

Boxborough 2030

Community Economic Development Survey Results

Total community survey respondents: **293**

Residents only: **251**

Workers (including residents): **47**

Business owners (including residents): **19**

I. Resident only results:

Relationship to Boxborough

I live in Boxborough	100.0%
I work in Boxborough	9.6%
I own a business in Boxborough	6.0%

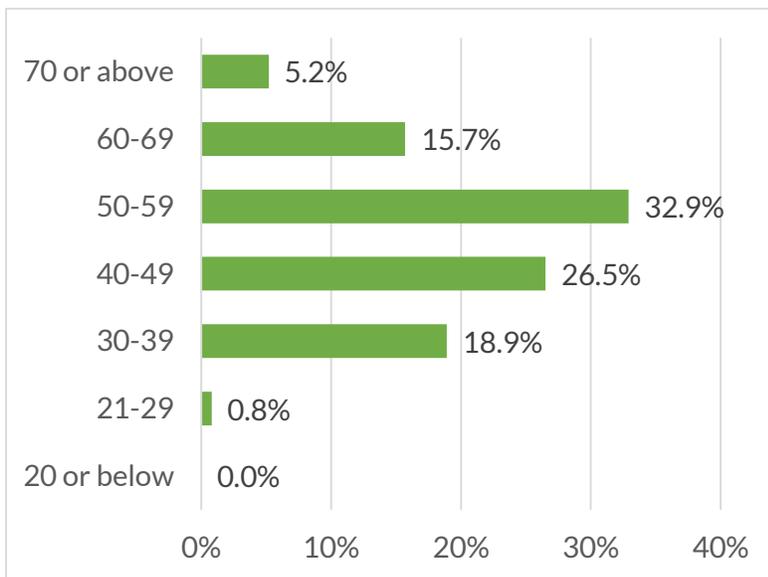
Length of residency

65% of respondents have lived in Boxborough for 10 years or more.

0 to 4 years	21.1%
5 to 9 years	15.1%
10 to 19 years	29.5%
20 years or more	34.3%

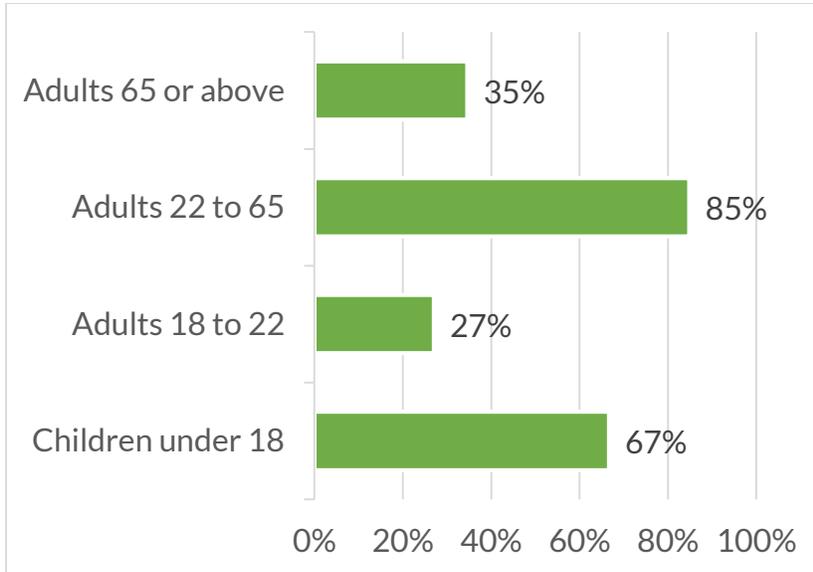
Age

More than half (53.8%) of respondents are aged 50 or above.



Household makeup by age

Majority of respondents are adults living in households with children.



Race/Ethnicity

After white/Caucasian, Asian (9.5%) and Hispanic/Latino (2.5%) are the two largest racial/ethnic groups in total respondent population.

White/Caucasian	87.2%
Black/African American	0.8%
Asian	9.5%
Hispanic/Latino	2.5%
Native American	0.8%
Multiracial	2.1%
Other	1.7%

Income

74% of respondents' households earn \$110,000 or more.

\$54,999 or below	5.8%
\$55,000 - \$84,999	10.2%
\$85,000 - \$109,999	9.3%
\$110,000 - \$139,999	16.4%
\$140,000 or more	58.4%

Housing tenure

96% of respondents are home owners, majority owning single-family homes.

I own a single-family home	88.4%
I own a condominium or townhouse	7.2%
I own a multi-family home	0.4%
I rent my home or apartment	4.0%

Educational attainment

93% of respondents hold a Bachelor's degree or higher.

Less than high school	0.0%
High school diploma	0.4%
Some college	6.4%
Bachelor's degree	32.5%
Master's degree or higher	60.6%

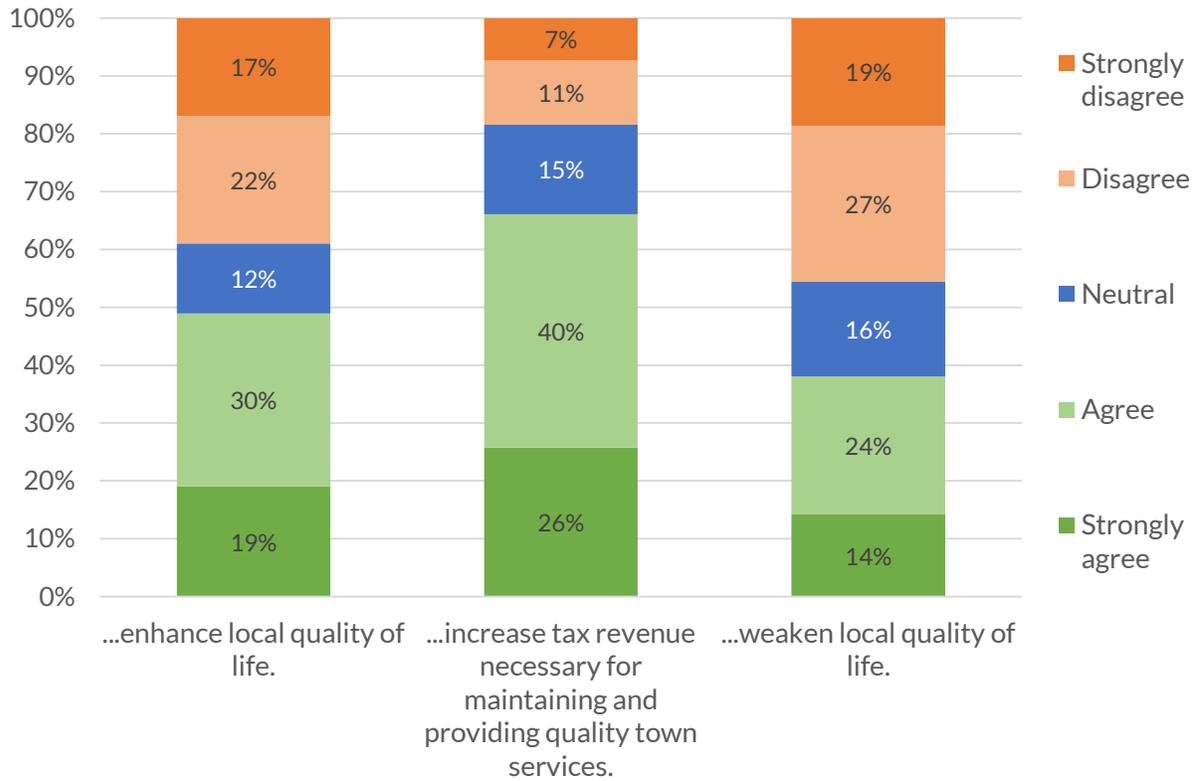
Attendance at Nov 19, 2014 Kickoff Forum

61.5% of respondents either attended the kickoff forum or was aware of it.

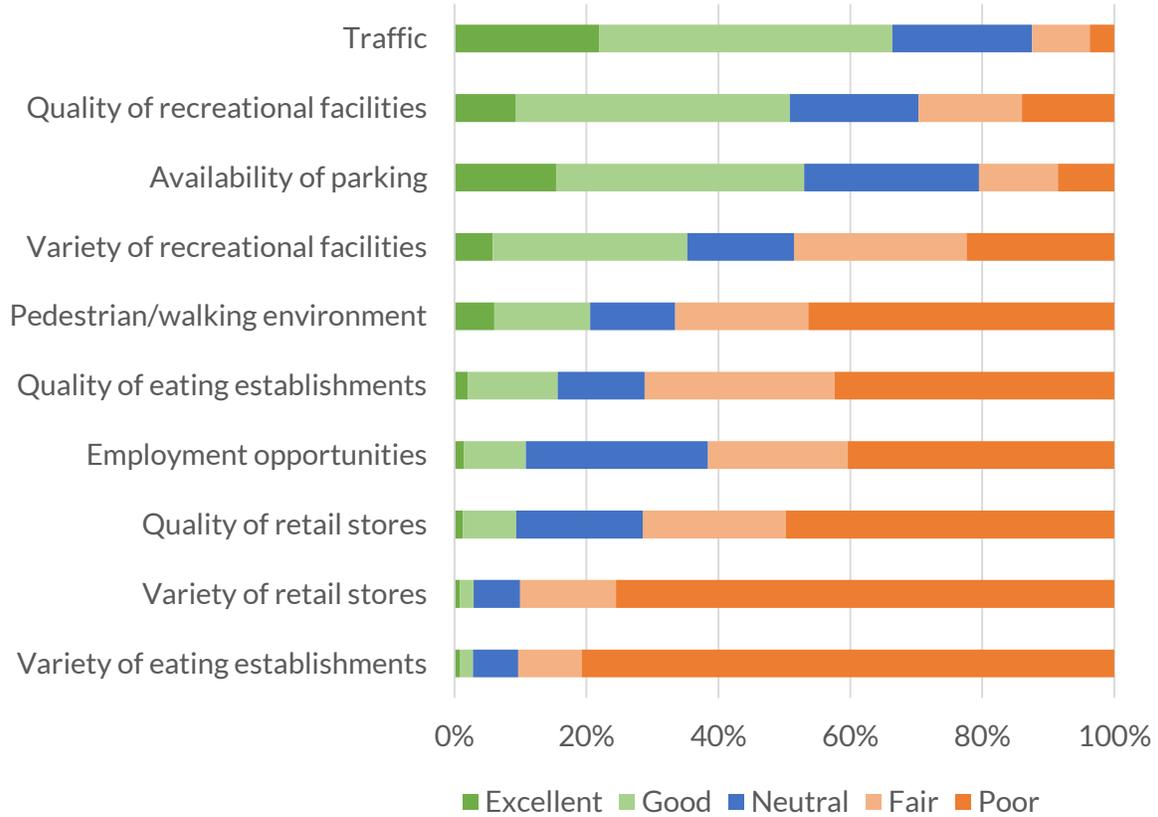
Yes	15.3%
No, but I was aware of it.	46.2%
No, I was not aware of it.	38.6%

Q1: Please rate your agreement with the following statements:

- Increased development in Boxborough will enhance local quality of life.
- Increased development in Boxborough will increase tax revenue necessary for maintaining and providing quality town services.
- Increased development in Boxborough will weaken local quality of life.



