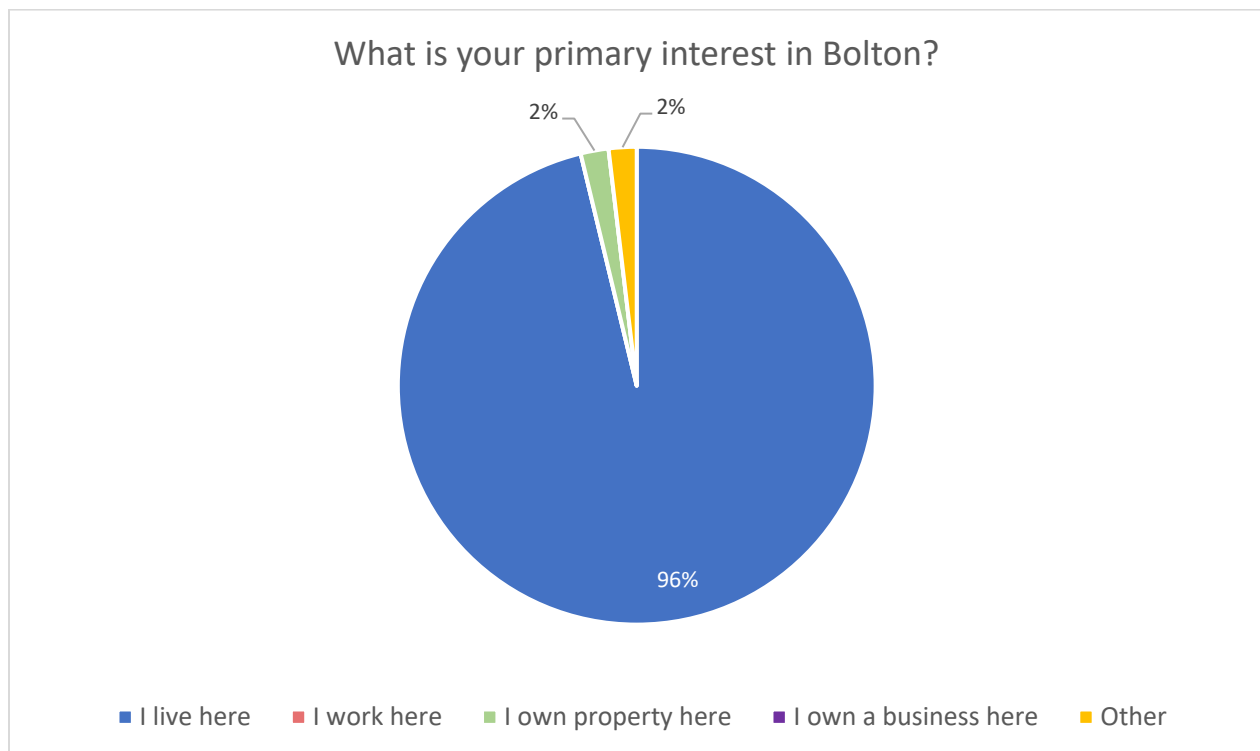
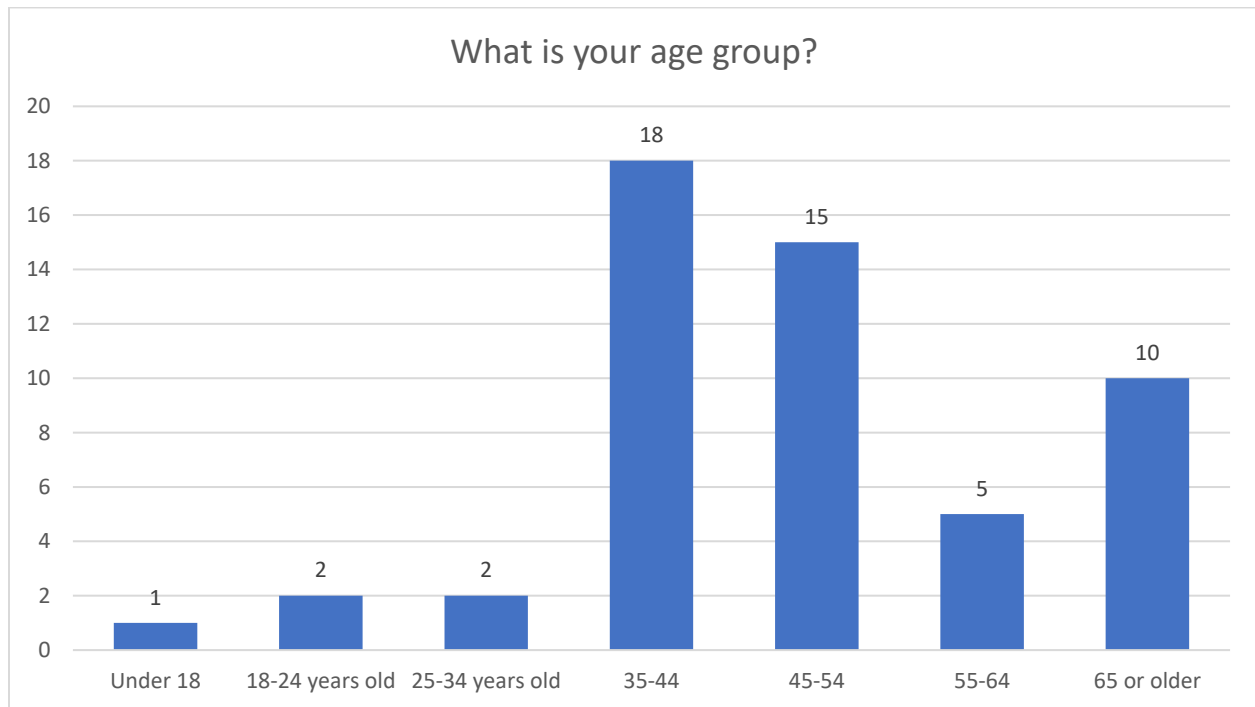


Bolton Master Plan Survey

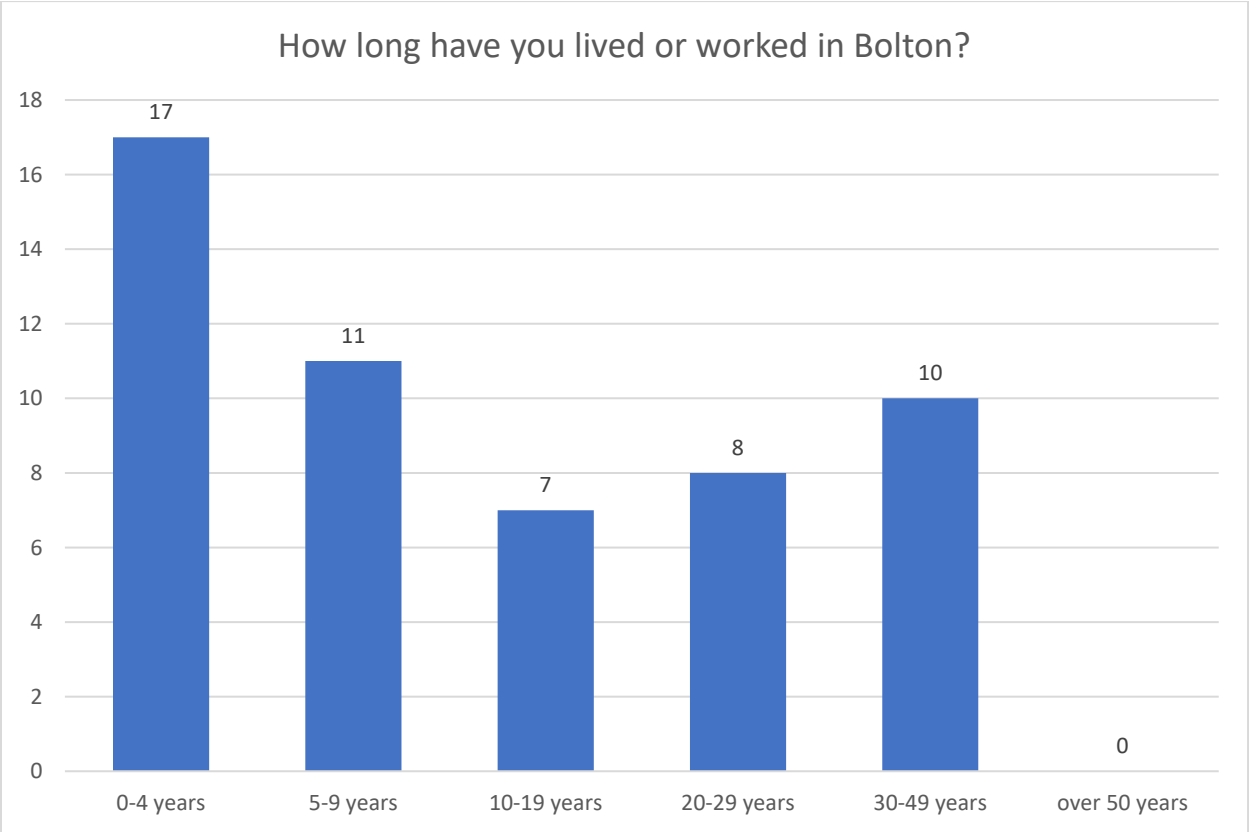
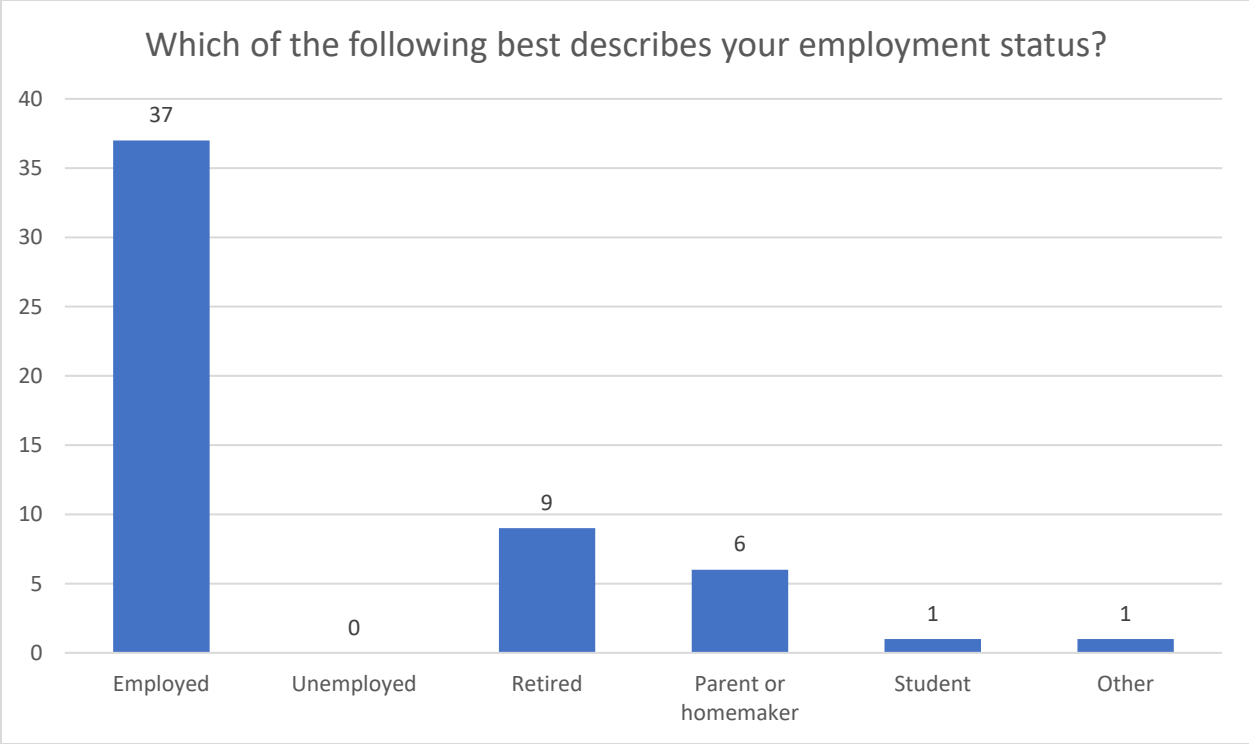
January – May 2023

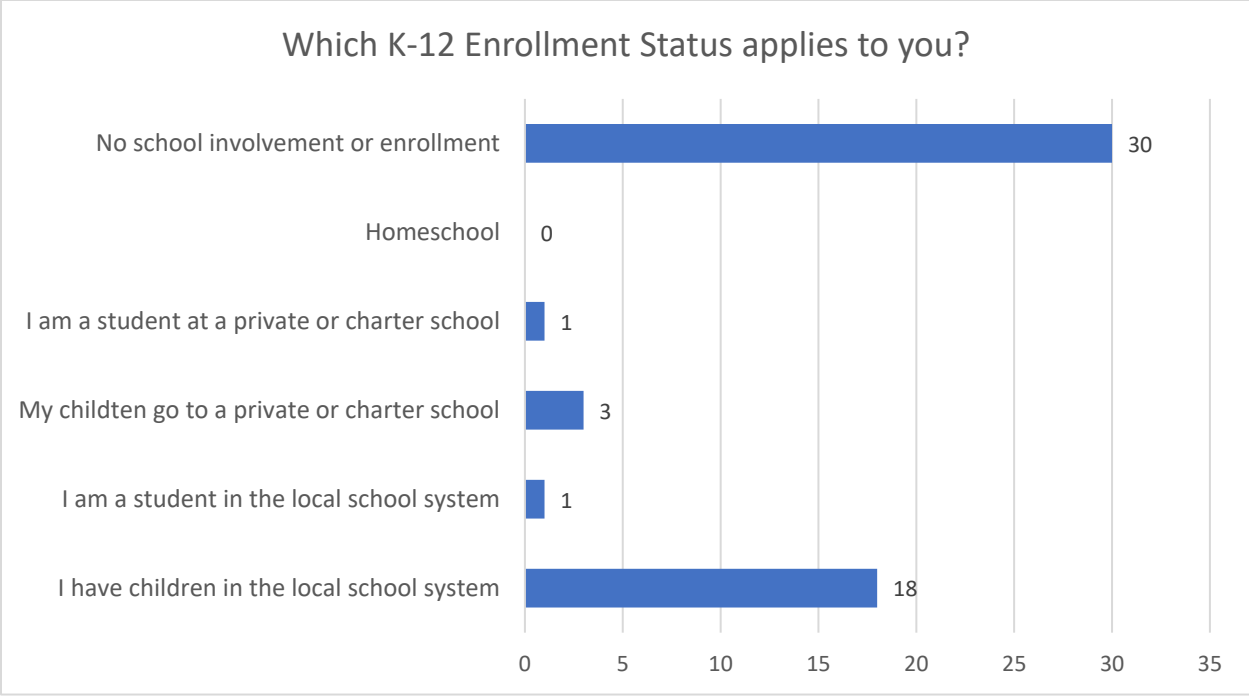
The primary goal of this survey was to create awareness about the Master Plan update, initiate community participation, and gauge resident priorities and concerns for the wide-ranging topics included in the Master Plan. In total, 53 residents participated in the survey.

General Questions and Demographic Information

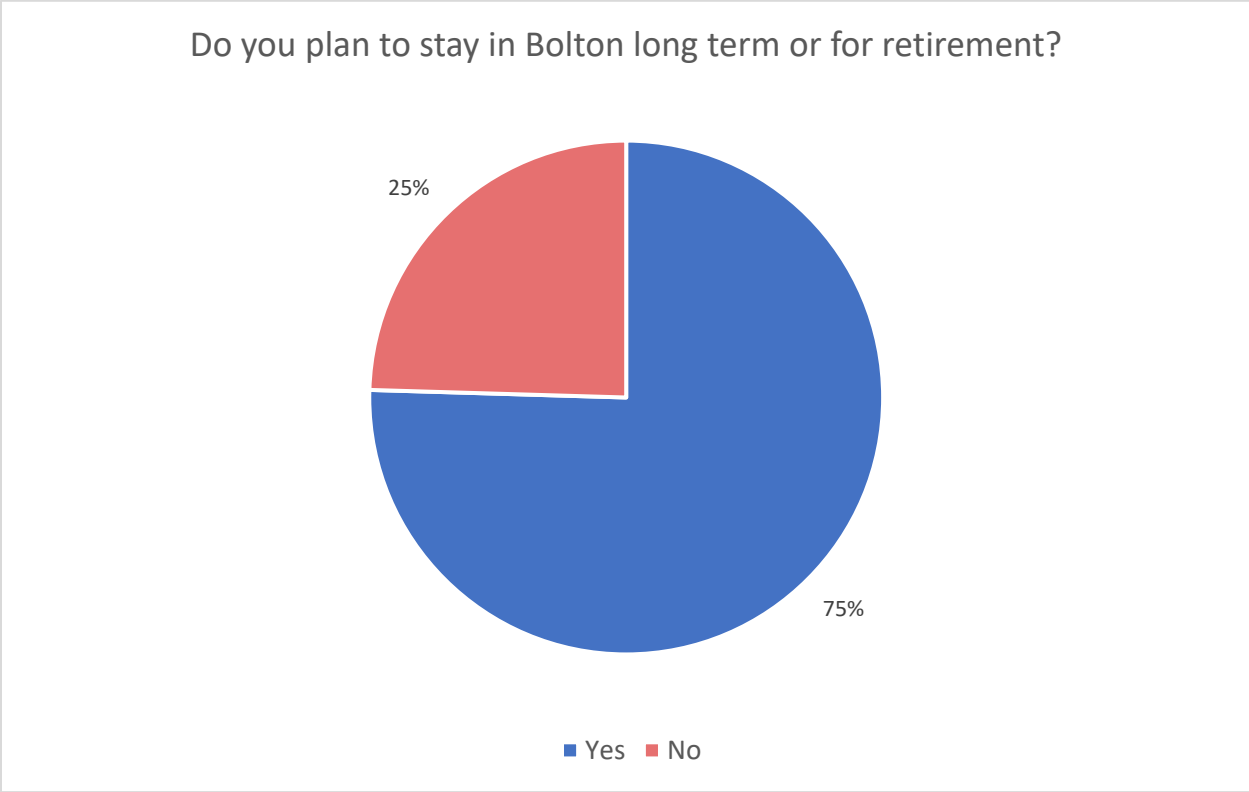


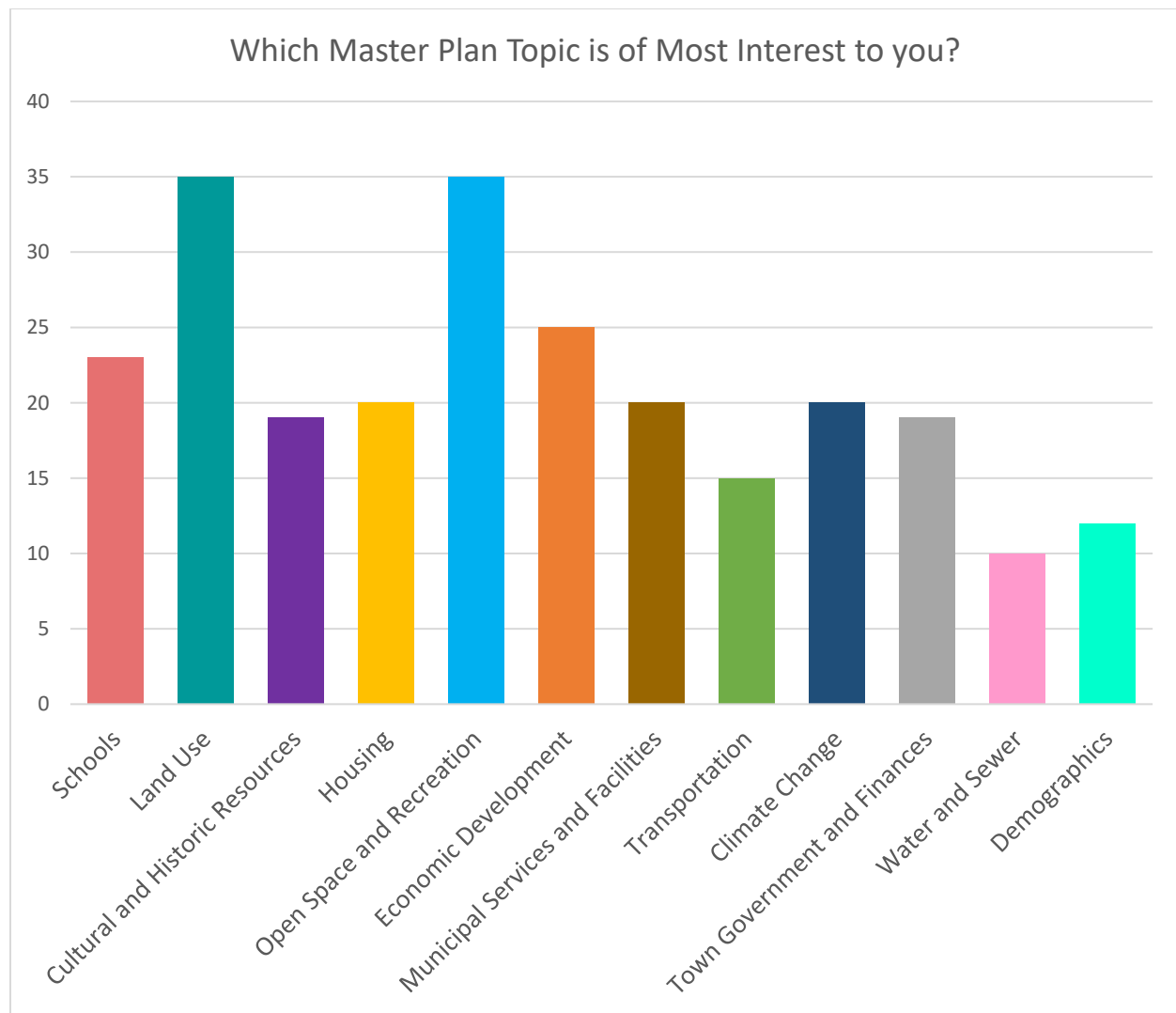
The age groups that participated the most in the survey is those ages 35-44 and 45-54. Overall, respondents are residents of the Bolton community.





Those who participated in the survey primarily did not have any involvement with the local school system. 18 reported having children in the local school system.



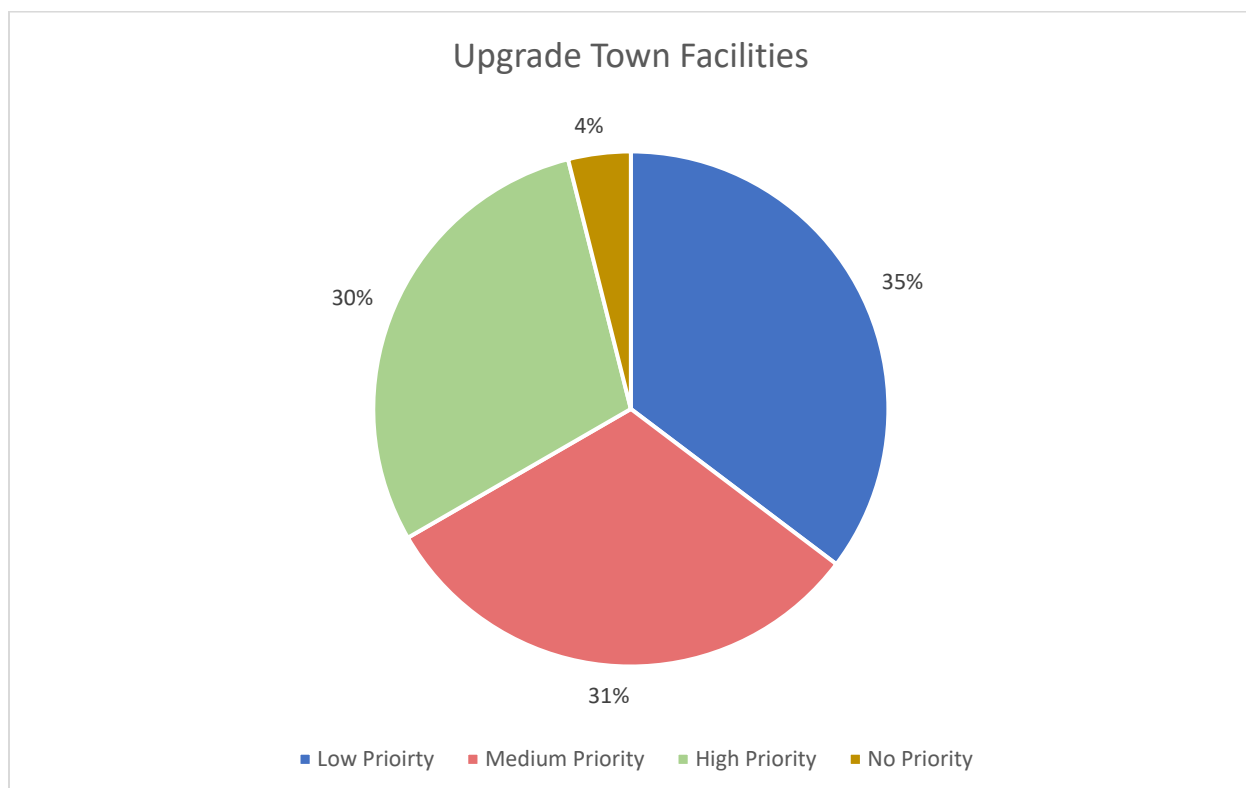
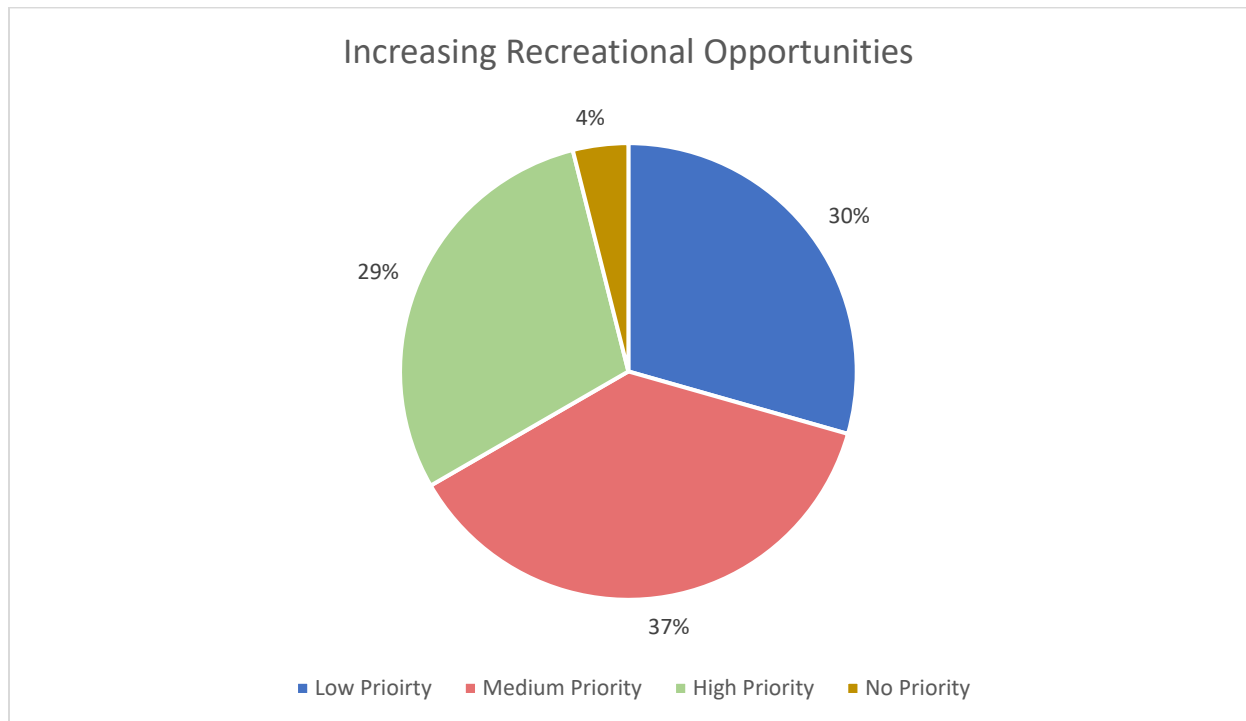


When polled on which Master Plan topic sparks the most interest among residents the majority surveyors selected Land Use (66.04%), and Open Space and Recreation (66.04%). The survey was designed to allow users to select multiple choices. The second most selected topics were Economic Development (47.17%) and Schools (43.4%). The topic of least interest among those surveyed is Water and Sewer (18.87%).

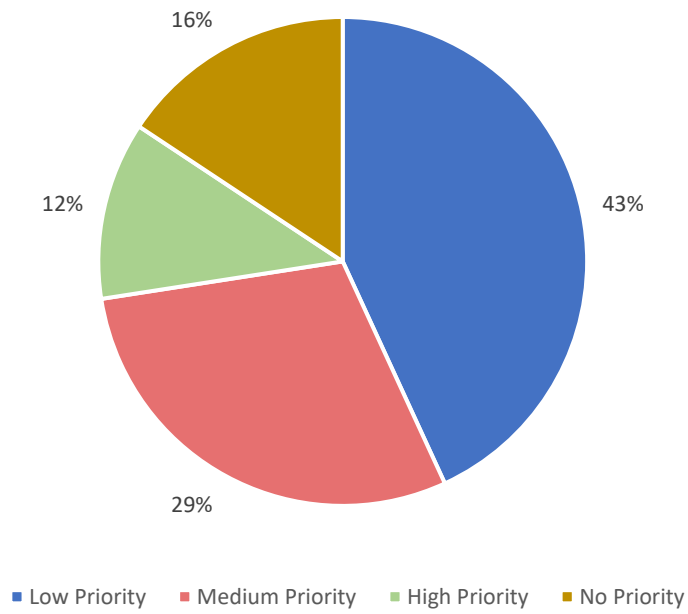
See the table below for a breakdown of votes by Master Plan topic.

Master Plan Topic	Count	Percentage
Schools	23	43.4%
Land Use	35	66.04%
Cultural and Historical Resources	19	35.85%
Housing	20	37.74%
Open Space and Recreation	35	66.04%
Economic Development	25	47.17%
Municipal Services and Facilities	20	37.74%
Transportation	15	28.3%
Climate Change	20	37.74%
Town Government and Finances	19	35.85%
Water and Sewer	10	18.87%
Demographics	12	22.64%

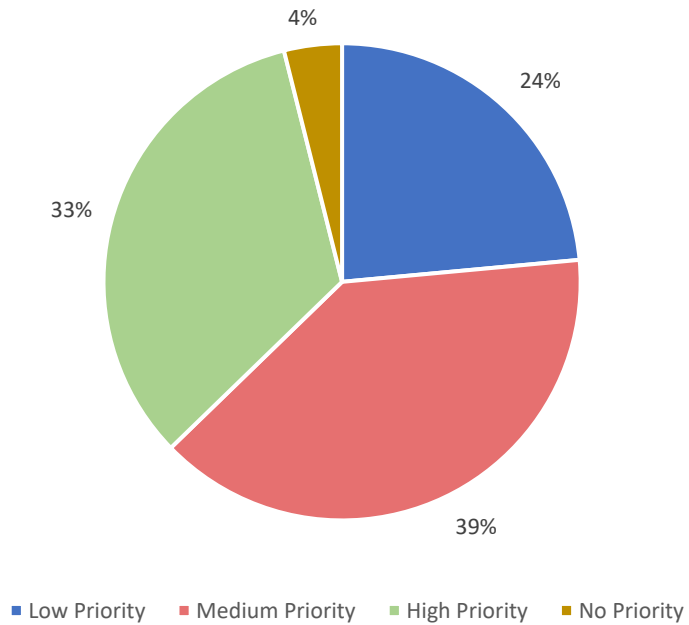
Rating Resident Priorities



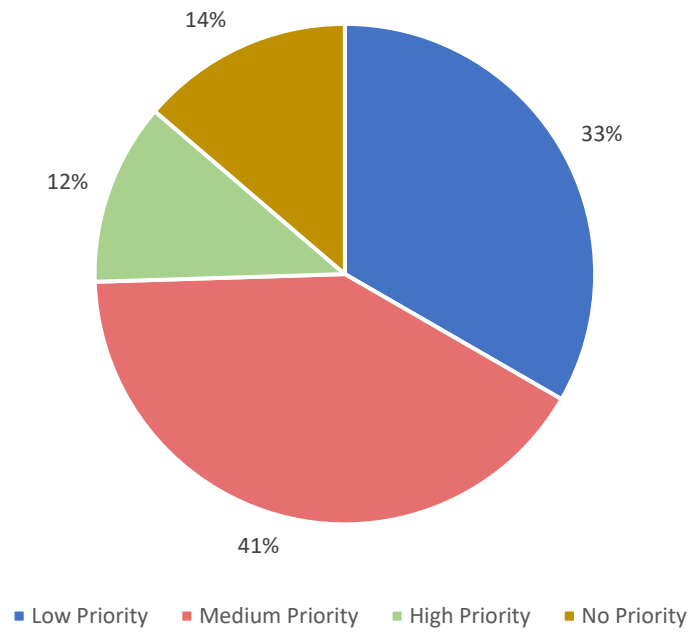
Increase Local Employment Opportunities



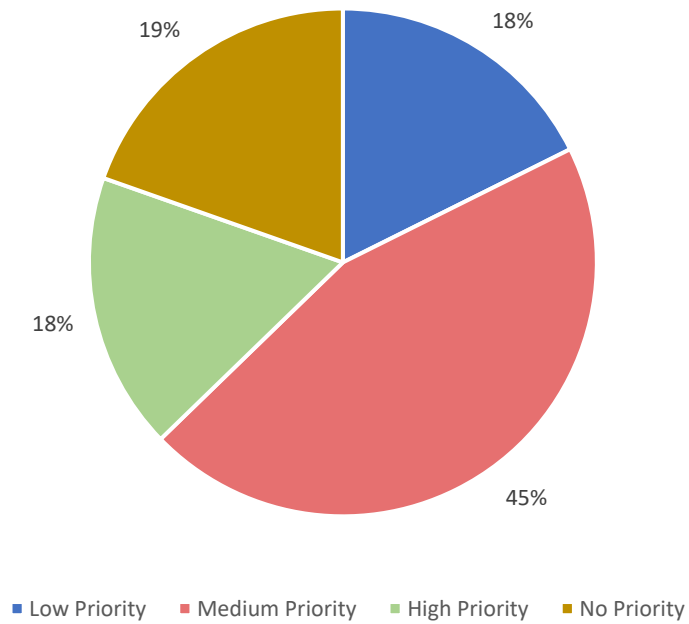
Protect Local Historic Properties and Sites



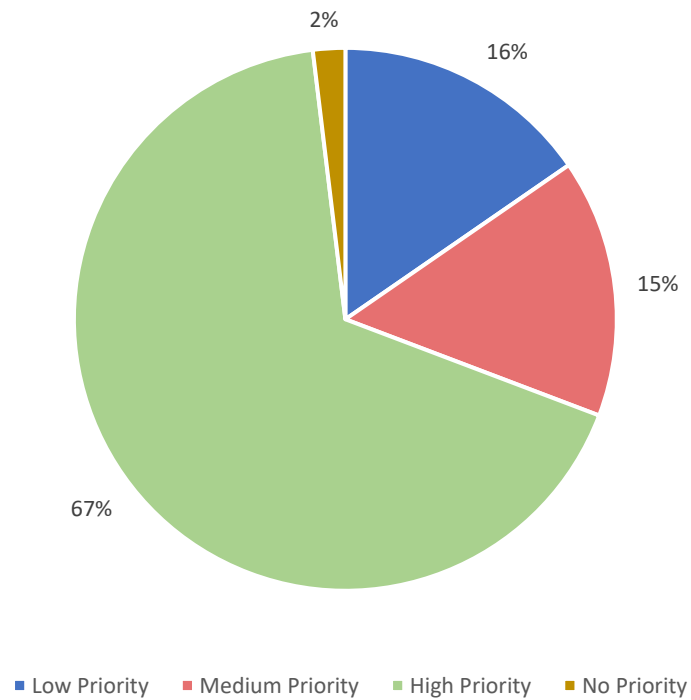
Increase Age 55+ Housing Stock



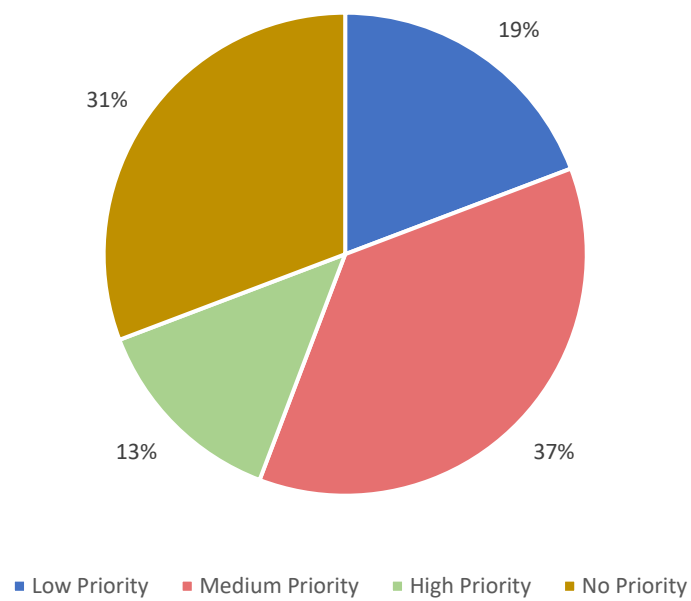
Increase Affordable Housing Stock



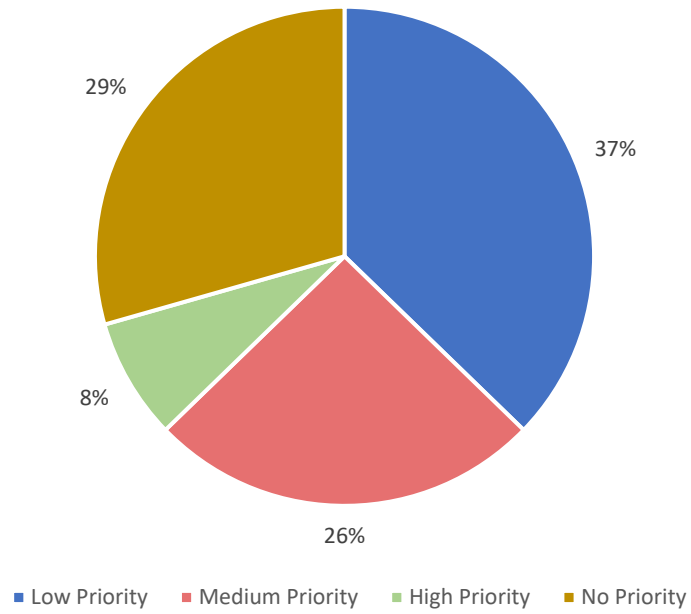
Protect Open Space, Agricultural Lands, and Natural Resources



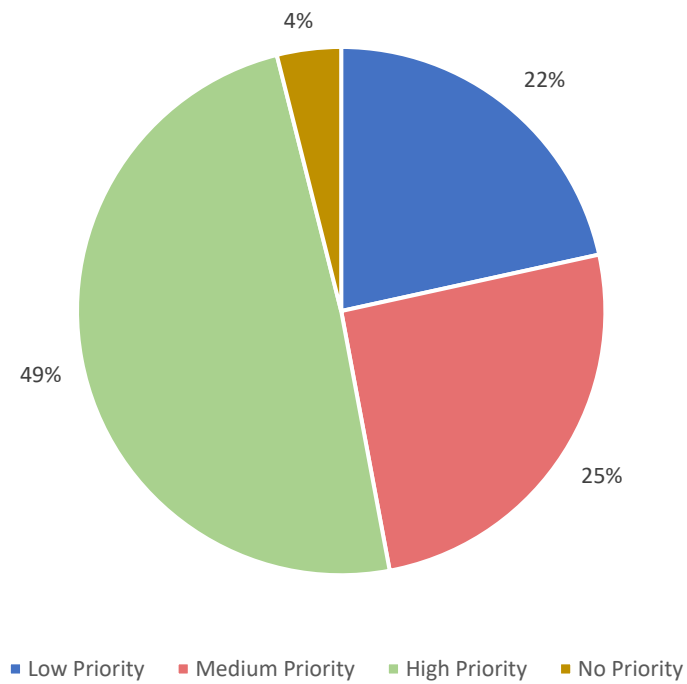
Attract New Retail Development

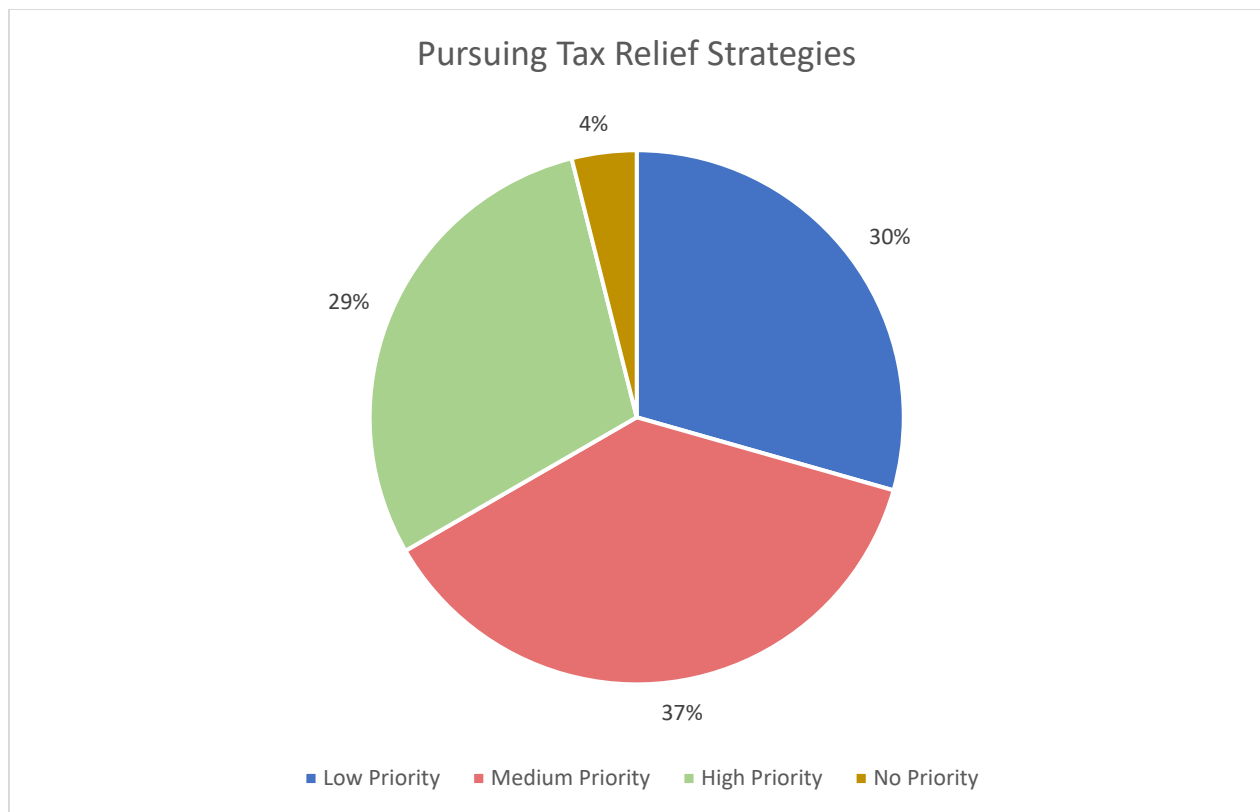


Attract New Office Space



Increase Pedestrian Connectivity



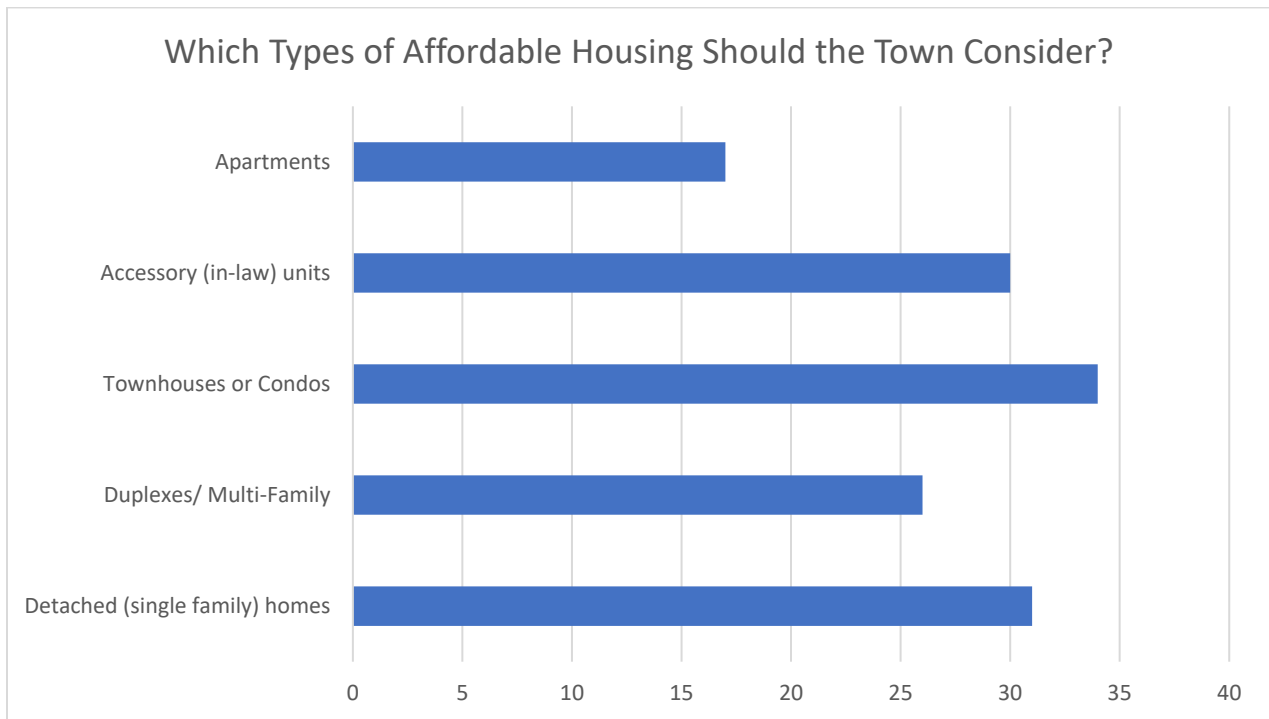


Bolton residents identified the highest priority for increasing pedestrian connectivity and pursuing the protection of open space, natural resources, and agricultural lands.

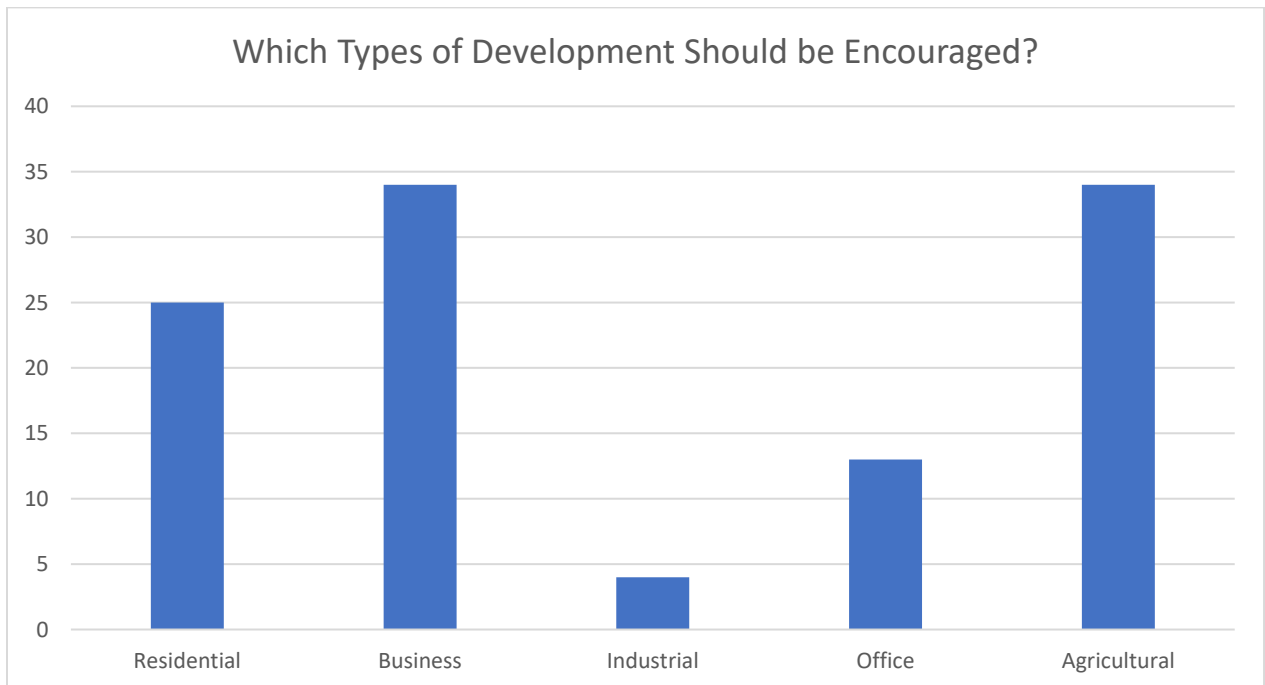
Medium priority actions include increasing recreational opportunities; protecting local historic properties and sites; increasing age 55+ housing opportunities and affordable housing; and pursuing tax relief strategies. Attracting new retail development was identified by 35.85% as a medium priority and by 30.19% as a high priority.

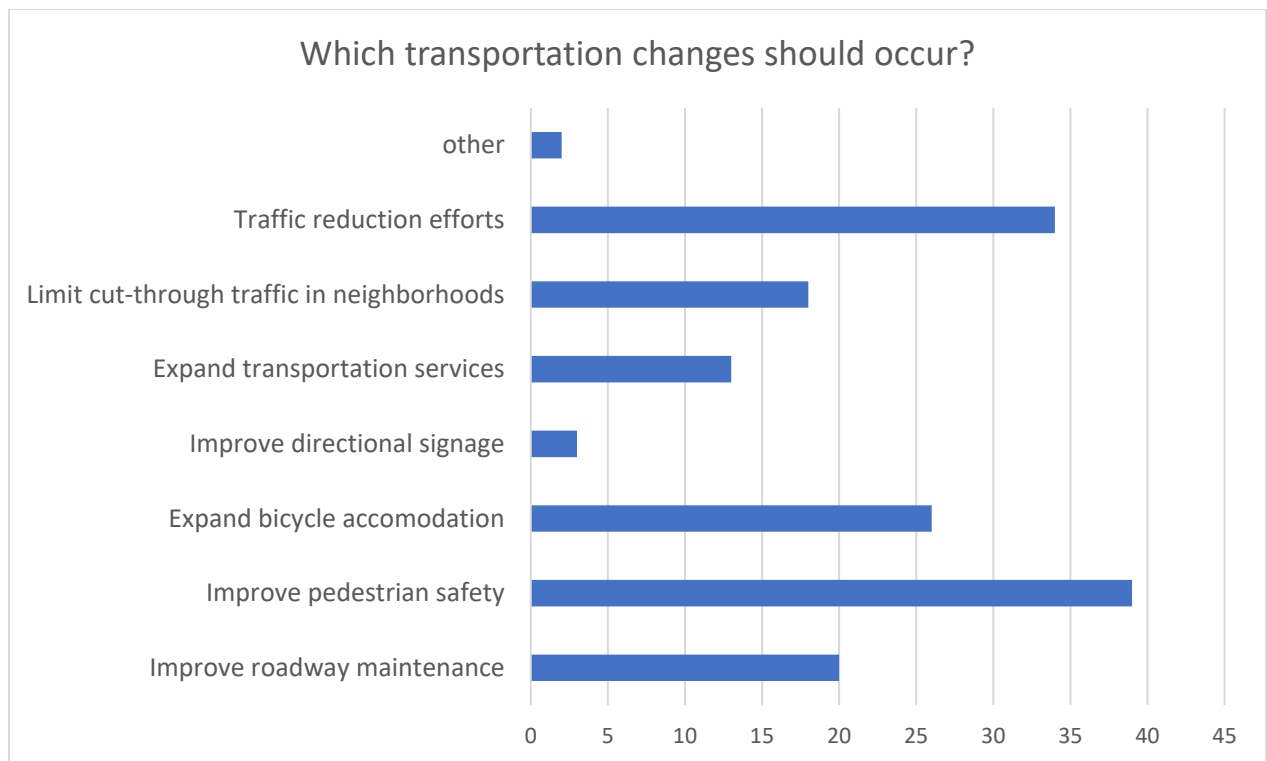
Primarily low priority actions include improving town facilities, attracting new office space, and increasing local employment opportunities.

