

TOWN OF WEST BOYLSTON
OFFICE OF THE TOWN ADMINISTRATOR



EXECUTIVE REPORT

MUNICIPAL LAND STRATEGIC PLAN
SURVEY RESULTS

JANUARY 24, 2012

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Town Administrator

Introduction

At the beginning of 2011, the Selectmen adopted a goal of developing a strategic plan for municipal land this year. In preparation to meet that goal, I planned to 1) meet with the Selectmen to plan out the scope of the project, 2) helped to coordinate/participate in three 'listening tour' meetings to get public feedback on the subject, 3) develop and conduct a Town survey to get citizen feedback and 4) bring findings to the Board of Selectmen sometime this Winter.

The task of developing a plan for dealing with the properties of the Town is not an easy one and successful development of a strategic plan should incorporate citizen involvement as well as consensus building by the Town's elected leaders. This information is being presented to the Selectmen as they deliberate the fate of these parcels.

To begin this process and to meet another goal the Selectmen had for themselves, this office held three community forums (or as we called them 'listening tours') on June 4th, September 13th, and October 24th at different times and locations of the Town to get as much participation as possible. Even before the listening tours were held within the Town, there were certain parcels that elicited lots of interest from the community. Some of the key parcels addressed during these meetings were the old landfill on Temple Street, the town-owned property on Tivnan Drive, the old Mixter and Pool site, and even the Pine Grove. The minutes of the three listening tour meetings are attached as Appendix A.

The Town Administrator reviewed the notes from the listening tour meetings to develop the questions for the Municipal Land Survey which was offered both online as well in hard copies. We asked all residents of the Town to complete the survey prior to the end of December, giving over a month for the survey to be completed. There were 159 individuals who participated in the survey. A copy of the Survey Tool can be found as Appendix B.

This report will examine all the feedback which we have received and it is expected that the Executive Report will be presented to the Board of Selectmen at a meeting in February of 2012 with the hopes that the findings found herein would provide support to the direction the Selectmen wish to take concerning the municipal lands addressed in these meetings and survey.

Analysis of survey responses

While many people who read this report and read these responses may come to the same opinions, there are many ways to read and interpret these results. The following comments reflect the comments of the Town Administrator. The results of these survey responses, including all comments, are found in Appendix C.

What is your age?

Of the respondents, an overwhelming number of them were seniors (nearly 80% of the respondents were over 50 years old). Despite being offered as both an online form as well as in written form, the raw numbers of respondents suggest there was a considerable interest among the older residents of the Town more so than the younger residents of the Town. This is despite being frequently discussed at Selectmen's meetings as well as in the local newspapers.

Did you attend any of the 'listening tour' meetings to give feedback on the use of municipal lands?

Not surprisingly a very small number of respondents (17%) said they attended the public meetings on the subject. There were a variety of reasons cited for not attending the meeting, including a lack of knowledge of the meetings and being too busy.

The Mixer Building is the site of the previous Town Hall/Senior Center and athletic fields until it was abandoned due to poor conditions/structural issues within the building. Should the Town expend monies to tear down the Mixer Building?

A large majority of the Town feels that the Town should spend the funds to tear down the Mixer Building (82%). It should be stated that the Selectmen agree with this position and are preparing to bring forward a request to do that at the May 2012 Town Meeting.

What should be the future use of the Mixer Property (check all answers you find acceptable):

There is a wide variety in the answers to this question with an interesting balance in the answers. The most frequent answer is that the Town believes that this should be the site of the Town Hall and Senior Center however at 48% of the respondents checking that as a viable option it is not quite a majority of respondents. The next most frequent response was the site of athletic fields followed by residential housing and finally leaving it as open space. Respondents were allowed to 'write-in' suggestions for this site as well and some of the ideas were: town pool/water park, renovate existing building, town sponsored farm, and even skate board park.

The pool was discontinued several years ago due to the age of the structure and structural concerns. Should the Town expend monies to tear down the pool?

Similar to the Mixer question, a vast majority (79%) of the Town feels that the Town Pool should be torn down. It should be stated that the Selectmen agree with this position and are preparing to bring forward a request to do that at the May 2012 Town Meeting.

What should be the future use of the Pool Property (check all answers you find acceptable):?

There is a wide variety in the answers to this question. The most frequent answer is that the Town believes that this should be left as vacant/open space however at 39% of the

respondents checking that as a viable option it is not quite a majority of respondents. The next most frequent response was that the town should rebuild a pool on this site, followed by creating athletic fields on this property. Respondents were allowed to 'write-in' suggestions for this site as well and some of the ideas were: future town hall/office site, use for school expansion, and use of other recreation facilities such as a skate park. There seems to be lots of comments that the state would somehow come in and build the Town a replacement pool.

Would you support a temporary tax increase to build a new Town Pool?

While many people would support a new pool for the site, the overwhelming majority of the respondents opposed using tax revenues to support the construction of a pool on this site. Only 34% indicated they would support a debt exclusion (temporary tax increase) for the development of a new town pool.

The Temple Street landfill was capped decades ago. The Board of Selectmen are interested if there is any interest to do something with this property within the restrictions placed upon the property by the state and/or federal government. In your opinion, what should the Town do with the Temple Street Landfill? (check all answers you find acceptable):

This question generated a clear opinion from the citizens of the Town. The suggestion with the most consensus was that this land should be used to support alternative energy programs of some type (solar or wind) with 62% of the respondents finding this to be an acceptable use. There is a drop off of support for other suggestions which include (in order of community support): seek business opportunities, construct a municipal office building/DPW, creation of athletic fields, and finally a transfer station on this site. Respondents were allowed to 'write-in' suggestions for this site as well and some of the ideas were: use of other recreation facilities such as a disc golf course/walking trails, selling the property off, or shuttle service going into Logan.