Q2: How would you rate Boxborough on the following?



Q3: Which of the following types of new development are needed in Boxborough?



Other:

Total comments: 53

Recurring key words or themes	Frequency
Desires more eating and drinking places (restaurants, bakery, café, pub)	24
Desires more retail (grocery, convenience and general merchandise stores)	12
Desires more recreational (fields, swimming pool)	10
Additional development undesired	4
Fill existing vacancies	3
Desires more sidewalks	3

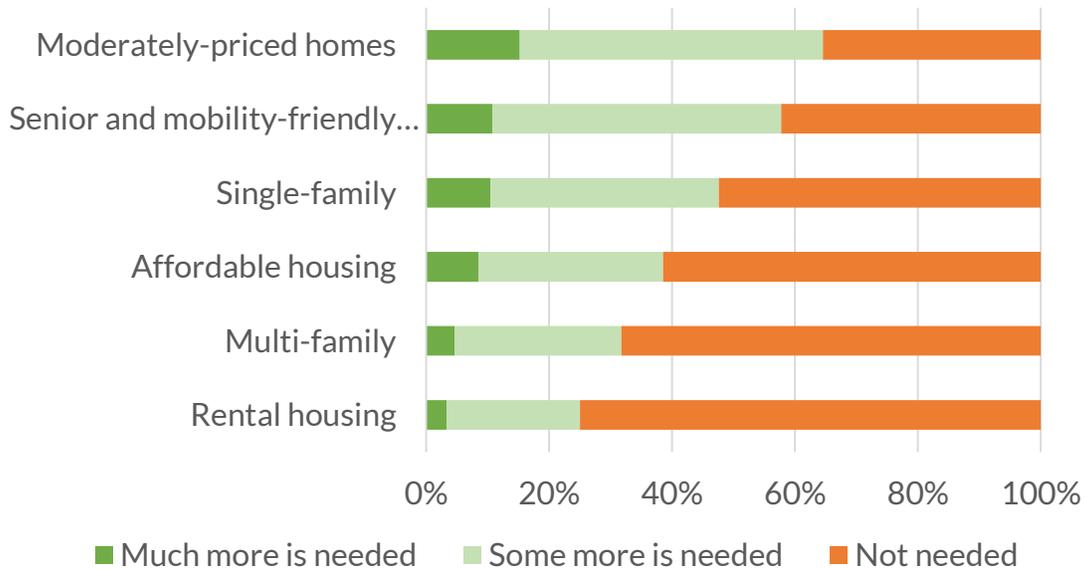
1. Nice to have more independent and locally owned cafes and restaurants.
2. Food Establishments: Significantly more needed
3. Office parks are already vacant now... need to bring in tenants to these already empty buildings.
Nowhere to shop, always have to leave town and even local convenience store is geared more to liquor then staple items. No good restaurants in town either.
4. Need more info on vacancies in current office and industrial locations and the ability/flexibility to use current vacant office and industrial locations for emerging and growing industries.
5. It would be great if we had swimming facilities.
We have significant vacate office space so we don't need more @ this time.
6. Restaurants, pubs, etc.
7. Missing: Clothing, game/book store, movie theater, outdoor equipment, Mexican food, Indian food
8. Good local restaurants, NOT chain restaurants, chain restaurants and fast food establishments should be banned from Boxborough.
9. What I love about Boxborough is its rural feel. I would be happy with no new development. More offices and retail development will only bring in lots of congestion. We can go to Acton and Littleton for all of that! However, I understand that the town is interested in more tax revenue. We have the space for all these things.
10. People move to and stay in Boxborough BECAUSE of the lack of development and open space. We should be foolishly lured into believing that more businesses in town will somehow mean more resources for the town. It is simply not true. It's quiet here. Let's preserve that. We don't want to be Framingham.

11. I believe there could be more clean development, by that I mean nonpolluting office/light industrial or dining/retail spaces. This could be done like West Acton center or as an extreme example (I do not mean to the same scale but how it was executed) Freeport Maine.
12. More variety in restaurants
13. Places for food that are interesting other than Nancy's Airfield Cafe.
14. Certain Strategic retail.
15. It would be great to have more local options for shopping and dining, but it depends on location, including parking, traffic implications as well as environmental impact
16. With the exception of dry cleaning, all of my retail needs are met outside of Boxborough. I believe retail should be small and serving of Boxborough and immediately surrounding towns. I do not agree with a regional type shopping or large box retail being located in Boxborough. I have long believed that we need to better leverage our I495 Corridor with more business (light industrial, commercial, office buildings, labs, etc.).
17. Restaurants, specialty shops
18. The recreation we do have, I consider to be the open space. This should be preserved and its passive use (hiking, walking, biking xx skiing, snowshoeing etc. encouraged.
19. Industrial in existing office parks
20. A community swimming pool is greatly needed. Most of the surrounding towns have a pond or pool and many do not allow non-resident access. My children are always asking where we can swim.
A local bakery-coffee shop/brunch sort of place with some outside seating would be nice, to have a place to meet up with other residents. Better still, would be some sidewalks along some of the main roads, such as Liberty Square Rd. and Rt. 111. Imagine if our children had sidewalk access to Rt. 111 and then could safely walk to a connecting sidewalk in Acton! Beyond more community access for children, many older residents would certainly benefit from sidewalks along major roads.
21. I worry that Rt 111 is becoming an industrial route. It's unattractive. I'm OK with development of the kind happening in West Acton center - attractive retail and business establishments - but it feels like in Boxboro we are getting unattractive, industrial building.
22. Walking/biking paths connecting what we do have.
23. Filling empty space in existing offices, strip mall (by bank) would be nice.
24. whole foods market
25. We need more rural space. Conservation. No more development!!!! No more speeding cars. We need to be an example of a community cognizant of climate change, biodiversity, ecosystems and animals. The world does not need more people. I like Boxborough because it is rural. I do not like Mac Mansions. I do not development. Let's solar panels and may be a health food store. Families and rural life. Horses and dogs. Stay natural.

26. I would love to see more recreational facilities- I love the playground and fields at Flerra Meadow but wish there was bathroom facilities/water fountain there. I think Boxborough would greatly benefit from a town swimming pool or pond.
27. Park permit on south Acton for T
28. Post office for Boxborough (or at least another mailbox)
Supermarket (under retail?)
29. Restaurants
30. We could use more food options and take out.
31. I would like to see more quality stores (mom and pop shops) than chain stores.
32. Restaurant and grocery or food store is a must
33. Restaurants and possible a Pharmacy
34. restaurants, tennis courts
35. Sidewalks! Especially for those along 111 who "walk" their children to school or the library.
36. If they cannot fill the vacant spaces at 629 Mass. Ave., why would we need more?
37. Recreational- clear the walking paths of debris, spray for ticks so you can go for a walk. Sidewalk on Liberty Square road!! Picnic tables and don't make it illegal for businesses to have a place for people to stop and eat/drink outside. Better maintenance of our older trees on the side of the roads.
38. I would like to see a new restaurant.
39. These questions are too vague. Clearly, I am willing to see more development if it is of benefit to the town but I worry that it will degrade the quality of our rural life. I would like to see some local restaurants - but am not especially concerned whether Boxborough attract these businesses as there are reasonable choices in neighboring communities. I am not sure what types of recreational facilities are being proposed?
40. Boxborough is a nestled in a great area but we lack restaurants and a town center/central location. We are the only town around us without shops and restaurants.
41. We need to find a business that will grow but will have fair tax rate but without infrastructure like sewer system could stop our opportunities.
42. With rte.111 as the main thoroughfare of the town, and the fact that all of the towns schools and most of the retail business is located on it, a proper sidewalk down its length would be a great start towards making this vital corridor accessible to more residents.
43. Need a variety of restaurants. Certain towns (Acton, Wellesley, Concord) have both affordable and high quality restaurants.
44. I would want to know what "industrial" meant? Is Cisco "industrial"??
45. Retail--small shops and restaurants--nicely designed areas and not huge commercial areas. Only retail that will enhance the area and keep the Boxborough charm.
46. I would love to see more restaurants and a grocery store of some sort.
47. Affordable housing is needed.
48. A perfect example of what is not needed is Kaizen tuning - terrible noise on any weekday where temps are above 40 degrees. We've had speeding as a result, plus one rollover accident. I want stronger controls against any business like this.

- 49. Would like tennis courts
- 50. Need dining establishments
- 51. If restaurants are considered retail - then no other, if not, restaurants that maintain the rural vibe. Local, small, non-chain establishments.
- 52. We did not move to Boxborough for retail, in fact, everything we need is in Acton, local OR, online mail. We do not want retail in Boxborough, nor do we need a lot of development.
- 53. Perhaps services such as hair/nail salon

Q4: Which of the following types of housing are needed in Boxborough?