Housing and Development

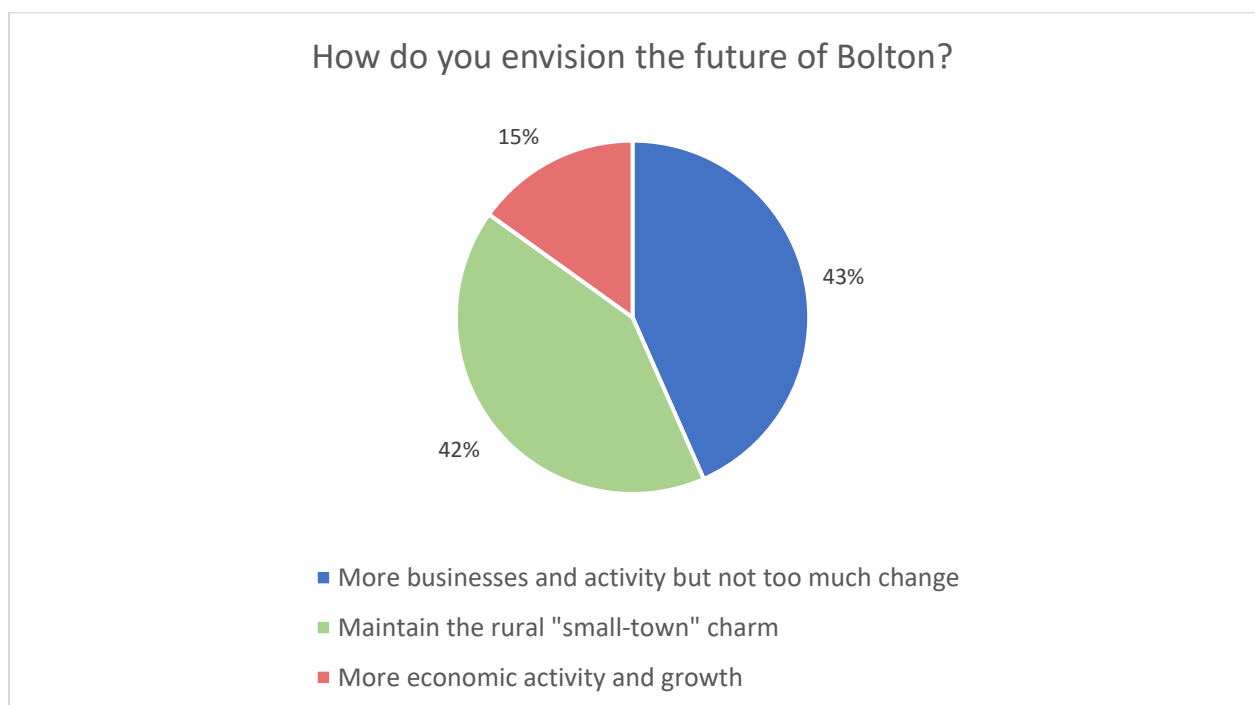


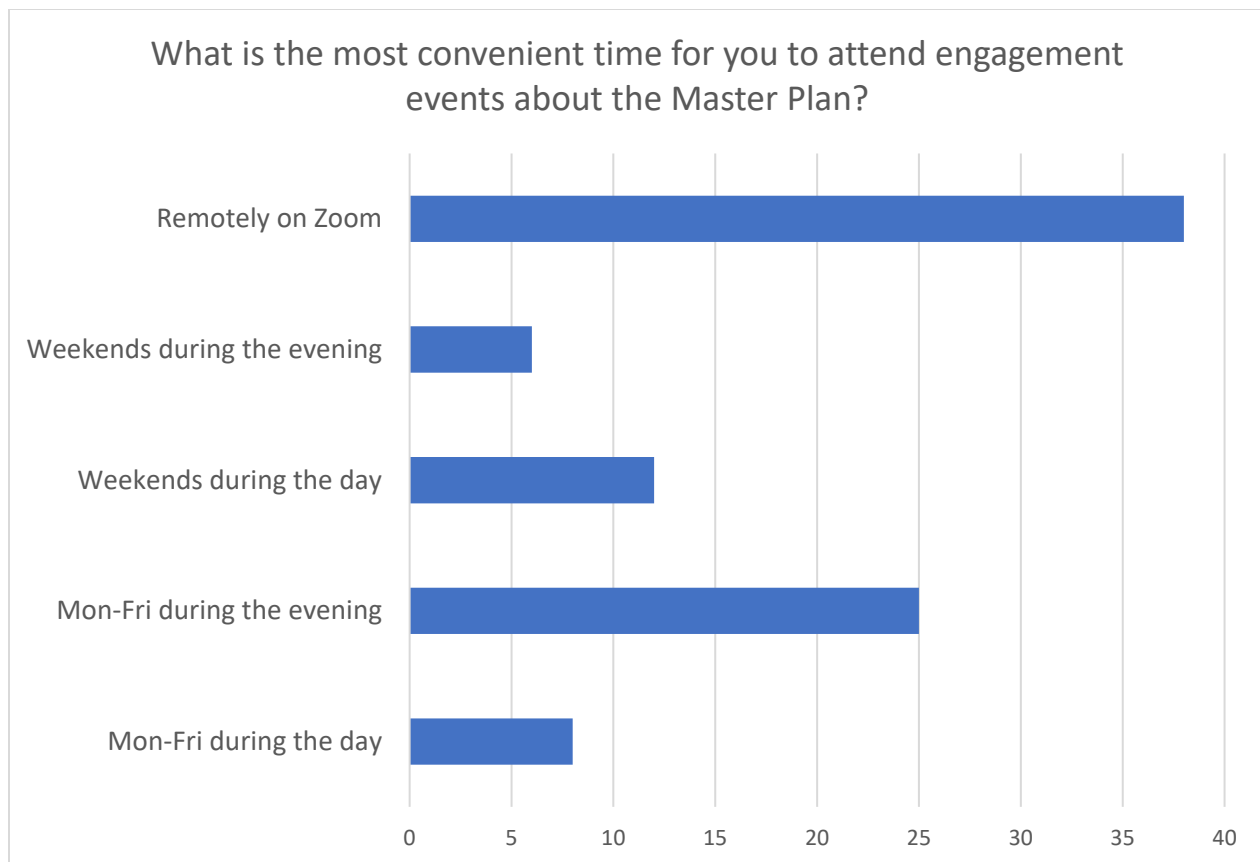
Residents polled show an interest in housing variety, with 64.15% in favor of townhouses or condos and 58.49% in favor of detached (single family) homes. Apartments (32.08%) and duplex multi-family housing (49.06%) were the least favorable housing type.





Transportation related activities identified by those polled include pursuing traffic reduction efforts (64.15%) and improve pedestrian safety (sidewalks, ADA, ramps, crosswalks, signals) (73.58%). 49.06% are in favor of expanding bicycle accommodation. Residents were able to select multiple choices. Other responses include creating a reduced speed zone on Main Street by Pondside Drive for safer walking conditions and pursuing horse safety measures.





Additional Comments:

1. We really need to make Bolton more welcoming and accommodating to young families and our retired citizens. We are a wealthy town and to have our total senior services be in a housing rental space with a part-time staff does not reflect respect for the percent that our elders represent. I think there would be real support for a dedicated activities center that would serve the active engaged citizens who live here-- with a gym, maybe a pickleball court, and a full-time director. And the town needs to realize its role in the climate crisis and the deadlines for reducing our carbon footprint. This should be on the Planning Board's task list. There should be a town Climate Action Committee.
2. We need spaces and programs that facilitate and encourage community interaction, particularly intergenerational. We need a community center and support, both financial and volunteers, to operate it and promote people gathering and interacting with each other. Promotion of town history and preservation of historical and open space properties is needed.
3. Sidewalks on sugar rd. And golden run rd. The roads are so tight and DANGEROUS for pedestrians.
4. Regarding agriculture: I'm concerned about pesticide use and the impact on local apple orchards/bees, and I'm also concerned about the use of rodenticides in outdoor marijuana

growing and its harmful impact on wildlife. Ideally, any farm or business would use organic/best environmental practices. Water quality is a concern. Similarly, industrial development can bring in pollution/traffic depending on the type of industry. So, a preference would be smaller retail filling existing unoccupied spaces rather than clearing land. That while improving connectivity/recreational options and open space would be ideal. Affordable housing near the senior center has just cut off access to the Bolton community garden, which had to close. It's also wiping out a lot of milkweed. Too much land clearing/growth will make it feel like another packed and pollution filled suburb, which would be bad for Bolton. People come to relax at the winery, etc. A traffic nightmare could detract from that. Thanks!

5. No big box
6. More business, more affordable housing! Less protected wetlands!
7. Like many, I am torn. I love the quiet beautiful aspects of Bolton. I hate our taxes. We need more small business. I hate traffic. 117 is a loud and dangerous nightmare. It feeds business. No easy answers.
8. I am interested to see projects that support conservation efforts. I suggest if town can introduce programs, by-laws or guidelines to encourage protecting existing trees on properties instead of clear-cutting them. A number of construction projects around town has been doing this which reduces tree cover, wildlife habitat and will be counter-productive in our efforts to reduce climate change impact. New construction should be asked to protect as many trees as possible. Also, while allowing construction and sub-division, reduce loss of animal habitat by keeping pathways and areas where wildlife can live undisturbed. Many organizations are doing effort to improve this across Massachusetts. Town of Bolton is in great place to focus on this area.
9. How do we continue to grow without ruining our resources?
10. Bolton is unique because of its rural character and, for the most part, laissez-faire attitude and mindset. This combination makes it an enjoyable and peaceful locale, and something to be celebrated. (It's not clear if we're just lucky to have this, or if we've consciously cultivated this "feel"). As part of master planning, we should consciously recognize what makes Bolton special, and what has attracted like-minded people here, and be mindful of this as changes are considered. There are other towns in MA (e.g. Concord) that come across as over-officious in the governance and conduct of their towns. Let's make sure we sustain and celebrate what makes Bolton unique as a community and avoid aspiring to be something we're not (not suggesting this is the case, just reinforcing the point).
11. Added walkways and accessibility along extended portions of Main St would be greatly appreciated! The seniors living in Pondside like to walk towards downtown and face 45mph zone (where people often are clocking closer to 50+) with no sidewalks Increasing housing options for lower income families could help shift town demographics to further diversify the population, however we need to make sure the "affordable housing" is not \$300k+ in cost as that is not

attainable for lower income families. Small-town living unfortunately comes with limited walkability - you need a car to get around. With added walking and cycling options, along with potential for developing spaces for more businesses that could attract local talent, we'll be able to reduce commutes and make local talent acquisition possible.

12. A few separate comments: My family is relatively new to town, and I love the rural, small-town, agricultural feel. It's important to me that this is preserved. I love the town's focus on conservation space and recreation. Having another lunch spot in town, a pharmacy, or another dinner restaurant would be nice. Road noise can be noticeable in certain areas of town. I don't want too much more large business/office development. But there are some strategic locations that could be developed or redeveloped to help the tax base with minimal impact on the town. It would be great if there were some more small local shops similar to the Kitchen Sink Candle Company in the town center. It's so close to being a nice little, walkable destination, but there's not much there right now.