About a decade ago, the Town took ownership of a parcel of land across the street from the Worcester County House of Corrections. At the time, the idea was that it would be the new site of our Department of Public Works (DPW) and the restrictions on the property indicate that it be used for municipal purposes including recreation. In your opinion, what should the Town do with this property? (check all answers you find acceptable):

This question generated two clear favorites from the citizens of the Town. The suggestions with the most consensus was that this land should be used to support alternative energy programs of some type (solar or wind) with 51% of the respondents finding this to be an acceptable use closely followed by seeking business opportunities for the site at 50%. The other suggestions include (in order of community support): construct a municipal office building/DPW, construct a transfer station on this site, leave as vacant land, creation of athletic fields, and finally developing affordable housing on the site. Respondents were allowed to 'write-in' suggestions for this site as well and some of the ideas were: building a senior center, dog park/walking trails, or selling the property.

The Town is one of the few municipalities which own its own Rail Trail. The State has proposed swapping ownership of the Rail Trail and the adjacent abandoned road (River Road) to the State in return for a parcel of land on Prospect Street for development of athletic fields. To protect the water quality of the Reservoir, the State would like to eliminate dog walking on the Rail Trail and could adopt that policy if they owned the Rail Trail. Would you support such a land swap with the State?

A majority of the respondents opposed the proposed land swap with the Commonwealth of Massachusetts with 56% of the respondents opposed.

Behind the Pool Property and the newly renovated Goodale Park Tennis & Basketball Courts, there was a heavily wooded Pine Grove which was badly impacted by the Ice Storm of 2008. Currently, few pine trees exist on this property. In your opinion, what should the Town do with this property? (check all answers you find acceptable):

This question generated a clear opinion from the citizens of the Town. The suggestion with the most consensus was that this land should be left as vacant land/open space with 58% of the respondents finding this to be an acceptable use. There is a drop off of support for other suggestions which include (in order of community support): creation of athletic fields, and construction of a municipal building/Town Hall/Senior Center. Respondents were allowed to 'write-in' suggestions for this site as well and some of the ideas were: use for a skate park, picnic area, additional parking, and replanting the pine grove.

If you support leaving it as vacant land/open space, would you prefer to have pine or other types of trees replanted on this property, even if it is at the expense of the Town?

This question was relatively close with 54% opposed to planting trees on this site. However many respondents pointed out they would support it only if the Town received the trees for free from the DCR or Worcester Tree Initiative. Whether or not the Town could receive enough trees through either entity to create a 'grove' is unknown.

The Town owns many other parcels/properties in town. Are there specific parcels in Town that you wish the Town would do something with? If so, please detail below:

This open ended question was meant to provide the residents with the opportunity to provide comments about specific properties. There are a wide variety of suggestions here and the Selectmen and other Town Boards should review these responses on other parcels.

Would you support a temporary tax increase to build/renovate/purchase a new Town Hall/Senior Center?

This question measured support, at least from the respondents, as to what the temperature would be for a debt exclusion override for a new Town Hall or Senior Center. The results were 59%-41% in favor of such an override. Of course several comments were made as to needing to know the specifics to be clearer whether or not the support would be there or not.

Would you support a temporary tax increase to build/renovate/purchase a new Police Station to give them and the Fire Department room to expand?

This question measured support, at least from the respondents, as to what the temperature would be for a debt exclusion override for a new/renovated public safety facilities. The results show slipping support for this project. The results were 55%-45% in opposition of such an override.

Would you support a temporary tax increase to build/renovate/purchase a new DPW Building?

This question measured support, at least from the respondents, as to what the temperature would be for a debt exclusion override for a new/renovated DPW facility. The results show little support for this project. The results were 61%-39% in opposition of such an override.

Are there other suggestions you may have for the Town?

This open ended question was meant to give people the opportunity to make any suggestions as to the Town Officials. We received 64 suggestions from the respondents. I encourage all policy makers for the Town to review this list.

Appendix A

Notes from the Three Listening Tours

Appendix B

Copy of the Survey Tool

Appendix C

Results of Municipal Land Survey Survey

West Boylston Municipal Land Use Survey

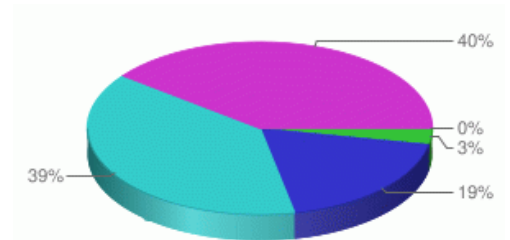
Responses: 159

As you know the Town of West Boylston is seeking public comments regarding the municipal lands of the Town (land which the Town owns). We have received many good comments over the past few months as we sought their advice. Based upon the comments we received, we have the following questions we would like your response to:

1. What is your age?

Answered: 158 Skipped: 1

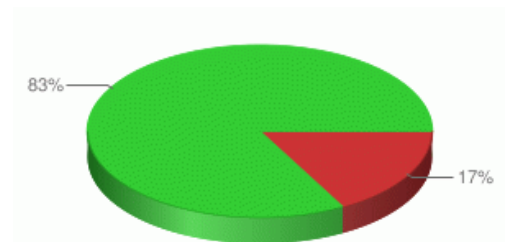
- Under 20 (0)
- 21 - 35 (4)
- 36 - 50 (30)
- 51 - 65 (61)
- Over 65 (63)



2. Did you attend any of the 'listening tour' meetings to give feedback on the use of municipal lands?

Answered: 147 Skipped: 12

- Yes (25)
- No (122)



3. If not, why not?

Answered: 86 Skipped: 73

not aware

didn't know about them

physically difficult

wasn't aware of it

I don't feel the selectmen seriously take our opinions into account - they pretty much do as they please.

Scheduling conflicts, although I sincerely appreciate (and want to recognize) the effort to hold meetings on various days and at various times. My professional and personal schedules were simply over-filled this last six months.

not convenient times

didn't know about them

Just moved here

didn't know about them. also, west boylston is our second home so we don't pay as close attention to news as we should

job, other obligations

not aware of the offer

Not available

busy

home bound at the times

time

recovering from medical issue

knee problem - could not walk

It would have been a waste of time
was not available
scheduling conflicts
Unaware that these meetings were taking place.
didn't know about them
Often just not motivated to go out at night etc. - there were plenty of meetings scheduled.
Didn't know of any meetings. Were they posted on the bulletin board @ Congregational Church
because of where they were
Did not know when they were.
Not available at those meeting times.
only knew about 1
was out of town for several weeks
not held at good time for me
I was not able to meet the scheduled times.
Didn't know about these.
busy holidays
unaware
Working
I forgot about them
personal schedule
had no opinion at that time
Great idea - other things going on
"Listening" doesn't tell me anything. Put together the ideas and then there will be something to really talk about.
other meetings or I was working
prior commitments
I don't remember if I received notice or if it just wasn't a convenient time
Conflict
Health issues
limited mobility
Did not know about them
unaware of meetings
wasn't aware of them
involved with other things
timing
we did not know when they were. That's our fault because we get the banner and attend town meetings
Prove you are listening first, then I'll not consider it a waste of time.
usually other plans
I did not attend because I feel that it would have been a waste of my time. This town does all sorts of studies and surveys and has all sorts of committees and the town still looks like a garage
was not aware of them
employment & child needs
Can't attend night meetings
schedule conflicts
Previous experiences in Town have shown that Selectmen do what they want, not considering efforts at collaboration/discussion.
were not made aware of the happening
Just too busy. Sorry. Really support the approach you took, however.
They are not publicised very well.
Most of us have jobs to perform, kids to raise, and productive activities to complete.
My schedule did not allow.

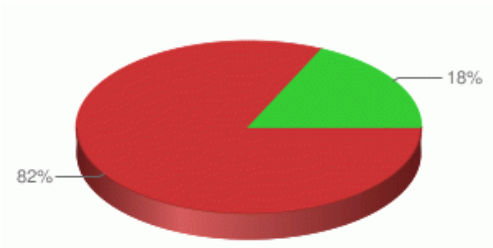
home bound/age problems
 Didn't know about it
 didn't hear about them
 not aware of them
 was not aware of meeting. recently moved to west boylston
 Nobody listens anyway!!!
 unable to coordinate work/school/family schedule
 wasn't aware of the meetings
 busy on dates
 not available
 Too busy
 I was not able to come at times offered
 Conflict with schedule
 working, busy
 Not productive - waste of time. No new taxes - poorly run town!
 leg problem
 busy
 too lazy
 useless
 schedule did not permit

Mixer Building and Property

4. The Mixer Building is the site of the previous Town Hall/Senior Center and athletic fields until it was abandoned due to poor conditions/structural issues within the building. Should the Town expend monies to tear down the Mixer Building?

Answered: 143 Skipped: 16

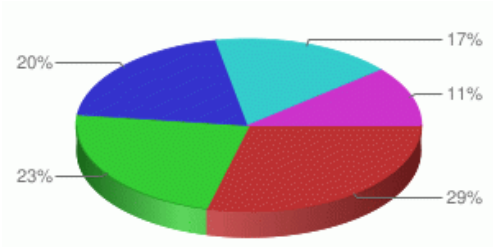
- Yes (117)
- No (26)



5. What should be the future use of the Mixer Property (check all answers you find acceptable):

Answered: 155 Skipped: 4

- Site of new Town Hall/Senior Center (68)
- Site of new/improved athletic fields (55)
- Developed as residential housing (48)
- Leave as vacant land/open space (40)
- other (27)



6. If "other", please explain.

Answered: 38 Skipped: 121

i think the building can be repaired and reused
 Excellent access for Town Hall business and of course - A BEAUTIFUL SENIOR CENTER!
 additioanl taxes for the town

Excellent location for new town pool facility.

cost studies first/renting vs renovating

a walking park would be nice

Tear down if it makes the property more valuable. Sell or trade for a building to be used as a town hall etc. of equal value

Re: #4 - monies should only be spent if the site is redeveloped.

affordable housing - over 55

tear it down! Put it out to bid, copper, steel & brick, etc

Community garden space.

sell to highest bidder for development - let them demolish Mixter School bldg.

Let a developer buy and use the money to build a town hall elsewhere.

sell the property off and use the funds to build/purchase a new town hall

sell to private investor

In Farmington, MO they have a town-owned small water park with a lazy river, a slide, a big faucet that pour water that you can stand under. I wish that the Selectmen and town would look into this facility

town recreation center for the youth, seniors evenings/weekends/all year round

Tearing down - depends on amount of money

Other - senior housing with Senior Center

dog park multiuse with athletic fields? If there is a need. I don't want to see use build more buildings we can't afford. We can rent and let someone else deal with the building issues unless a plan can be shown where we can start saving money in a reasonable amount of time. Not sure about leaving vacant... residential housing? why explain.

How can I answer question 4 without knowing the cost of tearing Mixter down? Other - use for senior citizen housing

Several years ago, during one of my terms on the Council on Aging, I developed an image of a totally integrated facility serving the needs of the senior population at the site of the Mixter building.

This facility would provide for a senior center, a day care center for seniors, a dining facility, a residential facility together with assisted living. In addition, adequate in-town and out-of-town medical transportation opportunities would exist.

Even at the time when proposing this, it was obvious that this would require not only a substantial commitment by the town, but also involvement of State and Federal resources. While this was a gigantic step, the intention was to think "BIG".

Town shared farm land for growing crops (organic going forward in time even if land not certifiable as organic today).

Use of sustainable methods and toxic cleanup of land as needed.

build new town hall more centrally located!

Mix or cooperative public/private partnership

senior housing

Purchased for town use only - please check! A WB Parks Committee

none

I could see a "high end" cluster/development there, especially if utilities could be brought in from Rt 12.

Use as athletic, perhaps add a skate board park, and keep some vacant. There is no compelling need for a senior center - especially an expensive one. A survey such as this is more accessible.

Sell to a developer for income producing taxable property

I do not think that high density residential housing is a benefit to the town.

It would be nice to have athletic fields and a community / senior center up there. I don't think it should be exclusively a senior center, it should be another public building where town meetings could be held, boys and girl scouts could use, etc.

Only tear it down if it will be immediately used for something. Too far out for senior center, too many athletic fields already, housing for seniors or welfare/low income - I'd keep them separate and old folks and brats don't mix

Sell it to a developer, let them tear down the building

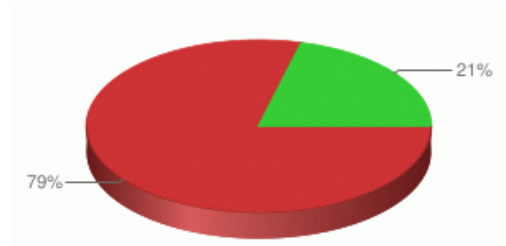
farmland developed for town use
It is an out-of-place eyesore in the middle of an all residential area
best place in town for Sr's & central
sell it.
anything requiring more taxes is out!

Pool Property

7. The pool was discontinued several years ago due to the age of the structure and structural concerns. Should the Town expend monies to tear down the pool?

Answered: 140 Skipped: 19

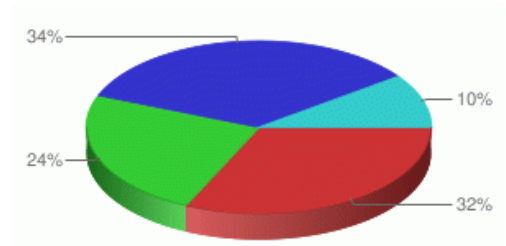
- Yes (110)
- No (30)



8. What should be the future use of the Pool Property (check all answers you find acceptable):

Answered: 154 Skipped: 5

- Rebuild a similar type pool on this site (61)
- Site of athletic fields (45)
- Leave as vacant land/open space (63)
- other (19)



9. If "other", please explain.

Answered: 32 Skipped: 127

leave as it is
Yes, we need a place for families with young children to swim. I suggested before that we make arrangements w/ Town of Sterling to get passes to the Lake for swimming - if we can't afford the pool replacement.
future school site
The state should pay to rebuild and keep up the pool, or designate part of Thomas basin for swimming. This is the ONLY town in the state with no place to swim.
too many people own their own pools
The pool property is a terrible eye sore - hardous. If a pool is constructed it should be a "splash park" type construction with athletic fields. The town pool was sorely under-used.
The \$25 on the water bill was also temporary and it is not off yet.
town hall
get state to builda pool as they have done in other cities and towns
Re: #7 - monies should only be spent if the site is redeveloped.
I would develope the area into a park with picnic tables and BBQ grilling stations.
skate park
Be part of a town hall-senior center project
Let the DCR put up a new pool they did this one
see above comment. Woud only be support temporary tax hike if the fees would pay the town back - like the sewer project

Use this site for a new Town Hall if Mixer property is sold for residential housing

Can we use cpa to pay for the pool?

A fully handicapped facility should be built on this site. The HP lift must accommodate as many variety of disabilities as possible.

Holden has a lovely pool!

would not support using tax money for a facility which is only used for three months

rebuild current pool

senior center

Do NOT re-build the old town pool. Give every kid a pass to the Greendale Y if you need to... but do not take on the capital/liability expense of going back into the swimming pool business as a small town of our size.

This is an opportunity to build a community center / senior center / athletic complex.

Perhaps a complex with a large gym like the high school's or even larger for indoor soccer or football.

Maybe a company like YMCA could run it as an athletic membership gym with a community center, etc.

New Town Hall

Tear down only if other used is decided. Make a skateboard park or parking lot

Build new police station here

school expansion

offer coop membership to wb citizens, non-residents pay a bigger fee

could als be used for indoor/team activiites or an expansion of the high school if needed

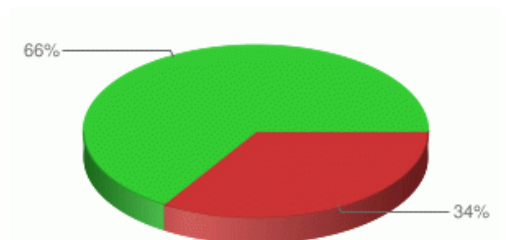
kids in this town have nothing

Combine with the Pine Grove for new Town Hall with Community /Senior Center

10. Would you support a temporary tax increase to build a new Town Pool?

Answered: 135 Skipped: 24

- ☒ Yes (46)
- ☒ No (89)

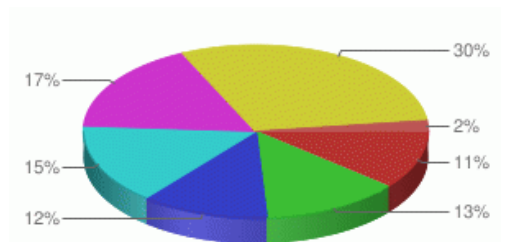


Temple Street Landfill

11. The Temple Street landfill was capped decades ago. The Board of Selectmen are interested if there is any interest to do something with this property within the restrictions placed upon the property by the state and/or federal government. In your opinion, what should the Town do with the Temple Street Landfill? (check all answers you find acceptable):

Answered: 157 Skipped: 2

- ☒ Construct a transfer station program on this property (36)
- ☒ Site of athletic fields (42)
- ☒ Leave as vacant land/open space (41)
- ☒ Construct a municipal building on this site (such as a DPW Building) (49)
- ☒ Seek business opportunities for the property (55)
- ☒ Site for alternative energy program (such as solar/wind) (98)
- ☒ other (8)



12. If "other", please explain.

Answered: 15 Skipped: 144

would rather not see athletic field at this location concerned about toxic waste.

business would pay taxes

walking trails

disc golf course

use as parking lot if a shuttle service is set up to Logan or any other transportation center

in the future

leave it for the future when the economy is better!

would constructing transfer station reduce taxes?

what are the restrictions placed upon the property?

sell for private use or development

construct a new police/fire department building in this location

none

This is a blank slate for me. Many possibilities abound... but I don't really know the technical/political limits on this one.

landfills always pose future problems if people are involved i.e. home, business, etc.

Not familiar enough with the restriction on such property to make suggestion, but I'm open to most anything.

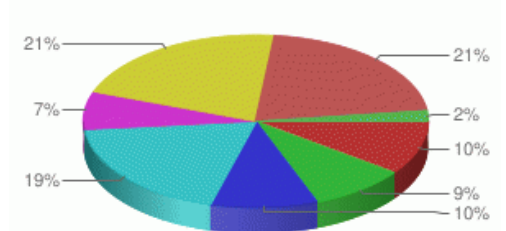
use no tax dollars!

Tivnan Drive Property

13. About a decade ago, the Town took ownership of a parcel of land across the street from the Worcester County House of Corrections. At the time, the idea was that it would be the new site of our Department of Public Works (DPW) and the restrictions on the property indicate that it be used for municipal purposes including recreation. In your opinion, what should the Town do with this property? (check all answers you find acceptable):

Answered: 158 Skipped: 1

- Construct a transfer station program on this property (40)
- Site of athletic fields (36)
- Leave as vacant land/open space (39)
- Construct a municipal building on this site (such as DPW Building) (73)
- Develop affordable housing on this site (28)
- Site for alternative energy program (such as solar/wind) (81)
- Seek business opportunities for the property (79)
- other (7)



14. If "other", please explain.

Answered: 13 Skipped: 146

finding business opportunities for this site would benefit the taxpayers by increasing tax revenues and lower property taxes

build a new Senior Center on this site!

No more affordable housing!!!! Concern is petty crime, in school costs & taxes

The property is at the edge of town, but visible. If a transfer station is established there, then it needs to be hidden from the street view.

dog park/walking trails

sell it!!

leave as vacant land that people can use, hike on & explore

underlined restrictions on the property indicate that it be used for municipal purposes including recreation

sell for private use and development

none

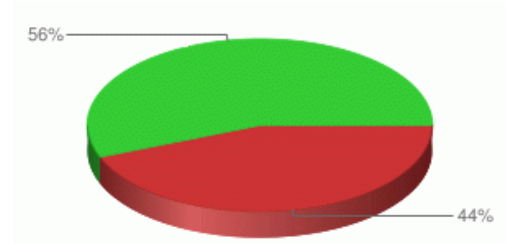
I'm TOTALLY against more affordable housing because of the cost/impact on our school system. All other options are open for me. Perhaps we could auction it off to Boylston or Shrewsbury!!! <<grin>> But, seriously, the idea of new business development is well worth considering.
Sell it to the jail
I would love to see several wind generating towers on that hill.

Rail Trail

15. The Town is one of the few municipalities which own its own Rail Trail. The State has proposed swapping ownership of the Rail Trail and the adjacent abandoned road (River Road) to the State in return for a parcel of land on Prospect Street for development of athletic fields. To protect the water quality of the Reservoir, the State would like to eliminate dog walking on the Rail Trail and could adopt that policy if they owned the Rail Trail. Would you support such a land swap with the State?

Answered: 154 Skipped: 5

- Yes (67)
- No (87)

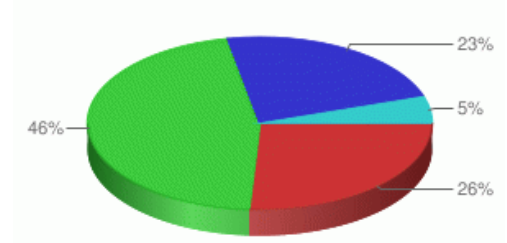


Pine Grove

16. Behind the Pool Property and the newly renovated Goodale Park Tennis & Basketball Courts, there was a heavily wooded Pine Grove which was badly impacted by the Ice Storm of 2008. Currently, few pine trees exist on this property. In your opinion, what should the Town do with this property? (check all answers you find acceptable):

Answered: 158 Skipped: 1

- Site of athletic fields (53)
- Leave as vacant land/open space (93)
- Construct a municipal building on this site (such as Town Hall/Senior Center) (46)
- other (11)



17. If "other", please explain.

Answered: 36 Skipped: 123

skate board park
replant the grove!
re-plant as Pine Grove
Construction of Town Hall/Senior Center - if less costly than Mixter School site. But maybe too busy and congested for additional traffic/activity.
undecided on rail trail question
sell
replant a forest there
replant with new trees to use as a park
The rail trail remains the only 'protected' un-trafficed place to walk dogs.
On he Pine Grove the original plan for Goodale renovation included incorporating this area

let nature take its course

tie it in with the new pool - use as parking for pool and goodale park

Re:18 - Aren't we in the beetle zone? Can't we get free trees from the feds?