Other:

Total comments: 24

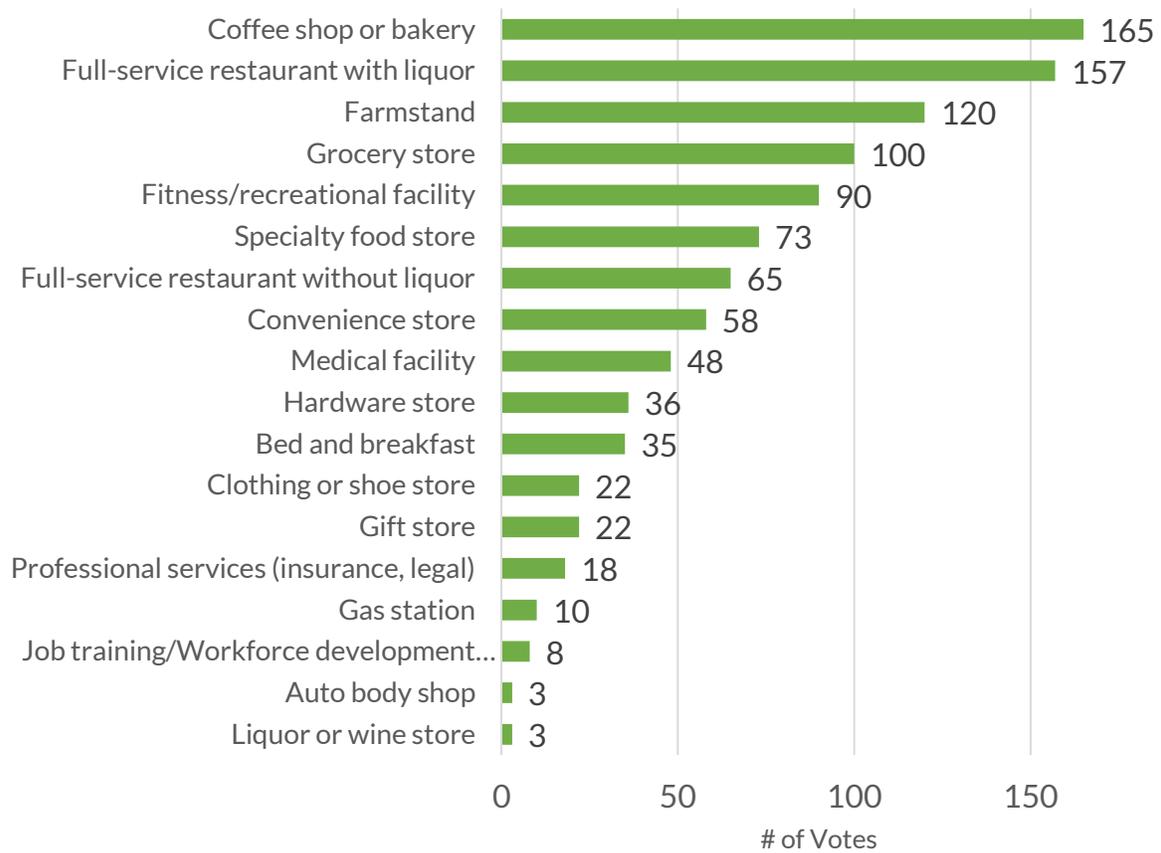
Recurring key words or themes	Frequency
Need more affordable or moderately priced homes	7
Need more senior housing or housing assistance for seniors	6
Additional housing development undesired	5
Against additional density in town	3
Concerns about school population	3

1. Affordable housing is needed for single people making \$50,000. The existing options are horrific.
2. No more condos or townhouses, the town is over run now with them. Single family homes but not squished together like the cluster homes across from the school. Ruins the look and character of the town. Not a fan either of the Gutierrez proposed apartments or his gas station across from another gas station. How many gas stations does one town need plus the backup of traffic this is going to cause at traffic lights. Way too congested for this small town.

3. Seems to be enough housing. I would favor the preservation of woodlands.
4. We really don't "need" more housing- except for seniors- unless we want to capitalize on the space we have- in order to bring in more tax revenue. When we build more housing we are going to alter the entire character of the town. We will then need more school space, more teachers, more police officers, etc. We will then need to bring in more industry and more retail and more houses in order to get more tax revenue to pay for them. It's a vicious circle. Maybe necessary, but we need to understand what we are creating.
5. With an eye toward open space, we can still open up Boxborough to a more diverse mix of people.
6. I do not think Boxborough should strive to look like Acton with lots of condos and tightly packed housing developments. I think there is enough of that type of housing and if development was desired it should be of higher end homes with larger yards (1 - 2 acre zoning minimums).
7. Low/mid income housing for families is hard to find if there are more than 2 children. Accessible rentals and condos are extremely difficult, and the management has to understand if someone has difficulty taking stairs, they aren't able to read notices posted on the main doors, at the top of the main entrance stairs.
8. It would be nice for more people of moderate means to live here to take advantage of our schools, but only if the traffic and environmental impacts were not negative
9. There is a good stock of rental/affordable housing in Boxborough for the size of the town we are. This includes all of the apartment / condo buildings (Codman, Spencer, Mass Ave, Liberty Square, Hill Road, etc.), as well as Boxborough Meadows. I do think we need more market priced condos / Townhomes and single family homes, as well as elderly housing.
10. I think the town is just right as is. I would rather see whatever remaining land we have preserved as open space.
11. There are many great houses in town, occupied by long term, now retired residents that are not sure where to go. Many of these residents believe their homes are worth a certain amount and are holding off selling until they can get what they think their homes are worth. When some of these folks finally do sell there will be great opportunities for newer residents, so it is hard to determine how much more housing is needed until more homes come on the market. If we create too much new housing it could create problems for Blanchard.
12. We need less not more.
13. We need more house for first time home buyers, small 1200-1800SF
We do not need any more condos, multifamily or 40B. We have a large amount on Swanson, Codman, and Liberty
14. We have plenty of housing in the town, to grow the housing market in our town would be hurting the quality of life and community that many of us have moved here for.
15. I agree for Senior housing but not mobility-friendly housing

16. How does school registration look for the next 5 years? Is Blanchard going to be overcrowded, will student population dwindle or is it going to be steady? This should drive the need (or not) for new housing.
17. We would like to downsize now that our kids are grown but there are very few moderately priced homes in Boxborough.
18. Again unclear how to answer this question. I believe the town needs to enable development of more moderately priced homes but would want to know the specifics on any given development before lending my support.
19. House values will deteriorate if we increase high end housing as well as low income without building on the infrastructure of the town...without anything to offer potential residents will look to other towns to satisfy their needs.
20. Any housing changes will have an effect on the current home valuations. I realize Boxborough is fairly exclusive. With changes come perhaps some unforeseen changes. My primary reason for living in this town is the education level of it's residents and the school system. I do not see Boxborough as a retirement community. It is unaffordable with few services that I know of for seniors, however, I'm not there yet so I don't have comprehensive knowledge of this. It is also not really a starter home type community unless someone wants to stretch the budget to attend the great schools or makes above the median income for Ma. Elitist? Yes. Fair? Undecided on that point. My point is that I would like to see Boxborough maintain what is has already without development. That's why I'm here and why I'll stay. If there is a dramatic change to the community environment in regards to housing and business development then I would be inclined to view other options.
21. I would like to see more senior and small (1 bedroom) housing units, as these don't drive up the school budget. Too many single family homes, it seems, turn over every 8-12 years with a new batch of children. The taxes on those homes do not seem to be enough to cover the cost of educating all those children. There should be some way of correcting this economic disparity. I believe that it is important that the people who work in this town be able to afford to live in it.
22. I think our current zoning & the general types of housing construction in the area keep out "first time" homeowners.
23. Information to assist seniors to stay in their current home.
24. Strongly agree on Not Needed items

Q5: What types of businesses would you like to see in Boxborough?



Other:

Total comments: 22

Recurring key words or themes	Frequency
Desires more eating and drinking places (restaurants, bakery, café, pub)	6
Desires more retail (grocery, hardware, general merchandise stores)	5
Additional development not desired	4
Desires more places that foster sense of community	2
Desires more recreational facilities	2

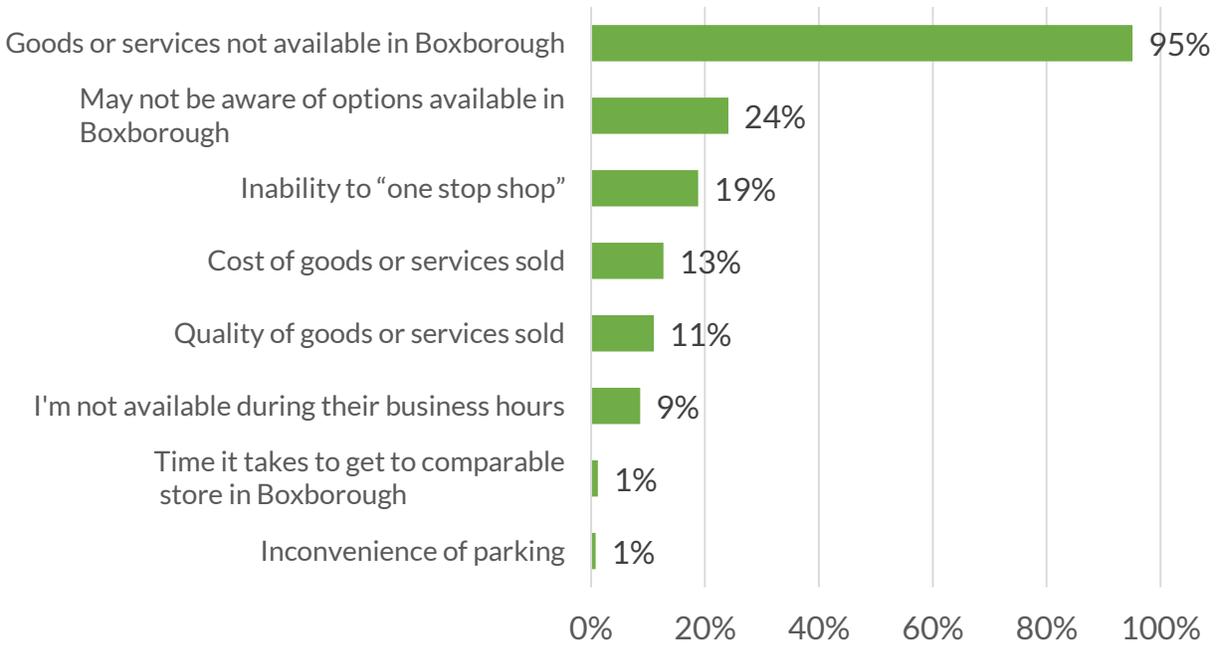
1. It would be nice to have a selection of retail services within walking distance of the town hall / Blanchard / library
2. Movie theater
3. Liquor licenses are the life blood of restaurants, and they are too hard for small independents to get and keep. Corporate restaurants have entire departments dedicated to maneuvering around local laws. It's not fair. We don't need more chain restaurants.
4. Gluten free coffee shop or bakery
5. Medical facility on a small scale not as large as Emerson which is located in Concord, MA.
6. none
7. Only if carefully planned and developed, keeping in mind preservation of historic buildings and open space. I would like to see Steele Farm buildings actually used for something, instead of left to fall apart. How about an historic pub/casual eatery? Or preserve the building and house the museum there instead of the old library building.
8. Keep Boxborough the way it is!
9. I prefer options that can help foster a sense of community in town. I love hardware stores but I don't see how one could sustain a business (certainly the idea of a large chain store could not really be entertained, the tax advantages of such an enterprise aside).
A grocery store like a Whole Foods would be great.
10. May be a wholefoods nothing else? We're very close to these facilities-they're next door in rocket-high tax Acton or better yet, Littleton
11. Would love to see some family restaurants in Boxborough.
12. Acton is close enough for most services. We don't need to change the nature of our town by bringing in more retail, restaurants, etc.
13. Option 5 = Pharmacy
14. The Exxon station serves as both a convenience store and a coffee shop. If a Starbucks could go into 629 Mass. Ave., we'd be fine. It's not that big a town, and we're not that far from Acton & Littleton. Filling up Rt. 111 with mini-malls isn't going make the town any more charming.
15. A real post office - not some double duty liquor store that's very unprofessional and not secure and has no PO boxes for rent.
16. Multi use recreational facility, basketball and volleyball courts, track, turf field, outdoor basketball courts.
17. Almost any successful business that provides jobs and widens the tax base will be a welcome addition to the town.
18. I don't feel any of these are truly NEEDED.
19. Panera Bread or some other food service
20. Would like to see a new, multiuse Community Center which would be functional for ALL residents of Boxborough. Seniors, teenagers, and everyone in between. In this, would be large enough, (perhaps a multi-use room) with a stage and available seating

