

Summary Results of the MBTA Communities Public Input Survey

January 28, 2025

The following document summarizes results of a public input survey released by the 3A Advisory Group. This group is tasked with making recommendations to the planning board, of districts that would comply with the MBTA Communities Act. This survey was used to generate additional data, to compliment a community mapping forum hosted in November of 2024.

This survey was prepared using Google Forms, which allows direct import of graphics and charts. For expeditious reporting to the advisory group, these graphics and visuals are imported, without edit or revisions. Additional narrative will be provided where visuals are not independently sufficient. The Visual Preference Survey has been analyzed separately, through technical assistance provided by the Metropolitan Area Planning Council.

For the purposes of mapping questions, Figure 1 was used to delineate regional boundaries in Boxborough. These boundaries are drawn based on transportation routes, with the sole purpose of delineating geographic regions in this survey exercise.

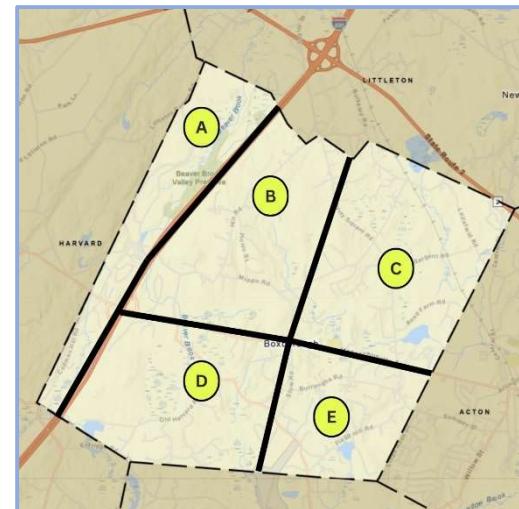


Figure 1: Boxborough in five regions

Participant Information and demographics

The following questions and responses are used to better understand the participants in our survey.

