

28. Additional Comments:	
#	Response
1	Stow should not limit its focus on diversity in housing to 40B type of affordable units, as 40B eligibility requirements are too restrictive. Some town employees cannot afford 40B affordable single family dwellings and many young families income is just above the income threshold.
2	Lack of water and sewer infrastructure is hampering our growth - limiting it to all but the high end mcmansions and no economic or business development.
3	developments should fund their own infrastructure improvements
4	As a town, I think we should be less concerned with how things "look" (ie: buried utility lines, windy roads, the prettiest schools) and work towards conservation with sidewalks, more local businesses, more community celebrations -
5	Shuttle to Acton, where they made parking very expensive for out of town folks, would allow me take the train as opposed to driving to Boston for work.
6	Stow needs more sidewalks and streetlights.
7	new infrastrucutre would increase pressure for overdevelopment
8	I would most support anything to reduce taxes to residents and fix Pompositicut.
9	Very important to have sidewalks and bike trails so our kids can get around, and we could go to the store via human power as much as possible. Use alternative energy (e.g. electric vehicle) for shuttle service vehicles
10	encourage local business - do not hinder with some of the ridiculous lighting requirements and signage restrictions - patrons need to be able to find the businesses. Town should support safety lighting on Marble Hill for the airport
11	All of these cost money, which needs to be factored into the equation before I'd support any of them (except sidewalks, which belong only in the village, not on rural roads.)
12	I am concerned that once again schools don't show up as questions here (one) in terms of our vision for the town
13	Bury utility lines in commercial, historic and Town Common areas.
14	I would like to see the town focus more on "need" rather than "want".
15	<p>The town seems to have a continuing desire to develop Gleasondale into a commercial center. As a resident of Gleasondale, I think this arises from people who don't live in Gleasondale hoping to get commercial development in a part of town that is 'drive through' for them, therefore unimportant. The hope, I think, is that the commercial development won't impact most members of the town, would contribute taxes without burdening the major expense areas of the town, the schools. This same approach is being tried in Lower Village. Note the intense protest from the affected residents. Elsewhere in this survey, it is asked if respondents would support the creation of more affordable housing. Gleasondale has quite a bit of rental housing, some of which might be able to be converted to affordable units. Why doesn't the Town consider purchasing affordability restrictions on some of the units? This would not change Gleasondale, although I know it does not achieve the presumed objective of increasing taxes without increasing burdens on the schools.</p> <p>While I oppose town provision of curbside garbage pickup, I would support the creation of a transfer station within the town. I know it would probably be nearly impossible to site a transfer station in town.</p> <p>I have noticed since I have lived in Stow (8 years) that there is much talk about the 'rural character' of Stow and supporting agriculture, which ignores the reality, in my view, that Stow is a suburban town whose priorities are home, neighborhoods and schools. Once it is recognized that the rural past of Stow is gone, and the present values of suburbia are prevalent in Stow (and this is not bad)one can more easily understand why people in Lower Village oppose commercial development, why I would oppose commercial development in Gleasondale, why playing fields are a priority, etc. If I wanted to live near commercial development, I could have stayed in Cambridge, where I lived before coming to Stow. If I wanted to live in rural New England, I could have stayed in Western New England, where I grew up. I want to live in community where I have a yard, unobtrusive neighborhoods and good schools. Stow is a middle class to upper middle class</p>

	suburban town, which is what I wanted. To pretend it is either rural (large open spaces) or urban (a mix of residential and commercial) misses, I believe, the reality all around us. As a suburb, it is nice and fulfills many needs. Let's just accept that it is a suburb and try to emphasize the attributes that attract people to a suburb like Stow.
16	I used to live 1/2 mile from the library on Rt 62. It bothered me that I had to put my kids in the car & drive that short distance because of lack of sidewalk. Same said for small farm--I was even closer, but had to drive--seems to contradict the idea of promoting organic farming. Now I live 1.5 mi from the library on W. Acton & would LOVE to promote activity with my family & walk there!
17	the roundabouts seem to be about the dumbest idea I have heard
18	Add Dish Satellite to cover town TV coverage. Already have Comcast & Verizon.
19	Please leave Lower Village (and Gleasondale) alone. Too many planners want to develop in Lower Village...leave it alone...stop trying to put commercial development in the backyards of residents of Lower Village. Its unfair.