for programs with speakers, cultural events, recitals,
etc. Medical Facility- small, such as a Walk-in.

21. A decent small grocers (Trader Joe's, Lidl) would be nice

22. What kind of options mean here? We do not need any more businesses here.

Q6: When you do not get goods or services in Boxborough, what are the main reasons?



Other:

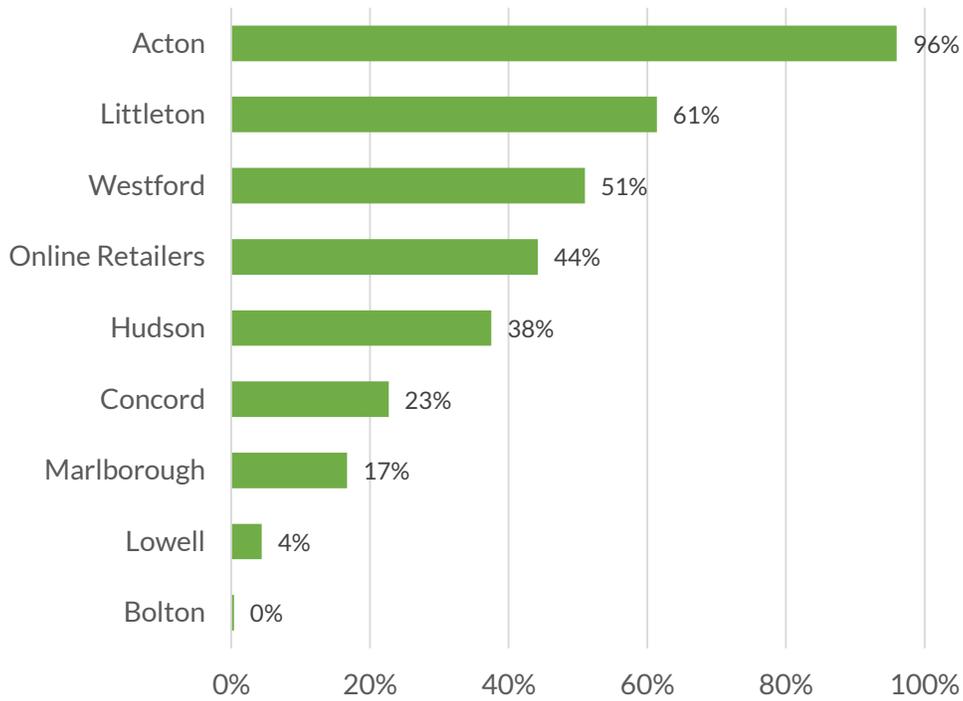
Total comments: 19

Recurring key words or themes	Frequency
Does not mind going elsewhere for goods and services	9
Supports more local small businesses	3

1. Would prefer to be able to walk from home
2. I don't care! We are not a business and retail center and shouldn't be! We already have a deserted retail plaza! We are moments from huge numbers of retail establishments -- and we get to live in this beautiful, quiet town. It would be insane to mess with that.
3. The lack of availability in Boxborough is not a problem for me. We're a small town.

4. There are no options in town to go to to get goods. We have to leave town to buy anything.
5. Plenty of nearby shopping available in Acton, Littleton, Stow and Maynard
6. Convenience stores just can't compete with Market Basket (and they are closer now).
7. I can easily go a neighboring town or how on 495 to find what I need.
8. We need to be more welcoming to retail developers through zoning, ease of permitting, etc. through zoning we can drive the type of development that is most favorable. I thought town center district was a good idea. I am not in favor of strip plazas....we should find a way to have standalone, non- strip buildings and/or a high density center district with business services, shops, restaurants and housing. West Acton seems to be pulling that together nicely.
9. Limited selection!!!
10. We don't need to be like everyone else: no malls, no asshole to belly button living. It's a small town and I like it that way. I'm glad Acton has polluted itself with malls and all kinds of other trash that we don't have. It's their decision but I want country living and a small town.
11. What businesses are there, really, in town? The pizza shop is a takeout only, we have purchased alcohol at the liquor store and gas at the gas station, flowers at Peter D's nursery and food at Oscar's.
12. There needs to be a lot more parking at the commuter rail and some for Littleton / Boxborough residents only
13. I would always prefer to purchase goods and services in my own town and be find paying more to buy local and support small, local business.
14. The pizza is better at Sorrento's. The liquor is cheaper in NH. And, didn't they put some massive mall off of Rt. 119 in Littleton? I can travel two whole exits up Rt. 495 if I need to "one stop shop", thank you.
15. It seems crazy to not allow drive-thru windows at restaurants. That alone probably stops desirable quick stop shops from considering Boxboro. People that get takeout food and eat it in their cars will throw the trash out of the windows anyway - it has little to do with whether or not they bought the food at a drive-thru window.
16. This town has long been a bedroom community, so it is not surprising that there is not much for retail shopping options. When possible I make it a point to support local businesses.
17. There are more than enough goods and services available in nearby towns.
18. Again, Boxborough is NOT about the shopping! Everything needed is close by in Acton.
19. Have good convenience store

Q7: Where do you most often get goods and services outside of Boxborough?



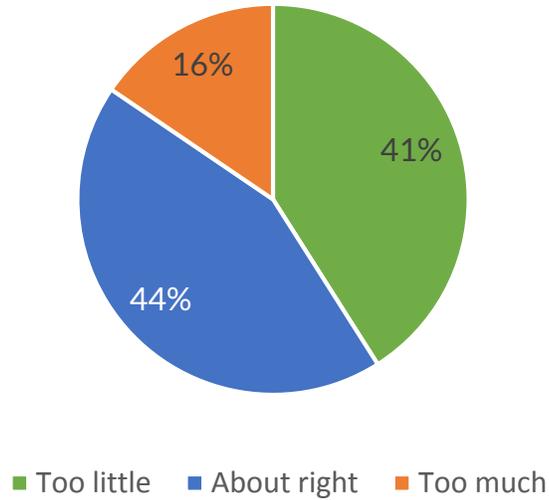
Other:

Leominster: 9
 Burlington: 5
 Maynard: 5
 Nashua, NH: 5
 Stow: 4
 Boston: 2

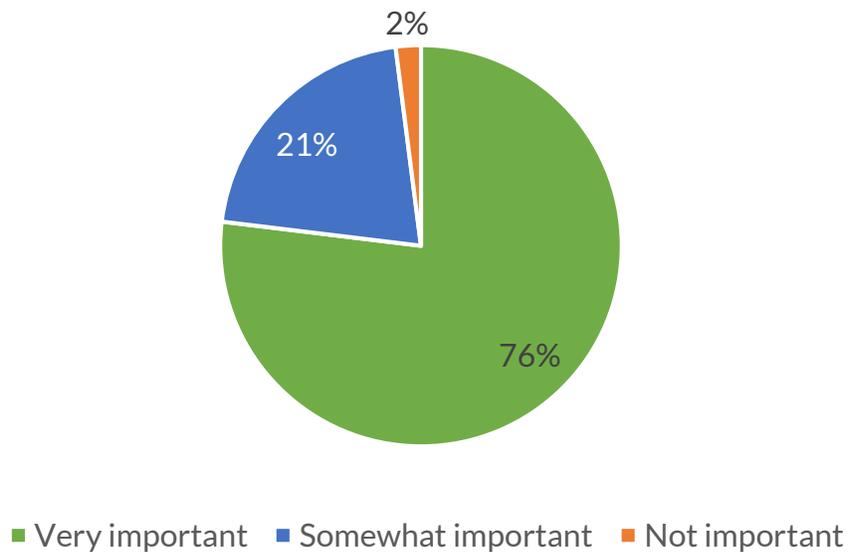
Natick: 2
 Northborough, NH: 2
 Waltham: 1
 Cambridge: 1
 Framingham: 1
 Harvard: 1

Hudson: 1
 Ayer: 1
 Lexington: 1
 Bedford: 1

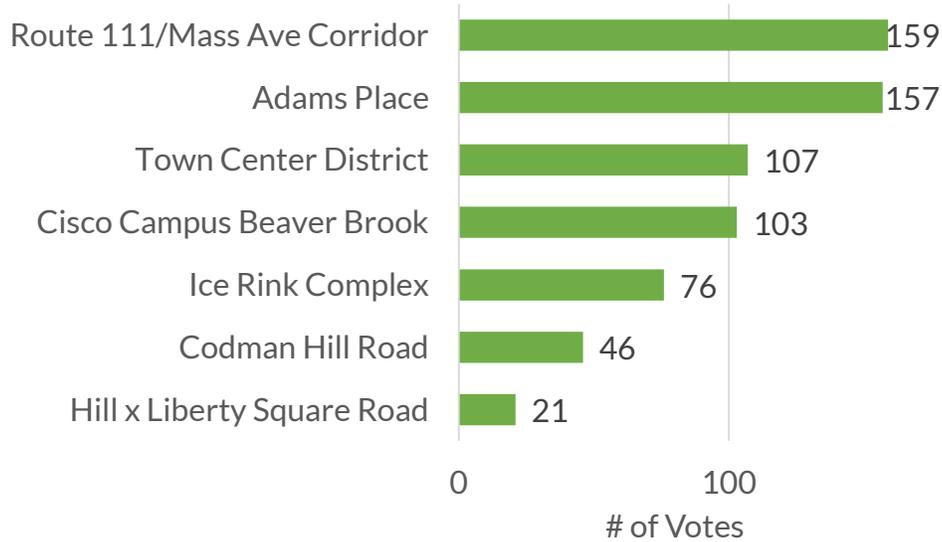
Q8: How do you view the rate of development in Boxborough over the last ten years?



Q8: How important is the design and character of any development?



Q10: Where should the town focus commercial development?



Other:

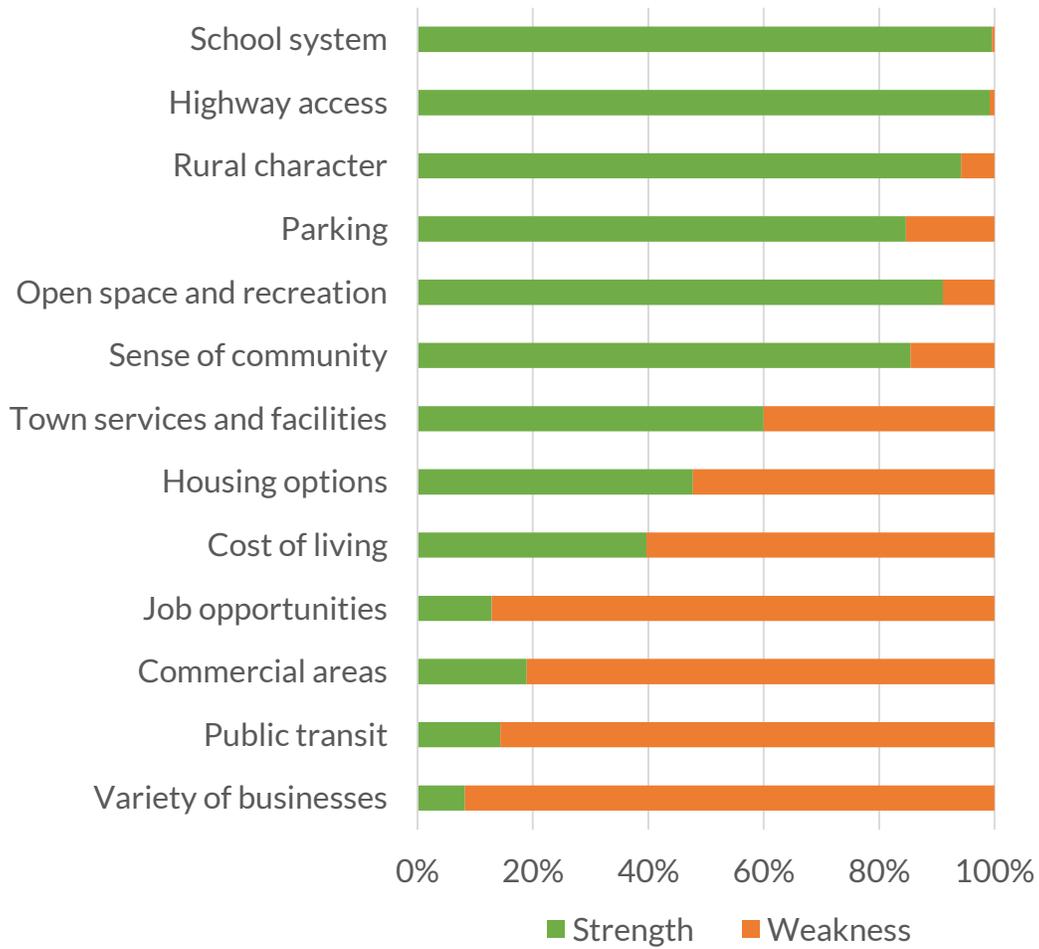
Total comments: 20

Recurring key words or themes	Frequency
Depends on the type of development	9
Additional development not desired	4
Concerns about impact on traffic	3

1. No commercial development!!!!
2. Nowhere. What used to be a small rural town- a quiet place to live to get away from the rat race is going to hell in a hand basket. The character of the town is being ruined. Many of us grew up here and/or have lived here for a VERY long time. And it was such a nice quiet place with tons of open space. Now I look out my window- after 20+ years of total privacy, and have a monstrosity of a townhouse looming over me and people watching me. Cars constantly whizzing by me at unsafe speeds when I try to walk along Hill Rd. My property taxes have increased almost 600% since the early 1990's when Boxborough became the "it" place to build \$800,000-\$1M dollar Mc Mansions. Let's keep Boxborough the town it was before all of this ridiculous development and ruination of wooded spaces, old carriage roads destroyed, pastures and quiet spaces crammed full of houses. It's a real shame!
3. can't answer this, it depends what kind of commercial development

4. Depends on the kind of development. Restaurants near 111 / stow would be nice, but am worried about traffic near the school, so major retail should be more in the vicinity of 495.
5. I think the type of development matters when picking a location. This is an extremely vague question. I don't think light industrial development belongs at the town center or that housing belongs at the ice rink.
6. none - already enough underutilized commercial space
7. Traffic and parking need to be considered in all cases, as well as convenience
8. We should not rely on development all in one location along 495, particularly retail. 495 corridor for light industrial, office complex; town center for dense retail, dining. Rt 111 (Hockey Rink) for Gateway retail.
9. It might be convenient to have places along Codman Hill Road so that those of us who use the Transfer Station might plan our errand on the way there.
10. I would really need to know more about what the options are and what kinds of businesses might be considered for each location.
11. It depends upon what you mean by commercial. Retail or restaurants should have parking and walking ability but other types may not need to be in walkable areas and should be further out of the walking zone.
12. Ice rink complex needs overhaul and PAVED parking areas! I would like to see more development in this area forcing ice rink to upgrade their rink/parking lot!
13. There shouldn't be development. Stop the greed
14. It really depends on the type of commercial development. A big office park...definitely not. Small-business and retail center (like in West Acton), I would be in support of that in our town center.
15. I would like to have the option of converting from oil to natural gas for home heating
16. I do not believe that Boxborough should increase its Commercial development unless they can 100% show that it would be in keeping with the community feel of our current town as well as relieving the tax burden of the residents that already reside here.
17. Corner of Rt. 111 and Rt. 495, on the west side of Rt. 495 is best - I don't think you've listed that option above. We've put in 3 useless, gas wasting traffic lights in anticipation of CISCO traffic that never appeared. Enough.
18. It really depends on the nature of the business.
19. This is really determined by availability constraint of wetlands.
20. Depends what it is. 111 gets most traffic, thus most exposure

Q11: Do you see the following as Boxborough's strengths or weaknesses?



Q12: Other Weaknesses (open-ended responses)

Total comments: 40

Recurring key words or themes	Frequency
Lack of sidewalks and pedestrian environment	9
Poor or desire for more recreational facilities	4
High taxes	3
Lack of community-oriented space for people to gather and socialize	3
Poor transportation options or parking issues at commuter rail station	3
Lack of a town center or identity	3
Lack of restaurants	2

1. Should have a neutral option. Most of my undecided answers are more neutral
2. TAXES TOO HIGH....NOTHING IN TOWN FOR OLDER KIDS TO DO..ALWAYS HAVE TO DRIVE TO ANOTHER TOWN TO GET ANYTHING DONE.ROADS ARE IN POOR SHAPE, NO DOWNTOWN ATMOSPHERE LIKE OTHER SMALL TOWNS
3. If you don't stop the development- Boxborough will no longer be a rural outpost in this busy world. And the families who have lived here for generations are being driven out by the ridiculous costs of taxes. Development does not help ease taxes- it only drives them up with the need for more public services and staff.
4. Lack of sidewalks, and lighted safe places to walk or run outside of (winter) daylight hours.
5. Lack of public Wi-Fi
6. Fitness facilities are not that great. Swymfit has limited facilities. Having another gym option would be nice.
Current community events are geared towards a more senior section of the population. More community events that appeal to all age groups, especially young families with children would be nice.
7. People in town who spout the party line about being "Business Friendly." It does not work. I don't want to sacrifice my town's character so someone else can make a pile of money and then leave an abandoned mess for someone else to deal with. Public safety gets whatever money they ask for, no matter what it is. We are overstaffed and over-equipped.