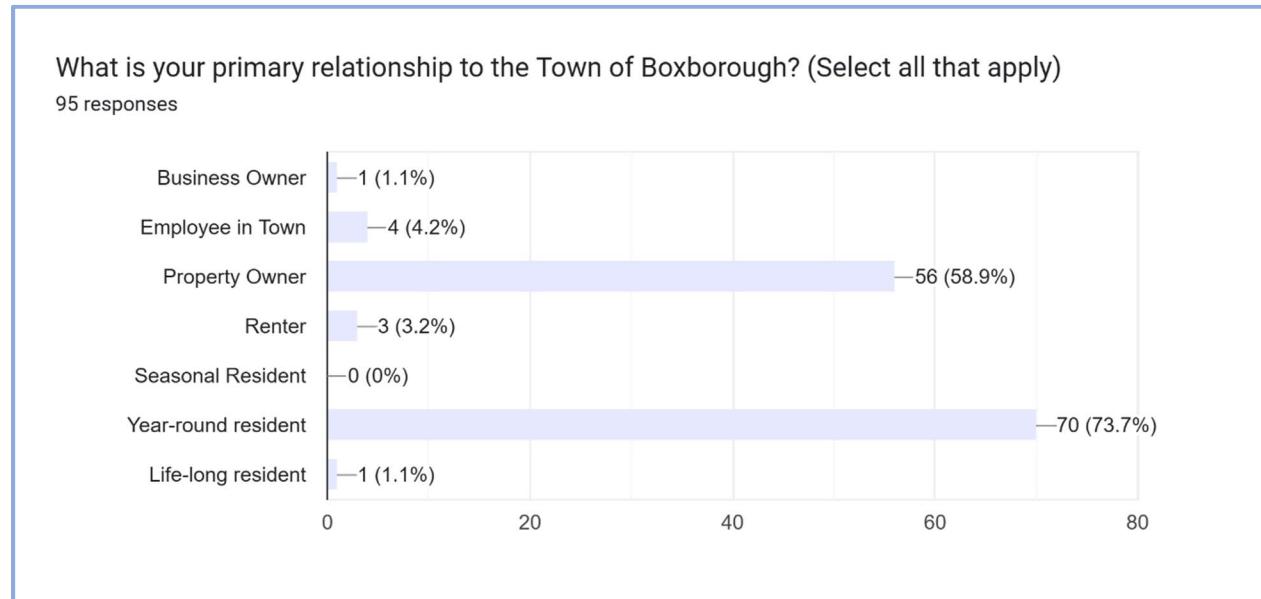


Figure 2: Relationship of Participants to Boxborough

If you are a year-round or seasonal resident, where do you live? See the map breakdown above.
(Click here to find your home)

93 responses

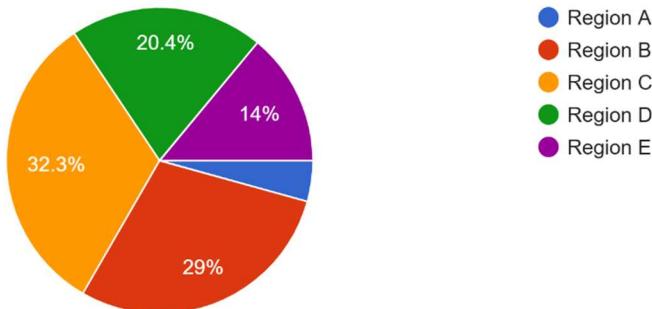


Figure 3: Areas of Residence for Participants

If you do not currently live in Boxborough, or would like to move somewhere else in Boxborough, where would you like to live? See the map breakdown above.

14 responses

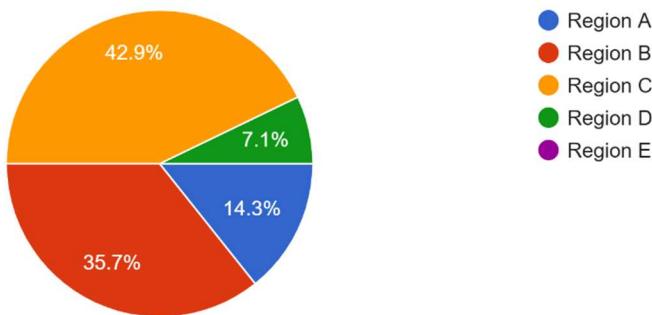


Figure 4: Where would people like to live?

