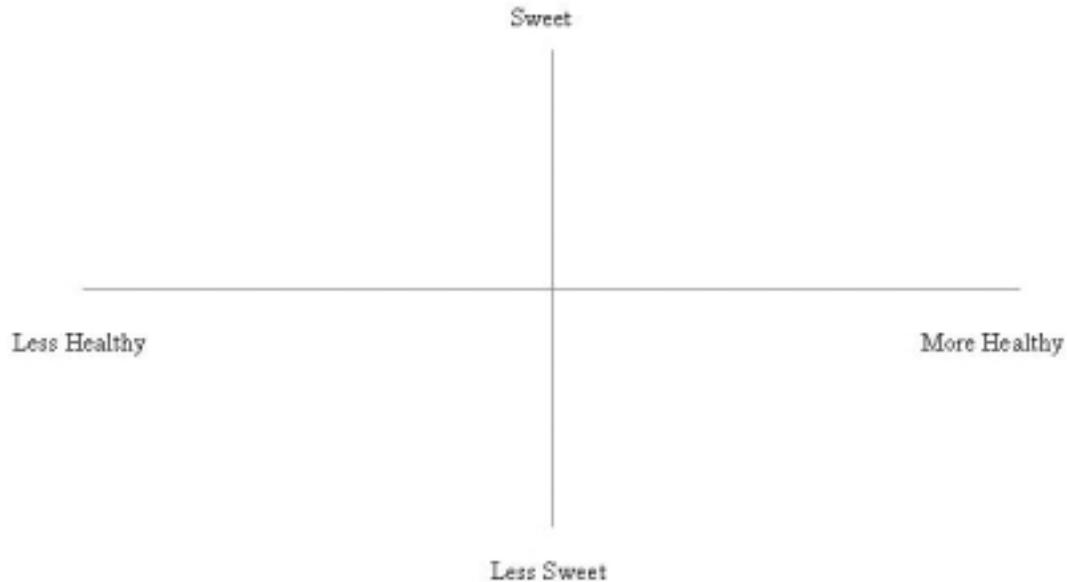
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It became obvious in reviewing the surveys that opinions differ about town issues as well as how to deal with these issues. In the process of analyzing the surveys, specific interest groups could be clearly identified.

Bubble charts were used to illustrate this process. The charts can be a little overwhelming if you have not used them, so the following is a simple example of the concepts of a bubble chart.

## *Consider One View of The Dessert World*

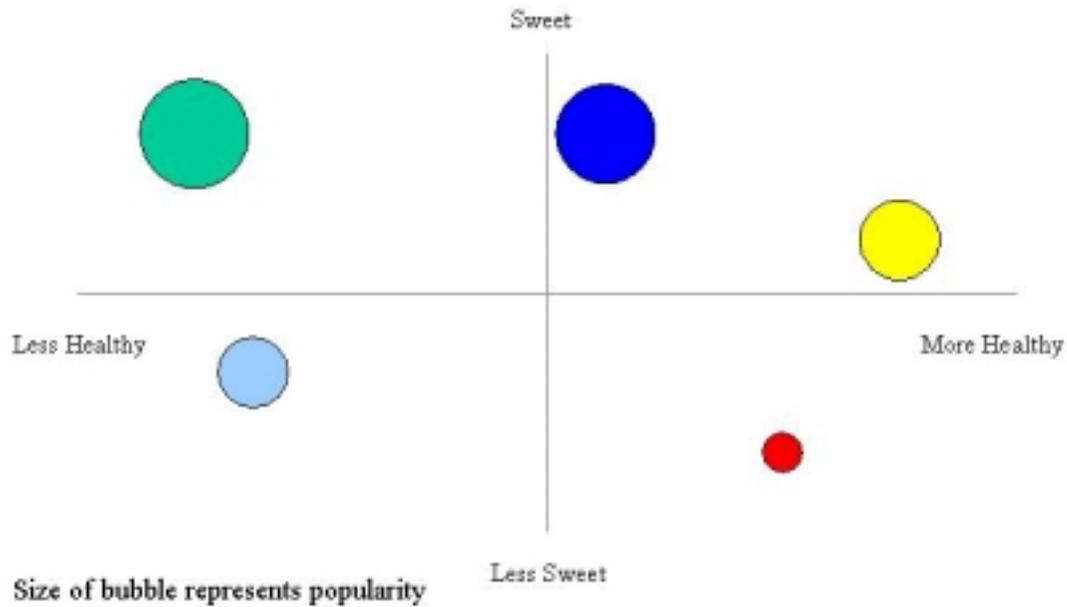


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The chart shown above reflects certain choices for desserts. Desserts are sweeter and less sweet – the vertical axis. Desserts are healthy and not so health – the horizontal axis. These are not the only ways you might choose desserts, but one way to look at it. If you think about the many desserts that you might name, the next graph shows how you might portray these desserts.

### *People's Choices in That Space*



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The size of the bubble reflects how popular desserts with these characteristics are. More people like the sweeter, less healthy desserts than the less sweet and healthy. The bubble size says how important, how many people, how many votes it got and the axes focus the parameters of choice.

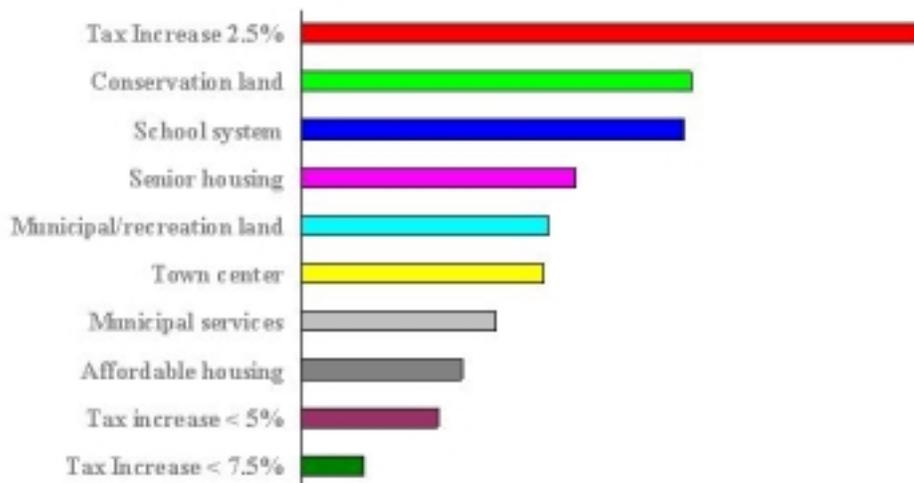
## *Back to Bolton*

What do we see as Bolton's priorities?

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### *Q10. Containing Taxes, Improving Schools, More Conservation Land Top the List of Town Priorities*



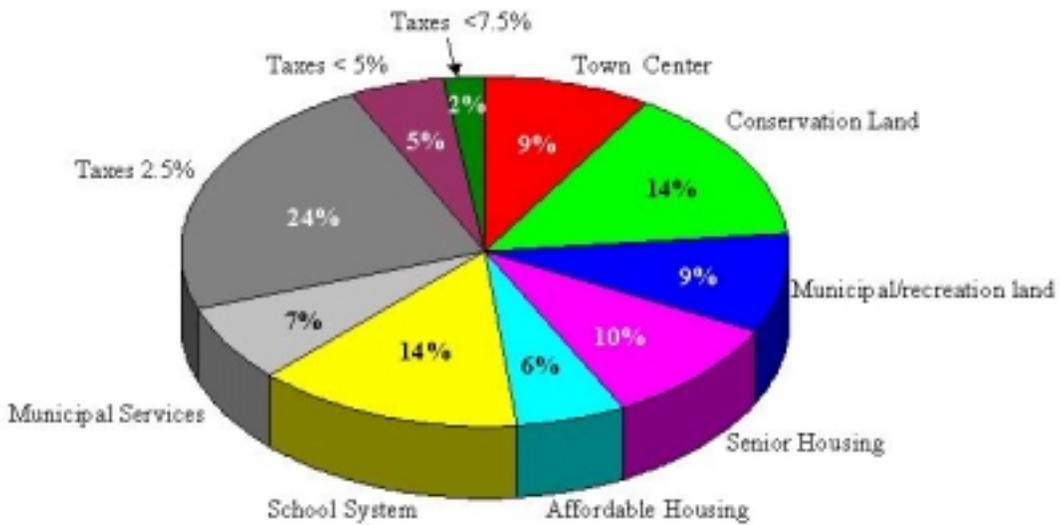
Bars represent points awarded

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Containing taxes is the number one priority, conservation land and schools the next priority, then housing, municipal land, a town center, and finally municipal services and affordable housing. If everyone in town were to vote, this is where the priorities would be.

***Q10. Another Way to Look at the Priorities***



Slices represent share of total points

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The above pie chart reflects the same information as the previous bar chart except that the tax responses are grouped together, showing 31% for tax control as a top priority.

## *Differences in Opinion*

- While that is the overall view of priorities, it conceals real differences of opinion
  
- At first glance the differences in opinion seem to be driven by either age or length of residence in town.....
  
- But a closer look shows it's not that simple

After reading the surveys, it became obvious that there were patterns as to how people assigned their points. The same patterns were reflected over and over again. A statistical analysis looked for those patterns. Original thinking was that the patterns reflected age, or time lived in town. But it was more complicated.

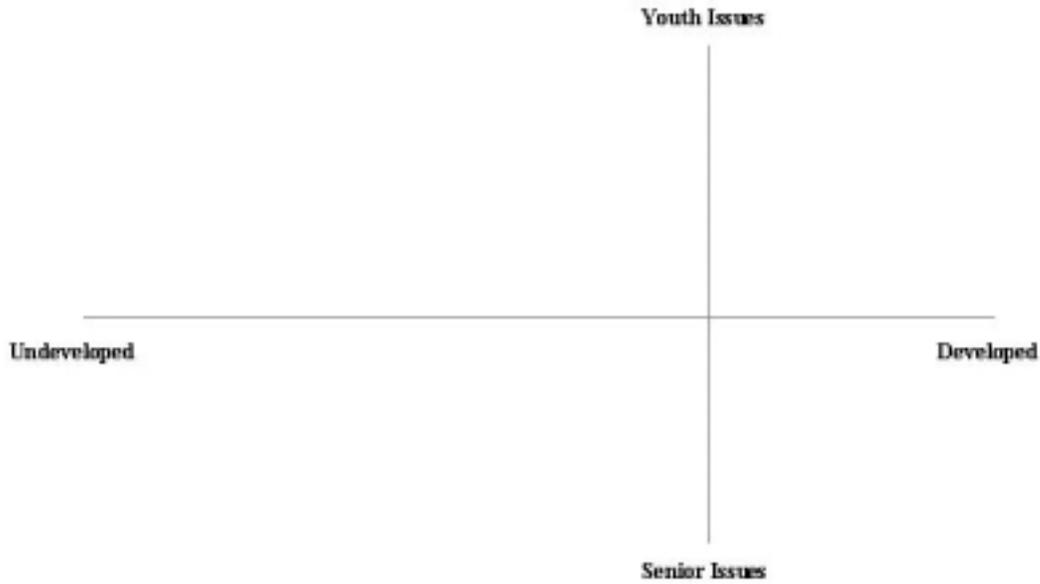
*First, Let's Look at Priorities As If Money  
Were No Object*

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What separates the groups is where their priorities are. First we look at priorities as if money were no object and the town had sufficient funds. In this scenario the town does not have to raise taxes and could do whatever it wanted with no financial constraints.

### *Bolton's "Priority Space"*

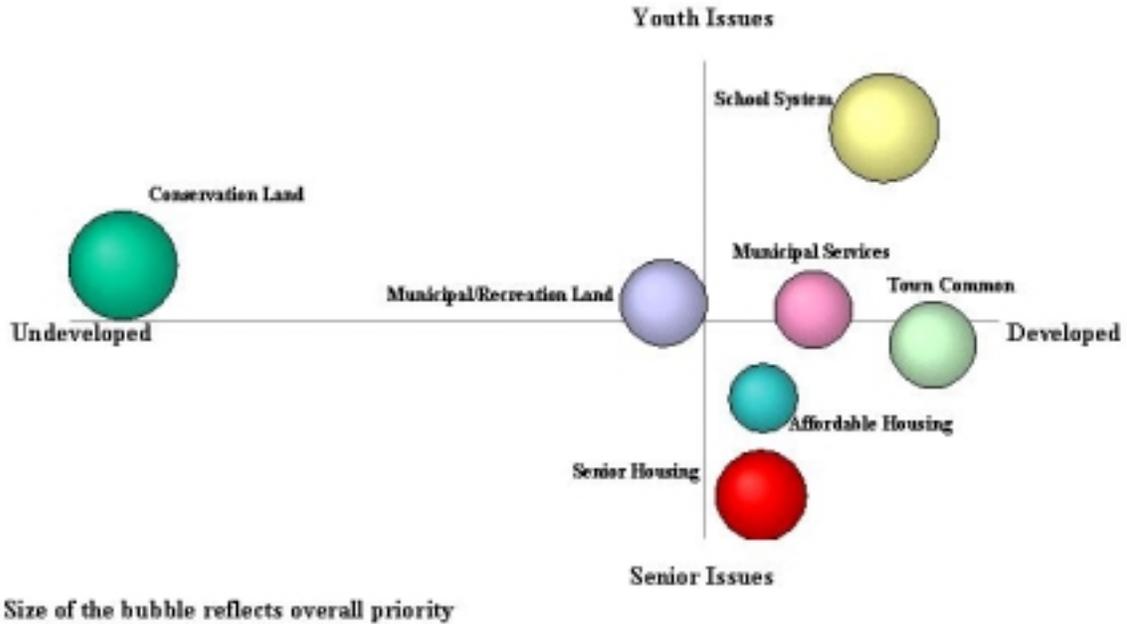


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In the Bolton scenario, it is youth versus senior issues as the vertical axis, and developed versus undeveloped land as the horizontal axis. The following reflects how people allocated their points when money was not an issue.

## *How Do Priorities Stack Up in This Space?*



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When money is no object, the first priorities are conservation land, the school system, then senior housing, and municipal and recreation land and a town common, then affordable housing and municipal services. If one did not have to worry about money, this is how it would be spent. Notice that conservation land is in conflict with everything else. School system is in conflict with senior housing and affordable housing. This is a tug-of-war between those issues.

