



Stow Master Plan Survey 2008

Introduction

This survey is designed to help capture what is important to Stow residents *today and into the future*. The survey results will be used to prepare an updated Master Plan. This is *your* chance to be heard. Thank you for your input! **This survey can be taken anonymously. However, if you'd like to be notified of future master plan meetings, please provide us with your contact information.**

Name: _____

Address: _____

Phone number: _____

E-mail address: _____

General Instructions

- This survey is intended to be completed by adults (18 years or older). The survey can also be completed online at www.stow-ma.gov. Paper forms can be downloaded from the Town Website (www.stow-ma.gov) or obtained from the Town Clerk, the Planning Board or the library.
- Questions are followed by one or more check boxes or a space for entering a value. Please read the question in its entirety before checking the appropriate box or filling in a value.
- Return completed surveys to the Planning Board Office at the Stow Town Building (use the mail slot in the front door if you arrive after business hours) or by return mail to Stow Master Plan Committee, 380 Great Road, Stow, MA 01775.
- **Completed surveys are due by December 15, 2008.**

General / Demographic Information

- Are you (please check all that apply)
 - A resident of Stow _____
 - Someone who works in Stow but lives elsewhere _____
 - Someone who lives and works in Stow _____
 - A business owner in Stow _____
- Please check your age group: 74+ 60-74 45-59 30-44 18-29
- If you are a resident, how long have you lived in Stow? _____ years
- If you are someone who works in Stow, how long have you worked here? _____ years

Community Character

- What do you like best about Stow? _____

- What do you like least about Stow? _____

- Looking ahead to 2020, what aspects of living in Stow would be most important to you? _____

- Would you support creation of a historical district within the Town Center -- a clearly identified municipal and historic center where people access government; placement of historic markers, well maintained monuments? Yes No (See map below for Town Center designation.)



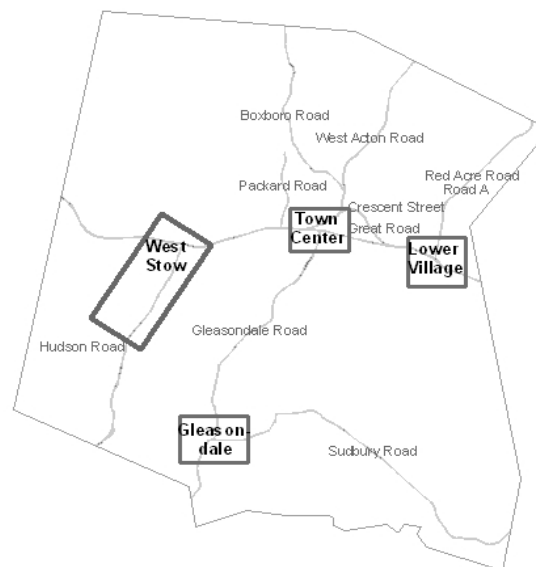
Villages and Economic Development

Typical town villages in New England feature a tightly clustered mix of stores, houses, local government buildings, and civic uses within walking distance of each other.

In answering the questions below, you should recognize that village development may result in more density in these locations, may require greater investment in infrastructure, and may increase the total build-out of Stow.

9. Would you support planning efforts and possible zoning changes to create village districts in the areas described below? (See the map below denoting the designated villages.)
- 9.1 Gleasondale (Encourage restoration of the mill building as an anchor to promote redevelopment and re-establishment of a neighborhood commercial center with a mix of housing types that are in proximity to jobs, shops and services; increase the Town's stock of affordable housing; and promote a greater sense of Gleasondale's community throughout the Town.) Yes No
 - 9.2 Lower Village (Encourage redevelopment of the commercial center; increase the Town's stock of affordable housing; enhance the Lower Village's identity and development potential as a focal point for pedestrian-related uses; and promote a greater sense of community.) Yes No
 - 9.3 West Stow (Promote small retail shops to support existing high-density development and foster recreational amenities with a goal toward protecting additional open space where possible.) Yes No

VILLAGE DESIGNATIONS



10. Would you support the rezoning of industrial properties for commercial use for the following classifications?
- 10.1 Retail Yes No
 - 10.2. Offices Yes No
 - 10.3. Research & design (a category that connotes lower employee occupancy and less traffic than traditional office space) Yes No
11. Do we need more industrial or commercial land in town? Yes No
12. Would you support changing zoning to allow townhouse or condominium developments to provide for more diversity in housing stock? Yes No
13. Would you support changing zoning to encourage the development of small-scale alternative energy (wind, solar, and other innovative technologies) to meet local energy needs? Yes No



Housing

A range of housing options may be desirable for the sustainable health of our community. The state 40B law penalizes communities that have not reached a target of 10% "affordable" homes. By reaching a target of 10% "affordable" homes (defined in Stow as approximately \$150,100) of our total housing units (our count is 6.26% or 132 affordable units as of 10/08; based on the 2000 Census), Stow will gain more control of future housing development. See information about affordable housing at

http://www.stow-ma.gov/pages/StowMA_BComm/StowMA_HousingPartner/STowMA_HPdocs/Housing%20Choice.pdf

14. Do you see a need for an increase in the quantity of housing in Stow for any of the following categories of people? Please check all that apply.

- 14.1 Elderly parents on fixed income
- 14.2 Children relocating to Stow from elsewhere (college, etc.)
- 14.3 Spouses of divided families
- 14.4 Town employee or local teacher
- 14.5 Employee or coworker in a local firm?

15. Do you see a need for an increase in the quantity of types of housing in Stow in any of the following categories? Please check all that apply.