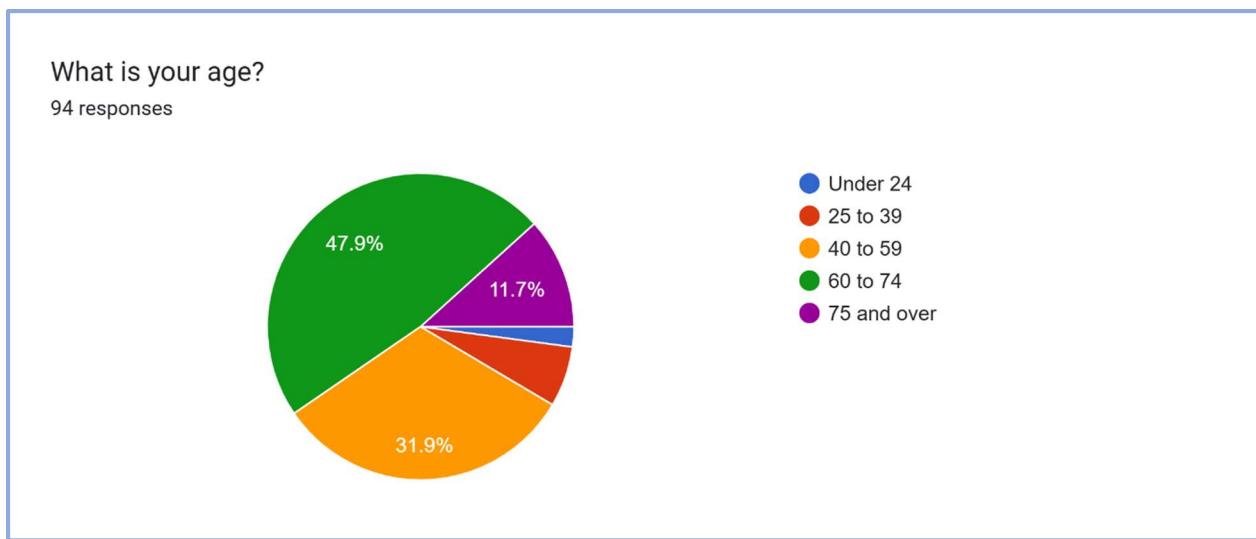


Figure 5: Age of Participants

Summary: Our survey was predominantly taken by year round residents, the vast majority of which live in single-family homes. Approximately 18% of participants live in other forms of housing. Approximately 80% of our participants are between the ages of 40 and 74, favoring the ages of 60 to 74 by 16%.