8. Lack of public space at the center of town. I strongly believe the Stow Rd property should be developed for a town recreation center/pool and the housing moved farther out of the town center.
9. Needs more awareness of beauty of our area and to have the community as a whole take more time in appearance of property...our town could be lovelier.
10. Public transit is a weakness despite the commuter rail running through our town. I'm not saying we need a station, but maybe better parking access at local stations for Boxborough residents.
11. diversity of residents, culturally and politically
12. What public transit is there? Parents must drive kids everywhere. Something like Lexington's Lexpress would be great, for both Boxborough and Acton. People say Boxborough has a great sense of community, but I think there is almost no sense of community. The residents are great, but there are very few community events, the playground is falling apart and dangerous, and far off in a secluded corner (why not more facilities at Liberty Fields), only accessible by car. Why not some bike routes and again, some sidewalks. As for cost of living, it took everything we have to buy a home here and even with a good salary we cannot participate in extra things.
13. High tax rate and lacking in services
14. Way to much section 8 and people who do not work getting government benefits. It is unfair to people who work and have to deal with these types of people. Some people move out here to get away from people like that, not to move out here just to be around them.
15. Road quality
16. Not a walkable community.
17. New residents who move job want more services while here but then move due to relocation
18. lack of town center
19. All unchecked are weaknesses
20. Lack of sidewalks. It is hard to connect to my neighbors and to community resources like the school and library without sidewalks to access them.
21. No safe sidewalk or bike trail
22. Lack of restaurants.
23. no option for natural gas
24. No post office & few mailboxes
25. Too few roads with pedestrian walk way! We need to go green and promote walking and running.
26. no diversity
27. No community center or central location for gathering such as seniors an area for outdoor plays or concerts like NARA in Acton would be nice
28. The Merger with the Acton school district down to Pre-K has become a major weakness. We in Boxborough have lost the ability to have a true say in how our school is run and operated. Acton has gained another school to their district and is making all of the calls while increase the cost to the residents and parents.
29. Lack of sidewalks

30. Lack of sidewalks that connect surrounding residential neighborhoods with the library/school/town hall, lack of farmers market/artisans fair that encapsulates the rural character of the town
31. Taxes are too high, especially when you have no kids in Blanchard or ABHS. It's driving Boomers out of town. But, maybe that's the intent. Who knows?
32. No town center.
No restaurants other than the holiday inn
33. Lack of a proper sidewalk from Codman hill rd. to West Acton.
34. Difficult to park at South Acton commuter rail lot
35. Decreasing sense of Town identity.
36. There is definitely much underutilized space in Boxborough for open recreation area. Flerra Field is the main area for everything. The Liberty Square Road is basically just open lot waiting for further development (basketball/tennis courts, etc.)
37. We need more housing options - particularly clustered housing - condominiums - senior housing
38. Lack of sidewalks makes it difficult to walk/bicycle. Transportation issues for kids at all ages in the schools-unable to stay late at school since no transportation home.
39. Tennis courts/recreation area, bocce courts
40. Need more local agriculture; too much use of herbicides and pesticides by residents; a few small eateries would be nice in renovated, EXISTING structures.

Q13: Other Strengths (open-ended responses)

Total comments: 23

Recurring key words or themes	Frequency
Beauty and character (quiet, rural)	10
Residents	3
Proximity to area shopping	2
Public facilities and services	2
Access to public transportation	2

1. proximity to shopping areas
2. It's a beautiful town and I have enjoyed living here. It would be wonderful to see some additions made to help enhance the town.
3. Education demographics of its working residents translates to a highly educated workforce.
4. A farm town that had one-room schoolhouses until 1949. The fact that Boxborough has been a sanctuary from the business that has become Acton, Littleton, and Westford. I don't mind having to drive a few miles to another town to do my shopping etc... It's why I have loved Boxborough. Unspoiled...but that's questionable now. It's a disgrace, what's happening at the end of Hill Rd and Cunningham Rd.
5. Police and fire services are strong
6. No commercial crap at every corner.
7. Quiet. Rural and suburban character. Open space. Conserved land. Slow development.
8. Rural spaces particularly Steel Farm, Flerra Field and Liberty Field
9. The rural aspect is powerful and should not be compromised.
10. The number of people who volunteer on boards and committees and do for the town
11. It's a bedroom community. No need to turn it into Lowell.
12. conservation lands
13. Farms - for food good type of business to match rural character and feel of Boxboro
14. transit station road clearing
15. Any rural is a strength. Anything environmentally friendly is a strength
16. ethnic diversity
17. Dog-friendly
18. Great schools and wonderful library
19. Public transportation = Littleton and South Acton train access. Close enough for government work. Flerra Field is fantastic.

20. Abundance of clean drinking water, our position atop an unparalleled aquifer is the envy of many.
21. Access to bike trails in Acton; access to commuter train.
22. Great library, great DPW, excellent electrical service via Little Electric. Small-town flavor, that we're not Acton.
23. Commercial and office buildings have access to open space for employees to walk, enjoy during work hours / on break. NOT A LOT OF RETAIL, ETC...WE LIKE IT RURAL!

Q14: Do you have other ideas or comments about economic development in Boxborough? (Open-ended responses)

Total comments: 91

Recurring key words or themes	Frequency
Desires more village-style businesses that fit within community character and needs.	30
Values rural, small town character and desires to see it preserved.	11
Additional development not desired	9
Desires more sidewalks and improvement to pedestrian environment	9
Desires a town center	8
Desires more recreational facilities and options in town (walking and biking trails)	8
Desires a community space where people can gather and socialize	8
Cost of living in town is an emerging concern	4

1. One of the reasons why we purchased in Boxborough is its rural character and quiet living. We would hate to see that disappear.
2. No
3. Would love to see some pet friendly facilities.
4. A town center like West Acton would be optimal. A place where we can park, walk, socialize during coffee/meal.
Sidewalks so children can safely access recreational and retail/food shops on foot or by bike would be key. A Public transportation in partnership with neighboring towns such as Acton would be optimal.
5. Would be nice to have more of a downtown appeal like other small towns have with small shops done in a classy character look that would tie in with the town. Not modern. There is no central location in town. Outsiders always ask where the center of town is. Everything is just scattered about throughout the town.
6. Don't force or artificially promote one type of commerce over another as development should respond to market needs. Rather promote an overall pro-business culture within town hall in order to foster the businesses that are consistent with the goals of the community. This includes not unreasonably setting barriers to entry for new commerce.
Boxborough location become more attractive to both small and large businesses as development continues to expand along rt. 2 and 495.

7. We need to get more, how about an indoor sports facility next to the Holiday Inn. The parking lot is very large and mostly empty.
8. No more development. Period. Stop ruining this town.
9. People need to realize that just because they can afford an increase to their tax bill, wide screen TVs, iPhones and other luxuries does not mean that everyone in town can.
10. I hope we can find a middle ground by offering a few options for offering local commercial / retail outlets without turning the town into a strip mall or traffic quagmire. But if there were more options to shop in town, I would make an effort to keep my business local. Especially for casual dining and general grocery purchases (my main spending at brick and mortar stores)
11. I commend the recent push to solar power. It would be good to get natural gas piped into more residential developments--it would increase home values to have more heating fuel options.
12. Should be balanced, enhance/improve quality of life. Increased tax revenue will be modest at best, should not be the focus of decision-making. Do not obsess about tax revenue
13. Not specifically, but keep it classy, maintain the character. Go for quality over quantity.
14. No need for it, we like it here for the peace and quiet. If we want to buy stuff, we know where to go, keep Boxborough commercial free, we don't need development of crap here.
15. A vibrant, pedestrian-friendly mini-village (similar to the current developments being made in West Acton) could really benefit Boxborough. Affordable or moderately priced housing should also be revisited. It is currently hard to pin-point the 'heart' of Boxborough. I think the town needs a central gathering place with linked retail, recreational and community spaces.
16. leave it alone. Houses have and will continue to support the tax revenue. That's the kind of community Boxborough is. It's ok
17. I would like to see the recreation/conservation land expanded for more use. In particular, a large picnic pavilion for large group summer gatherings would be excellent.
18. Inviting more fast growing companies - high tech companies or biotech companies - would bring young upwardly mobile families to the town and spur economic development.
More daycare facilities besides the Bright Horizons near I-495 would improve desirability of the town.
More walkable areas are needed. Town-maintained parks and trails would address this need, bringing residents to stroll / run / bike together. Having small coffee shops, specialty food shops, gift shops in the town center would give the town center more character and a vibrant feel.
19. Economic development is helpful for the tax revenues associated with it. However, the locations selected for economic developments are very important in order to preserve the rural feel of the town.

20. We moved to town because it was quiet, rural and out-of-the way.
21. We don't need to be more "business friendly." It is foolish to claim this will bring more tax revenue. History shows it simply does not.
People stay here, and move here, because it is QUIET. We need to preserve what we have.
22. As Cisco had a huge campus here, so employee base is more here Employees can think o Boxborough has a residency option if it can provide all the services which a town or city can provide.
23. indoor recreation like Teamworks in Acton
24. Stronger Town identification. Visuals are strongly important to signal the uniqueness of our town.
25. The country feel of the town is disappearing. The slower the development the better.
26. Property behind Gulf station
27. Don't want to turn into another Acton, I think Boxborough has been developed enough
28. I would like to see a decent restaurant/cafe or two come to town, perhaps some smaller scale, quality retail shopping as well, but only if the small town character of Boxborough is maintained as much as possible.
29. Lease existing space before building more. Don't build new police/fire/buildings. Don't put in town water/sewage
30. We are against it.
31. There seems to be an increasing gap between the lower income and the high tech types. I would like to see the small town community feel stay here.
32. My family and I recently moved to Boxborough because of the small town feel and excellent schools. We love the hiking trails, plentiful fields, and conservation land. We hope the town keeps this character and prevents commercial and corporate interests as they would detract from the uniqueness of Boxborough.
33. 32 years ago, when I first moved in, I remember someone from Acton expressing surprise that Boxborough had a planning board. "Why do they need one?" the person asked. "So Boxborough doesn't turn into an Acton," one planning board member replied. That sums it up pretty well.
34. I know that increased cost of living and taxes will be driving us out of town in the next few years. Anything to help take the tax burden off the homeowners would be great
35. Thoughtful, and moderate development is important for the long term viability of our town. Between schools, work, shopping and recreation, I spend most of my time outside of town.
Is there something more we can do with the library? How much use does it get? It is a beautiful facility that I supported- but honestly I am not sure I would support if today if it were up for a vote.
36. No.
37. On the one hand, economic development would help our tax rate, but on the other hand, I don't want to further impact our open space and rural character. So

whatever is done (if anything), should be done carefully, to keep the look of the Town consistent with its rural character. No more sheet metal type buildings for example!