20	As a family that lives on a very busy road, we would so love to see sidewalks at least on the main roads in town.
21	<p>I think the most important item that Stow needs to finally settle is our schools . . . once that is settled, other items that might continue to attract families, individuals, seniors, etc. to live in this town should move forward.</p> <p>We have a tremendous amount of conservation land in this town - it is a delight to have this land and to be a very different community from Sudbury or Acton. However, the town should seriously consider if it needs/wants/can afford more conservation land before moving forward with any more acquisitions. The full cost to the town (i.e. loss of taxes, etc.) should be made available to people if and when another acquisition comes available.</p> <p>Also, is it possible for our current stock of land to help us in our revenue department? Have we ever considered the possibility of mining our conservation land for valuable trees and thinning out the trees within the land? Companies would offer an estimate to the town on this opportunity and could perhaps provide Stow with some funds.</p>
22	We currently have plenty of open space, but we don't have anything such as a "downtown" area that actually defines the town, we are just a bump on the road on 117.
23	How about partnering with Hudson or Boxboro for a Transfer Station
24	i will pay higher taxes to reduce development in this town. i am not happy with the number of waivers given to builders to cut down our trees and raise our school populations. no McMansions, no 40b developments.
25	<p>The traffic impact of the lower village islands makes an already difficult situation worse for those who live east of the shopping center. Trying to exit on to 117 westbound from White Pond impossible between 4 and 6 PM. Trying to exit east-bound from the shopping center is now dangerous due to the speeds traveled by eastbound thru traffic. We do not shop during these peak hours due to the traffic conditions.</p> <p>I hope that any traffic changes recognize the negative impact they may have on those taxpayers who live east of the lower village center.</p>
26	<p>Some of these survey questions seem to be set up as either or option questions. I think 40B legislation is coercive. I don't believe the benefits gained by the state will equal the detriments brought by low income/densely populated development.</p> <p>Our lower village traffic suggestions are in my opinion awkward and more hazardous.</p> <p>Water and sewerage is a real problem only if we allow it to be! If we continue to compromise bylaws and change the rules every time and individual wishes to maximize their investment or expand on restrictive areas, we jeopardize sustainable levels control. What I see happening is development for the here and now going on. This survey should be a vehicle to spell out procedures to follow in order to control our destiny and insure accessible resources long into the future.</p> <p>My thinking 30 years ago was that a town still reliant on well water, septic systems and not sewerage treatment would be vigilant in controlling industrial, commercial and residential development. I guess it's inevitable that Stow will end up being just like every other over developed traffic clogged town in eastern Massachusetts.</p>
27	I didn't answer some of the questions above because the answer options were too simplistic. In many instances, my answer depends on the circumstances. E.g. I might use shuttle service to commuter rail depending on where it operates and cost.

28	roundabouts proposed would make white pond access nearly impossible..and slow rush-hour traffic would only get worse...temporary roundabouts seem to have caused traffic to actually speed up in that area and makes it even MORE difficult to maneuver in/out when there's heavy traffic
29	I feel that Stow should have high-quality school facilities. The town of Stow must budget and plan for investment in its school buildings.
30	Question 8 was confusing. Don't we already have clearly identified municipal and government buildings? I couldn't answer that question.
31	<p>This survey is pretty bad. There are several places where there is not clear way of indicating that you don't approve of an item (such as the rotary issue).</p> <p>There are also some severe problems around who the questions of affordable housing is formulated - in particular question 14/15/16 where you are not given an explicit option to say that none of the listed items are desirable.</p> <p>There are also a question (don't remember the number) where you are asked about what kind of affordable housing you would approve to cause a zoning change - and again, there is no way of saying that none of the options are desirable.</p> <p>... and it's a <u>shame</u> that the school questions are not given a more prominent place in this survey.</p>
32	<p>Sidewalks on busy streets, any with double yellow line is in need.</p> <p>I could not select NO on the round abouts questions. Seeing roundabouts in other towns, they add traffic and confusion for drivers. Instead add clear crosswalks and signs to indicate pedestrian areas. Periodically add police presence during high pedestrian traffic times so drivers will become used to slowing down.</p> <p>Want to be sure schools and recreational fields are still a priority.</p>
33	need to lower taxes, and fix north shore drive - it would save \$\$ in the long run to make it a public road.
34	Why is higher density housing proposed for Gleasondale & Lower Village but not for the Town Center & West Stow? It feels prejudicial. I support increased commercial density/activity in areas already zoned for such activity, NOT the spread to adjacent residential areas. Villages are historically densely populated (eg W. Concord) but not all of our neighborhoods developed as villages. We need affordable housing to reach the 10% goal - I see this as more important than turning us into a commercial center like Maynard.