- 15.1 Rental single family homes
- 15.2 Rental apartment style housing units in multi family buildings
- 15.3 Rental town house style housing units in detached buildings
- 15.4 Other _____ (please fill in)

16. Within the next ten years, will you or a family member likely be in need of any of the housing for categories of people listed in Question 14 and/or for the types of housing listed in Question 15?

If yes, please list which ones: _____

16.1 If you or a family member is looking for housing, will you look in Stow? Yes _____ No _____

16.2 If you answered "no" to 16.1 please tell us why you will not look in Stow:

17. Would you support using Town funds to subsidize development of affordable homes? Yes No

18. In a town-sponsored housing development, would it be more important to: (answer one)

- 18.1 Maximize the number of subsidized affordable units (while maintaining consistent neighborhood standards), or
- 18.2 Minimize the cost to the Town by including more market-rate units?

19. If neighborhood standards and characteristics were substantially preserved, would you support a waiver from current zoning in order to build the following types of affordable housing? (check as many as apply)

- 19.1 single family houses
- 19.2 duplexes
- 19.3 condominiums
- 19.4 rental apartments
- 19.5 cluster housing (higher density to preserve open space)



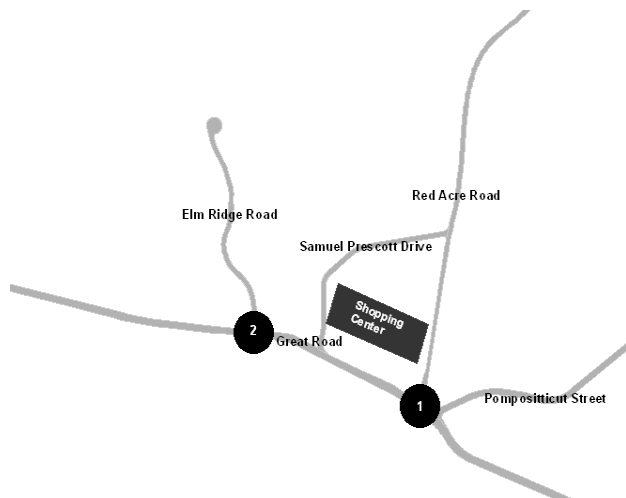
19.6 mixed-use (commercial and housing mixed)

- 20. Would you support changes in zoning for new developments that allow a higher housing density in exchange for a greater percentage of subsidized affordable homes? Yes No
- 21. Would you support the use of town-owned land to build affordable housing? Yes No

Transportation

- 22. If there were more sidewalks or trails, would you or your children use them regularly for either of the purposes below?
 - a) transportation Yes No
 - b) recreational use Yes No
- 23. In order to slow traffic and accommodate pedestrian crossing, the Town installed temporary pedestrian refuge islands in the Lower Village area. Would you support installation of permanent pedestrian refuge islands? Yes No
- 24. In 2006, a professional traffic study identified several possible solutions to improve traffic flow and pedestrian safety in the Lower Village. This study resulted in a recommendation to create two modern roundabouts (see Traffic Study info at www.stow-ma.gov). Modern roundabouts differ from rotaries in that they channel traffic continuously in a smaller circumference at a slower speed.
 - 24.1 Would you support funding for a one-lane roundabout at the intersection of Great Road, Pompositticut Street and Red Acre Road to slow through traffic and accommodate the approach traffic on Pompositticut Street and Red Acre Road? (See “Roundabouts” map below.) Yes No
 - 24.2 Would you support funding for a one-lane roundabout at the Elm Ridge Road intersection with Great Road to serve as a distinctive west gateway to Stow Lower Village and provide easier access to Great Road from Elm Ridge Road and slow traffic in the vicinity of Bradley Road/Deerfield Lane? (See “Roundabouts” map below.) Yes No

ROUNDABOUTS



- 25. If a public shuttle service were available in Stow, would you use the shuttle to/from:
 - 25.1 The South Acton Commuter Rail Station? Yes No
 - 25.2 Other destinations (please list)



Municipal Land Use

26. How do you see the importance of the following possible needs and uses for Town land in the future? To help us assess the most important items related to municipal land use, indicate whether you see each item as representing a high, medium or low need to you by checking the appropriate box.
- 26.1 Future school site High Medium Low
 - 26.2 Recreation fields or facilities High Medium Low
 - 26.3 Additional parking in Town Center High Medium Low
 - 26.4 Town well for future water needs High Medium Low
 - 26.5 Open space for conservation or passive recreation High Medium Low
 - 26.6 Senior center. High Medium Low
 - 26.7 Additional town office space High Medium Low
 - 26.8 New fire station High Medium Low
 - 26.9 Town-initiated affordable housing High Medium Low
 - 26.10 Sewage treatment for existing or future village centers High Medium Low
 - 26.11 Land to lease for agriculture High Medium Low
 - 26.12 Community Center High Medium Low

Infrastructure and Municipal Services

27. How do you see the importance of the following possible town services in the future? Indicate whether you see each item as representing a high, medium or low need to you by checking the appropriate box.
- 27.1 Curbside trash pickup + curbside recycling High Medium Low
 - 27.2 Shuttle Service to South Acton Train Station. High Medium Low
 - 27.3 Sidewalk network throughout Town High Medium Low
 - 27.4 Paramedic coverage on all Fire Department shifts High Medium Low
 - 27.5 Public Water Supply for densely developed areas High Medium Low
 - 27.6 Sewage Disposal for densely developed areas High Medium Low
 - 27.7 Acquire easements or land to complete the Assabet River Rail Trail High Medium Low
 - 27.8 Gas service throughout Town High Medium Low
 - 27.9 Replace overhead utility lines with buried cables High Medium Low

Additional Comments:
