

# Dunstable Master Plan Survey Results

## **INFORMATION ABOUT OUR RESIDENTS**

1. How long have you lived in Dunstable?

Response Option	No. of responses	% of respondents
Less than 2 years	26	9.25
2-5 years	25	8.90
6-10 years	30	10.68
11-20 years	73	25.98
More than 20 years	127	45.20
Total	281	

2. Please indicate how many individuals in each age category live in your household.

Response Option	Average number	Total number	Responses
18 years old and under	2	232	140
19-25 years	1	84	79
26-40 years	1	86	81
41-50 years	1	146	111
51-64 years	1	187	130
65 years and over	1	125	96
<i>Total number of responses received: 278</i>			

3. Why do you choose to live in Dunstable? Check all that apply.

Response Option	No. of responses	% of respondents
Community character/rural setting	225	80.65
Proximity to employment	88	31.54
Family roots/ties	91	32.62
Tax rate	21	7.53
Schools	136	48.75
Cost of housing	40	14.34
Access to Route 3	106	37.99
Other (please specify)	32	11.47

Other specified responses:

- No strip malls
- Open space
- My Area (Dunstable East District, very few people nearby.) Area = The first 1/3rd mile Dunstable Entrance, Rte113, from Tyngsboro/Dunstable Town Line entrance
- strong sense of environmental protection; proximity to NH
- Access to trails (2 respondents)
- Buildable lot
- Rural environment
- Lot size
- proximity to Nashua; connection with Groton; Open space
- lovely architecture and barns
- Thirty-one years ago we were able to buy land from a family friend who grew up in Dunstable. My husband built our home. Also I teach at Swallow Union.
- Very friendly people, great location
- We own our house and it would be very expensive to sell it, find another place and move
- Rural character
- Open land, land for horses
- rural setting but close to shops/highway
- I'm stuck here. My house isn't worth enough for me to be able to move to a real town
- Retired
- Bought flower shop
- Nice area to raise family
- Access to services in Nashua, quality of community involvement in government
- Rural; minimal businesses
- Have to right now
- I moved here to be close to my children's families. They chose the town for the schools and the rural setting
- Its where I grew up
- Commitment to conservation
- Originally all the above reasons but now looking forward to leaving after seeing the schools go down and a town making poor financial choices and missed priorities
- Open space and quiet lifestyle
- These are the reasons we chose Dunstable when we moved here 18 years ago. We've stayed for the same reasons.
- We are retired but we moved here in 1986 to be closer to our employee
- like-minded residents with strong family values, proximity to tax-free shopping in NH

Total responses to #3 - 279

## **PERCEPTIONS AND OPINIONS ABOUT DUNSTABLE**

4. Please indicate whether you would rate the following services, facilities, and characteristics, as they relate to Dunstable, as excellent, good, fair or poor.

	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Unable to Score/ Unfamiliar</b>	<b>Total # of responses</b>
<b>Municipal Services</b>						
Services provided by Town Hall offices	15.89% (39)	52.14% (134)	22.18% (57)	3.89% (10)	6.61% (17)	257
Schools	25.97% (67)	50.39% (130)	6.98% (18)	0.78% (2)	15.89% (41)	258
Elder Services	5.04% (13)	19.77% (51)	12.79% (33)	5.81% (15)	56.59% (146)	258
Library	20.31% (52)	44.14% (113)	21.48% (55)	5.86% (15)	8.20% (21)	256
Public safety and emergency services (police, fire, ambulance)	33.72% (87)	48.84% (126)	10.47% (27)	1.16% (3)	5.81% (15)	258
Code Enforcement	6.69% (17)	30.71% (78)	12.20% (31)	5.12% (13)	45.28% (115)	254
Veterans Services	5.14% (13)	16.60% (42)	7.11% (18)	1.98% (5)	69.17% (175)	253
Town Website	7.09% (18)	42.52% (108)	30.71% (78)	9.45% (24)	10.24% (26)	254
Road maintenance	12.84% (33)	45.14% (116)	30.74% (79)	9.34% (24)	1.95% (5)	257
Transfer station	6.59% (17)	32.95% (85)	14.34% (37)	9.69% (25)	36.43% (94)	258
Animal Control	5.45% (14)	24.51% (63)	13.62% (35)	4.28% (11)	52.14% (134)	257
Recreation	10.85% (28)	43.02% (111)	25.58% (66)	8.53% (22)	12.02% (31)	258
Water Services	4.37% (11)	11.90% (30)	11.51% (29)	14.68% (37)	57.54% (145)	252