*Looking at Priorities This Way (Without Taxes) Revealed Three Opinion Groups*

- I. A group most interested in schools & community – 53%
- II. A group with strong housing interests – 31%
- III. A group devoted to conservation – 16%

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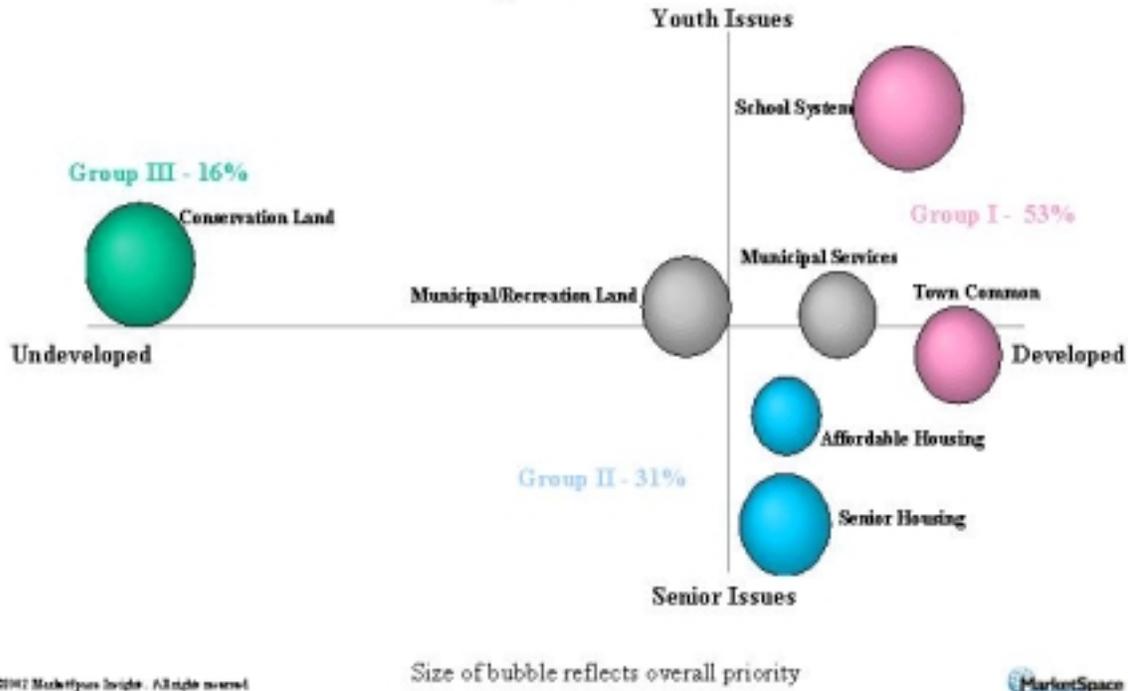
Looking at Priorities without taxes as a consideration revealed three specific opinion groups:

- School and Community group (53%)
- Housing group (31%)
- Conservation group (16%)

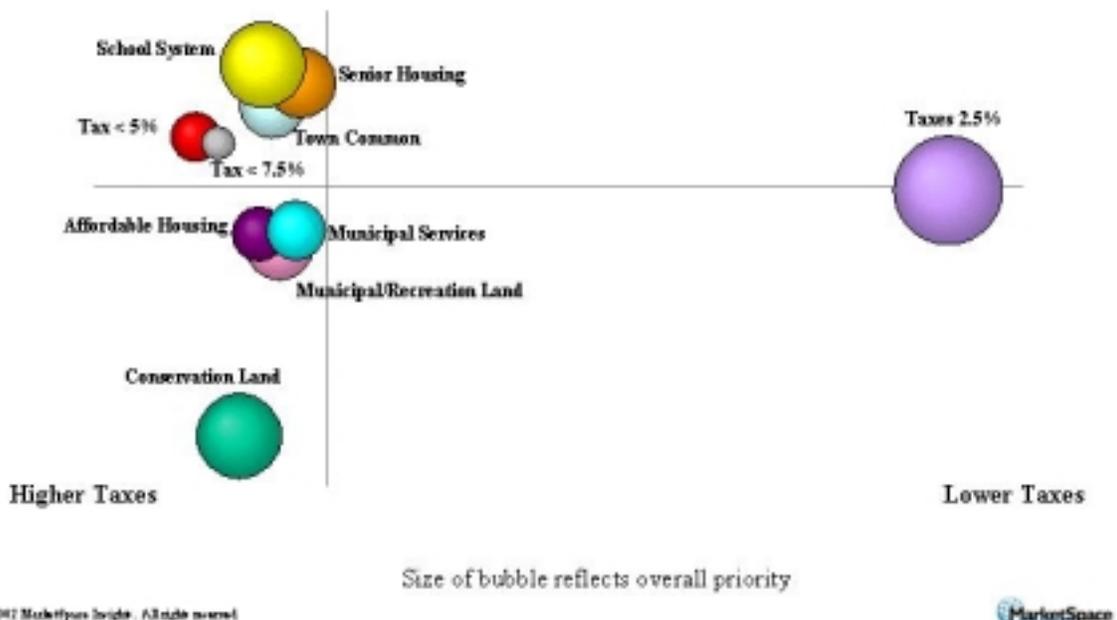
Below is where each group concentrated their priorities. These are the hot buttons for each group.

- School and Community – school and town common
- Housing – senior and affordable housing
- Conservation – conservation land.

### Where Each Group Concentrated Their Priority Points



### Now Let's See How Taxes Affect The Priority Relationships



When money is introduced there are financial constraints on choices. When taxes become a number one priority, the town common, school system and housing collapse together, and conservation land stands by itself. Note that the higher taxes are above the line that says that the conservation group does not really care about the tax rate. This indicates that this group is less likely to be interested in tax control than the other groups. The wide separation between the 2.5% tax limits group and all other groups is real. These are opposing interests.

### *Selected Comments on Taxes*

- My 3 top concerns are taxes, taxes, taxes. We would like to live here in retirement. Increases in taxes on a fixed retirement income make it very difficult.
- Slow down housing or stop it completely. Taxes too high services too low.
- My concern is that too little consideration is given to containing spending. Bolton's gov't needs to be more efficient. In 7 years taxes have approximately doubled. Services have not doubled, compensation to town employees has not doubled. Yes education costs for a growing population have increased. Perhaps the education budget needs review and some line items reduced or eliminated. We need to live within the revenues that are available, <2.5% /yr.

### *Selected Comments on Taxes*

- Concerned that Bolton property taxes will force the average Joe to leave ..... Please quantify how many senior citizens are leaving Bolton because they can't afford to live here. What about a reduction in property tax for senior citizens. Has anyone done an estimate on the impact on our taxes for each project? It's difficult to determine what we want without knowing the cost. Run by the rich snobs.
- I'm concerned that Bolton is becoming a town for the well-to-do only. I have four children, all of whom have good paying jobs, but can't afford to purchase property in Bolton due to the price of real estate. I live on a fixed income. If real estate taxes & fees continue to grow as they have in the past, I'll be forced to sell my property and move out of Bolton.

### *Selected Comments on Taxes*

- Let the free market operate. If Clinton's housing is more economical, then seniors can move there & still remain in the area.
- We moved here for the rural setting. I know things must change, but we are interested in minimal change – minimal impact on taxes. Our taxes have doubled in 8 years. Absolutely ridiculous. Nowhere else in our economy has anything doubled in 8 years. Our friends have already moved due to this. If it continues-we must consider it too.
- If they(senior residents) are long term, presumably they own a house & the high taxes is the issue. Keep tax rate down so senior's are not forced to leave.

## *Segmentation by Priorities With Taxes Yields Four Distinct Groups*

- Group 1: "Taxes, Taxes, Taxes" – 22%
- Group 2: "Conservation!" – 19%
- Group 3: "Schools & Community" – 40%
- Group 4: "Make it Affordable" – 19%

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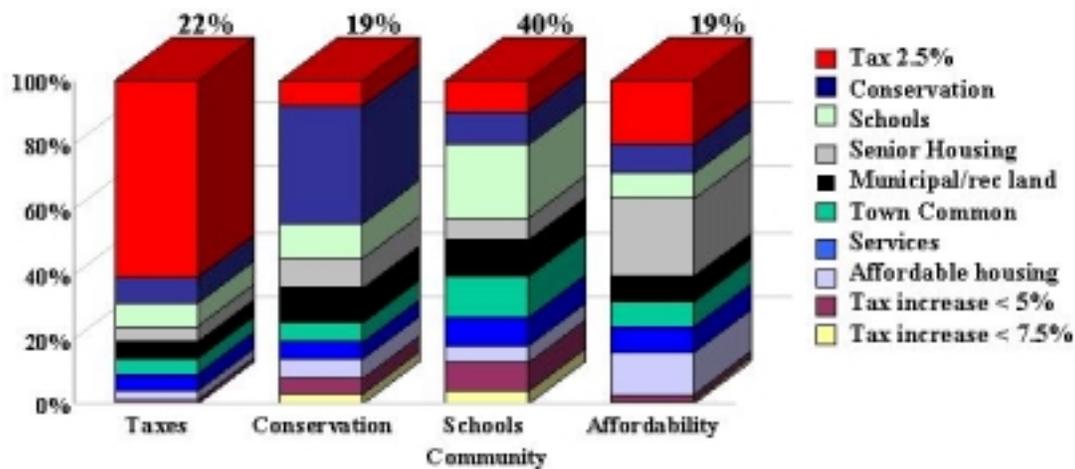


When tax rates became an issue, the three groups morphed into four groups. Although two-thirds of the School and Community group stayed in that group, 25% moved to Taxes, that is tax concerns became more important than Schools and Community.

In Housing, 55% stayed in the group, 23% went to Taxes, 13% went to Schools and Community.

In Conservation, 85 % stayed, 15% went to Taxes. This is the most consistently cohesive group.

*These Four Groups Have Quite Different Priorities*



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*Profile of Group 1: Taxes, Taxes, Taxes*

**Demographics**

- 22% of responders
- Middle of age groups
  - > 80% are 35-64
- Second longest group in town – average 15.4 years
- Few children under 18 at home

**How They Differ**

- 61 of 100 priority points to taxes at 2.5%
- Do not favor town center – 58% opposed
- Opposed to town engagement in affordable housing – 78% opposed

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## *Profile of Group 2: Conservation*

### **Demographics**

- 19% of responders
- Younger
  - > 80% are 18-54
- Average years in town - 10.4
- Few children under 18 at home

### **How They Differ**

- Least concern for tax rates - only 16 points to all tax items combined
- Split on town center - 51% for/49% against
- Strongest interest in conservation
  - 91% for 61A
  - 98% for buying land
- Weakest support for business development

## *Profile of Group 3: Schools & Community*

### **Demographics**

- Largest group: 40% of responders
- Younger: 90% are 18-54 with 41% 35-44
- Newest to town - average 9 years
- Most kids under 18 living at home

### **How They Differ**

- Strongly favor town center - 74% for it
- Highest priority points to schools
- Strong support for land for recreation
- Support business development, but only office or retail and no more land zoned for business

## *Profile of Group 4: Make It Affordable*

### Demographics

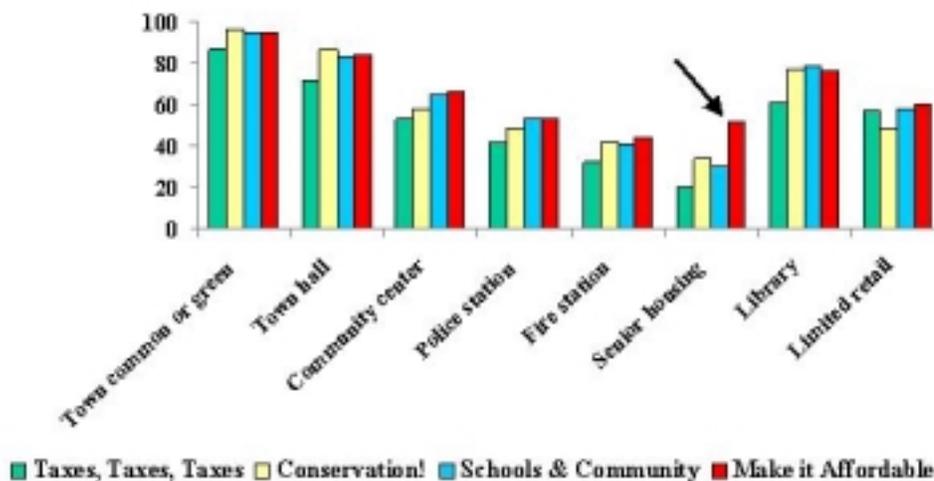
- 19% of responders
- Older: 70% 45+
- Longest in town: 23+ years
- Few children under 18 at home

### How They Differ

- 24 points to senior housing + 13 to affordable housing
- 20 points to 2.5% taxes
- Least opposed to townhouses & condos
- Split on town center – 49% for, 51% against

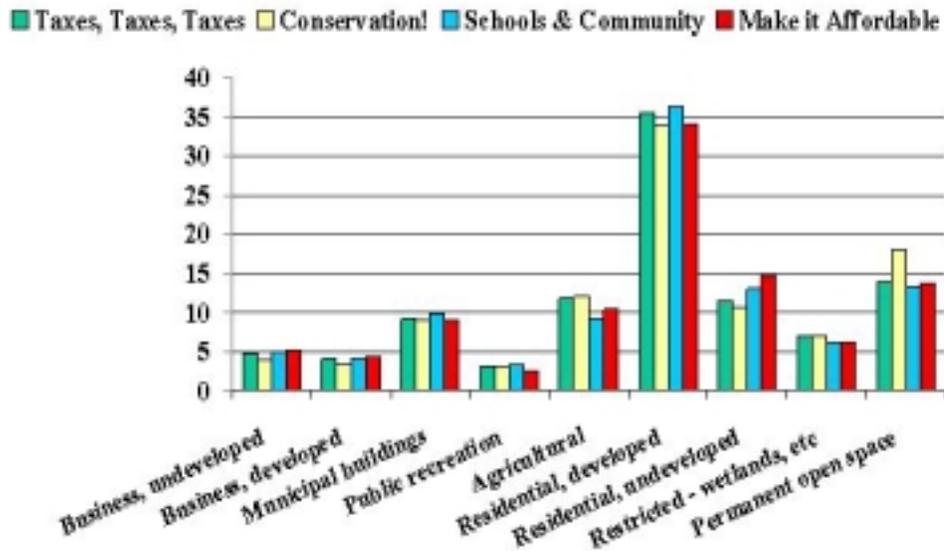
## *What Should Be in Any New “Center” by Group \**

\* Among those in each group who favor the creation of a common.



If there were to be a town center, the previous chart shows what each group felt should be the priorities in the center.

*Future Use of Land Reflects Segment Priorities, but the Differences Are Not Great*



### *One Further Consideration*

- Recall that we had too many families with children vs. those without children
- When the data are weighted for this, the four segments collapse to three
  - "Schools/Community" and "Make It Affordable" become one group
  - This group's priorities encompass both groups and its demographic profile reflects the whole town
- But the original sub-grouping is real and reflects real differences in interest and priorities

### *In Conclusion*

- There are clear priorities
  - Tax prudence / cost control
  - Schools and open land
  - Town common, senior housing & municipal/recreation land
- There are clear interest groups with conflicting priorities that must be balanced
- Further education/information about issues may change opinion
- People clearly care about the future Bolton – what it is and how it looks

*Our Thanks to All of You for Your  
Thoughtful Responses*

## Comments from Bolton Town Survey

- 1 Bolton needs more restaurants, more leniency on zoning to encourage this!  
Better management of schools and technology.
- 2 People who own land should be able to do what they want to with it.  
Eliminate or be wary with zoning. Good schools relate to good property values. Keep them good.
- 3 Keep Bolton's population as low as possible.
- 4 How about other housing, e.g. upscale luxury condo's for empty nesters? No kids in schools, pay higher taxes. Q3, Q4 very slanted toward Senior/Affordable housing. Senior housing without walking access to essential (to seniors) services, e.g., food, medicine, selected retail, is a bad idea. Many seniors can not drive, so walking is the only means of transport.
- 5 Too much home construction. Builders/developers should be required to pay for increased cost of town services resulting from their building.
- 6 We m?? The island and war memorial at East End Road and 117.
- 7 Great schools - with good funding mechanism rampant development
- 8 Q2: Let's not disrupt the entire main st. for a perceived benefit. Lighten up a little, get the business/commercial problem down before someone does it for us, get replaceable municipal items on a budget (so we don't have to beg for computers, fire trucks, sanders etc.), collect taxes 4 times a year, institute voting by the internet, time limits on deciding projects (we should already have a senior center and a police station complex).
- 9 I think the town should be concerned about providing open land space for parks and recreation. We need parks for the children and somewhere for our teens to go. Community Center for the town would be a big plus!
- 10 School system improvement. A little bit more retail stores. More recreation areas.
- 11 Stop raising taxes to buy useless land. Work toward more economic diversity in town. Property tax relief!
- 12 Building too many upscale homes which are not affordable to those who want to continue to live in Bolton for long term.
- 13 Yes but more importantly to bring more jobs into town.
- 14 I really like conservation land. I don't want a Wal-Mart or McDonalds in Bolton. The town should do what they can (through private or public means) to create a diverse housing environment.
- 15 Bolton is becoming much too expensive for people like me to remain. I do not see this becoming better in the near future even with plans for senior housing etc.. I love Bolton and hate to leave.
- 16 RE Question 5: Every issue of land usage should be carefully considered on there individual basis, at each point in time. I think it is unrealistic to try and hang a prophetic percentage on each category for the future!
- 17 Q2. Library: wouldn't want you to move or alter the present library.
- 18 Bolton lacks any quality retail space or restaurants which discourages new residents and keeps Bolton's image as provincial.
- 19 The MCAS should not be the guiding force to education in Bolton!