IN support of replanting trees, concerned about the expense.

leave until we can afford something there - plant grass - save for future building

I would develop the area into a park with picnic tables and BBQ grilling stations.

would support swapping rail trail with DCR provided dog owners have a place comparable to walk their dogs

clean it up/out and have additional parking for school area and expanded pool area. a public pool would be a great addition to the town and school. could have swim classes for kids or adults for fee to make money, good exercise for seniors (everyone)

Don't know what we should do about the rail trail

How would supporting a land swap of the trail with DCR effect the trail?

Would support tree replanting - not at the town's expense

NEVER trade rail trail

Rail trail question - dog owners need dog friendly areas!!

Leave Pine Grove vacant or as a park with walking trails

The Pine Grove land is supposed to be a park!

energy sources

new pool

Get free trees from the dcr and make a nice trail area for walking and like a small garden for the community

Plant a mixed species grove of trees for all residents to enjoy and name it in honor of Edgar Whitcomb.

Get trees for free from DCR or other group

And we should be able to walk dogs all around reservoir we are under the rule of econazis!

Anytime we 'give' to the state, we 'lose', how about an exchange for John Agustus Hall (town off/sr center)

We should make the Pine Grove into a campus athletic field effect like the Town of clinton

It is not easily acceptable to a lot of cars.

Look into DCR tree-give-away program

none

cut the remaining trees down it looks awful

replant with free trees from the dcr. this would be a lower cost to the town.

We have so few places like this in the middle of the town. I would replant the trees.

picnic area

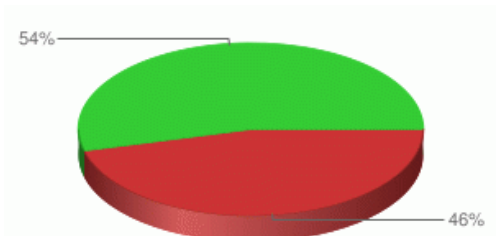
Rail trail - no I walk my dog

only if feasible

18. If you support leaving it as vacant land/open space, would you prefer to have pine or other types of trees replanted on this property, even if it is at the expense of the Town?

Answered: 118 Skipped: 41

- Yes (54)
- No (64)



Other Properties

19. The Town owns many other parcels/properties in town. Are there specific parcels in Town that you wish the Town would do something with? If so, please detail below:

Answered: 42 Skipped: 117

where are they?

No - the DCR owns almost everything.

We think the town needs to buy the church on Lancaster street for a town hall

No opinion on replanting of the Pine Grove

Leave them as is

Build a Town Hall or Trade to get money to purchase a place for the town hall in a suitable area

?

Yes clean up the eyesore that Woodland park has become.

build on Sterling Street property near Horseshoe Drive

I would love to see an indoor teen hangout center with games and of course supervision - skateboarding area, ping pong, video games, etc.

no

We have been discussing improved signage (aesthetically speaking) and 'beautification' along Route 12 for at least 30 years!

You had these properties a long time. Why in this economy you ask to spend more?

offer to abutters and collect taxes on them. this should include taking over abandoned properties on which no taxes have been collected for many years.

Leave vacant & prioritize parcels for sale if and when the need for a new money stream is required
business opportunities, residential housing

Housing for seniors 55+. More upscale than 87 Maple St and less expensive than Briarwood. The condo complexes (ex. Hillside) are just as expensive as owning private property. We need a happy medium.

Where are they? Put that info in the Banner so we know what we are talking about

400 Lancaster street is adjacent to DCR property. The house has been condemned. Swap this property with the DCR and obtain something more profitable for the town.

The ones that can be sold for business opportunities or residential developments should be sold. Holding a well located parcel/property for town offices would be acceptable.

develop for income

River Road - allow atv, go-karts, snow mobile to use on closed road

leave vacant replant trees

On Question 20 - yes, but not if it's in Pine Grove.

construction of affordable housing for retiring boomers!

locations?

I wish the town would stop complaining about taxes. Sell some of the commercial lands that we own near rt 12 and any near the industrial park area. As for the mixer we had a town hall there and there is a lot of ledge and water on that property that is what makes for a good town hall lot, plus we could use the means of rt 12 for egress to that new town hall senior center.

Maintain the facilities we have. Any progress on the "Building Maintenance Program" promised at a public meeting years ago??

where are these parcels?

consider selling all or some for private use or development

Would like other types of trees planted on the pine grove

I realize that you can't talk about the church property on 110 in this survey (b/c it is still being negotiated), but I am excited that we may be able to create town spaces there. Just hope people don't say "awwww, it's too far."

Also, I continue to cling to my long-held hope that spaces for senior services could be found in existing civic spaces within our town -- churches, masonic/historic organizations, etc. Tear down the silos, for the benefit of all!!

Business - town offices, fire, etc.

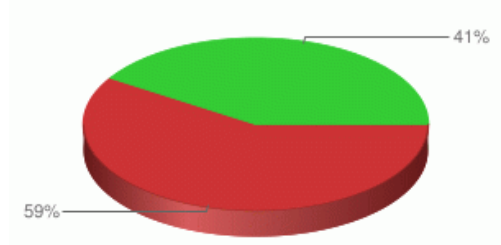
Quonset hut DPW on Tivnan Drive with sand & salt storage. Refurbish present DPW for police & fire expansion. Would

support an inexpensive temporary tax increase for a new DPW Building. Maybe would support a temporary tax increase for a town hall, but where?
If large enough - build town hall with office space for town depts. We now have to go to several locations.
level the Pine Grove and maintain it as open space
Reconfigure the RT140/RT12 intersection so as to provide additional parking for the Old Stone Church and a pedestrian/bicycle path to the businesses in the Causway Crossing area
what parcel locations?
sell all un-utilized parcels that will not be needed for future use. Use existing parcels with restrictions placed upon them for appropriate activiites leaving those with unrestricted use as open space for now.
I don't know how to answer this question -- it would depend on which parcels you want to do what with.
Anything as long as we are not taxed. No new expenses
Why was athletic fields listed 6 times? Is this the ost important item on this survey?
work on the industrial park and get more businesses

20. Would you support a temporary tax increase to build/renovate/purchase a new Town Hall/Senior Center?

Answered: 150 Skipped: 9

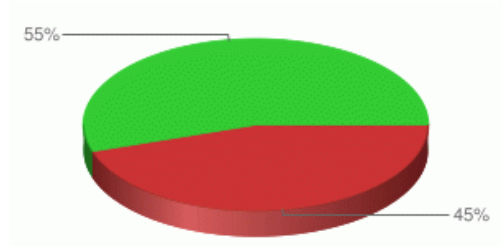
- Yes (89)
- No (61)



21. Would you support a temporary tax increase to build/renovate/purchase a new Police Station to give them and the Fire Department room to expand?

Answered: 146 Skipped: 13

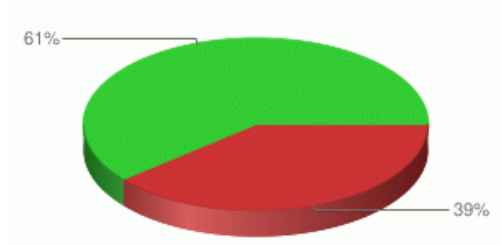
- Yes (65)
- No (81)



22. Would you support a temporary tax increase to build/renovate/purchase a new DPW Building?

Answered: 143 Skipped: 16

- Yes (56)
- No (87)



23. Are there other suggestions you may have for the Town? If so, please detail below:

Answered: 64 Skipped: 95

return the benefits that the town DPW used to provide that the City of Worcester did not have and now town citizens do not have but Worcester has
the town needs its own building for town hall and not be wating money on rent
My wife and I agree on all answers (honest!) so count each check mark as two, thanks Bob C

The way the economy is impacting all but the wealthiest citizens, I feel it is not at all right to ask people to pay more money in taxes for these non-emergency projects. It's tough enough now to keep up with taxes and other bills, etc. give the senior citizens a much deserved reduction on their real estate taxes

Reduce the size of the town government, and merge with Boylston, to reduce the duplication of services such as the building department etc.

great survey. thanks for yor hard work and your thoughts on the future of west boylston. Its a wonderful community and we don't mind paying taxes to keep it that way.

The state already controls too much of West Boylston's land, especially the land surrounding the reservoir. I don't think the town should relinquish the Rail Trail. I would like it if the town pushed the DCR to allow non-motorized boats (canoes, kayaks) in the reservoir.

#1 - TOP priority should be Town Hall and a wonderful Senior Center (like Northboro, Shrewsbury). As a senior and paying high taxes to live in a condo - I would like to town to honor the number of seniors in town with a worthy building!

#2 - After that is completed - I would support #21 and then #22. But, let's get some action so we feel like we are getting something for our money!

Is the Tivnan Dr property large enough: Police & Fire Dept. also include DPW? Good area for those Depts!

Perform regular maintenance on the buildings the town owns instead of letting them deteriorate to the point they need replacing

It would be good if one of the vacant stores could work out a deal to have the senior center there.

There is a desperate need for sidewalks on both Prospect St. and Woodland St. These are very busy roads with many walkers, runners, bikers, etc. and there is very little room for safety. I feel we should be trying to keep our residents safe and healthy before we spend money on a new DPW building.

There is no such thing as a "temporary tax". I would (will) be in favor of development of properties at a fuure date when the economy improves. First on the agenda should be a tow hall and get our employees out of that mouldy place!

A shared police department with Boylston or other neighboring town?

This is not the time to build, renovate or purchase anything. Don't make any deals with the DCR or state. They own and control too much land as it is

we have the Mixter Building we could use for town hall

Keep a significant amount in a Rainy Day Fund based on global, federal and state economic health. You are going to need a good backup plan. Spend and tax are not acceptable going forward

What about the Bethlehem Bible Church property?

Can't do everything all at the same time.

Please give the results in the Banner and/or post at open Selectmen's meeting.

Thank you for this opportunity.

dogs should be banned by the town on the rail trail in any event. People allow dogs to run free and many don't pick up after their dogs.

I would like to see an update from the Electric Company to see the effectiveness of the Solar Farm.

Places where teens can gather safely other than outside recreation areas like a game room (bowling, pool table, area for board games, chess table) so there can be socialization without the alcohol/drug inducing environments

wouldk like to support all the needed buildings (police,dpw etc) but need to take it a step at a time. i think the pool would be a great addition. and possible self money maker (classes/exercise) would also like to see some sidewalks on worcester and maple streets as they are very busy for the kids trying to get around and for all the residents who use them for walking and exercise,

create a bike path along Route 140 towards Boylston. The road is too narrow for bikes - wish they could be banned on 140 from rail road tracks to Boylston line.

This is not the time to increase the property tax.

#18 comment: Use the FREE Treeplanting program through the DCR to get it done for nothing!

We need a plan to do it soon and renovate other facilities systemmaticly.