	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>Unable to Score/ Unfamiliar</b>	<b>Total # of responses</b>
<b>Open Space and Recreation</b>						
Number of recreational facilities/opportunities	18.58% (47)	41.11% (47)	24.11% (61)	9.09% (23)	7.11% (18)	253
Mix/type of recreational facilities and programs	9.88% (25)	37.15% (94)	25.69% (65)	13.44% (34)	13.83%	253
Amount of open space protected	48.40% (121)	38.40% (96)	6.00% (15)	1.60% (4)	5.60% (14)	250
<b>Housing</b>						
Diversity of housing types	9.06% (23)	32.28% (82)	25.59% (65)	23.62% (60)	9.45% (24)	254
Housing affordability	4.33% (11)	34.65% (88)	37.01% (94)	19.29% (49)	4.72% (12)	254
Available housing options for seniors	1.16% (3)	4.31% (11)	9.02% (23)	47.45% (121)	38.04% (97)	255
<b>Transportation</b>						
Traffic flow in the Town Center	8.59% (22)	41.80% (107)	35.55% (91)	12.50% (32)	1.56% (4)	256
Traffic flow in other areas of town	21.88% (56)	63.67% (163)	12.89% (33)	0.78% (2)	0.78% (2)	256
Speeding enforcement	30.83% (73)	54.94% (139)	5.93% (15)	4.74% (12)	3.56% (9)	253
Pedestrian accommodations, such as pathways and sidewalks	2.75% (7)	14.9% (38)	22.75% (58)	56.47% (144)	3.14% (8)	255
Bicycle facilities/accommodations	3.53% (9)	18.43% (47)	20.78% (53)	45.49% (116)	11.76% (30)	255
Transportation for seniors and those with disabilities	2.36% (6)	10.24% (26)	12.20% (31)	9.84% (25)	65.35% (166)	254

	Excellent	Good	Fair	Poor	Unable to Score/ Unfamiliar	Total # of responses
<b>Economic Development</b>						
Access to employment	17.41% (43)	29.96% (74)	19.84% (49)	20.65% (51)	12.15% (30)	247
Availability and access to goods and services	23.6% (59)	33.20% (83)	16.80% (42)	21.60% (54)	4.80% (12)	250
<b>Natural and Cultural Resources</b>						
Protection of wetland and water resources	41.63% (107)	48.25% (124)	3.50% (9)	0	6.61% (17)	257
Protection of wildlife habitat	42.19% (108)	127% (127)	1.95% (5)	0	6.25% (16)	256
Historic preservation	32.55% (83)	49.02% (125)	6.27% (16)	2.35% (6)	9.80% (25)	255
Agricultural preservation	41.80% (107)	47.27% (121)	2.34% (6)	0.39% (1)	8.20% (21)	256
Forestry	38.13% (98)	45.14% (116)	3.89% (10)	0	12.84% (33)	257
Cultural and Community Events	18.82% (48)	49.41% (126)	20.78% (53)	4.71% (12)	6.27% (16)	255

5. In your opinion, list three of the most critical issues facing Dunstable over the next ten years?

First responses (226 responses):

- Town owning too much land
- Pressure to develop open space
- Schools - we should stay in Groton-Dunstable. There is no way Dunstable can go it alone on the schools - STAY in the REGION
- some other income for the town - land near Rt 3
- taxes (2 responses)
- housing diversity
- senior/elderly housing (6 responses)
- senior affordable housing
- senior services

- maintaining the infrastructure
- create business
- Traffic traveling through town on 113
- Infrastructure maintenance and improvement
- Real Estate Taxes/ 'run-away "must have's"; E.G., School budget must maintain better in-house Mgt, cut-the-pork' items
- Growth, land use
- Traffic and related noise and littering
- De-certified library bringing value of homes down
- Creating senior/affordable housing (2 responses)
- Growth (commercial)
- Costs to live in Dunstable: they are high and increasing. Need to keep these costs down.
- Maintaining the level of quality in the school district
- Rising residential property taxes
- Development
- Further deterioration of town center
- Uncontrolled development
- preservation of natural habitats
- water system in need of revamp
- increase of real Estate taxes due to infrastructure improvement requirements
- water infrastructure
- school budget
- Development of a commercial area to increase tax base
- Economic/business development
- Affordable housing
- Overbuilding
- Increasing education costs
- eliminate large truck traffic on side roads and residential areas, except for in-town housing construction.
- Tax base commercial development respecting rural character
- water department upgrades
- providing town water and sewer to entire town
- The need to build affordable housing to comply with MA law.
- Aging population
- Sustaining the quality of the GD district to attract home buyers and keep property values stable/increasing
- Insufficient revenue from current income streams to support the needs of the community
- Water (3 responses)
- Library (2 responses)
- Traffic (3 responses)
- Senior needs
- Schools (12 responses)

- Road maintenance (2 responses)
- loss of forest area/building homes
- sidewalks in the town center
- budgets for the schools
- low taxes (2 responses)
- building a community-oriented downtown (shops, restaurants, sidewalks)
- lack of high paying jobs requiring highly educated employees will result in a population that is less interested in paying for top notch education
- School performance - if it slips, property values go down
- Making open space that we already have more accessible. (with more parking)
- Lack of tax base other than residents
- pressure from external entities to/force development
- property taxes becoming beyond too high
- Keeping the rural/agricultural character of the town
- Lack of business zoned properties that are available
- Without monitored historic districts there are threats to Dunstable's architecture
- Lack of commercial/industrial tax base
- Resisting the urge to grow.
- Infrastructure, i.e. water and road maintenance
- Over development and opposition of "right to farm"
- more diverse tax base
- Keeping property taxes reasonable
- Water and sewerage
- Affordable housing (2 responses)
- Pressure to increase property taxes, unfunded mandates
- Keeping taxes down
- No more new homes in town
- Keeping the school system competitive
- Lack of tax revenue
- Rising tax rate (2 responses)
- Tax rate increases
- Demographics are old
- never ending override requests from the schools
- Industry/business to help relieve citizens taxes
- Loss of rural character
- Get out of the 19th century and open the town to businesses and cellular communications
- Cell tower issue
- Attracting people. No one knew where I was moving.
- Increasing property tax rate
- Increasing residential development
- Lack of business/commercial industry in town
- High taxes
- Business downtown to bring in money

- Lack of funding for the schools
- Water supply
- Rising taxes due to little or no business/commercial development
- Spending too much on open space land
- Housing development
- Population growth
- Continued development/housing
- Fiscal responsibility
- A solid plan for growth and development to add to our tax base and will allow the town to afford additional town improvements.
- School system and lack of money
- Maintain modest tax increases
- Affordability to live in this town due to taxes
- Rising taxes
- Lack of businesses (i.e. no restaurants, stores, bank...)
- Failing water system
- continuing overrides hurt seniors
- Over development
- School funding from very little business tax input
- Lack of small business
- Declining schools (2 responses)
- School Budget/ Accountability with resources
- Skyrocketing real estate taxes
- Bring in businesses
- Cell Phone service must be improved!!!
- Continuing presence of "old school" residents who bully and berate people into following the same old path. They pretend to be accepting of new ideas, but in the end they always find a way to shut them down.
- Controlling New House Construction
- Quality of schools
- Through town traffic
- Creating a local shopping area
- Increasing commercial development in the town to widen the tax base
- Ensuring that the kind of housing here stays the same
- apartment or condominium development
- reliance on property taxes
- Lack of business tax revenues
- Traffic flow
- School funding (3 responses)
- Lack of businesses or restaurants to generate town income for itself
- Groton-Dunstable Regional High School decreasing reputation because of budget issues
- Housing Price sustainability (impact on tax base)
- Keeping a high level of education to maintain house values



- protection of agricultural & silvicultural land
- Traffic control, especially route 113
- Higher taxes
- Poor management (2 responses)
- water infrastructure to accommodate growth
- growth
- School ratings dropping lower
- Budget
- Keeping excellent school rating
- Fiscal management
- Protecting our rural character and farms
- Preserving small town feel
- Not enough businesses
- TAXES TOO HIGH (ALLOW INDUSTRY IN TO HELP)
- keeping taxes reasonable
- Slow Economic growth (not allowing businesses and new housing)
- Schools -quality of education for average students. Special education has eclipsed the programming that students need to move on to college/ next level
- Keep the schools top notch
- Water department
- Increasing town revenue without tax increases
- Maintain town character while providing quality life to residents
- School status declining
- Illegal immigration
- Schools dropping their relative excellent position
- Tax stability
- Need more tax revenue aside from just residential
- Growing school cost
- Income
- Improving public education
- Property decay along main roadways
- The absolute inability to adapt/evolve the Town into a more modern, focused on growth and socially active community!
- Property tax increases
- Tax revenue, bring in businesses
- School budget (3 responses)
- Maintaining quality of schools with diminishing tax base
- Commitment to schools
- Lack of revenue
- inability to support school system with lack of business tax income
- Maintain open space & control residential growth
- The slow decline in the quality of schools
- Lack of support for schools - people keep voting against over ride options
- No industry or restaurants

- School and public safety funding
- rebuilding schools after years of decline due to state funding declining and mandates increasing
- School budget must be controlled - it risks police, fire service
- We need to have light retail to offset taxes
- Revenue for schools
- More retail businesses in town
- Business tax revenue
- Lack of municipal income
- Declining Schools/Home Values
- Increasing tax burden on residents
- Revenue (2 responses)
- Tax increases
- Improve schools
- Finding a way to support the school districts needs
- Economic development/revenue stream(s)
- Reliance on property taxes
- Seniors ability to pay taxes
- school budget- maintaining high standards
- Too conservative in forecasting and budgeting for a strong town economy

#### Second Responses (215 responses):

- High property taxes
- increased traffic due to area development
- water infrastructure
- school system needs to be where it was 10 years ago. We didn't even make top 50 Boston/Mag. list. We are losing ground
- too many people moving in (overpopulation)
- New business to give tax relief
- Tax increases
- Keeping a tight reign on the fiscal budget
- Transportation
- More for seniors
- Involvement of citizens in town government/community activities
- Controlling growth in ways that allow infrastructure to keep up with that growth & provide for a variety of housing options
- Water availability through hydrants in center and for senior housing
- Create an independent water system district to be user paid for water access services and NOT broad base Dunstable tax payer expense
- Funding essential obligations
- Pedestrian accommodations
- Planning/affording facilities improvement
- Managing growth

- Keeping the farms
- The need for a more pedestrian-friendly town center. There is a need to further reinforce the sense of a growing and fruitful community.
- Offer more town services: dedicated senior center, expand library offerings, extend town hall/transfer station hours, modernize government
- Lack of new businesses
- keeping competitive with schools
- Increase in speeding traffic causing road deterioration and noise pollution
- Too much traffic on 113
- volume and speed of traffic on 113
- Property Taxes rising
- lack of commercial and business tax sharing income
- Emergency services/buildings
- maintaining our small town feel
- Quality of school system with limited financial resources
- Schools (4 responses)
- Attracting young families
- misuse of funds resulting in higher taxes
- Housing turnover of school families
- enforce prohibited off-road vehicle use on all public land.
- Road repair/maintenance (3 responses)
- full time fire/ems
- providing trash pickup services throughout town
- Traffic in town center
- Lack of affordable housing (2 responses)
- Having revenue from new strategic businesses located most likely outside town center, desperately need biz revenue to ease homeowner tax burden
- Decline of schools due to inability of town(s) to fully fund needs assessments with current income streams
- Taxes-budget
- Overgrowth
- Taxes and fees
- Municipal services
- Businesses
- Contract with Dana Kinne to collect trash
- Water (2 responses)
- Business in downtown area
- Affordable housing / elderly
- need/want more commerce in the town
- low taxes
- School quality
- Affording the schools to keep up a high quality education
- decay of the high quality schools and it's negative impact on housing values

- Attractiveness to home buyers- trends in preferences and economy. Too attractive= too much growth, low attraction= decay
- Preventing over development with new housing
- Traffic (2 responses)
- Declining school quality
- Keeping the rural/agricultural character of the town
- Economic development
- spotty zoning enforcement- depends who you are
- loss of rural character
- municipal budget
- Resisting Nashua spread
- Housing diversity
- School system becoming disproportionately large budget item relative to population size
- We have enough protected open space
- Traffic control
- Lack of business development
- Affordable housing for the elderly
- Taxes (2 responses)
- Developers using 40B to override town zoning laws
- Maintain residential farming
- need more business like a bank pharmacy things like that
- Expanding government services
- Decrease in housing prices
- maintaining public safety
- Lack of population stability - move in / move out
- excessive spending in the schools
- budget increases
- 40B Housing
- Pressure to develop more and more...
- Less environmental/conservation activity and more economic development activity
- Higher taxes
- A downtown atmosphere
- Property devaluation due to high property tax rate
- Conservation
- Increasing school budget
- Regional school budget
- school accreditation erosion
- enforcement of zoning laws
- Accessibility, side walks
- Town water
- managing cost/tax increases
- Increasing traffic in the town center from Pepperell, Groton, & Nashua
- Increasing tax rates

- High-speed traffic
- Lack of sidewalks
- changing zoning laws to allow smaller lots, commercial development
- public water
- Our infrastructure and roads need immediate attention. Adding sidewalks and pathways would be an imperative part of our "downtown" development to support new businesses
- Water services
- Lack of affordable housing
- Small business development
- School cuts
- Affordable housing/options
- Center of town could use some TLC
- Declining school quality (middle school in particular)
- Must increase business tax income
- School spending
- Road repair due to tight budgets
- Crumbling infrastructure
- Lack adequate business development in downtown area
- Managing Urban Sprawl/Growth
- Open space preservation
- Expansion of tax base to support expansion of services
- Need of Senior Center and senior care facility
- The inability of residents to understand that evolution and change cost money. Everybody wants new things for the town, but nobody wants to pay for them.
- Protecting the environment
- Municipal services
- Quality of secondary roads
- Commercial tax development
- Making the town a destination stop for historical interest
- Maintaining an excellent school system so that we may continue to attract high quality buyers to the town.
- Controlling costs of the school system
- cost of education
- decline in school quality
- Reduce taxes
- Ability to support cost of town and school operations
- Affordable housing (3 responses)
- Keeping Standard town services
- Police and fire funding
- Property taxes are very high for what the town has to offer compared to other towns
- Greater Lowell Technical School Funding
- Ability to attract new residents (due to the old school thinking and members that control most of the voting in Town)

- Maintaining sufficient water supply for town center
- maintaining good schools
- Growth of population
- Introducing too much commercial business
- Illegal immigrants
- stagnation leading to residents leaving
- Taxes rising and forcing more homes into foreclosure
- Adding water and sewer services
- Support schools
- Maintaining our schools
- Keeping schools strong
- Funding of municipalities
- Allowing businesses to be able to operate without harassment
- TAXES TOO HIGH (STOP PURCHASING OPEN SPACE LAND)
- making sure budget money is not wasted
- water upgrade
- Transportation for seniors and disabled
- Infrastructure (poor roadways, diminished municipal services)
- Taxes-preserving open space is fine but we then must pay the taxes or we need to consider business
- Encourage younger residents to be involved in town governance
- Public safety
- Library development
- Budget/town revenue
- City folks wanting to change the town
- Limited tax base making required budgets impossible
- Town water improvement
- School budget issues
- Growing fire dept costs
- School expenses
- Attracting new residents
- Opening up to commerce
- Lack of local/small business
- Zoning for business- need more businesses
- Increased traffic flow
- Increased population
- Code enforcement
- funding the school, no school/no property value
- Balance between inviting businesses for revenue versus maintaining character of town
- Determining what we want to be
- Creating revenue
- No healthy businesses
- Lack of diversity

- Critical Services: police, fire and sustainment of transfer station
- Raise taxes to fund schools & services mindset VS. a keep taxes low mindset
- Lack of adequate fire protection - no water tower, no working hydrants
- Fire station/police station
- Rising taxes
- Lack of downtown
- Commercial tax income
- Water infrastructure failing
- maintaining town services with respect to prop 2.5%
- 40b - need senior housing options
- Tax increases
- Deteriorating town center
- Mixed use bylaw conflicts
- Funding schools
- Declining schools
- Tax burden on residents due to lack of business
- Growth
- allow small businesses to help tax base
- Revenue
- Updating the towns water system
- regional school system downsizing classrooms because of population.....
- Unwillingness of some residents to accept and proactively participate in pursuing changes necessary to restore the health of our town