- 20 Q9: In 10 years go to a treatment center for all buildings in town center. Place town center on drive off Main St. - not on Main St.
- 21 Excellent job on questions!!! Good work. My concerns are to keep Bolton a farm town with a small town center.
- 22 We should not be spending money on expensive police stations, affordable housing etc. when our music programs may be cut from our schools! If we can't afford a music teacher, I do not want any new town center or other expensive municipal projects. We moved here so our children could have an excellent education-let's not forget the schools!!
- 23 Far too many \$500,000 and higher houses. Need to give major breaks to farmers/agriculture. Preferably in the form of chapter 11 which gives the town the opportunity to purchase if the property is sold.
- 24 We love Bolton, but would like to see a town center and a grocery store. Also I think it is very important to add on to the current library because of its beauty and longevity.
- 25 Taxes too high.
- 26 I would like to have some options for quieting the traffic noise from I-495 as more and more houses are built near the highway and as the traffic appears to be increasing each year. e.g. highway fence, dirt ridge built from excess dirt and rocks from new development.
- 27 Be realistic and don't waste taxpayers money.
- 28 Residential housing growth needs to be limited and constrained so as not to put even more stress on the school system and town services,
- 29 We particularly object to the town owning any more open space (land) that is not build able. The town does nothing to maintain the land it has.
- 30 Slow down housing or stop it completely. taxes too high services too low
- 31 Keep out of town all fast food chains. More open space instead of more single family homes, more clean industry or offices to help tax base. Encourage leaving big open fields untouched.
- 32 I would like the school system to continue to improve and to have teachers that aren't so good to be removed. I would like Bolton to remain partly a farm community with the newcomers accepting this as part of Bolton's past and future!!!
- 33 We are a young married professional-employed couple who currently rent in Bolton. We will be leaving town because all homes are extremely expensive. We cannot afford any homes and do not qualify for any state/federal affordable housing programs because of our income level. I think towns like Bolton are eventually going to be sorry that everyone who resides here will be of such a high income level.
- 34 Government personal in town hall are a joke, you can never get a normal answer to questions, always confused looks on faces!
- 35 Q11: Do not expand.
- 36 We are overlooking what could be the most important problem that will face us in the not too distant future - WATER! Water Resource - Aquifer. We must very seriously consider a ban on watering lawns etc. How much raw sewerage can be put in ground from our septic systems before it gets into our ground water.
- 37 Public safety should be a major focus for the town, i.e. professional fire dept.

- 38 Thank you for taking this survey. It is a great step towards planning our town's future.
- 39 Taxes increasing rapidly and spent poorly. Need roads upgraded in residential areas (i.e. Sugar Rd, Coventry, East End).
- 40 Variances, waivers and special permits are not for new development. They should be used for existing bldgs which cannot conform due to hardships. We need to increase our business tax base in order to keep residential tax rates in line, and to pay for the items that will keep Bolton a first class town (purchase open space, create town center, municipal and recreational facilities).
- 41 We must slow down growth and keep taxes under control.
- 42 We really don't want Bolton to become overdeveloped - residentially or commercially. Please do not increase commercial permits/building etc.. Many towns with large commercial bases actually have higher taxes as well as being overdeveloped, because in part of the increased municipal services the commercial interests end up requiring.
- 43 The idea of condos (Lafferty's project) and apartment complexes (the trailer park on 117) being developed in Bolton worries our family - rapid increase of population and overburdening our schools makes us wonder how long will we be able to live in Bolton.
- 44 Bolton is a great town - but development must be at a slower pace and I think people are being allowed to build on unsuitable land. In a few years - these developments are going to be in trouble - sewerage wise and well water wise - (too many people for the land).
- 45 Traffic on 117 - although the light @ 495/117 is terrific
- 46 Stop Growth!!
- 47 More commercial property for business use and town center use ? and lowering taxes on personal property. Bettering the school system is also an important factor!! More commercial development in the future to help lower taxes.
- 48 We need a town center of businesses - no Starbucks - but quaint, value-driven entrepreneurial enterprises. Senior accommodations are important, but not as important as the best school system or a % of affordable housing for young families. Investing in the best public library system for a town of our current or future size is a smart path.
- 49 I am deeply concerned about over expansion of town government. New town centers, special housing etc. will create much more town government than appropriate.
- 50 Waste treatment plant for Emerson and Sawyer.
- 51 Industry should be permitted to reduce the tax rate or no one will be able to afford to live in Bolton Our schools are excellent. We owe it to our seniors who have supported the schools thru taxes to get them some Senior Housing.
- 52 I am concerned that people who are transferred here by their companies for only a few years, vote for costly projects and are then transferred elsewhere leaving those who are more permanent to foot the bill.
- 53 Q6: All avenues to preserve open space should be used - we only get one chance to craft a rural Bolton for the future. Lack of clean, appropriate businesses that contribute to tax basis. (pizza) Assumption that Bolton will develop to be either Weston (all upscale) or Natick (very busy, mixed

- developed)-or Ayer (yuk?)- my ideal is a multi-age community, with a thriving town center, focus on excellent schools & libraries, parts & active public spaces away from 117- funded by nice, clean businesses.
- 54 Harvard/Lincoln is a better model than Weston or Concord. We don't want to become a bedroom community with lots of turnover.
- 55 Would like to see us hook up to the Clinton waste treatment plant rather than build our own.
- 56 Lower senior tax bills (you could not live in Bolton on???, income reg for work detail).
- 57 The Emerson School should be the town hall & police dept with traffic rerouted to help the 117 mess. What about the need in 10 yrs for a middle school. There are so many issues but I feel one of the most important is the traffic of 117 which makes our country town a drive through with no town center. I feel the use of the Emerson School needs to be addressed. Is it realistic to think it will handle the overflow of the already full Sawyer. Would it be a good town hall, library or even senior assisted living-imagine the interaction between the school kids & seniors. I sure hope the LRP committee gets the help & recognition. Time is slipping away.
- 58 Stop FOSPRD - get rid of this option. Slow town growth to a snails pace. Get a handle on police, employee's growth and attitude out of control.
- 59 Q2: 6 for churches in town center How about a combination of independent and assisted living? If you make a town center w/a pretty town common, no one will want to go there if there is a waste treatment plant nearby! How about putting the library in the high school & just making a separate entrance for it? This would allow students easy access to resources as well as cut down on the costs of buying new computers & hiring library staff for two ??? Buildings.
- 60 Church (white, New England, steeple-type) have in town center. Waste treatment center: Do you have a plan for this? Again-it sounds like more \$ from taxpayers. To have the library as part of the new town center & easily accessible to senior housing would be ideal.
- 61 Give the old library bldg to historical society for a museum and sell the Sawyer House to fund the library. We need to slow expansion of new single family homes. We need a drug store and medium-sized grocery store. I would prefer that senior and affordable housing be done privately, rather than by town funding.
- 62 There's no village heart in Bolton. A community center well used for diverse functions for both young & old alike would help draw the community together. So would our own select shopping center & decent family restaurant (not a greasy diner or junk food), grocery store i.e. Roche Bros .We have found that if you do not golf or have children in the school system you rarely get to meet anyone. After 13 yrs in this town we still do not know our next door neighbors and that appears to be the way they prefer it to be. Senior housing should be situated centrally for ease of access to amenities.
- 63 We are losing the rural flavor and becoming a suburb.
- 64 Bolton is nice the way it is. Change should be slow & small.
- 65 Keep property taxes down so the elderly can afford to stay in town and also community credits for taxes for the elderly to help relieve their tax bill.

- 66 Need to get going on affordable housing, get ahead of curve. Tax increases not a great concern, would rather spend it locally anyway. Good job! Thanks! Encourage more business development
- 67 Making property tax in Bolton more affordable improving school system increasing business/commercial revenue
- 68 Q2: Do not change a thing.
- 69 The town doesn't need prop 2 ½ because they go up on land & building assessment every year.
- 70 I am against the prospect of spending 5 million plus on a new police station - 3 million for the bldg & arch. fees & as much as 2 million for land - GET A GRIP! At best this is another unfounded state mandate, at worst a total waste of taxpayers dollars! Q4: A complex (business) better done by private enterprise. Q10: School system: We spend enough on this! Q10: paid fire/emt dept
- 71 Bolton needs to be more fiscally responsible. Tax increase that consistently outpace inflation is not acceptable.
- 72 Protecting water table, providing water Protecting against forest fires-wider roads, more water cars - too many and roads too narrow w/o painted/reflection lines. Putting utilities underground Bolton's views are town's most valuable natural asset. Like shore line. They should be available for all to enjoy. Trail system interconnecting all conservation land and foot bridge overpass for RT117. (See foot bridges across tramway blvd in Albuquerque.
- 73 Move toward a stronger form of government - Town Administrator or Town Manager (Hire a professional to run our town rather than a group of volunteers).
- 74 Library expansion is a waste of money. The best way to get age diversity in Bolton is to freeze taxes at the current level (not 2.5/yr) and to stop/slow all development. Bigger and more is not better for Bolton! This survey should be weighted based on the number of years respondents have paid Bolton taxes.
- 75 With the advent of the internet, library expansion is a waste of money. The best way to get age diversity in Bolton is to freeze taxes at the current level (not 2.5/yr) and to stop/slow all development. Bigger and more is not better for Bolton! This survey should be weighted based on the number of years respondents have paid Bolton taxes.
- 76 Tread lightly on change. Many people are here for a short time and move on. I want this to remain a country town, as much as possible. I want to be able to afford to live here later in life.
- 77 Growth rate - keep as low as possible to preserve the town's character. Control 40B development - Plan it instead of what is happening now!!
- 78 Give Harold Brown more money.
- 79 Concerned that Bolton property taxes will force the average Joe to leave and that the town will be run by the rich snobs.
- 80 Traffic control less housing development Senior housing keep taxes down - no fluff
- 81 Please quantify how many senior citizens are leaving Bolton because they can't afford to live here What about a reduction in property tax for senior citizens. Has anyone done an estimate on the impact on our taxes for each project? It's difficult to determine what we want without knowing the cost.

- 82 I want Bolton to remain a town with fields & animals. Keep development to a reasonable level.
- 83 My concern is that too little consideration is given to containing spending. Bolton's gov't needs to be more efficient. In 7 years taxes have approximately doubled. Services have not doubled, compensation to town employees has not doubled. Yes education costs for a growing population have increased. Perhaps the education budget needs review and some line items are reduced or eliminated. We need to live within the revenues that are available, <2.5%/yr. Q3: If they (senior residents) are long term, presumably they own a house & the high taxes is the issue. Keep tax rate down so senior's are not forced to leave. Let the free market operate. If Clinton's housing is more economical, then seniors can move there & still remain in the area.
- 84 My children will never be able to afford Bolton. We plan to move to a cheaper community within the next 3 years.
- 85 I am very concerned about the rising property taxes. We are a small town and should have more realistic expectations regarding expensive conservation land purchases, elaborate police station expansion plans, library construction and other town services. I was a big advocate of the growth bylaw, but feel builders/developers are still getting off too easy. I am a strong proponent of constructing a town common to build a stronger sense of community and meeting/gathering place.
- 86 I am concerned that Bolton maintain its open land, prevent developers from coming in & encroaching on wetland area (i.e. Plante & his unacceptable approach to developing on or immediately adjacent to wetlands or on land that is not his).
- 87 We would love to see the town stay smaller in population than reach the build out #s. We do believe we have a responsibility to provide for municipal needs and housing but must keep our taxes in line.
- 88 Relieve the tax burden on the homeowners. We need businesses, new businesses, low impact businesses to help keep this town from developing into a town for the wealthy only.
- 89 Survey is too vague!! Unknown sampling 5 people or 500 people. 1. Septic issue's vs. water conditions would of helped. Businesses are not going to move to Bolton if septic is an issue. Is removal from a Regional School system an option? No mention of full time fire house vs. volunteer.
- 90 We would like to see the town preserve all the things that made us fall in love with it and want to live here - the history, the open land, the family-oriented (including senior citizens) way of life.
- 91 We need to explore town water and waste/sewer for the entire town.
- 92 Need to preserve farmland & orchards - they make Bolton. Enforce zoning laws and related laws. Enforce speed limits. Create bylaw to avoid stupid names for developments - a field full of McMansions is no longer a farm. Intersection of 117.
- 93 Our main concern is the conservation of land and maintaining the rural setting and country feel of the town. Maintaining a high level and comprehensive school/education system.
- 94 We want the town to position itself so it is planning and controlling Bolton's future and not always reacting to situations as they arise.

- 95 It would be a shame to see Bolton become another Acton-overdeveloped with homes and business. We came because of the country atmosphere and would hate to see it change.
- 96 Reconstruct & put the money into the present town hall. Ideal location access & parking. Q7: A big yes! Proximity to RT 495. Q9: Why tackle the problem by half measures. Construction & labor contractually would in the long run favor (?). Q11: The building is only as good as the books on the shelves! We do not use the Bolton Library. Their book inventory is poor. We go to either Lancaster or Sudbury to bone up or research projects. Bids from outside companies is pouring money down the drain.
- 97 Brian Lafferty!
- 98 Try and keep the town rural with a small town feel. Do not over build and change the look. I think there is a need for some senior housing. I also feel we should purchase the Crystal Lake parcel. This has a lot of potential.
- 99 Improving roads keeping real estate taxes under control, allowing senior citizens more flexibility to deal with high taxes. Many children brought up in Bolton cannot afford to live here once they are educated.
- 100 It would be nice to have some form of public transportation. A children's playground at High School would be great.
- 101 Totally against affordable housing. Moved to Bolton because of school system, would not like to see any further educational reductions, at a minimum keep it at its current level Senior Housing is a good thing.
- 102 Would like to see business development (office space) near 495. This would bring tax dollars to Bolton without the need for additional school spending. Q11: (Library) This is my favorite building in Bolton and the library is the service I utilize most often. I understand the library needs more space but would like it to stay in this building.
- 103 Q11: C
- 104 Important to live within our means. No more overriding Proposition 2 ½.
- 105 Land Conservation & Preservation Historical Preservation Keep zoning pretty close to how it is (no splitting of zoning [residential]) Q2: Small limited retail.
- 106 Q3: Let's control our future! - not leave it to developers! Building standards do not seem high enough. Q4: Do another Bolton Woods Way - Can that be expanded? Q11: Expand library with the same architecture not just compatible. Focus on saving land so it can not be developed - conservation! Build houses on much larger lots to keep the rural feeling. Horses don't belong on 2-3 acres of land in a town that is developing. Traffic thru town continues to grow. Keep commercial development near Rt495.
- 107 Under the current tax base, too much must come from residential property owners - many must choose between what they can afford and what they want at town meeting - commercialization well planned, could help with this.
- 108 Traffic volume on 117, what can be done to keep commercial traffic (I.e. trucks) from cutting across 117 rather than using Rt 2. This will be a big issue for any effort to develop a town center.
- 109 We moved to Bolton because of it's small town environment and commitment to preserving open space. Carefully planned development such as senior living can be very beneficial to the town as well as the new residents!