38. If commercial development must be done, keep it on Rt 111
39. Keep development low! We don't have to be like the other towns. We already have the benefit of development in adjacent towns AND being able to keep our rural character. Why change that?
Keeping the rural character is why I bought a house here.
40. Upgrade Holiday Inn to better dining/lodging/entertainment complex
41. Regarding the last question on the next page, I could not attend the kick-off because I did not have any childcare. I wish the kick-off was recorded and available for viewing. I would love to hear some of the ideas.
42. Need for more diverse development. Need for sidewalks if we encourage retail. Currently there are NO advantages to having my businesses here aside from the fact that I live here.
43. Major appeal of the town is its rural character. Business under consideration must complimentary to the town's culture - family oriented, service based and NOT industrial. Only single family housing should be offered and at a price that will attract people who can afford high education standards offered by the town.
44. Let us maintain our quality of life. Acton was going to keep development under control; look at where it is today
45. The lack of a public water system is a significant obstacle to property development for commercial and higher density residential uses.
46. No affordable housing because you bring in scumb. It is not fair to those of us that work just to stay above water and can't get the same benefits of people who don't work get. Start taking care of the people who do work but not make as much as a doctor for example. I moved out here thinking I would afford a house one day, but my job barely keeps me above water.
47. No
48. campground
49. I think it has to be studied because it is going to change the entire character of town if done wrong
50. Any development should insure that small and winding side roads do not have increased traffic. For example, Hill Rd. is narrow and winding with no sidewalks. People already drive too fast. If there was more commercial property near 495, then it likely would increase the traffic on Hill Rd which cannot handle it.
51. Don't develop. I will leave. Who wants to live in a quiet rural neighborhood immersed in corporate greed? I don't. Leave us alone
52. I live on Mass Ave in walking distance to the school and library but I do not feel it is safe for my children and I to talk to these places. Sidewalks would greatly enhance the quality of our lives in the town.
53. We moved to Boxborough for the country quiet - there are amenities in surrounding areas. Development in Boxborough would endanger its unique country character.

54. More restaurants please. Farm-to-table, coffee shops, etc...restaurants that are true to the rural character of the town.
55. need a restaurant option
56. Introduce "wholefoods" type of grocery stores and quality restaurants will make life more convenient for the residents.
57. Neighboring town Westford's economic development is a good example for us
58. no
59. Focus on the youth and elders.
60. Bring in a whole foods grocery store at 495 near holiday inn
61. More sidewalks on Massachusetts Avenue would make the town more walkable. Especially around the elementary school for the safety of children walking to school.
62. Drive-thrus, take out restaurants,
63. Boxborough could use more quality restaurants (Oscars is a great addition) and more retail (something along the lines of the Donelans shopping plaza in Acton.) Also the ice rink area seems like it could be a recreation destination with some more development (playground, mini golf etc.). Good luck. The town has so much going for it and a lot of promise.
64. Roads in Boxborough very much need repair/repaving, especially main roads like RT111 and Burroughs Road.
65. Economic development should be entered into with the communities eyes wide open and try to keep it out of the residential arena.
66. Please do what it takes to attract businesses to Boxboro (tax breaks, etc.)
67. sidewalks would be nice
68. Roads are constantly widened but little attention has been paid to making the pedestrian/cyclist friendly, and sidewalks are an afterthought. It's a shame in a town that is so beautiful that walking anywhere is so very dangerous.
69. Any building development should be carefully planned so it fits the town's rural qualities that most residents hold dear. Perhaps limit new development of larger business to areas that already contain more industrial type buildings (current office parks, Holiday Inn, Skating Rink). Smaller shops, cafes, etc., built around the Town hall area would possibly foster a better sense of "downtown" while maintaining rural charm. Regulations regarding business size, location, signage, and design would likely be of importance to residents.
Additionally, expanding existing sidewalks past the school (down 111 towards W. Acton) would encourage residents to utilize town facilities at a great rate. We live within comfortable walking distance to the library, school, fire and police departments, town hall, etc but do not feel safe walking along 111 to reach those destinations. Driving seems silly, but remains the best option for now.
70. Yes - make Flerra and Steel available for private functions (small music festivals, perhaps). We use them for sporting events and about two town sponsored events per year, so they're going underutilized from a revenue perspective. Or, we could charge a users' fee on a per dog/horse basis.

71. There are so many people who bike, walk, & run on the roads of Boxborough it would be nice to have places to stop and gather with other people or get a drink of water, or sit down for a moment.
72. Split tax rate so businesses pay more than residential, or any plan that lessens taxes on the typical homeowner. Cost of living here seems very high compared against services available.
73. Listen to the young families, they are the future. The older folks think they are entitled and they don't want to invest in the future. We've lived here for 20 years
74. I think it is time Boxborough takes some steps to modernize and work on town life infrastructure. We have outgrown our small town little brother to Acton sense. We should be complimenting the surrounding towns and providing options to potential residents and most importantly current residents. Why do we need more housing developments if we do not even have a convenience store or restaurant...the gas station/dunkin donuts are the hotspot...which is a poor reflection of our town. People know Boxborough as the exit off 495 to get gas and a coffee.
75. Something similar to the Harvard General Store in our "town center" area would do phenomenally well. A breakfast/lunch/coffee hub with curated local gift options. Or bringing back something similar to the Teapot that used to be in that yellow building town center (where the quilt store now is) which was always a hot spot...
76. I believe any business should be considered with the nature of existing community in mind and not be driven by attracting consumers to Boxborough. I think it will detract from the wonderful community that it is.
77. no
78. I need a job, and have been underemployed and looking for 5+ years. The Govt's numbers on unemployed/underemployed are a slap in the face, as well as a bald faced lie. I pray I never make the mistake of voting for a smooth talking, but inept leader again.
79. It would be wonderful if the town could support a new playground at Flerra field. To think how many children use it especially during the signature Boxborough program of summer playground each summer for our children. It really is deemed unsafe and quite old. We really need a new playground for our future children to come play.
80. I would love more consumer based economic development and more city services. Trash pickup would really be nice.
81. As an Acton-Boxborough area resident since 1975, I would hope Boxborough would retain its small-town flavor and not become one big commercial entity like Acton.
82. Boxborough is severely lacking in recreation and retail space. Also, the conservation land is too restrictive per the bylaws. The only place to go for families with young children is the playground at Flerra which is very old and falling apart. Local retail and recreation would be nice so we don't always have to rely on Acton, Littleton or Westford. We are losing a lot of money to those towns. I hope that we can put the CPA to good use and not just for more conservation land.
83. Update town facilities.
84. keep the rural quality of the town, less is more
85. not really-they've all been discussed

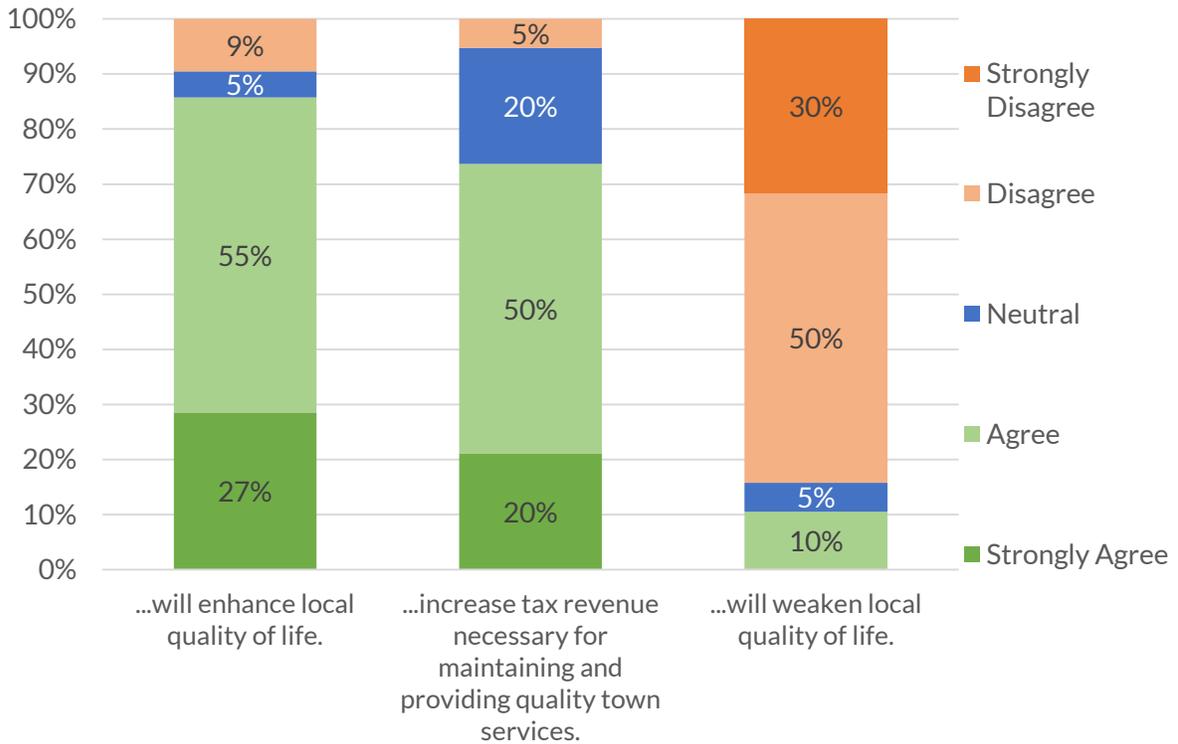
86. Not sure I want Jefferson at Beaver Brook to come. This will only create traffic nightmares!
87. Please develop a small area of really useful stores and businesses with good parking, a place where you can buy groceries, a cafe with outdoor seating in summer where you can meet your friends, maybe a small restaurant, or maybe the cafe could be open for dinner in the evening. Also more sidewalks
88. Would like to see the town center area stay undeveloped but would like to see development in the areas already zoned commercial. More recreation facilities including tennis courts, pickleball courts, swimming facility. Don't need to bring in more housing, would like to see more commercial base to help offset property taxes. A store similar to the Harvard General Store would be nice to have in town for local community gathering place and quality coffee shop.
89. We need to do a better job on road maintenance.
90. Prefer not to have any casinos.
91. Keep it smart, use existing developed areas to make significant improvements, give credits for LEED and efficient development AND use DRB and bylaw process to assure tasteful development. Route 111 need not become another 2a or route 9.