### Third Responses (197 responses):

- pressure on local tax revenue to fund what the state and federal government should fund
- Upgrading some roads
- Income source (think out of the box!)
- traffic flow in center
- Senior housing ( 5 responses)
- traffic in the center of town at certain times of the day
- Town services cost of living
- Taxes (2 responses)
- Improve roads'
- Loss of farm land & working farms, barns
- To continue to welcome residents in ways that encourage their participation and further their understanding of choices that residents have made over the years
- Doing the above without an override of prop 2 ½
- ONE Center-of-Town Announcement of Events (KIOSK), rather than the multitude of frequent many scattered, individual 'sawhorse' style, visual pollution, as so often placed roadside, both sides of Main Street, frontage of Church, Town Hall, Water

Memorial, etc.; perhaps a professional sign Company could provide structural design without taxpayer study costs.

- Infrastructure
- Road maintenance
- Protecting the Town's character
- Protection of our natural resources
- Reinforce the quality of the school system. This is one of the reasons we chose Dunstable - but there are threats to the quality of the school system, with a perception of mismanagement, as well as budget cuts and charter schools
- Overdevelopment
- Fostering businesses in certain areas to reduce tax burden on citizens
- Sidewalks/pedestrian/non-motorized vehicle mobility
- Need to increase senior services
- Decrease in real estate values, therefore a lower tax base
- No architectural preservation controls
- Historic preservation
- Need a little more small business in town
- excessive amount of conservation land not being maintained and improved for public use and accessibility
- local business growth
- reckless spending on sidewalks
- Opportunities to make services police fire dpw regionalize with other towns
- Communication
- Cultivating more local businesses
- Skyrocketing property tax rates
- reduce the flow of runoff from roads into wetlands with simple siltation berms (as used in construction near wetlands).
- Loosening Title 5 restrictions
- support for school system improvements
- bringing additional tax sources into town
- Lack of a diverse tax base ie stores, business, offices
- Programming needed to reinforce community spirit and cultural identity
- Deteriorating infrastructure because of insufficient income streams to support the needs of the community
- community development vs. loss of identity
- taxes too high
- school budget
- traffic (2 responses)
- police/fire
- affordable housing provisions
- sidewalks
- more commercial space
- finding a way to keep taxes in check
- low taxes



- Retaining town character
- raising taxes will make home prices soar, but people won't want to live in a town without amenities
- lack of proximity to retail shops and restaurants, e.g.: Beer, wine, Filhos and Gibbet Hill in Groton
- Available income for residents and their spending priorities - too stingy and we decay, liberal spending=high taxes
- Improving town center with sidewalks, parking and new businesses
- Population growth changing town character
- increased traffic flow from NH and points west due to overdevelopment
- development
- Keeping the rural/agricultural character of the town
- Rural culture
- taxing ourselves out of affordability by continually purchasing land that comes off the tax rolls causing the taxpayer to make up the shortfall with higher property taxes.
- Public safety staffing
- Schools (2 responses)
- Resisting community type housing.
- Wave of people who think more houses and more commercial will increase revenue and solve our budget issues. It will only INCREASE costs in the long run!
- over 60 housing opportunities
- Extending Public Water Supply beginning at Town Center,
- School funding (2 responses)
- Senior services
- Protecting open space
- fire department (2 response)
- aging infrastructure
- lack of any commercial development particularly small business which could supply some additional revenue
- rising taxes
- "Town" well. Users need to foot the bill or drill own wells
- Get the school district back to being a state leading district
- Housing production
- Walkability of the town
- Town budget
- Budget
- Loss of agriculture land
- Public water infrastructure
- Affordable housing options
- Keeping Dunstable rural
- Managing growth
- Increasing costs for public education
- Decline of school systems