- 110 I think that controlling Bolton's growth is key to keeping our home values high but I would like to see more convenient shopping come to our town. Also keeping our public schools at top-notch quality with experienced well paid teachers.
- 111 We fully support Bolton's conservation efforts & retaining it's New England charm.
- 112 There should be a leash law for dogs.
- 113 Bolton's character is so impacted by its remaining farms that our town symbol is usually an apple or a pig. So, how come this questionnaire did not address preserving farms, as has been done at the winery and a few other places? Q1:(town center) if done well! Q2: Town Hall in town center only if built adjacent to current town hall. Q6: Plus encourage and purchase perpetual restrictions!
- 114 Bolton has a reputation for being extremely exclusive . Homes are not affordable & current residents don't want affordable housing because it would bring in a low class of people. Change your attitude. This is wrong.
- 115 I moved to Bolton because of its beauty and the availability of land for personal use and as open space. I do not want to see more commercial buildings, traffic, condos or signs of a city. Too many residences are not desirable either, but are preferable to commercial development. The results of this questionnaire could be extremely misleading. Considerably more info is needed to answer appropriately. I suggest you entertain position papers on major issues. Q1: I but I'm not in favor of a built uptown center. Q3: it depends on where, how and how much. Q6: when development is already planned, yes
- 116 Q2: A town center should be historic NE town center - hard to create after the fact. Q3: Yes-town should provide affordable elderly housing so developers cannot run roughshod over the town zoning & other laws. Q4: Senior Independent Living is probably more appropriate for rural Bolton. Q4: Town manage units seems reasonable-who else would do. Q4: Type of housing whichever makes it affordable & comfortable for seniors. Q5: Permanent open space as large possible, the only hope for the non-human (and human) creatures on the earth. Q6: Encourage development w/set aside open land, but such land should be contiguous with others for the sake of wildlife. Q9: Need more information to make such a decision-a committee that has fully studied options, costs, & future requirements should decide. Q10: Open space important for future of earth. Q10 Senior housing- town should initiate but this should end up paying for itself (and not be subsidized) by being smaller units (+ n/o school reg'ment) Q10: property taxes are already higher than most towns. Town wastes a lot of \$ by lack of foresight and planning - but I understand prob. Result of volunteer. Q11: expand current bldg preference because of historic beauty of existing bldg- however, persons involved in library planning should decide with an eye toward cost. affordable/senior housing should be built by town to meet needs of seniors & to get out of position of having affordable housing allow obnoxious developers to run roughshod over all zoning, health, & wetland laws to make a buck at town's expense. Open space should be top priority for sake of wildlife, natural communities & quality of life of human Do not think

- creating a town center is important-improving the one we have by incorporating a town green would be nice - also by maintaining the ones we have (town bldgs).
- 117 We love and are very happy with the Sawyer/Emerson school system. We wish we could say the same for the high school. Town tennis courts would be nice.
- 118 While very interested in preserving the rural nature of this town, it must begin to look elsewhere for revenue-the residential taxes have risen astronomically. There is little commercial/business revenue + the access to 495 makes Bolton very appealing to business. The recent school costs have unfairly hit those of us who have no children in the school system. Q1: Town Center - This depends very heavily on where it would be. Yes if site is not in the historic district or in a residential area. Q2: Town Hall: What would we do with the one we just \$\$\$ to renovate? Q2: combine Police/Fire Q2: Library not in town center unless a new factory.
- 119 If we have a town center, and if more retail, let it be subdued, not too commercial looking.
- 120 It sure would be nice to have a couple more restaurants in town. Also, I've heard that the police station needs to be moved and upgraded, which I would consider to be a very high priority.
- 121 There are sufficient retail and restaurant options in Hudson for all Bolton residents. I favor a town center with a wide-open town green. No restaurants or retail around town center. Under no circumstances do I recommend installing light manufacturing in Bolton. Multipurpose office space makes the best use of commercially zoned land. Conserve as much land as possible. Harvard is a great example of a town that got it right. Try driving through Westford during the morning for a prime example of how things can go wrong with zoning.
- 122 My sincere thanks to the LRPC for their efforts and for soliciting my input!
- 123 My 3 top concerns are taxes, taxes, taxes. We would like to live here in retirement. Increases in taxes on a fixed retirement income make it very difficult.
- 124 Guide business development to attractive country style buildings (when practical) De-regionalize our K-8 schools
- 125 Keeping the rural country character that brought us here
- 126 I'm concerned that the town is too hesitant, because of cost to challenge irresponsible development. We're going to grow, and if we don't manage that growth, we'll lose what we have. That costs tax money-so let's spend it-and raise it where needed!
- 127 Must have paid EMT squad-fill time. Needs more retail in town center - restaurants/shop no chain stores
- 128 More police to patrol roads for the heavy traffic & speeding Stop buying conservation land. Have enough.
- 129 Q11: (architecturally compatible) Very important-the current library is architecturally gorgeous! We were attracted to Bolton because of how it has maintained its rural integrity. It is important to allow both residential and commercial growth, yet do it in a way the fits in . Minimum lot sizes, open space laws, etc. do this. We need to do a better job with commercial

- businesses. The Flatley building, saltbox and a few others fit in well as they are well maintained and aesthetically pleasing. On the other hand, the Broomfield business (near intersection of 110 & 117) is ugly and unattractive more effort should be made to have manufacturing buildings fit in.
- 130 Q10: Not having an item for expanding the commercial tax base is a grievous omission. We have a lack of professional town management. There appears to be a lack of objectivity in the decision making process for town issues.
- 131 Limit real estate taxation to less than 2 ½% of assessed value-would be very helpful to seniors and all those younger people who are struggling to make ends meet because we all love to live HERE! Don't drive us out of Bolton!
- 132 Q1: We already have one.
- 133 We would like to see Bolton take an active roll in affordable housing development rather than allowing developers to decide locations/styles. We would rather have the town maintain its rural character and pay for services w/taxes rather than develop the retail/industrial aspects of town. There are already enough towns like that if we wanted to live in a developed atmosphere. We put our highest priority on schools and reserving open space (using the variety of methods listed in this questionnaire.
- 134 Q9: The above question depends on cost and who pays. Bolton needs a broader tax base. We the homeowners are too heavily burdened. These are the highest taxes I have ever paid with the fewest town services. No water, waste, trash pick-up or full time firemen.
- 135 We need to use more business taxes to fund the other projects we desire like conservation lands. We also need to limit the residential development.
- 136 Bolton has always been a country farming town, please keep it that way.
- 137 I believe that caring for our seniors and youth (school, rec., community center, opps), some affordable housing, preserving conservation and permanent open land must be top priorities.
- 138 Increasing traffic thru 495/117 corridor, demands on town resources increasing quicken than the town can plan for; high taxes.
- 139 Q7: Depends where + what it is.
- 140 Like to see the concom enforce the wetland laws more vigorously & stop caving in to developers. Make Bolton less friendly to people like Ed Plant and Brian Lafferty. If we have > retail in town, how do we keep it from being chain restaurants, etc.. Don't want to end up like Stow.
- 141 This town is growing rapidly pushing out a lot of senior citizens who no longer can afford to reside in Bolton.
- 142 Real estate taxes border on the outrageous. Expansion of commercial real estate base might help.
- 143 My reason for moving to Bolton was the quaint, rural nature of the town. It's very important to me that it remains this way as much as possible. I'm willing to pay higher taxes to preserve this way of life.
- 144 Main concern is education and offering enough services to children of working parents, i.e. after-school care & vacation camps etc..
- 145 Over reliance on residential property taxes. No plans for affordable single family dwellings. Loss of farmland to development.
- 146 It seems we are spending to??? taxes have gone up and companies need tax breaks to move in which will give us little or no relief in the long run. Open

space and AG land are the reasons I and Hope others are here. Please think carefully before we change the nature of our town. Thank you for your time & effort on this!

- 147 My concern is taking any actions that increase traffic through Bolton, and make it difficult for residents.
- 148 Q9: Note: Obviously cost would effect this. The town must start to develop a balance between housing and business. Currently there are few businesses and little space for any to go. If we don't, Bolton will be simply an expensive bedroom community with few local businesses and services, and no tax base.
- 149 Please make it more affordable for all income levels.
- 150 If Senior Assisted Living & Senior Ind. Living is made available it would be occupied by out of town people. Also the same concern with all affordable housing.
- 151 Q2: No grocery
- 152 Move to eliminate campground/trailer park on Rt. 117.
- 153 The Florence Sawyer School has asked for numerous expenditures from school supplies, (including Kleenex), to funding for field trips. I feel that they have over extended themselves with the purchase of technology, i.e., updating P.C.s and being in possession of numerous lap top computers. Where are their priorities? Also-other towns have waste pickup, curbside, we don't. Why? Recycled materials could be picked up at least.
- 154 Do not drive the Bolton Fair out of town by short sighted, team based, recreational policy – i.e. soccer field usage restrictions.
- 155 Keep the integrity of the town! It's a small, quiet NOT overdeveloped town!
- 156 Protect nature of town as small New England . NO strip malls. NO condominiums or cluster housing. Limit tax growth.
- 157 Q11: Must use existing building as gifted to town as library would render useless. Could use a children's library but who wants to go to another bldg. for adult books? How about offering seniors a tax rebate as incentive to stay in town, more than a measly \$200.00 work program thru state. I mean thousands, but less than education costs for a child. They might keep their homes longer. This would reduce the # of children in school system so would be cost effective as well as encouraging a more rounded demographic.
- 158 To preserve New England town feel and look in the future downtown and on other properties.
- 159 Bolton has tremendous pressure from outside forces to grow too fast, too big, and too commercial. Location makes Bolton a prime target for this. We should fight the tide of the dollar-people. Keep Bolton rustic, beautiful, yet in the 21st century.
- 160 I like the fact it is a small town. I would not want big stores and merchants here. We moved from Marlboro to get away from that.
- 161 Taxes are getting out of control! Let's encourage more businesses to come to town & share the tax burden. Let's also encourage a little more diversity by building affordable and/or moderate-income residences. Good luck-we appreciate your efforts!
- 162 Q5: Confusing to create %, not enough knowledge.
- 163 The town has changed dramatically while increasing property taxes & expanding housing development & still offer very limited municipal services.

- 164 Pollution-sewage and fresh water supply & noise from Rt. 495. Lower property taxes by introducing commercial development are needed! Local traffic.
- 165 Keeping Bolton's historic appearances. NOT widening Rt. 110 which will only increase N/S travel. Keep road for residents & not encourage other use. There is 190, 70, & 495 going N/S. No food chains on 117. Encourage donation of land to town. Avoid becoming a Shrewsbury.
- 166 Q7: As written the question is slanted – assumes all commercial property reduces residential taxes. Q9: Developers would love to get a sewer system started! How come no questions about protecting our wells? Q10: As written this section is nearly meaningless-need to know experience to date, external sources of funding, tax increases occasioned by new homes adding more expenses for town than they contribute in taxes, etc. etc.. Q17: Need people on town boards who don't take your development friendly assumptions for granted.
- 167 We should have affordable housing for our municipal employees who have come here since the prices rose so high!
- 168 More property for commercial use (not residential housing zoned commercial) would benefit the town for purposes of: taxes>increase, no students added to school system, increase employment opportunities, increase local merchants revenue.
- 169 Q11: Build library attached to school. Q17:I'm concerned that Bolton is becoming a town for the well-to-do only. I have four children, all of whom have good paying jobs, but can't afford to purchase property in Bolton due to the price of real estate. I live on a fixed income. If real estate taxes & fees continue to grow as they have in the past, I'll be forced to sell my property and move out of Bolton.
- 170 Q7: It doesn't work, requirement for services go up. Q17: More conservation land and less homes.
- 171 Q5: Don't see how this can be realistically completed. Does this mean there will be 370 new houses in 10 years? What % of the land is that? How many 40B units/year? How many people in each home or unit? Q9: Cannot answer question without knowing what the waste treatment facility looks like and how big it is. If it is unobtrusive, then #4. Otherwise #1 will do. Q17: Purchase of conservation land as permanent open space is of most importance to me, followed by improving municipal services & municipal land & buildings.
- 172 Both the farmers and the concerned liberals must recognize that change is inevitable yet can be reasonably managed.
- 173 Bolton is a unique town. I hope we can conserve & preserve it's beauty.
- 174 Improved cellular phone service for both emergency and convenience purposes.
- 175 Q11: Anything less than expansion would be a dishonor to the generous people who bequeathed this wonderful building to our town.
- 176 Q3: Depends on \$ budgeted. Also eligibility requirements for buyers should include prior continuous residence in Bolton. Q6: (61A) Depends on nature of land owned by landowner. (conservation land) Determination of which lands to buy should not be influenced in any way by any interested party.

- (development) ?What kind of development. Q9: What are the problems resulting if don't cover residential buildings as well. Q17: We must address the tax base issue to keep appropriate cap on personal prop. taxes which is why I believe carefully planned increases in commercial tax base are critical. In addition we need to focus on improving the value of what we get for our tax dollars-better municipal services at more economical rates. Also purchase of land for permanent open space should not be influenced in any manner by any interested party (such as a selectman living adjacent to the land proposed to be purchased. Etc.). The town internet site should be expanded to provide advance notice of detailed agendas for all Board and Committee meetings.
- 177 I have concern that the town is becoming unaffordable for seniors and long time residents. The majority votes in too many costly items at town meetings, no one says NO!
- 178 Q11: Library Consider/evaluate new technology or alternative to bricks & mortar. Q17: Growth planning; limiting tax growth; traffic through center; maximize property value.
- 179 Don't change the cable system (AT&T). If you insist on sending these surveys, at least provide a return envelope that is actually useful. (Sorry, found the survey envelope. The census one still sucks.) Spend taxpayer money as if it were your own.
- 180 Define areas of the town for business/offices, light retail, municipal use (new police, town center w/teen area and/or community hall, senior area or meeting place, small outdoor park or place for seniors to walk around, young kids to play, etc.). Also designate where we'd like affordable housing to go so developers don't dictate to us! Would like sidewalks in center of town center (wherever it ends up). Increase business tax base enough to pay for more of our needs. Keep tax increases modest – 2.5-3.5% a year. Pursue matching grants aggressively. I'd like to see a master plan for the whole town with every area having something favorable planned for sometime in the next 10 years to make the tax increase easier to swallow!
- 181 Q1: Yes, but doubt it can be created (no space). Q2: Library would be nice but would hate to lose our unique building. Q4: Affordable, but not like Bolton Woods Way Street is too narrow, too short driveways, limited parking. Q17: Population explosion , senior housing.
- 182 I would like to see development of more sports fields. The existing little league baseball fields need development (concession building, scoreboard). A tasteful retail center and some convenience stores on the east side would add value. Office park dev. Near Rt. 495 could be in demand when the economy revives.
- 183 Lack of fire/ems personnel ( full time)
- 184 Q1: Depends on what that means.
- 185 I think the town center is a nice idea but there are other much more pressing issues – i.e. improving school system, expanding the library etc.
- 186 Q5: Not sure how to answer this one. I don't want to see more businesses. Keep the open spaces. I applaud the efforts to try to slow down residential building to a reasonable rate. Q11: (architecturally compatible) Hey, it's a beautiful building! Q17: As a single person, I don't use many of the town's services (i.e. school system). I am concerned about increasing tax bills. I