35	This survey is an excellent method to hear the voices of the residents of Stow. Please keep us informed of the results.
36	<p>More services = more money, so NO! Alot unnecessary.</p> <p>ONE (community center) to serve ALL the community including Seniors.</p> <p>I'd support *2* pedestrian islands, NOT 3.</p>
37	We are in desperate need of sidewalks in this community. As a town Stow is committed to conservation and preservation of land but the lack of sidewalks throughout town make it impossible to walk safely alone and especially with children. In our effort to be an environmentally aware town I think it is critical that we address the lack of sidewalks in order to promote healthy and environmentally sound practices such as walking and running in our communities.
38	I am strongly opposed to conversion of any existing town conservation land for any purpose.
39	Thanks
40	This town needs more choices for retired/retiring individuals. Herding the elderly into over 55 developments is not an acceptable choice for everyone. Stow's tax rate inhibits us from staying in the home we currently occupy, so retiring here is not an option. We're still too young to live in a 'community' with maintenace fees. Stow has given no other options for retirees and by this survey it doesn't look like Stow is headed in that direction.
41	For me the biggest drawback of living in Stow is that it is very difficult to walk anywhere. I think sidewalks should be a first priority to link the various areas in the Center of town and make it more "walkable".
42	Curbside trash pickup would be less important than, say, periodic (fall/spring) leaves pickup by bag and have a publicly maintained compost area; shuttle to train would be little used, better to have more parking; sidewalks would be little bang for the buck, same with overhead lines. Yes for the

	latter if cost effective.
43	The town is fantastic. Let's leave well-enough alone. Any of the improvements will surely affect tax rates at some point. Moved here for rural aspects...don't need sewer, waer, sidewalks, etc.
44	A note on the sidewalk network - while I and my children would appreciate it, please be more careful about crosswalks - the ones in front of Shaw's are silly and are NEVER used - honestly, I drive there all the time and have never seen anyone use them. LOVE the idea of gas service throught town - I miss my gas stove! Love the idea of buried cables - hate to see overhead utility lines - not in keeping with rural atmosphere.
45	Sidewalks and shuttle service will improve look and feel of Town, increase foot traffic of potential shoppers and help the elderly.
46	I don't want it to seem that I do not want affordable housing in Stow. I strongly believe that building needs to STOP until we get a school, not modular classrooms, to handle the new families with school aged children.
47	Roundabouts are horrible! Put in a traffic light!!!
48	Stow should promote wide-spread new business to ease tax burden on families. Additional housing creates a need for more Town services, higher taxes and increased traffic congestion.
49	Nice job
50	THE SCHOOL SITUATION NEEDS TO BE RECTIFIED
51	no to roundabouts on Rt. 117
52	Wondering just how many times I can take this 'survey' on line. Ripe for fraud.
53	I am afraid most of our friends will move away to find lower taxes - we need to promote commercial development
54	I think the problem with this approach is that many of these projects have merits but all can't be done. A force ranking may be more revealing (and may be more realistic given budget restrictions).
55	trash & recycling (27.1) - only if contract cheaper than individual purchase
56	Septic system Title V is a joke in this town. It needs to be taken serously -- with proper enforcement and review and the use of sewer in the future for certan areas.
57	Integrating sidewalk and trail development would enhance the attractiveness and usefulness of both!
58	Shouldn't there be a qustion that asks if one supports the growth in population overall? This study seems to assume that increased population and density is a foregone conclusion.
59	All of these would change Stow residents' quality of life for the better.
60	Sidewalks, although not urgent, would make a huge improvement in the community. There are not many safe roads ot walk chidlren and pets. For a small town it would really add to the community feel.
61	Put all "village center" areas utilities underground, at minimum. Having three or four services running their trucks in town all the time for trash has to be more expensive than one service run by the town. All roads in Stow are unsafe for pedestrians, whether local streets, or major secondary roads.
62	While I was not in favor of any special support for elderly housing. I am in favor of providing support for an existing elderly person so that they don't have to leave a house which they have lived for a long time. I don't want provide a subsidy just to have someone move from their existing house in Hudson to take advantage a special deal in Stow.
63	Increasing the tax base with development of commercial and retail in specific areas will reduce the burden to residents. Increasing the density of single family homes in specific areas (or mixed use areas) will assist in lowering the tax burden. However, increased density will require more water and wastewater infrastructure.
64	I would love to hear that this town wants completely create a new paradigm for the school system. All I have ever heard is "we need new buildings." We need better managed school system altogether. We have a reputation for lousy schools.