- Traffic increase
- Loss of open space
- Schools (2 responses)
- The town needs a restaurant/gathering place to build community involvement.
- Emergency services
- Lack of proper police and fire services
- Preserve open space
- Financial issues - ability to sustain services on limited income
- Ability to generate revenue
- Library in jeopardy of closing
- Tax revenue that does not keep up with expense growth
- end strong focus on funding conservation projects
- Health/tick population
- Police services due to tight budgets
- Inept strategic vision
- Failing infrastructure (water, roads, services)
- Road Improvements/ Pedestrian Safety
- Affordable housing (2 responses)
- Controlling (but allowing) business growth in line with town character and need
- We need our own ambulance services
- Lack of community spirit. Besides the vocal minority, most residents of the town just want to be left alone and not be bothered with town issues. As long as they're ok, they don't care about the bigger picture.
- Gunfire/Hunting Controls near Homes
- Cost of real estate
- Tax increases
- Population growth
- Destination for unique dining
- Creating an environment that allows young and elderly people to stay in the town with adequate services and affordable housing.
- Preventing interference from state government
- land and wildlife preservation
- degradation of roads
- Reduction of school budgets
- Maintaining property values
- protecting our rural character
- retaining our small town charm
- Availability of library/ hours open
- The town seems unwilling to "adapt and change" into modern day time
- The one sided political demographic in the town
- School (unless something is done regarding #1 and #2 you will continue to see the degradation in the schools and their rankings)
- Mixed use facilities for economic diversity to help tax base
- follow-through on the Town's Housing Plan

- Availability of additional recreational facilities
- Poor schools
- Social unrest
- over protection of land leading to higher tax rates for residents
- economic development
- road improvements
- funding our municipal services
- Be welcoming to new residents
- Lack of revenue for town
- We should merge with Groton and have one fire and police department
- TAXES TOO HIGH (LOOK AT SCHOOLS WASTE)
- small business development
- Affordable tax rate for fixed income
- Buying too much land for restricted usage
- Elder services (2 responses)
- make decisions on town future to consider the young families moving to the town
- Keep tax rate low
- Bad building inspector
- Proper infrastructure growth
- Tax increases
- affordable/senior/starter housing diversity
- Balance between providing housing for aging residence and keeping the beautiful open spaces we love so much
- Citizen communications
- Better access to public agencies and officials
- Refresh bylaws
- Lack of community/recreation areas
- Stop buying open space- we have enough
- Water system
- Loss of farms
- road repair, the roads are starting to get bad
- work with farming community/ ? Business opportunities
- budget issues
- Even Mayberry RFD had a diner and maintained bucolic atmosphere
- lack of housing for lower income/elderly
- Address affordable housing/water system before the state tells the town how to do it
- Traffic in town center from commuters passing through
- Rt 113 traffic
- Poor services for the dollar from taxes
- Lack of diversity
- Ambulance
- Loss of income from increase in protected land
- improve look of center of town

- lack of sustainability, no revenue
- Keep rural character
- Develop MUD district
- Too expensive for seniors
- Attracting viable businesses
- Water infrastructure needs repair
- Lack of sense of community. Many move out after kids have graduated. Partly affordability bit have heard from others no sense of community, nothing changes in town. People get frustrated with the same people making the decisions all the time. You get families are often so busy with work and families which make it difficult to attend meetings. We need a better way to disseminate information.
- Letting businesses thrive
- Too much conservation land
- work to beautify town center and make it a place to go
- revenue
- Encouraging commercial development
- State funding for schools
- Lack of school funding
- Groton controlling school district
- We continue to buy up land and purchase conservations restrictions to the detriment of our town's survival

6. In the future, should the Town establish any of the following as priorities?

Potential Actions	Favor	Oppose	Number of responses
Creating affordable housing	56.97% (139)	43.03% (105)	244
Creating housing for seniors	78.09% (196)	21.91% (55)	251
Adding sidewalks/pathways	71.26% (176)	28.74% (71)	247
Improving the public water infrastructure	68.35% (162)	31.65% (75)	237
Restricting or prohibiting business/ commercial development	37.86% (92)	62.14% (151)	243
Creating additional opportunities for small scale/neighborhood-style business establishments	88.40% (221)	11.60% (29)	250
Encouraging more intense economic development in strategic locations	70.49% (172)	29.51% (72)	244
Revising the zoning regulations to allow multi- family housing in certain areas	42.34% (105)	57.66% (143)	246
Encouraging agri-tourism and eco-tourism	80.91% (195)	19.09% (46)	241
Revising the zoning regulations to allow single-family homes on smaller lots (one acre instead of two acres) in certain areas	39.43% (97)	60.57% (149)	246
Creating design guidelines for new development	77.92% (187)	22.08% (53)	240
Adopting energy efficiency and renewable energy initiatives	88.98% (218)	11.02% (27)	245
Increasing available accommodations for non- motorized transportation (pedestrians and bicycles)	76.86% (186)	23.14% (56)	242
Acquiring additional open space	52.46% (128)	47.54% (116)	244
Protecting additional agricultural lands	69.39% (170)	30.61% (75)	245