- fully support the library expansion process and, although I have not needed them (lucky me!) the police & fire departments. P.S. I don't envy your job...and thank you for doing it.
- 187 Q7: But not McDonalds. Q9: Need more info about cost, size. Q17: Lack of paid fire and EMT crews.
- 188 Q1: At what cost? Q3: Which sucks up less volunteer hours? I vote for that. Q9: Any \$ estimates? For each? Eventually we'll have to do #4. Q10: Police station first! Raise my taxes! Invest in kids & land! Q17: We're going to need a new police station, town has big increase in school buildings. We'll have to pay people to do these projects as we don't have enough volunteer hours. Buying Conservation Land looks cheap in comparison! (Low cost in terms of volunteer hours.) Raise my taxes, please!
- 189 More houses available for smaller income families are needed.
- 190 Q1: I am not in favor of moving the center. Q2: History is very important. Q3: Depends on type of housing. Q4: Senior Assisted Living is not appropriate but Senior Independent Living should be encouraged along with affordable condominiums and townhouses. Senior busing should be a service provided as in other towns. Q5: Public recreational use @ 3% - this isn't correct if you include soccer fields, conservation, etc. Q6: Keep up what is being done! Q11: #1 - history is very important. Q17: I am very concerned about the lack of concern for the history of Bolton. The center (historic center) is the center. Beautiful additions have been made to historic libraries. The state has wonderful programs to preserve historic landscapes & at the same time balance appropriate development. This survey is very biased against the history of Bolton. Where was the Historic Commission when this was put together. P.S. The town common for the center was behind the Federated Church. Good luck Pat Bensestler.
- 191 School expenses continue to rise, and we can expect money from the state to decrease. Maintaining the high quality of our schools will be expensive, but it is important and should be a high priority.
- 192 Q1: OK as is & keep stores out. Q2: Limited retail will change the complexion of town. Welcome to Hudson/Clinton! Q4: (condominiums) No as changes character of town. Hopefully senior assisted or independent living will qualify for 25%. (limited retail) Country cupboard & saltbox are nice & enough. Set up a delivery service as change the character of the town! Q6: (purchase land for conservation) Do privately via Bolton Conservation Trust if possible (to hold taxes). Q7: (commercial development) Yes within limits as it doesn't change town character as much as apts., condos, & retail outlets. Go to Clinton/Hudson for Wal-Mart's. Q8: (commercial) Make close to 495 and get it's own exit off 495 to save 117 traffic. Use up the space the way that's best for the rural atmosphere now. Q11: (library) Pretty and nice location, so let's see if it can be functional first. Q17: Thanks for doing the survey. Let's keep the rural character intact if we can.
- 193 Too much development. Keeping the school system top notch.
- 194 Traffic on Rt. 117 too heavy and too fast.
- 195 Q9: (septic for Emerson) Emerson was inadequate to serve as a school, which resulted in the construction of Sawyer School. This should be voted on. Q10: Expand commercial tax base as an option. Q11: Hopefully expansion of the

- existing library is possible! However, if not, then #4. Q17: Long-range planning is a very good idea. I am not against the construction of new homes, but services (municipal and schools) will have to increase. Our tax bill is already substantial, therefore perhaps more commercial taxes are the answer, i.e. more companies around Bolton.
- 196 Careful to not overcrowd schools. Country atmosphere would be ruined/diminished with the addition of fast food chains. Any new retail/office bldgs should compliment the historical/rural look of the existing town.
- 197 I'd like to see Bolton tie into neighboring town water and gas lines! High School kids working w/seniors @ Community Center for credit. Seniors mentoring, reading etc. for youngsters.
- 198 Bolton must begin to grow and establish more retail and business zoned space. We cannot continue to expect the single family residences of Bolton to pay extremely high tax rates. Elderly citizens are forced to sell and leave Bolton based on high property taxes. Let's begin to open our minds to including businesses into our community and support our tax structure.
- 199 Q6: Encouraging development of senior housing or affordable single family where some open land is set aside. Q10: Keep personal property tax to no increase. Q11: I see people using the internet instead of libraries. Is it not a waste of our money? Q17: All I see is that taxes for land continues to rise and Florence Sawyer School is too tough on the kids, too demanding and too much homework.
- 200 Losing the rural character that attracted us to Bolton.
- 201 You need to have people in place that have experience growing towns. There seem to be a lot of long time Bolton residents making decisions without prior knowledge/experience.
- 202 Q9: This question only addresses short term and is limited in scope. What will the requirements be for both sewage and later when the town is built out in only 20 to 30 years. Q10: What does improve mean – additional or better? Q11: Long term the library should be physically incorporated into (?) or the school. We don't need redundant resources. Q17: Police and fire should be combined into a single public safety facility. Highway, water and sewer would be a second facility. At build out, what, if any, properties can safely continue with septic systems and wells? I've been assuming that the whole town will eventually need to be serviced by waste treatment and public water.
- 203 I think the town should purchase the Crystal Springs property and use for municipal facility expansion and as a park area.
- 204 Bolton is a lovely community. Without a carefully constructed development of additional business elements to offset the substantial residential taxes, the inhabitants will be left with little alternative other than to revalue the feasibility of other options (i.e.)the search for lower expenses in another more balanced community.
- 205 Q1: too vague. Q2: We have a center with almost all of these. Q9: Eventually #4 will be required.
- 206 We value Bolton's agricultural qualities most of all and would like to see as much open space preserved as possible.

- 207 Long-range planning and development of a master plan is critical at this junction of Bolton's history. Particularly given the rate of development along Rte 495.
- 208 Keep development to a minimum. Maintain rural or semi rural quality of town.
- 209 I just hope my 2 year old has the opportunity to grow up in a Bolton that continues to have a more rural, country type feeling. My wife and I grew up inside 128 and we know too well what urbanization means.
- 210 Growth, traffic, loss of farmland
- 211 Q2: What's wrong w/the center we have now? I think it's perfect. Q17: Over development!!!! Probably too late in reality but better late than never, we need a master plan to keep Bolton from being totally crushed by new homes, roads, need of services. Look at Sawyer School – filled to capacity within 1<sup>st</sup> year, w/a tax bill that's over 500% of my 1<sup>st</sup> one.
- 212 Property taxes must be REDUCED. Improving schools should be a priority. Options for providing for town-wide sewer and public water should be evaluated.
- 213 Put a stop to building and make 5 acre lots.
- 214 Lower personal property taxes by inviting commercial business.
- 215 Bolton is a charming small town. Any fundamental alterations of our main street would be a disaster!
- 216 Town needs more industry/businesses – first to assist w/taxes but also to allow residents to shop & buy in town. DUMP NEEDS EXPANDED HOURS.
- 217 Limit new residential construction!!! Diversify tax base-office/limited retail. Maintain small town feel .
- 218 There is no reason to build a town center.
- 219 Encourage more voter participation in town processes through the Internet, e-mail, or snail mail .
- 220 Keeping tax rate down.
- 221 Affordable housing will put a huge tax burden on all property owners!
- 222 Find another solution to affordable housing. There are already enough low income families in town who may not be able to stay because of rising taxes.
- 223 Let's do it right & not be cheapskates!
- 224 Q11. With the internet, we shouldn't need to expand! Put a moratorium on building! Other towns do it, why don't we?
- 225 Q7: As long as development is near Rt 495 & traffic does not increase. Q17: The usual suspects have a hand in all future-bearing events. Term limits for elected & volunteer positions?
- 226 It is critical that Bolton develop responsibly and preserve its' open/rural feel.Q9: Yikes-I have no clue. Q17: cost of living-real estate taxes.
- 227 Maintain a good mix of rural flavor vs. development & expansion. Excellent school system.
- 228 Q1: Why, where, what a waste of time, money and effort. Q2: Senior housing needed but doesn't have to be there (town center). Q17: Be aware that long term large land owners have paid taxes on that land for many years limiting what they can do with it after years of paying and maintaining it hardly seems fair. You'll force development eventually.

- 229 Q5: Very poor question. Better as an more or less of question. Q17: Rte 117 traffic! New Sugar Rd intersection is working well, wonder about the North bound exit – new East End intersection very poorly designed! Fix problem at Wataquadock Road.
- 230 Taxes!!!!
- 231 We are growing too fast!
- 232 Road maintenance needs to be improved. Sugar Rd is a mess. Take pointers from Harvard, they gets roads repaired in a week.
- 233 Water!
- 234 Q2: Don't change the center.
- 235 Q2: Little & desirable stores OK – convenience, pharmacy, cleaners, coffee shop etc. Q17: Limited public transportation would be nice. An occasional bus to the mall or train station in Acton. Very limited retail – a drug store and hardware store in town. Keep country atmosphere and agricultural land as much as possible. Stop building McMansions.
- 236 The size of houses being built seems ridiculous – there is no way young families can afford (or would necessarily want) the typical mansion that is being built. Some way to encourage the building of more sensible (3 bedroom, for example) housing would be good.
- 237 Q2: The town is linear, a charming strip, why mess with it? This is crazy? Q17: Limiting growth via developer mentality. Coordinating various boards & departments, often with agendas but without communication or responsibility to resolve contradictions
- 238 Limiting growth to reasonable amount and maintaining small town feel.
- 239 Q1: Yes if feasible and affordable.
- 240 I would like to see fewer luxury houses being built, more reasonable lot sizes and shapes. Keep retail low (we need some to help w/taxes). I would like to see Crystal Springs bought by the town and turned into a town recreation area (the idea that was explored at town meeting).
- 241 Keeping Bolton's tax rate growth under control.
- 242 Q10: Tax increases must be less than inflation Q11: Library expansion: There is no need or demand for this. Q17: Need to continue to move from rural resident base to suburban residential base. Improve schools, no tax increases. There should be no entitlement for anyone to live here – senior, lower income etc.. People move all the time because they can or cannot afford a place – that's life.
- 243 Q2: (Limited Retail) NEVER Q17: I am very concerned that we are adding very large houses at a very fast rate. This issue has, of course, been addressed recently-but I'm still concerned about it.
- 244 We don't want to build ourselves out of land.
- 245 Q7: Yes, see land use plan. Q17: Without an integrated plan decisions related to senior/affordable housing will get out of balance with school quality and conservation/recreation space. I'd like Bolton to be a good place to live whether you are 6 or 16 or 60. Decisions about senior housing are inseparable from those related to transportation and health services and affordable housing should address developing entry level jobs and manufacturing.
- 246 Keep the business zone along Rt 117.

- 247 Q11: Leave library alone! As a historic building. Q17: Some of us do not make the large salaries that many of our neighbors do and the taxes are becoming more and more intrusive. Too much development. New Police station, NOT NOW.
- 248 I am in favor of a waste treatment plant/sewer system to connect Residential properties if it goes past the 495 to Harvard Rd boundary as stated earlier. I believe development rules should be in place to limit growth and allow town to spend money or shoring up Municipal/school needs and not utilize resources to purchase land before someone else does
- 249 Try and maintain a rural feel to the town, while taking steps to modernize schools and municipal buildings. Increase business in town to moderate property taxes
- 250 I enjoy living in Bolton but if taxes continue to rise at the name rate of recent years I will eventually be forced to move. Taxes continue to increase but services stay the same. We build a school with an improper choice of architect and then find out a year later that it is too small. Great job!!
- 251 It has always concerned me that most of the tax base comes from residential housing. I am very glad that you are considering expanding the commercial base. Also, I am very excited over your consideration of a town center. I really believe that Bolton needs progress in these areas. Please, we need a leash law for dogs.
- 252 Bring in more business to ease taxes.
- 253 We were made aware of senior housing shortly after we moved to Bolton, and it still hasn't materialized. Bolton is a lovely town. We hope future decisions will maintain it's rural atmosphere.
- 254 Too much growth and sprawl.
- 255 Q7: This is not a city, it is country. Q17: Leave Bolton a small town instead of trying to create a small city!!
- 256 I think the town should look for ways to lower property taxes for Seniors. Schools should be paid for by parents with children in them. Parents who can afford the high price for homes here they can support the schools.
- 257 We feel strongly that we should invest in town planning research and increase the opportunity to secure state & federal funding for need/wanted activities (like improving the math programs! – HELP!)
- 258 Q3: Town should stay out of private ?? !! Q17: There is no professional planning being applied to existing residential development. This development is in town leading to potential drainage problems! The town should place a moratorium on ALL development until an approved plan for town development is agreed with all residents via the BALLOT BOX!!
- 259 Grow slowly and keep enough open space so town keeps a good image and doesn't become another Leominster etc.. Good Schools are very important.
- 260 Dismiss Police Chief Hyde-make police force along with highway dept. smaller – too many employee's for a small town – costing a lot of money. Level fund school's for one year.
- 261 Taxes are too high!!!
- 262 Improve schools Limit growth Add to Conservation land Add bike paths & trails

- 263 Q4: Before we start building all these buildings how about considering some important infrastructure first. I.e. a town based fire hydrant system!! How are you going to protect these buildings with dried up kettle ponds?! Q17: First priority should be to increase available land for business development and then begin to shift the tax burden to commercial properties. Consider a flat rate tax on all households and rate tax households on a per student basis – i.e. more kids in a household pays more taxes. Family with 5 kids should pay a lot more than a family with 1 kid!
- 264 We should focus on conserving as much land as possible in as many creative ways possible. We need to encourage the continued agricultural use of the lands and minimize the rate of residential development.
- 265 Bolton is a charming country town-whatever we can do to maintain that charm and integrity we should do! Encouraging a diverse and committed community in these efforts will be important. Thanks for doing a good job.
- 266 Within the context of a town common, Bolton needs a partial playground area that young families have access to during school hours. I often find myself going to the parks in Hudson and Acton due to the lack of facilities here.
- 267 Too many expensive homes and not enough businesses and too many farms going out.
- 268 Q11: Solution must be cost effective. Q17: A plan needs to be put in place to ensure controlled growth, maintaining the towns current rural characteristics, while still enabling new (but fewer) residential homes to be built.
- 269 Q9: Need more info: where to discharge?, type of treatment?
- 270 Should keep small town feel
- 271 No concerns
- 272 Q9: I can't answer this without more information. E.G. define fullest use or what are the relative pros/cons and costs of septic V. waste treatment? Q11: Here's another question I can't answer without more specific and detailed information. Q17: Bolton is already unattractively suburban. Don't waste public funds with half-measures. Either HALT population growth or let development take its natural course.
- 273 Construction of sidewalks on Wattaquaddock Hill Rd. Increased enforcement of existing speed limits on Wattaquaddock Hill Rd.–
- 274 Town should try to retain as much as possible the rural appearance-open spaces-develop in clusters thus retaining open spaces.
- 275 Q3: ONLY for SENIORS not simply affordable housing. Q9: This is something an expert should answer! Is there a chance other systems will fail? Q11: Cost effective – AND creates the best library.
- 276 Well done survey.
- 277 Keeping the image of the town as a rural New England town. Keep commercial development in check to maximize potential revenue but prevent eyesore on motor routes. Develop a true downtown with a public square surrounded by public buildings and small retail. A place where one would want to stop and visit.
- 278 Q11: Great Building! Q17: Life long Bolton residents are forced to leave because of taxes. Would like to see seniors (62+) given tax break.

- 279 Limit the number of common driveway lots. Keep single (new) residences to a minimum within present laws or pass restrictions that would limit the number of single residences. It seems the builders are running the town
- 280 Q8: light manufacturing – You have to be careful w/ private wells!!! Q17: You have to reduce property taxes or retiring in Bolton is out of the question for many old time residents. You haven't even mentioned the possibility of exploring a public water supply. When private wells start getting contaminated with further building expansion, this may become an essential avenue of exploration. Finally businesses must be encouraged to develop land in town. The town is outgrowing its' municipal needs and property owners cannot keep footing the bill.
- 281 Citizens that volunteer are wonderful and should be appreciated. However, the town needs a **Coordinator** that understands and is knowledgeable in all areas and will make decisions that reflect all areas and therefore this will eliminate self interest groups.
- 282 The town has a responsibility to its citizens to maintain a quality of life for them and to not increase the burden of taxes bases on the opinions and wishes of the majority.
- 283 Controlling traffic and parking in/around town center and providing safe walking space (berm or sidewalk) on Rt117 for access to town facilities (i.e. library, church, etc).
- 284 Q11: Expand if architecturally compatible.
- 285 Traffic-cut through traffic to 495, etc. We need to reduce the speed limit to 25mph on all roads, implement controls like Lincoln Hts – limited speed bumps, etc. Signs-signage (new) for our recreation areas and trails, fix up Memorial Park Baseball, softball diamonds. Add a walking trail, etc.
- 286 Q1 number 2- but depends. Q3: DK not enough info. Q6: Purchase land for municipal if needed. Development of open land? Part of development is permanent open, private land?, space? Or recreation? Q9: waste treatment overdue, if tax burden bearable. Q11: #4 but not necessarily the cheapest. Q17: More public info needed. I can't make informed decisions without it. Pleased with new annual limits on development. Some commercial development needed to contain rising taxes more. Hotel and High Tech Co. OK if traffic can be managed.
- 287 Lack of adequate fire services – it is time for a paid fire dept.!!!
- 288 1. Keep Bolton primarily residential. 2. Bolton schools need to be maintained at a high level. 3. More recreational space for children – i.e. – hockey rink, basketball court. 4. Need a high quality grocery store, like Roche Bros.
- 289 Please place some emphasis on infrastructure. Bolton's roads are (in general) not in good shape. (poor shoulders and road surfaces). Bolton is a wonderful place to live.
- 290 Q3: Buy Crystal Springs and develop for town center and have some affordable housing there. Q11: Build a new bldg if Crystal Springs is bought to make a town center. Q17: Concerned about over development, loss of open space and hiking trails and traffic congestion. It would be great to buy Crystal Springs and be able to utilize the land and facilities for a town center – this would help keep open spaces in rest of town.