II. Worker only results:

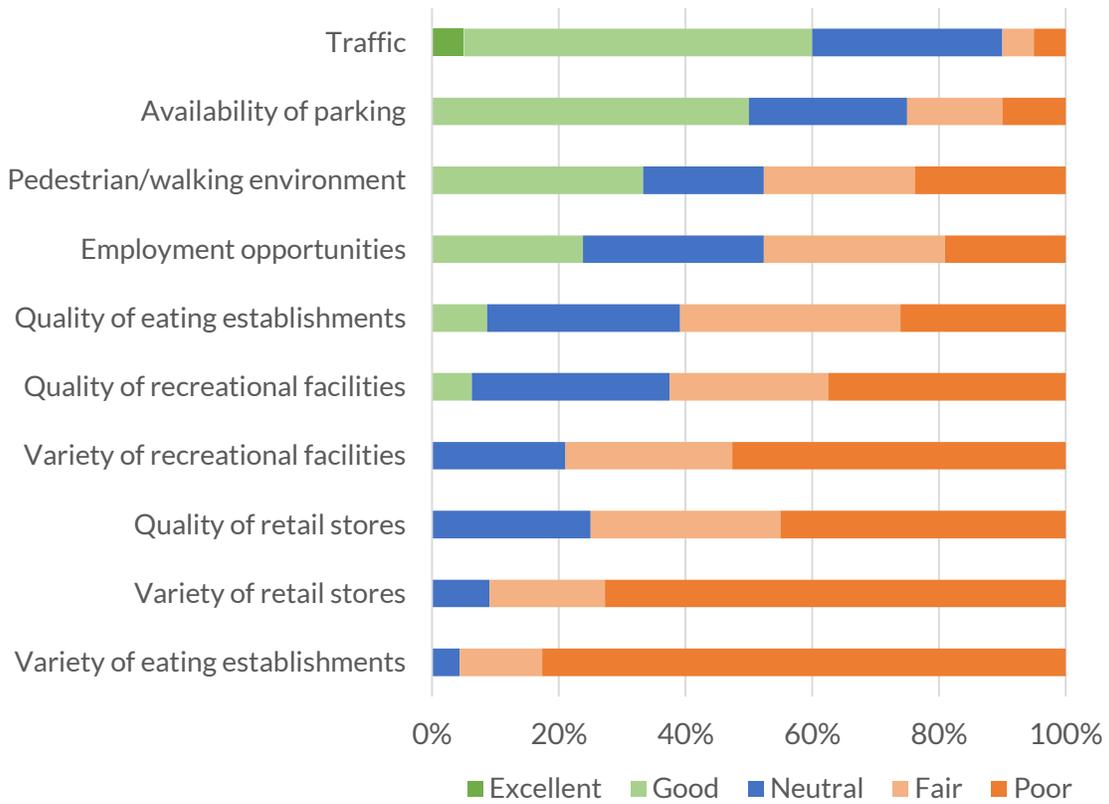
Workers respondents (not including residents): 23

Q1: Please rate your agreement with the following statements:

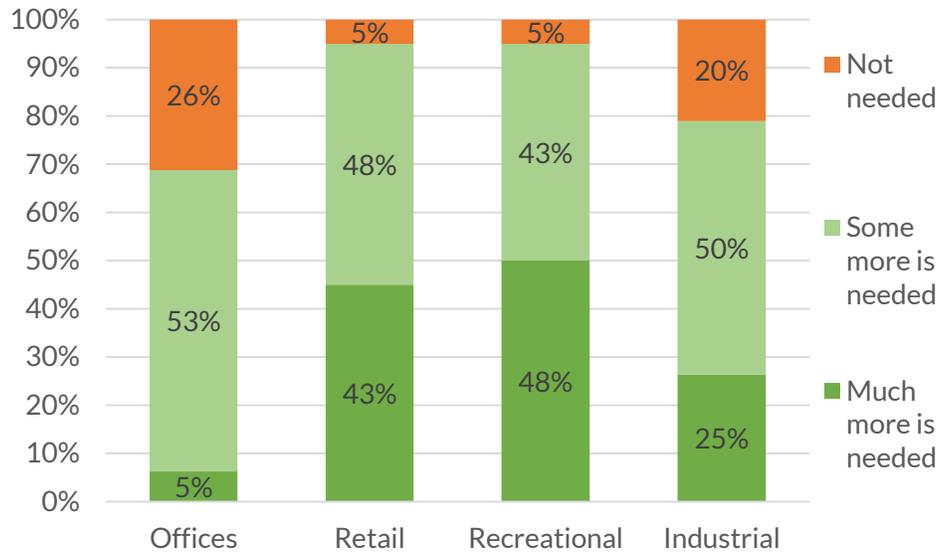
- Increased development in Boxborough will enhance local quality of life.
- Increased development in Boxborough will increase tax revenue necessary for maintaining and providing quality town services.
- Increased development in Boxborough will weaken local quality of life.



Q2: How would you rate Boxborough on the following?



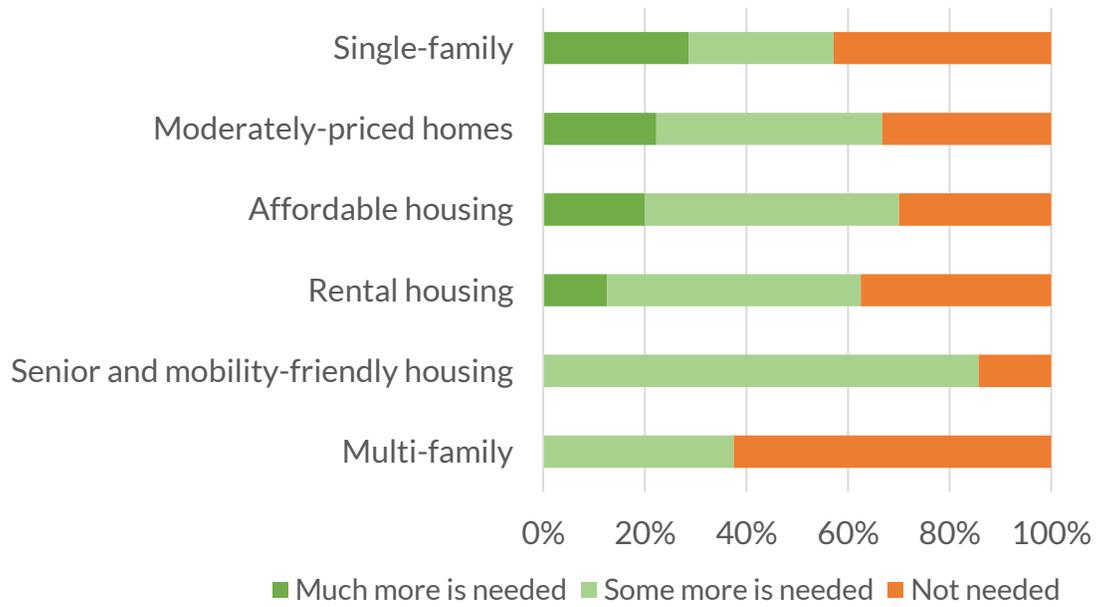
Q3: Which of the following types of new development are needed in Boxborough?



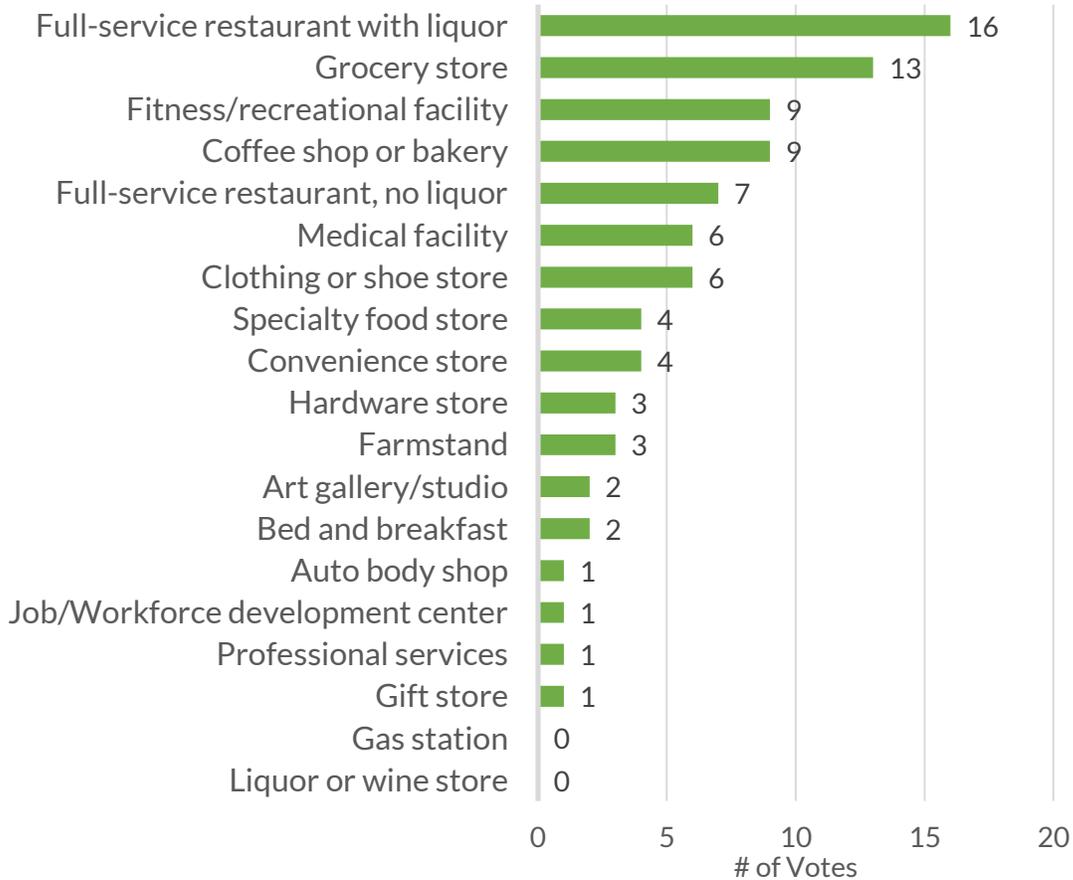
Other:

1. An athletic center of some kind would be fantastic for all of the companies on Swanson road and the surrounding area never mind the residents.
2. Restaurants. I go to Acton or Harvard for food. Safer biking along main road 111/495 overpass is unsafe, large pieces of metal sticking up in the air. when people are walking across there is no room for cars
3. Restaurants
4. Restaurants
5. Whole foods

Q4: Which of the following types of housing are needed in Boxborough?



Q5: What types of businesses would you like to see in Boxborough?



Other:

1. We need more quick and easy places to get lunch like Twin Seafood where you order, get your food, sit down, and get out.
2. A strip mall / shopping area supporting several stores/businesses/offices, rather than single shops here and there.

Q6: When you do not get goods or services in Boxborough, what are the main reasons?



Other:

1. Boxborough is a very small town with nothing to offer. Need much more to attract people.
2. Gas is too expensive, no good restaurants