Where is the facilities maintenance program that was promised over a year ago? Nothing new until you can maintain what you already have!

More walking trails and sidewalks on Goodale Street

Study to see what facilities we need, prioritize according to need. If the property has a sell value and does not fall into the needs group - sell!

We need to get our heads out of our butts and see the big picture. This town has gone down hill in the 10 years I have lived here and in 10 more the town will be not desirable for other to live. We need side walks along rt 12 we need better parking space amount laws we also need to make the taxes fair for the home owners and tax the bigger corp higher I would suggest one facility for town offices and police department. it should be centrally located in town - not down by the house of corrections. That could be the dpw site.

Every other surrounding town publishes their news/events in the T&G Daily. It seems that W. Boylston does not exist how about some info that shows we are alive?

Prove you can maintain something before buying more

We need to regionalize school system or we will fail - people (young) buy homes in towns with the best schools

Would support a temporary tax for a town hall/senior center first then a police station. Would only support tax increase for a DPW if the first two buildings were completed.

Try to persuade the state to donate or sell at a reasonable cost John Agustus Hall. Thank you for this opportunity to have some input.

n #22 - rebuild and expand only

maybe I would support the buildings

Don't trust the DCR in any land swap deals based on past experience. Pursue recreational use of the DCR gym that was allowed in the past.

The Mixter building and the Shepard building have been poorly maintained. A maintenance plan is needed to ensure that any future buildings are kept up, so they don't need to be replaced.

too high taxes

My YES answers in the affirmative for 20, 21, and 22, are CONTINGENT -- totally -- on the Select Board presenting a solid, fiscally-sound, and fully-articulated plan at Town Meeting. In other words, I'm counting on them to be good stewards of our Town's future.

Construct a pedestrian crosswalk at rear entrance to the library. Post the speed limit sign on Newton Street at 20 mph, 30 mph is too fast by a library

The town needs more recreation facilities. Teenages have no place to congregate

Tax increases - my taxes have increased every year for the past 25 years. I see no reason for them to increase more.

2 - Allocate the "free" cash that magically appears each year to renovations.

3 - there are absolutely no services provided to the residents of the area bounded by rtes 110 and 12 - no athletic fields, no walking trails, no biking trails, no sewer, nada. This should be an area high on the priority list for a park of some kind.

4 - it's hard to believe there is still a need for a transfer station. A better focus would be to EXPAND recycling/disposal services on Raymond St.

Why do you have to sit in an unmanned area to wait for police/fire personnel to answer your visit. In case of a real emergency it can be frustrating.

Side walks along Woodland St Park and crosswalk.

My taxes are too high as it is

Restore a meaningful tree trimming/removal program. The town is still vulnerable to utility line damage. Also they would never complain, but the Library staff seems particularly the target of cost cutting.

Take care of the buildings we all ready own

would only support temporary tax increase to build/renovate/purchase bldgs

include River Road as part of the rail trail, forming a loop

Develop River Road into a walking trail similar to the Rail Trail. Connect the two trails to form a loop.

How can the town actually be thinking about raising taxes (temporary(?) or otherwise) with the economy that's in the tank? Last time I checked, 22 homes in town were in foreclosure and many other families struggling to maintain their homes! How about the town sponsoring some fund raising events i.e. dinner dances at Wachusett CC?

Get a whole new DPW crew that is not union and hope they know how to work. The crew we have sure as heck doesn't!! Just look around town!!! One of many concerned citizens and taxpayers!

1) Fix Mixter building, stop renting town hall!!

2) No senior center if it costs money to build OR operate!!

large open parcels could be farmed for vegetables and sold to the townspeople. money could be used for whatever is needed.

#18 implies that athletic fields and construction of a municipal building would not be at the expense of the town. the dcr, arbor day foundation all have free or inexpensive trees.

Do something soon with the ugly Mixter Building, selling the land for residential property should bring in enough income to pay to demolish the building.

I find it difficult to answer #20, #21, and #22 because this issue with the town's need for its public building has been addressed time and time again at town meetings, but the lack of fully organized plan for financing needed facilities, leaves me in limbo. It has always seemed to me that the "need" for space conflicts with "want" for space. I do not argue the need, but it would seem the "want" is a bigger list. I would like to see the police, fire, DPW, and town admin all under one roof. It really doesn't matter where. Sell the land not being used for anything for development, and keep enough to build what is NEEDED. I am surprised that the town has only grown around 10% population-wise in the 17+ years we've lived here, but the demand by the town's departments for more space have grown exponentially in that same time period.

Maybe a sign of the times, but shouldn't we be looking for ways to consolidate services, rather than dividing and specializing them? Shouldn't be looking for ways to compact the government of the town rather than expanding? If the town only grows another 10% population-wise in the next 17 years, shouldn't the government of the town keep the same pace? I am neither a big government, nor a less government type of person, and I believe you MUST have a government. Keep to the basics, and let the individual property owners do the rest.

We are in condos (over 55) are paying highest taxes (\$5,200) and receive no services- st. lights, plowing, etc, not provided. We have no school children! What are we paying for - how dare you even think of asking for additional taxes. Build Sr Center at Mixter all by itself it is time for a special place for srs

Do not build anything new. We cannot afford it. My taxes are now more than my house payments were when I bought it. Do not push for more proposition 2-1/2 overrides. My retirement income is \$1500 per month and my taxes take 1/3 of that! Enough already!

this town is overtaxed. we live in condos and pay all expenses for the town. the elderly condos are a gold mine - no children - no plowing and on and on. No benefits for us \$5600 in taxes is outrageous. Poorly managed town. Don't even think about doing anything requiring more taxation - the economy is not supporting more taxes.

Maybe would support new town hall/senior center