- 291 It will be very important to manage our growth to preserve the features that attracted people to Bolton years ago – open space, conservation, limited development and five schools.
- 292 Q8: office buildings – incl. Research and development.
- 293 I prefer to see Bolton stay a rural/country town. That is what brought us to Bolton. We like the animal friendly atmosphere here. Also the agricultural nature of the town. Keeping open space and a good trail system are very important to us. If we wanted a town center we would have moved to a different town and people who want one should do the same.
- 294 I would like to see more land allocated/ purchased for interconnecting trails through the town. We love living here because of the rural animal friendly atmosphere.
- 295 Q9: Just do Emerson.
- 296 Q9: No! Expect other septic failures if these buildings continue in use!! I don't see the benefit of polling town residents on issues like this! Such a decision should be based on the findings of a waste alternatives feasibility study performed by a qualified engineering company.
- 297 1. Excessive traffic on Rte 117 concern, Q2. Would like to see a full light at Rte 117 and Wattaquadoc so people don't have to idle so long before entering Rte 117. 2. Would like to see widening of pavement on Rte 117 at post office to accommodate through traffic while others can take left hand turn into post office.
- 298 I would like to see town center to retain it's rural character but would like to see senior housing and small amount of retail to offset these resident needs very close to town center.
- 299 Q1CQ4: Manage housing units – Town shouldn't be in this business itself but could contract it. Limited retail – not funded by town, but considered in planning. Q6: The next 10 years will be most critical for Bolton in determining what the town will ultimately look like. The bases for what we want Bolton to become should be clearly articulated. This vision should guide all planning decisions. I believe that the best place to start is by establishing what open space patterns we want to have left after all else is built. Development will occur where it can. Unbuildable is a myth – much more dependent upon economics and technology than ledge and ground water. It is imperative that the town act as quickly as it can to protect what it wants protected. A couple more periods like the mid-late 90's and there won't be a lot left! Q7: 1 but only if carefully planned and designed. Q9: Depending upon need and planning. Increased use of school complex and further development of Flatley will likely require public treatment works. Q11 We talk about a town center and then consider moving typical town center activities (i.e. Post Office) away from what is Bolton's historical town center. Q11: Priorities are protect? historical areas, farms, open space – fast!! Don't screw-up (strip develop) 117, carefully diversify tax base (i.e. plan well and make it fit – layout, arch. Design, traffic, environmental).
- 300 I feel that we have maximized the positive potential of residential developments. It is time to purchase as much open space as possible, seek conservation restrictions where possible and protect historical structures and

- areas of town, i.e. Rte 117. Carefully develop business uses and consider a Historic District along the Rte 117 corridor to protect important historic sites.
- 301 While a town center is appealing and I have responded as such in the survey, I have no idea where it could be located, give the constructs of Rte 117! Wouldn't buildings have to be torn down to construct a village green?
- 302 Keep up the work for conservation level.
- 303 Look to long term. Develop municipal facilities, open space, rec facilities. Limit housing. Do careful development of low impact clean business and industry. Traffic management.
- 304 My concerns are conflicting. I want to keep Bolton's rural beauty and preserve its economic diversity. I believe that the town could benefit from an expanded business tax base and think some limited retail would both provide local services and more frequent interaction among residents. On the other hand, my definition of acceptable limited retail is pretty restrictive and subjective. Thank you for working on Bolton's future.
- 305 Don't forget about traffic and congestion! Some solution to town center septic must be found.
- 306 Q6: Open Land only when set aside is worth it. Q17: RE: affordable housing. Is there any way we can get each new development to have a few affordables mixed in so we don't have the cul-de-sac phenomenon – where all one type is together. RE: open space. I favor saving open-visually open space-as opposed to wood lots we need to keep vistas. We have enough trees. We need community space besides Davis Hall and Sawyer for community events. PS Save the Fair. Bring back skating pond in front of Emerson.
- 307 We feel Bolton is a fine town to live it.
- 308 I would like to see property taxes reduced. Affordable housing etc. is not much use if families cannot afford the VERY high taxes. I would like to see a better mix, with more businesses being encouraged to develop.
- 309 Q3: Neither, just NO! Q17: We moved here for the rural setting. I know things must change, but we are interested in minimal change – minimal impact on taxes. Our taxes have doubled in 8 years. Absolutely ridiculous. Nowhere else in our economy has anything doubled in 8 years. Our friends have already moved due to this. If it continues-we must consider it too.
- 310 A true town center will help Bolton establish a better sense of community. It is also an appropriate place for affordable housing, senior housing and small-scale retail. I believe that Bolton should consider creation of a new town center at Crystal Springs.
- 311 Q7: Also, separate tax base of residential vs. commercial so that future rate differences can be applied w/o hassle. Q17: To me, having a town center serves no purpose to most people. I think people live here because they like the rural, quaint, quiet atmosphere, which is best preserved by open, public space and mainly residential development with good schools.
- 312 My primary concerns are keeping open space, expanding the tax base by encouraging limited business and retail development. Don't want to see industrial complexes here. Preserve the rural character and beauty for our children, but don't force seniors out.
- 313 Q1: depends on cost.

- 314 The personal property taxes are prohibitive for Senior Citizens on fixed income. This last increase was unreasonable. We will not be able to continue our residence if the sharp increases continue.
- 315 I would support limited commercial growth to diversify tax base and offset the tax burden on the residents.
- 316 Q6: In many cases this has been undertaken when it did not make sense and the end result has been worse and looks ridiculous ex: Butternut Farms. Q17: I believe you need to take a serious look at the FOSPRD plan. After speaking with the individuals who put forth this plan it is clear that it was not intended to be used all the time. In addition the plan did not take into consideration the problems it would cause for abutters. Also there was no means for the abutters to influence whether property should be traditional or not. The board has the final say. If any group is formed looking at this issue we would like to know. Take a look at Butternut Farms. The traditional plan of 2 acres would work much better!
- 317 Let us not follow other town's so called progress and growth. We are somewhat unique and country. Why not try to keep the peace and serenity as long as is possible.
- 318 Taxes are outrageous and growing out of control each year. We need to look at not only diversifying our tax base but also look to cut spending.
- 319 Taxes and reassessment of house values is going up way too fast. If it continues to rise at this rate we will not be staying in this town.
- 320 Q1, 2: I'm not sure just what a true town center means. Our present Central District is hardly false. If it means putting all town services into one location, in the center of town, what a recipe for disaster. Central Bolton is too crowded as it is, and resources are strained to support existing usage. Rather than looking to gather together, I think it would be more sensible to preserve what is possible and move the rest out. Bolton is not so very big geographically that spreading the services out makes much concrete difference. Or, one could gather them together in an administrative office center somewhere else, away from the center of town. We've already moved several services out from the center of town and it hasn't appeared to have made much difference in everyday life. Town Government moved from the Meeting House to the Town Hall, and elections moved in turn to Nashoba and then Florence Sawyer School: the Post Office has moved at least twice, ending up over a mile from the center of town; schools moved from the outskirts to the center and then out again (district schools to gathering on the land now occupied by Emerson, Houghton to Nahoba, etc.) and so forth. And for goodness' sake, don't let's fall for the 'where's the Common?' routine. Bolton did have common grazing land until relatively recently. The present site of the Federated Church and Town House (our two building version of what was once one) go back over two hundred years to 1785, when the original Meeting House was abandoned and a new one built. This particular arrangement of Town House/Meeting House, road, etc. is somewhat atypical of what has become the stereotypical New England Town Center with common on which to put statues and parking, but it is a very traditional variant. And why not preserve something that is historic, different, and Bolton?

- 321 As for aesthetics, limiting retail to existing structures (since I gather it is difficult to re-zone backward so to speak) would help preserve the architectural character of the existing central Historic District. We could restore Pond Park to the elegance it had when it was completed in the early 20<sup>th</sup> Century. If town services are moved from Houghton and Town Hall, I would guess that the buildings themselves could be put to some re-use (assisted living? Seniors? A community center? day care? Library annex? Storage for town records, etc?)
- 322 Please keep a balance between the residents needs and the rich traditions that the town of Bolton possesses!!!
- 323 We would like to see the development of a better zoning mix to attract more elderly and retired couples. That would minimize the population growth of the town. It would benefit Bolton to attract quality environmentally clean commercial business. Bolton is attracting too many young professionals with children. There's not enough attractions for the 65+ year olds like grocery store, community center, small theatre, pharmacy, elderly housing.
- 324 Q2: The current sites for town hall and library beautiful and historic- should continue to be utilized. Fire & Police station seems sufficient. Town is lacking retail. Southborough is a good model for the new town center created. Q6: There is a lot of conservation land in Bolton currently. Q17: Both business and residential development should be done tastefully and keep with the ambiance of the town. The town should review house plans to be built as well as commercial. The town of Weston does this to keep historic look throughout the town. Development is inevitable but the town should oversee and set guidelines to preserve the look. Another good example is Nantucket even the commercial buildings look like houses.
- 325 The town needs more retail, commercial building... why should Stow & Hudson benefit from our spending. This would also allow Bolton to decrease dependency on the residential tax pool.
- 326 Q9: This depends on cost, and ability to recover this cost from those who tie in! As someone who paid \$30 K for a new septic I don't feel like subsidizing everyone else! Q17: Town needs to address affordable housing, and plan for more office space. Town needs to have better zoning to restrict unsightly retail. Town needs to locate next school outside of town center to alleviate traffic problems. Across from high school, or at Crystal Springs site.
- 327 Q2: We already have a town center and have had one for many years. Most of the above are already in the town center! Q17: New buildings & proposed buildings are unaffordable to most home owners with the tax base town now has. Burden is on homeowner. Needs to be spread out among industries & commercial real estate. New school & rebuilding high school example Florence Sawyer had to spend 1.5 million to fix mistakes after only 2 yrs. High School: sub standard workmanship.
- 328 No manufacturing. No dirty industry only high-tech and clean business.
- 329 Q11: #5 Keep as is and stop expansion. Q17: Put a cap on expansion, the infrastructure does not exist to support. Tax base does not support infrastructure requirements. Keep Bolton a simple town.
- 330 Q10 of this survey is very misleading. I do not want to see taxes >2.5%. However, if I write 0 for the last two lines (5% + 7.5%), it looks like I don't

- care if taxes go that high – but I do care. I do not want to see taxes go above 2.5%.
- 331 Must keep the school sys. At a high level of achievement.
- 332 Q1: Bolton needs a gathering site for its citizens. Q3: Have no one opinion > favor a combination of both options. Q7: depends upon commercial development. Q17: Increasing taxes (real estate) making it difficult to live here-but then-every town has problem with increasing real estate taxes! Really think a town center where people can congregate would increase togetherness of town > not differences of town!
- 333 Q4: Under the impression that the town was doing senior independent living already. Q9: #4 include commercial & business uses, also. Q17: 1, too much truck traffic on Rte 117 and Wattaquaddock Hill Rd. – bypass options? 2. Encourage bus service along 117 – Leominster/Fitchburg Malls, Lancaster to Maynard or to Lincoln Train Station. 3. Encourage clean industrial & business development like Future Electronics, Atlantic Microwave, Skinners, etc. 4. Make agricultural landowners aware of their options for 61-A, conservation easements, etc. to protect orchards & fields from development.
- 334 Rising property taxes!!!
- 335 Baseball facilities are not up to par with other towns.
- 336 Our family would like Bolton to remain a small community. We would not like to see Bolton become another Sudbury Mass. Thank you for allowing us this survey to communicate our concerns.
- 337 Keep as much farm land as possible. How can we help and promote farming? You forgot that question!
- 338 Q11: Have you seen the Lincoln Library? Nice job expanding the older building.
- 339 My husband grew up in Bolton and I used to come here as a child. Now we're raising our three children here. I would love to see Bolton stay as a small, safe, quiet, pretty rural town where everyone knows each other and cares for each other. Maybe that's not practical, but with all that is going on in this world, I want my children to grow up in the Bolton my husband knew growing up as much as possible.
- 340 Q2: We had a beautiful town hall till we renovated it to make accessible and we couldn't even accomplish that properly! Q9: How can you put septic systems in when you build in and around wet lands? Florence Sawyer School??? Why should we pay for homeowners in center of town when it cost us \$20,000 to \$30,000 for our septic systems. Q11: Expansion of existing library better be done, better than the renovation to the Town Hall if done to the building at all. What about sleeping quarters & expansion of fire & ambulance quarter also? Q17: We need to get our house in order! Police, Fire, Ambulance facilities in proper facilities with quarters for a full time fire & ambulance squad & a police station that will meet our needs now & 20 years from now. Much more so than a green or Senior Housing.
- 341 EMT & Fireman
- 342 I am afraid that Bolton's growth will get out of control and by the time we are able to get our act together it will be too late.
- 343 This is a very slanted questionnaire. We moved here because we liked the center the way it us. We don't wish the town to do any of the proposals. It

- doesn't need a center of business. Libraries are being replaced by the internet. Let the town grow the way it will.
- 344 1. Affordable townhouses/condominiums and smaller houses are needed for the 55+ population. The same are needed for upper middle class seniors who are not eligible for affordable housing. Bolton lags way behind other communities in this area. Therefore seniors who pay taxes and have done so for many years, often turn to other communities to live in comfort in their later years. 2. Butternut Farms is a disgrace to Bolton!! Traffic Problems Water/septic problems w/increased housing
- 345 Q2: A grocery store is not limited retail! Q9: We don't have a true town center. If and when one is built, a treatment center should be considered. Q11: This initiative should be put on hold until a final decision is made regarding a new town center. Q17: The biggest concern is the 40B issue, Bolton needs to rapidly plan classy low cost housing to meet the states threshold. This housing must remain low cost forever and not revert back to market price.
- 346 My biggest concern is the rate of growth and the impact that this will have on the schools, police and emergency services.
- 347 Concerned about correction in town government which leads to people like Ed Plante and Brian Lafferty getting away with corrupt business///Nashoba Board of Health and Ducharme//Frank Crysst – all corrupt too!
- 348 Bolton should look at and model itself after Southborough. Rte 117 could become our Rte 9 (to Southboro) bringing in commercial tax revenue to relieve residential tax burden. Quit raising taxes by increasing property values. Hire some pros for urban planning.
- 349 I would like to see town growth slowed as much as possible.—
- 350 Q6: This doesn't work – open land is always out back . No one sees it but landowners immediate to the area. Q17: Good lick, like the Master Plan, pull the results out in 40 years and have a good laugh (or moan).
- 351 Please do whatever is necessary to avoid this becoming a town of 9600!
- 352 Q9: Who designed and signed off on Emerson's system? Did it last as long as it should? Q17: Both Sawyer and now the unfinished H.S. have or have had serious problems. The H.S. already has leaks in areas that were updated, is still not done, and seems to contain many updates of shoddy workmanship. Who the heck is watching taxpayers money on these huge money sinks. Bolton is getting screwed on these projects. Other towns have done much better.
- 353 Keep fast food franchises out – very fond of old voting booth/system, lower speed limit-East of 495, fewer trucks on Rte 117, more people-friendly town center.
- 354 As we grow we should consider a form of town government that has authority to make decisions. We need a town manager instead of a town coordinator. Town committees (and building committees) are working in a vacuum without the benefit of a central body to consult. We need to control our growth but also acknowledge the growth that has already occurred!
- 355 I moved here because of the rural character of the town; I'll probably move again because of its loss of this attribute!