65	Services such as new sewage disposal and public water supply should be funded by users (installation and usage). More nonresidential sites seem to cost more in town services than the taxes they bring in, so additional commercial sites are not a revenue solution by themselves.
66	"Curbside trash pickup + curbside recycling" is a poor category. Simply "a cheaper way to dispose trash" would be very high priority, and a good way to offset higher taxes for future schools.
67	This town needs so many things..it's a lot to put your arms around. However, we need to start somewhere and quickly..the longer we wait, the longer the list grows...in the past 31/2 yrs we've lived here, we have attended so many meetings for so many issues yet nothing has happened. When will we be able to stop talking and starting doing???
68	#1 priority - please maintain our town's rural character! Thank you for developing the survey.
69	I think any new construction in town should be required to incorporate a minimum of 20% of there utilites from renewable energy sources
70	I answered "yes" to many questions that really depend on obtaining more information and analyzing the situation further, thus, my "yes" means "maybe. If I did not answer a question it was not applicable or I didn't know the answer. With regard to land use and infrastructure needs, I have not paid as close attention as I should to the town's needs so my priorities could be entirely different if provided information about what is required. In general, I'm against development, particularly new development. Redeveloping and restoring historic buildings I'm all for, however.
71	Like many smaller towns, Stow suffers from the problem of limited monies for providing many wished for items. It is difficult to decide between necessity and wouldn't it be nice to have and why can't we. We probably should be thinking about sharing services with other close by towns in an effort to free up some money to obtain those really wanted items. The town should be very aware of its debt and spend wisely.
72	The affordable housing part of this survey was horrible and biased. Throw that data out.
73	I would support redevelopment of the lower village shopping center (raze and rebuild) with New England style buildings facing the road and parking lot behind, but not expansion. I do not support the sprawl idea of expanding the district into people's homes. If businesses are not taxed higher, I don't see the need to recruit more. We should try to convince the owner to rebuild and recruit a better quality grocery store, like a Roche Brothers or Donelan's. I go to Shaw's only when necessary, never as a first choice destination. The recent request to build a car wash would detract from a pedestrian friendly, community village center.
74	Great job. Good survey.
75	To repair or replace buried cables would take a much longer time period than overhead lines. When a fault occurs in a manhole, other cables can be damaged. People complain about outage time now. How would they feel if they lost their power for a much longer time? Also, it is more dangerous to work in a manhole.
76	Infrastructure is not an expense, but an investment. It is a way to direct where and how we want Stow to grow over time, rather than letting development happen by chance.
77	In the 4 1/2 years in Stow I have seen one person crossing the road on 117. Take out the islands and pain the crosswalks blue like in other towns. As for speed through the Lower Village, the police should run radar more often to slow traffic. Roundabouts are not the answer. Cars will just speed between them to make up for slowing down in them.
78	We have enough "open space"; now we need a real town.
79	I would have preferred to have a stoplight at the shopping center entrance as opposed to "roundabouts."
80	There needs to be a sidewalk on Rt117 from the town line from Bolton to Maynard!
81	Maintain Stow's rural character...zone to limit growth.
82	It may seem odd that I place a high importance in sports fields. But times are hard all around. When times are hard, crime grows. Kids involved in sports are less likely to be influenced by such events. We can not afford subsidized housing. We don't need more residents. We can not afford to provide services for the ones that we have apparently. We need to grow income (commercial) and then, we should be looking at less expensive housing.
	With a new elementary school we will be more competitive with respect to neighboring towns such

83	as Acton and Boxborough.
84	We already pay high taxes, this stuff should be done with current funding!
85	If you want to develop more; please request those citizens to move to other towns- sorry, but Stow is a rare gem that is unlike most towns in eastern MA where CURRENTLY over development is LIMITED, most people choose to live here because of this - if they do not like the lack of certain 'conveniences' they can move elsewhere. I am NOT opposed to low income housing, however, it should be on land that is ALREADY buildable -NO deforestation. Thanks!
86	Recent ice storm really makes a case for buried cables. I do not support any effort for public water supply or sewage disposal. More sidewalks are important to me.
87	Why was this form due at Christmas? Wait till mid Jan 09. I like the idea of this form. Do this again ... if it helps you. How can we lower our taxes?
88	Stop adding and let's do well with what we already have.
89	This committee did its work in the morning. Who can come to an AM meeting? Not citizens that work. There was NO input from residents to be impacted by plan until after the plan was formed. It would have been better if they met at 3 AM! Someone would have noticed the lights on and sounded the alarm! For the first time in a LONG time I am ashamed of my town.