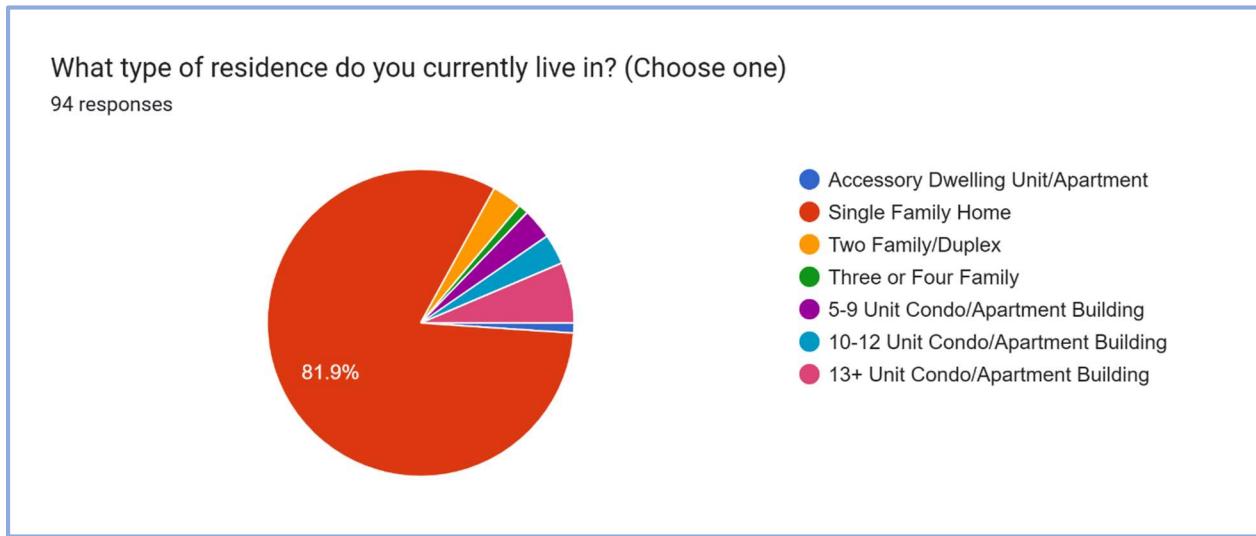


Figure 6: Housing of Types of Participants

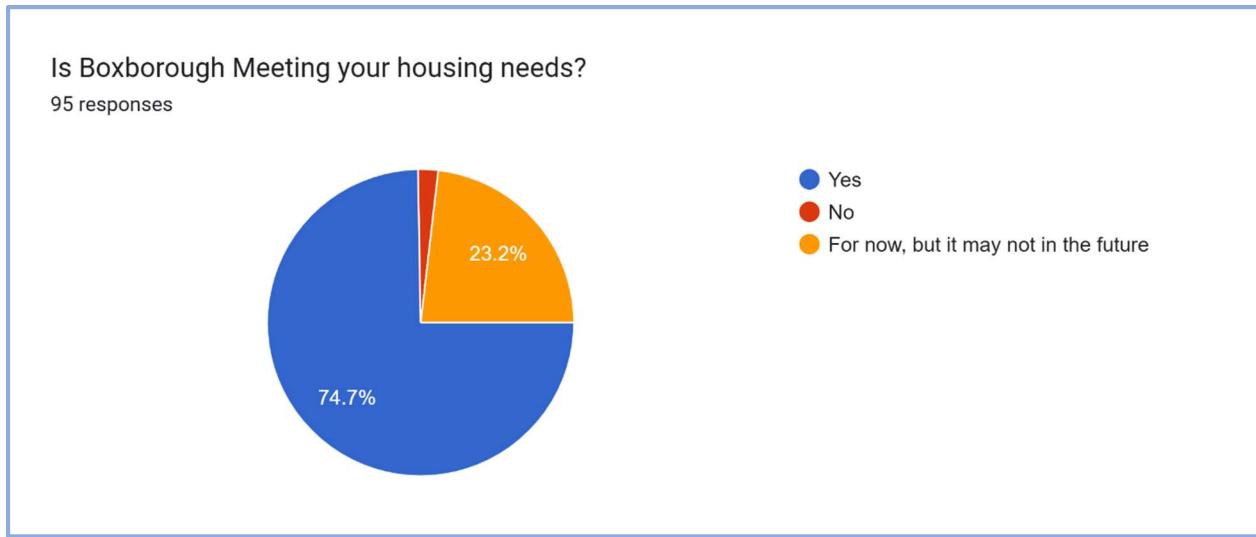


Figure 7: Does Boxborough meet your housing needs?

Summary: While 75% of participants reported that Boxborough does meet their housing needs, the remaining 25% were uncertain if the Town would continue to meet their housing needs. In reviewing figure 8, there appears to be some interest in downsizing or decreasing the cost of housing; however, a lack of inventory may be a barrier to residents.

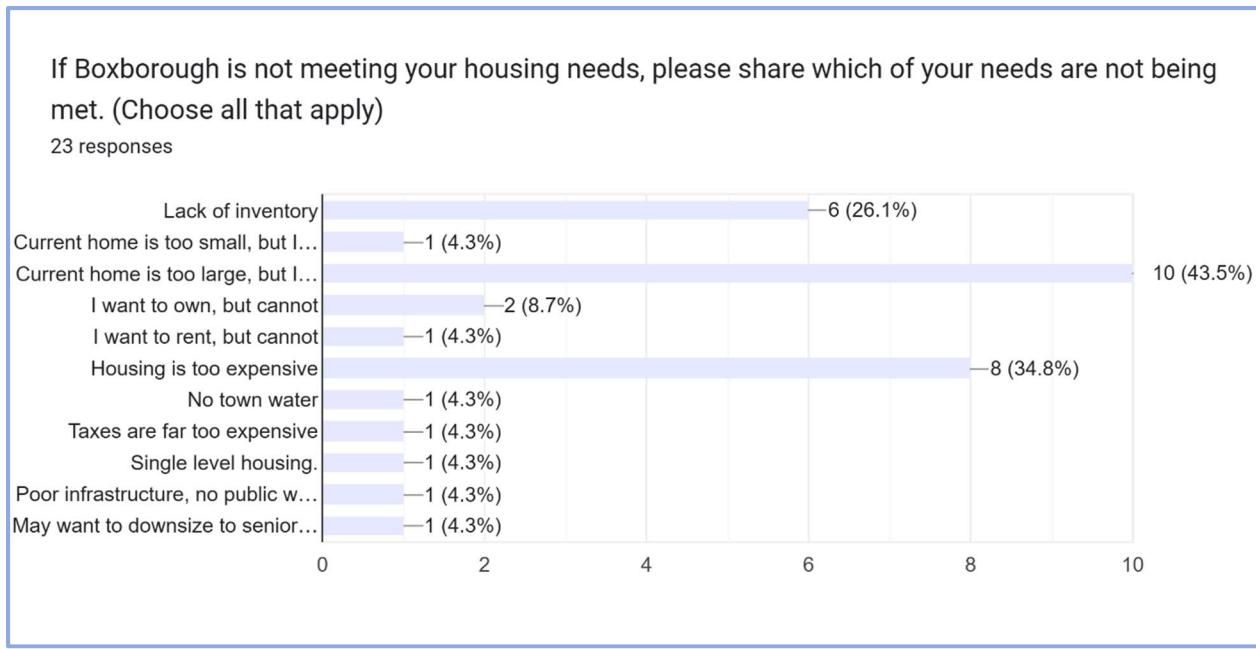


Figure 8: Why doesn't Boxborough's housing meet your needs?

Note: The most selected option in this exercise appears cut off in the graph. Full text of this item reads, "Current home is too large, but I cannot find something smaller."

Issues and Opportunities

Participants were asked to identify their most important priorities, based on a list generated from local and regional planning exercises.