- 356 There is no reason to increase personal property taxes above 2.5% as long as there is no inflation.
- 357 If you could keep the cost of living in this town down you wouldn't need affordable housing.
- 358 We need to protect our green & open spaces against development that is not concurrent w/current town use (i.e. no condos) and strongly maintain services like police, fire & school systems. Over development is the worst option.
- 359 Affordable housing should be top priority.
- 360 The town needs to increase services without adding burden to homeowners. Ideally the town can attract office or light manufacturing businesses and expand business zoned land. The population growth projections will out pace the town's part time and volunteer support structure.
- 361 I wish they would stop building!!
- 362 Library expansion plans should be made assuming much heavier reliance on computers and the web in the future and less on hard copy.
- 363 The town should create sidewalks along the center length of Route 117 to build a safer community for all town residence – ESPECIALLY BY THE HIGH SCHOOL!
- 364 I strongly support a town center and also having more walkways to the center and on busy streets as Sugar Rd, 117 etc. I have walked to the town from my home, Sugar Rd, and it is very dangerous! We need sidewalks and they could even just be gravel but some way to get the children etc. off the lousy streets. Thank You!!!
- 365 Q7: Allow not seek!
- 366 Too many people, too many houses, incomes too high
- 367 Want to keep the small town character but see the need for senior housing, more adequate municipal buildings and some more commercial development to offset residential tax burden. A town center redevelopment on Rte 117 seems counterproductive to traffic management.
- 368 Financial prudence, attention to senior and affordable housing, strengthening of DPW oversight, Police Department normalcy (current rifts are not good), strong attention paid to looking out for interests of homeowners.
- 369 Q6: I would not encourage development of any kind. Q17: I would prefer that development in Bolton be kept to a minimum, especially commercial development. I'm concerned about the possibility of the town over committing to unnecessary expenditures.
- 370 It is important to preserve the rural, agricultural aspects of this beautiful town in which we live.
- 371 Unrealistic tax burden on residential property owners and lack of interest for perspective home buyers due to the real estate taxes.
- 372 Q1: Why change Bolton's history? What is wrong with our present town center? Refer to the history of Bolton. Do we have to change everything?  
Q17: With Bolton soon facing paid fire dept and ambulance, why are you wasting time on a town center proposal? Let's focus on the real issues. Senior housing couldn't move much slower-what a joke!
- 373 Find ways to increase commercial tax base and reduce residential development along 495. Corn Rd is a prime example . A new Police Station should be First Priority in municipal planning.

- 374 Taxes are too high already. I don't support any activity that causes an increase in taxes.
- 375 Should a town center become a reality, then a town waste treatment plant would be good for Emerson And any new town related buildings.
- 376 1. Stop increasing residential property taxes. Many of us are laid off and incomes are not rising. 2. Stop granting variances to builders and developer's who are spoiling Bolton's woods.
- 377 Too much development! Traffic through town center is out of control.
- 378 Public water and sewer for all downtown roads off Main St. is a must going forward.
- 379 Q2: Only if they're individually owned stores and restaurants –no chains!!!!  
Q17: The 40B Comprehensive Permit Law-I'm afraid that developers will use this law as a way to develop in Bolton, e.g. Brian Lafferty.
- 380 Stop spending my money to buy up open land for the Conservation Commission. They are zealots regarding this program and they should be tightly controlled.
- 381 1. We need to think about having a paid fire department. 2. Need a leash law. 3. Need to restrict the removal of trees on residential property.
- 382 Q8: (from newspaper clipping), Tax averages for fiscal year 2000. Information from the State Department of Revenue. West by the numbers – A look at the average property tax bill for a single-family house: Bolton - \$4,669; Hudson - \$2,315; Maynard - \$3,043; Westborough \$3,709 Q17: This isn't one of our major issues – but please find some place near the center of town to put a few picnic tables. Perhaps the time has come to change by-laws to allow duplex houses (which can be very attractive). This would allow young people to buy who could not otherwise afford to come to Bolton – by using money from the rental halves to help with the mortgage. This might provide comfortable living quarters for senior citizens.
- 383 In theory I believe a reasonable amount of new industry and high-density housing (e.g., condominiums) would be a good idea. What worries me more than the obvious issues is how septic and water are to be dealt with. How are neighbors to deal with aquifer problems (e.g., the need for a deeper or relocated well)? Do you not feel that many longtime senior residents leave Bolton because of an ever increasing property tax burden that is totally unrelated to income? As I get older and our real family income decreases each year, most of our income goes to pay nondiscretionary expenses. This makes it very hard to consider improvements to the town, that I favor in principle but which are becoming very difficult to pay for ... and my home is very modest and should be affordable in my senior years.
- 384 Q1: Depends-yes if off 117. Q2: (senior housing): There is no town center-they should have transportation if no center in future. Q17: Need to find large land space off 117 to expand town municipal needs seniors should choose their space. Don't wait to make overall plan-do it piece by piece or it will be too late to do it right at all.
- 385 Q1: Yes, assuming you mean a common. Q9: Allow treatment units for houses in town center, small, state of the art. Q17: see historical survey/study.
- 386 My concern is that this poll may result in a majority opinion that reflects exactly how we came to have this problem, i.e. a status quo opinion and not

necessarily what is best for the town long term. If we are to truly change the direction we are headed in, I would expect that some unpopular decisions will have to be made. I am not convinced that this will happen given how this process has been structured. Town input is important but should not be the only consideration.

- 387 No cell towers
- 388 Bolton was and should stay a small country town!
- 389 Definite need for affordable housing-improve municipal services. Continually maintain our schools vs. waiting for them to fall apart as the town decides to forego repairs. We need business development – residential taxes and open unusable space will not maintain our future.
- 390 Q9: My real answer is build a waste treatment plant for the entire town. Q11: My real answer is live with what's there. Manage the collection down, take advantage of the internet. What will we really need in 20-30 years? Will it really be in a physical building? Q17: I think the planning group needs to look more closely at demographics and the coming changes in the workforce. We will see much more internet commerce lessening the need for a town center or traditional library. We will need a better electronic infrastructure and oh yes fix the damned roads.
- 391 The town shouldn't guide the development, market forces should guide it. Main St., if a commercial zone would gradually evolve into small in-house shops. But of course the historic preservation group would not want that! So on and so forth. There will always be the, not in my backyard thinking and besides today's vision won't be tomorrow's vision. My vision of Bolton is long gone! That said, I will do my best on this questionnaire. Q3: This would be a good law to work on changing. There will never be affordable housing in Bolton (due to market forces) (unless of course there is a long recession or depression). Q4: There are companies which build both therefore the town need not become a land-owner. Q5: More than likely I will be forced out of town within the next 10 years but again I'd rely on market forces as this will happen anyway. Q6: line 32 then the houses are on top of each other and that looks crowded. Q11: How necessary is this with computers available for so much information? I see libraries becoming outdated in my future vision. Q17: I am concerned that town government is expanding into areas it should not. For example, I do not feel that town government should be in the business of buying property or in telling people how they have to use their property (within reason of course). A nice senior home might benefit us, but I'd rather see it run by a private company rather than by the town or higher government.
- 392 The town must take action. For too many years the town has done nothing on many fronts. The cost to catch up is becoming too enormous. The town (officials and residents) must face the reality that it is going to cost money and they must contribute.
- 393 1. Traffic control on side roads. 2. Should we consider full time fire dept. 3. Residential growth and school capacities.
- 394 The reason we moved to Bolton 7 years ago was its pastoral countryside. Bolton needs to manage its residential development and aggressively pursue the addition of more tax paying businesses. We pay a huge amount of

- property tax for minimal service the town provides. Bolton cannot continue to saddle the residential taxpayers with the burden and continue to be anti business!
- 395 I love this town. It's unspoiled and I hope it stays that way. We lived in Acton during the 1980's and the town, while vital, has lost all its charm. Whatever you people are doing, keep doing it.
- 396 I feel that Route 117 is a major problem for this town. It has become a life threatening activity to try to walk or ride along it. This is due to out of town traffic mostly. The town needs to somehow address whether we just want to have 117 become essentially a no-human zone , a state freeway through town, or whether we can have it be a town road again.
- 397 Q11: architecturally compatible FORGET IT!
- 398 We are especially concerned about the quality of the school system (in particular the high school) and about the negative impact of rapid development upon the town's quality of life.
- 399 Keep Bolton affordable. Slow residential development that burdens school and municipal services. Encourage business, especially non-retail, that does not add to the school burden.–
- 400 Plan to reduce traffic flow through town should be implemented.
- 401 Building cut it back.
- 402 Q1: We don't need more on Main Street! Q2: Town Hall, Police and Library are already the center. Q4: Bolton Woods seems successful as moderate-income housing project. Q5: I believe too many build able lots are really not-too close to wetlands, or impossible driveways! Each week I see variances issued! Aren't the wetland laws there for a reason! Q8: Businesses like Slater's café is what we need! Small, homey place for Bolton residents to socialize. Not big Business! When I moved to Bolton 10+ yrs ago. I knew I would be traveling for groceries, shopping etc and that is OK. I want green! Quiet! Q11: Bolton's library has historic charm that can't be duplicated in new. It is a comforting, environment in which to gather and read/study. Q12: Bought existing house (35 years old) instead of new mansion – don't care for upscale nature of Bolton lately. Q17: 1. Limit growth to ensure charm and rural character. 2. Strong schools to continue. 3. Population <5000. I feel Bolton is a takes a village to raise a child place – it's so important to keep that feeling!
- 403 Q2: Depends on how traffic flow could be invented. Q17: Kudos to this survey I hope it is helpful – a great shot at encouraging communication from all townies.
- 404 Q1: No – We have an adequate center for those wanting a town center - they might be happier in Harvard. Q2: Leave the town ctr. Alone – it's fabulous as-is. Q3: Senior housing only-we don't need another Bolton Woods. Q17: It is getting absurdly expensive to live here-I hope I can afford it 10 years from now. A town center is just going to make bad traffic worse – what is wrong with what we have?
- 405 Would like to see Bolton stay as rural as it is today. We don't need any MORE lousing developments other than senior housing. Keep the existing town center from 495 to Harvard Rd AS IS.

- 406 Q7: Tax current commercial more than currently. Q17: It's getting too big and fancy for its britches.
- 407 Q1: The town has a very recognizable center.
- 408 Q1: lowest priority, too expensive to do it right. Buy Smith's and houses flanking it for community center and retail-see, I told you it would be expensive (or impossible). Q4: A balanced mixture of these three – 15,16,17. Q8: #36 But no hazardous waste! Q17: We must keep control of affordable housing. 40B affordables revert to market value in time. Q3 respondents weren't given enough info./ We must be prepared for possible state-mandated even funding for schools-we must stay ahead of our schools' infrastructure needs.
- 409 Q8: #36 but no hazardous waste! Q17: No 40B! We must educate our populace on all the pros and cons of Town-built affordables versus 40B! Then vote for real. We must aggressively create more school rooms to keep up with increased building and possible large affordable condos.
- 410 Income taxes and user fees should be used to reduce reliance on residential property taxes.
- 411 Q3: Where would the money come from? Higher taxes? Q5: Keep same as now. I know this is not realistic. Q7: I don't know, because I don't know how it compares to residential. It looks to me the Flatley building does not create much tax. Q8: I'm concerned about an increase in traffic on 117. Zone for business – hotel? Q10: Providing sewage and water?// Depends on which services. Q17: Is it true that there are too many builders on our planning committee etc. in whose personal interest it would be to not put a stop to the rapid increase in the number of houses build in Bolton?
- 412 Stop raising taxes! It's out of control!
- 413 Lower taxes, less government is always to be preferred. We are a rural, low density community. Lets keep it that way.
- 414 Q1: No new construction , preserve historical character of town center, restore green. Q8: Whichever creates best tax base. I'm quitting w/some considerate for traffic.Q17: The scope of the Long Range Planning Committee should be sufficiently or divided narrowed such that plans a plan can be developed and action taken. We have a couple of plans already – ?? and conservation...and we've completed ?? survey!...Thank you for your work.
- 415 As someone who has lived in the center of Bolton for over 40 years, I would like to point out that Bolton does indeed already have an historic center, with a number of beautiful houses, a town park, town hall, town offices, church, school, library, and so on. How would rearranging what we have make Bolton more Bolton? In this I agree with what Warren Wilson had to say in his column in a recent Bolton Common. If there is a need for more space for town services, there seems to be no reason not to locate these services as conveniently as possible away from the center of town, as has already been done with the post office. Please let Bolton stay Bolton, and not become someone's idea of what Bolton should be.
- 416 We love the lack of businesses inside Bolton town lines. We would prefer that Bolton maintain its agricultural character in the future.

- 417 New residential development (single family housing) cost more in services (especially education) than it brings in new taxes. It should be taxed (one-time tax) and the money used to buy conservation land. Developers should be even more encouraged to set aside open space. Controlling the rate of development, of increasing permanent open space will protect Bolton's character and keep taxes down.
- 418 When my home was purchased 35 yrs ago, it was because of it's quietness here. I understand it has grown in population since then. My concern is that it does not become overpopulated. I feel it would take away the country feeling which I always liked so much as many other habitants do also. It's a thing that has to be really thought about.
- 419 Definitely want to preserve rural ness , we should have paid firefighters for this many people.
- 420 Q1: What we have is fine! Q2: no retail Q4: manage? Yes, to senior; no, to affordable. Q17: I hope that Bolton doesn't end up like Hudson or Framingham. I am suckered when I hear the selectmen considering 300 units of single unit housing on 117. Is Bolton going to look like Rte 9 one day? I've lived here all my life and I understand changes must take place but I don't want a retail area in the center of Bolton-no Dunkin Donuts, no McD's, no Gap. Let's keep the blinking light.
- 421 1. Lack of Long Range Planning, town master plan. 2. Continuing increases in taxes at rates exceeding inflation rate without improvements in town services.
- 422 There should be two options in Q6 beyond those listed. A. APR program pursued aggressively, B. conservation restrictions pursued by the town and encouraged privately.
- 423 Q1: In town center move Mobile Station pumps to back of building. Q9: #s3 or 4 Q17: Runaway growth beyond town capacity to cope.
- 424 Q1, 2: We should not be paying increased taxes to consolidate our towns facilities/office space. We are in support of a town center that will attract quality retail that appeals to the tourism industry we are already known for. This will make a nicer place to live and help the tax burden.
- 425 Q9: Not enough background info.
- 426 Q5: This requires too much knowledge to complete! Increase responsibly to build tax base, keep as many agricultural acres as possible, growth of residential at low rate, don't compromise on wetlands and increase open space but don't go overboard. Q17: I believe that expanding tax revenues by increasing its commercial tax base with office space set back from 117 near Rte 495. This is the most critical need that Bolton has. We can't expect to grow residentially, offer better services (or even maintain services) without a well planned commercial tax base that fits with the feel of the town yet doesn't turn us into another Acton.
- 427 We should have more homes in Bolton. We have too many houses and not enough homes. Houses are bought and sold like a piece of meat. Homes are lived in for many years.
- 428 Q1: Total waste of time. Main St is fine as is. We have bigger problems to fix!!! Q5: More business, less residential! More fields for sports use. BB & soccer. Q17: Not enough recreational space in town for current

- population let alone future growth. Same problem with municipal a school space. We need business to keep taxes low!!
- 429 Q6: 61A don't know anything about this. Q17: Worried about the numerous variances granted for septic systems, lot line restrictions, wetland restrictions, etc.
- 430 With regard to any town center plans, it would be nice to see retail 'in keeping' with the rest of Bolton. Rather than the chain stores, more unique stores. (exclusive, high quality). For example, bakery, café (tea & pastries) fish monger/butcher-keep it country! Supermarkets, fast food etc. are easily accessible if required. I don't want to see Bolton lose it's charm that attracted me to live here.
- 431 We know that changes are needed. We hope that the town maintains its beauty, privacy & community spirit.
- 432 We need to hire professional help in many of these areas as there are not enough volunteers available and there is a tendency for the volunteers to get burned out or overwhelmed with personal commitments thereby limiting their effectiveness in town matters.
- 433 Bolton should closely parallel Harvard & Concord to maximize property values yet still maintain open space. Someone should consider a de-regionalized school system so that academic ratings can be improved.
- 434 Keeping Bolton's rural feel , open land for residents use, while improving some services (schools & retail options).
- 435 We have to expand our business/industry tax base. Property taxes are getting out of hand. With a better tax base, I would be more inclined to support many of the expenditures suggested in this questionnaire.
- 436 We would like to see more agriculture and more small businesses. Also less housing developments so as to keep schools from expanding beyond their current capacity. We need Bolton to remain a small rural town!
- 437 Q11: Don't think we need the library consolidate with other towns!!
- 438 It seems that a town center is an extravagance, not meeting needs in any better way. It what we have, not whether it's in a central location. No center arose as the town evolved-to create one would be artificial, and move us away from the feel of the town that we love.
- 439 Not raising taxes a lot, limiting taxes for elderly on fixed income, senior housing.
- 440 We like the town the way it is and think the force should be on preservation not expansion. We moved out of the city area for all the Town of Bolton has to offer being small, friendly and the open space.
- 441 Taxes, education, development, town services and town management.
- 442 Q4: We are opposed to rental type units.
- 443 I have lived here all my life. I chose to stay here because it wasn't overdeveloped. I would like to see it stay a residential community's with agricultural business.
- 444 More long range planning and action on buying land for town use-i.e. center-schools & town building (police etc.). We have lost land to developers like Fox Run that could have been bought reasonably also we were too low with bid on Trailer Park on 117.