90	Very disappointing master plan survey. A far cry from the prior one I filled out many years ago. Fully half the questions deal solely with "the villages" and "affordable housing." It is as if it were written to elicit responses that will support the extremely flaws "draft" plan. My prior comments to you are attached. Even more seriously, there is no control over who can fill this survey out in hard copy or on line. This encourages individuals to vote "early and often" to support their special viewpoints. I hope you're very cautious about how you represent the results of this survey. I also urge you to drop this whole 4-village concept and also drop any mention of re-zoning residential neighborhoods for mixed use. (more; see hard copy)
91	Many of the questions are difficult to answer with a yes or no without further knowledge of the circumstances. I gave you my initial reaction which could change. I don't see roundabouts as practical for easy and safe access to 117 during heavy traffic. Traffic signals, appropriately timed, may be the best option. Any significant development and zoning changes in the lower village needs water, sewer and traffic infrastructure as prerequisites.
92	A big problem with traffic is the notion of traffic calming. We NEED turning lanes to get slower vehicles out of the way so traffic keeps moving. When turning traffic sees someone slowing to turn into a parking lot, the driver is more likely to chance turning out of the lot. Drivers who have the right of way are at risk from the turning cars coming out in front of them. Other times, people slow to let people in or out without concern for drivers piled up behind them. This is often the same driver. I have been backed up to the Mobil Station in Maynard headed west and usually there is at least one idiot who lets people in/out at nearly every clogged point! We need more connections (road access) into connecting towns. Remember the mess after the driver sheared the pole at Crescent St.? ReOur main roads are our ONLY roads. The roads are like blood vessels. You know what happens to people when blood vessels are blocked, don't you? Look at Hudson's downtown Rotary or the one at MCI Concord to see how awful (!) that is.
93	I highly object to the plan to rezone Lower Village -- Maynard stretch of 117 & White Pond?
94	Why not take existing single family housing when it goes on the market and make some of these houses permanently affordable? EPC monies could be used. Please don't increase density. Please protect our private wells and private septic systems. Please consider these comments and my answers. I would like to spend the rest of my life here, but I do not want to lose the Stow we have had. Make zoning more restrictive, not less. PLEASE support bylaws that protect what we have, not change it to be a suburban community which it is quickly becoming! It would be undeserving and tragic.
95	The housing and commercial land uses mentioned are all available nearby in neighboring towns who are shouldering the municipal costs. A larger portion of our business and industrial space is unused and brings in no tax revenue. In the long run, single family housing is the most continuous revenue stream.
	My wife and I feel privileged to own our house and property and to live in the wonderful town of Stow. Both of us, at age 56, plan to live here the remainder of our lives. We pay high taxes for little services save the outstanding performance of fire, police and municipal workers. We firmly believe

96	in bringing Stow into the 21st century through controlled growth and shedding the prevalent "isolationist" attitudes that left Stow behind our neighboring communities. Thank you for your efforts to facilitate this survey.
97	This survey clearly has an agenda to make affordable housing a priority and I believe we have other priorities in the town. The long-term health of the town depends on outstanding schools to attract residents who will pay our high taxes but not create high-density problems. And, we need to attract more businesses. Thank you.
98	New fire station - I have no idea. Do we need out? I think that my opinion on this matter is worthless -- as well as the opinions of any other residents who are also uneducated on this issue. Same problem with several of the other questions -- I have intuition but no hard facts on which to base worthwhile opinion.
99	<p>Keep the Maynard Dam (do not let the Assabet River level fall).</p> <p>We do not need a new fire station or fire truck(s); the few number of fires do not require us keeping up with more densely populated towns and cities.</p> <p>Reduce the number of police "protecting" us via speed traps. Reduce police staff to point that they are doing real work (no police details!! and don't accept that "the service company pays for it" because we pay the expenses of the service company; it the town maintenance dept does not details, no one does!!;</p> <p>Fiscal responsibility should be the planners' first priority; spend money as if it were your own personal funds, evaluate evry penny spent; make town agencies prove that the funding they are requesting is "absolutely needed", not just not "nice to have";</p> <p>Become the State's leader and role model for fiscal integrity and responsibility!!</p> <p>Push back on the State's corruption and fiscal irresponsibility; there is far too much "what's in it for me" in Massachusetts politics and government.</p> <p>Be a change agent in support of "public servants" being what the term implies (not a haven for easy jobs at inflated salaries and bonuses);</p>