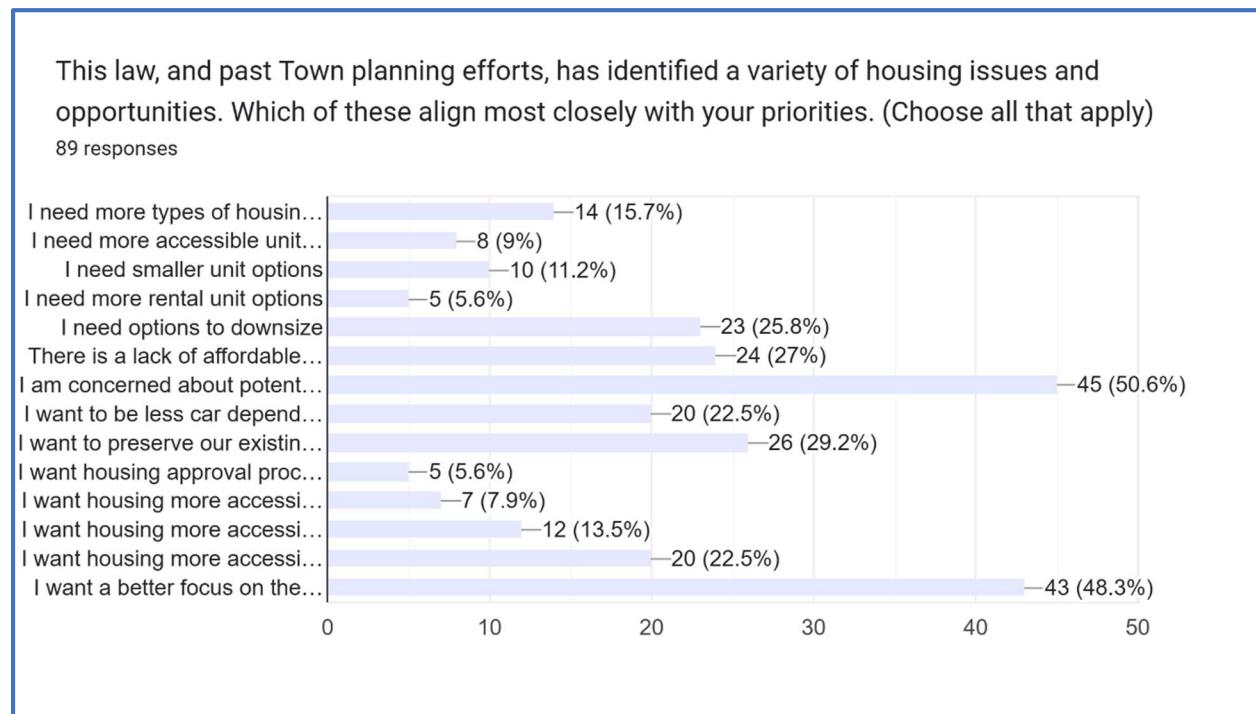


Figure 9: Housing Priorities

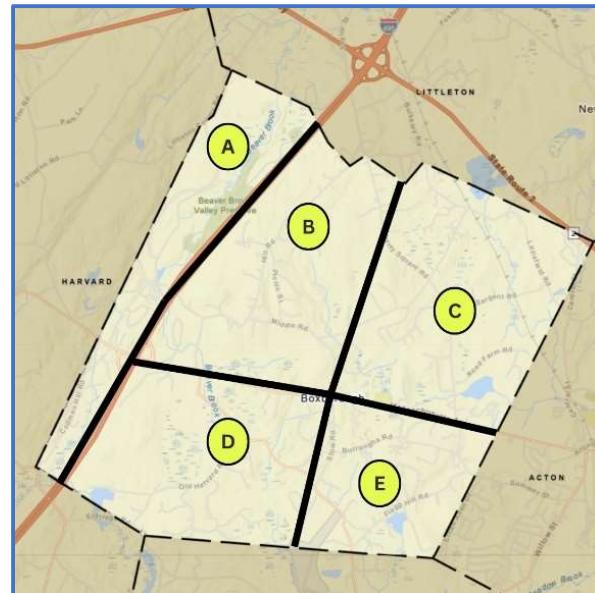
The predominant concern of participants, is impacts of housing on infrastructure. This was a reported priority of 51% of participants. 48% of participants also reported a desire for better focus on the town center region. In addition, each of the following priorities drew interest from participants:

- I want to be less car dependent (22.5%)
- I need options to downsize (25.8%)
- There is a lack of affordable housing (27%)
- I want to preserve our existing housing stock (29.2%)

These results assist in the selection of a district location, and provide context on how to frame our marketing of the district ahead of Annual Town Meeting.

Location of the District

Referring again to the region map prepared, participants were asked to select two regions that would be appropriate for this district. In a second question, participants were given the opportunity to provide more specific locations for a district, drilled in further than one of the five regions. This was provided as a free form question, so as not to hamper participant freedom in responding.



Which regions of Town would be appropriate for this multi-family district? (Select 2)

89 responses

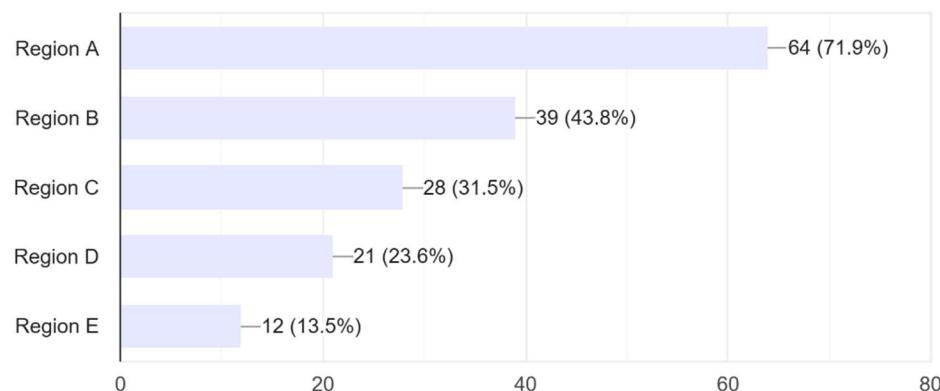


Figure 10: Preferred District Locations

Participants overwhelmingly selected region A as being appropriate for a multi-family housing district, followed by region B. Region B and Region A both border route 495, and contain existing multi family housing, at a density similar to the requirements of the MBTA communities act.