- 445 The wealthy vote to spend – drag others along, not always spent wisely. Fix and use what we have. Stop trying to tighten rules so much that they will end up taking us to court.
- 446 I have seen what affordable housing has done to several other towns I have lived in. This must be carefully controlled. I'm in favor of spending money to support legal action to fight against such developments.
- 447 Q1: NO. If on 117 would create a traffic nightmare.
- 448 Managing growth, town center – possible?
- 449 I am most concerned about the lack of affordable housing in Bolton 7 squeezing long-time residents out due to tax increases.
- 450 Too many new, expensive houses. Loss of agriculture & rural values.
- 451 1. As a former resident of Hopkinton, I am aware of their experience with affordable housing: they built & sold some affordable housing in an effort to meet the percentages recommended by the state. However, the properties eventually became market rate, leaving the town back where it started. We should not repeat this experience. 2. Another type of housing to build is handicapped housing, say for a wheelchair-bound person.
- 452 It would increase convenience & reduce our tax burden to strategically locate more retail/business offices if it could be done tastefully. A beautiful, open town center would increase desirability of Bolton. Solve problems in cost effective, yet long-sighted ways, please, DON'T RAISE PROPERTY TAXES!

# Survey

# Town of Bolton Survey: December, 2001

Resp. #: \_\_\_\_\_ (1)

(2)

This survey is from the survey subgroup of the Bolton Long Range Planning Committee. It was developed based on a series of personal interviews with Bolton citizens and input from all of the Town boards. Its purpose is to provide data for the Town's planning needs. We all know that Bolton is going to grow. The issue for the Town is how to guide that development, if at all. This means that we as a town must recognize that we face critical, hard decisions about what actions to take. This survey's goal is to find where you stand on those decisions. Town officials will include the results of this survey in their deliberations.

We would like to have the opinions of all persons in your household who are 18 years or older. Please feel free to photocopy the survey to make as many additional copies as needed. Please note that this survey is printed on both sides of the paper and the numbers in parentheses on the right-hand-side are for data processing purposes only. PLEASE RETURN THE SURVEY IN THE ENCLOSED ENVELOPE OR RETURN TO THE TOWN CLERK BY JANUARY 15, 2002.

## *Questions About a Town Center*

**Q1.** Many people have expressed interest in developing more of a true town center. Do you favor the creation of a town center? (PLEASE CIRCLE THE NUMBER NEXT TO THE ONE ANSWER LISTED BELOW THAT BEST REPRESENTS YOUR OPINION).

Yes .....1 (3)

No .....2

**Q2.** Assuming the town does move to create a town center, how important is each of the following elements in a possible town center? (PLEASE INDICATE YOUR ANSWERS BY CIRCLING THE APPROPRIATE NUMBER FOR EACH OPTION ON THE 1-TO-7 SCALE SHOWN BELOW.)

	<b>Should NOT be part of town center</b>		<b>Doesn't matter if part of town center</b>		<b>Should be part of town center</b>		
Town Common/Green	1	2	3	4	5	6	7 (4)
Town Hall	1	2	3	4	5	6	7 (5)
Community Center	1	2	3	4	5	6	7 (6)
Police Station	1	2	3	4	5	6	7 (7)
Fire Station	1	2	3	4	5	6	7 (8)
Senior Housing	1	2	3	4	5	6	7 (9)
Library	1	2	3	4	5	6	7 (10)
Limited Retail*	1	2	3	4	5	6	7 (11)

\*Limited retail would be shops such as grocery store, restaurant, etc.

## *Town of Bolton Survey: December, 2001*

### ***Questions About Housing***

Housing development in Bolton has been almost exclusively moderate-to-expensive single-family dwellings. Only 14 (or 1%) of Bolton’s 1430 housing units are classified as “affordable.” The state’s so-called 40B Comprehensive Permit law is designed to promote diversity in housing development by requiring that at least 25% of the units developed under 40B permits be “affordable.” To acquire such units, buyers must meet certain income requirements. Those units may revert back to market prices after a period of years and thus lose their “affordable” classification, although the town may be able to negotiate with the developer for longer periods of time as affordable.

Developers may submit 40B applications, and the town can negotiate with the developer over the details but cannot control the project. Towns may also develop such projects themselves. This gives the town more control over the location and design of the project, but also requires town money.

Many long-time senior residents leave Bolton because of a lack of affordable housing options and because the town has no so-called Independent Living or Assisted Living facilities.

**Q3.** Do you favor the town actively engaging in the creation of “affordable” and other housing options? (PLEASE CIRCLE THE NUMBER NEXT TO THE ONE ANSWER LISTED BELOW THAT BEST REPRESENTS YOUR OPINION).

- Yes the town should use town money initiate such projects.....**1** (12)
- No the town should respond to and negotiate with developers under 40B applications.....**2**

**Q4.** Assuming the town does engage in such housing development efforts, what importance would you place upon the town pursuing each of the following housing types? (PLEASE INDICATE YOUR PREFERENCES BY CIRCLING THE APPROPRIATE NUMBER FOR EACH OPTION ON THE 1-TO-7 SCALE SHOWN BELOW.) Note the following definitions.

“Senior Independent Living” developments are where the occupant pays an entrance fee, which is typically refundable in part upon departure, and pays rent on the unit. Residents are able to care for themselves and a limited amount of home health care can be delivered for additional fees. These are typically self-contained communities.

“Senior Assisted Living” developments are where the occupant pays rent for a more limited rental unit. Most meals are provided to residents and home health care is provided.

	<b>NO –Town definitely should NOT do</b>		<b>No opinion either way</b>			<b>YES –Town definitely should do</b>		
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	
Senior Assisted Living	1	2	3	4	5	6	7	(13)
Senior Independent Living	1	2	3	4	5	6	7	(14)
Affordable housing: condominiums	1	2	3	4	5	6	7	(15)
Affordable housing: townhouses	1	2	3	4	5	6	7	(16)
Affordable housing: single-family dwellings	1	2	3	4	5	6	7	(17)
Manage the housing units after construction	1	2	3	4	5	6	7	(18)
Limited retail within walking distance of senior housing	1	2	3	4	5	6	7	(19)

## Town of Bolton Survey: December, 2001

### Questions About Land Use and Acquisition

**Q5.** The town of Bolton is growing rapidly and at “full build out” (assuming current zoning regulations); the town’s population would increase from 4500 currently to about 9600. With the growth control by-law recently passed new housing units will eventually be limited to 37 per year, excluding 40B units. Below is a table that shows the current percent of land use for each of the items in the town of Bolton. (PLEASE COMPLETE THE SECOND COLUMN BY ENTERING THE PERCENTAGE IN EACH ROW THAT INDICATES HOW YOU WOULD LIKE TO SEE LAND USE IN TOWN 10 YEARS FROM NOW. PLEASE BE REALISTIC. )

Land Usage	% of Bolton’s Total Acreage Today	What % I’d like to see 10 Years From Now	
Zoned for business, but not developed	6.5%	___%	(20)
Zoned for business and already developed	1.7 %	___%	(21)
Municipal buildings	9.0 %	___%	(22)
Public recreational use	0.3 %	___%	(23)
Agricultural use	9.4 %	___%	(24)
Residential and already developed	34.0 %	___%	(25)
Zoned residential, but not developed	21.9%	___%	(26)
Zoned residential but not developable due to wetlands restrictions, etc.	6.2%	___%	(27)
Permanent open space	11.0 %	___%	(28)
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	

**Q6.** There are various ways the town can seek to preserve more open space. For example, landowners can place open land under the so-called “61A” program, which lowers taxes and restricts the land use. Which of the following actions do you think the town should take to preserve open space, if any? (PLEASE INDICATE YOUR OPINION BY CIRCLING THE APPROPRIATE NUMBER FOR EACH OPTION ON THE 1-TO-7 SCALE SHOWN BELOW.)

The Town Should Help Preserve Open Space By:	Definitely NOT Do This		I’m Neutral			Definitely Do This		
Encouraging more landowners to use “61A” opportunities	1	2	3	4	5	6	7	(29)
Purchasing land for conservation	1	2	3	4	5	6	7	(30)
Purchasing land for recreation and municipal use	1	2	3	4	5	6	7	(31)
Encouraging development where some open land is set aside	1	2	3	4	5	6	7	(32)

## *Town of Bolton Survey: December, 2001*

### ***Questions About Tax Base and Commercial Development***

We would like to know how you feel Bolton should develop its tax base. In our current tax base, 88% of taxes come from residential property and 12% come from commercial property. (To put this in perspective, the Flatley building, which is 104,000 square feet, pays about \$113,000 in taxes annually.) Currently there are 830 acres zoned for “industrial,” “business,” and “limited business” of which 212 are currently developed.

**Q7.** Should the town try to encourage more commercial development to reduce its reliance upon residential property taxes? (PLEASE CIRCLE THE NUMBER NEXT TO THE ONE ANSWER LISTED BELOW THAT BEST REPRESENTS YOUR OPINION).

- Yes.....**1** (33)
- No .....**2**

**Q8.** Assuming the town **does** take action to diversify its tax base, what importance would you place upon the town taking each of the following actions? (PLEASE INDICATE YOUR ANSWERS BY CIRCLING THE APPROPRIATE NUMBER FOR EACH OPTION ON THE 1-TO-7 SCALE SHOWN BELOW.)

<b>The Town Should:</b>	<b>Definitely NOT Do This</b>		<b>I'm Neutral</b>			<b>Definitely Do This</b>		
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	
Seek developers for office buildings on currently zoned business land	1	2	3	4	5	6	7	(34)
Seek developers for retail space on currently zoned business land	1	2	3	4	5	6	7	(35)
Seek developers for light manufacturing on currently zoned business land	1	2	3	4	5	6	7	(36)
Zone more land for business use	1	2	3	4	5	6	7	(37)

### ***Questions About Town Waste Treatment Plan***

**Q9.** Recently, a portion of the Emerson school’s septic system has failed. Further, to fully use the town-owned land in that area for municipal purposes, the septic issue must be addressed. A waste treatment facility would allow the fullest use of that land. However, the size of such a waste treatment facility is in question. It could be very limited in capacity or large enough to allow other buildings to connect as necessary. Which of the following options would you prefer? (PLEASE CIRCLE THE NUMBER NEXT TO THE ONE ANSWER LISTED BELOW THAT BEST REPRESENTS YOUR OPINION. CIRCLE ONE ANSWER ONLY).

- Build a traditional septic system to meet the Emerson school needs.....**1** (38)
- Build a waste treatment plant sized just for Emerson school.....**2** (39)
- Build a waste treatment plant sized for all municipal buildings in the town center.....**3** (40)
- Build a waste treatment plant sized for all buildings, municipal and residential, in the town center (approximately from I-495 to Harvard Road).....**4** (41)

## *Town of Bolton Survey: December, 2001*

### ***Your Priorities***

**Q10.** The purpose of this question is to understand your priorities for Bolton’s future direction. 10 items are listed below that describe actions the town could take as the town develops. Each of the first seven affects how much taxes increase and how we spend that money. (PLEASE INDICATE YOUR PRIORITY FOR THE 10 ITEMS BY ALLOTING 100 POINTS ACROSS THE ITEMS. ALLOT MORE POINTS TO THOSE ITEMS ABOUT WHICH YOU FEEL STRONGLY AND FEWER POINTS TO THOSE THAT ARE OF LOWER PRIORITY TO YOU. YOU MAY ALLOT ZERO POINTS TO ITEMS. NOTE: THE ALLOTTED POINTS MUST ADD UP TO 100.)

Item	Number Of Points Allotted for Each Item
Creation of a town center	(42)
Purchase of conservation land as permanent open space	(43)
Purchase of land for municipal and recreation purposes	(44)
Creation of senior housing	(45)
Creation of affordable housing	(46)
Improve school system	(47)
Improve municipal services	(48)
Keep increases in personal property taxes to 2.5% each year	(49)
Keep increases in personal property taxes to less than 5% per year	(50)
Keep increases in personal property taxes to less than 7.5% per year	(51)
<b>TOTAL POINTS — Must total to:</b>	<b>100</b>

### ***Questions About Library Expansion***

**Q11.** The Bolton Public Library is in the process of planning for an expansion of the library and is exploring various alternatives. The Building Planning Committee would like to know how you feel about expanding the current building (if that is possible on the current site) or moving the library to another site and either using an existing building (if possible) or building an entirely new library. (PLEASE CIRCLE THE NUMBER NEXT TO THE ONE ANSWER LISTED BELOW THAT BEST REPRESENTS YOUR OPINION).

- Expand the current building\* .....**1** (52)
- Use another existing town building.....**2**
- Build a new building.....**3**
- Whichever solution is the most cost effective.....**4**

\* Assume the expansion would be architecturally compatible with the existing library building.

*Town of Bolton Survey: December, 2001*

**Some Questions About You.**

*Please note that we use this information only to confirm that we have a reasonable sampling of town opinion and to identify groups with similar opinions. Nothing here can, or will be, used to identify you or your household.*

**Q12.** How long have you been a resident of Bolton? (PLEASE WRITE IN.) \_\_\_\_\_ years (53)

**Q13.** Do you own or rent your residence? (CIRCLE ONE ANSWER ONLY.)

Own...**1**                      Rent...**2** (54)

**Q14.** How many people live in your household? (PLEASE WRITE IN.)

	Number Of:	
Adults (18 years of age and older)		(55)
Children (under 18 years of age)		(56)

**Q15.** Please circle the number next to the year range that reflects your age (CIRCLE ONE ANSWER ONLY):

- 18-25 years.....**1** (57)
- 26-34 years.....**2**
- 35-44 years.....**3**
- 45-54 years.....**4**
- 55-64 years.....**5**
- 65 years or older.....**6**

**Q16.** Are you the primary head of household? (CIRCLE THE NUMBER NEXT TO YOUR ANSWER.)

- Yes .....**1** (58)
- No .....**2**

**Q17.** Please share with us other concerns you have about guiding Bolton’s future. (59) – (62)

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**THANK YOU VERY MUCH FOR SHARING YOUR OPINIONS WITH US.**