7. If every Dunstable resident were given \$100 in town funds, which project or initiative would you fund with your share? (Choose one)

Add new sidewalks/pathways	10.85% (28)
Support new businesses	21.71% (56)
Enhance the school budget	18.99% (49)
Expand municipal water infrastructure	8.91% (23)
Create affordable housing	3.49% (9)
Retrofit town buildings with energy efficiency improvements or renewable energy	3.88% (10)
Purchase additional open space	6.98% (18)
Support agricultural preservation	4.65% (12)
Support historic preservation	1.55% (4)
Improve/pave town roads	3.49% (9)
Create a new recreation area	0.78% (2)
Enhance public safety and emergency response services (police, fire, ambulance)	2.71% (7)
Create a Senior/Community Center	8.14% (21)
Increase library operating hours	3.88% (10)

8. Please provide any additional comments or thoughts that you may have about the Master Plan document or process below. (98 responses)

- Too much open space.
- Build on our strengths. Don't do something because "the other Towns do!" Remain unique, "an island in a sea of destruction!"
- Why would you want to create a senior center? 1st Wed. get 35-50 at town hall lunch. On other Wed. got 15-20 at Library. Not a very good showing from the aging population.
- A Whole Foods at Exit 36/Rt 3 would bring us \$ and perfectly fit - their mission statement as ours! The area near Rt 3 isn't rural anyway and wouldn't affect our town. We need to approach them. Each Whole Foods is 1/2 hour away.
- We need small-medium business in town for services and taxes but not in the center. Maybe near Tyngsboro line for most traffic.
- Beautify more than the center of town for example school (Swallow) Library, Fire Dept Building
- Reconsider overlay in town center to allow B-2 activities/housing in existing "barns" such as Groton

- Town Owner open space lands should be open to all general hunting access passive recreation use, without selective restrictive bias. Selective allowance of type of hunting access, given reasonable safety concerns of legal use (laws)
- Promote need for elected officials to use document in setting goals and objectives for respective disciplines
- Continue your efforts: a) To receive inputs from residents (young & old, new & long-time). b) To educate opposing sides on why they feel the way they do. 3) To seek funding for needs and guide the ways it is used. 4) To observe neighboring communities and learn from their mistakes and successes. 5) Steer away from \$hort term \$ucce\$\$ and toward long term quality
- Communication with the community - keeping them informed and updated - will help the community unite with common goals/initiatives being supported.
- Dunstable is like an oasis in the middle of a wasteland. One only needs to look at what growth has done to Dracut, Billerica, Westford, and Tyngsboro
- Thank you for the opportunity and the modern method to get our voices heard!
- Thank you for YOUR work on the master plan!
- It would be nice if sidewalks were available around the center of town on the main roads. From the Post Office on Rte 113 to Main Street up to the Library and up to the McGovern Farm. The farm is the gateway to Dunstable Center. A place to pull over and allow children to see the farm and learn where their milk and cheeses come from would be great.
- I would have question 7 charged from a 'one selection choice' to a 'priority ranked list'. #1 being most important to #14 being least important as they all are important and should be addressed.
- Solar run buildings and street lights. Improvements to emergency facilities. Leasing land to a large solar array.
- Not sure why this question was with Restrict vs. Grow. All other questions were for adding yet this was phrased as restrict. Restricting or prohibiting business/commercial development .
- Reduce the size of single family homes being built. Not everyone wants/needs/can afford a huge home. Require residential development have a rural appearance, as opposed to cookie-cutter McMansions side by side. Single floor homes are perfect for some of us.
- Dunstable is lovely but needs to take a hard look at how to preserve its character, uphold old traditions, yet embrace planned growth and entice quality businesses that fit our town.
- Prop 2.5 income is insufficient to support the needs of this town. While not against preserving open space, would not support preserving additional open space/agriculture until CPA funds are used for affordable and senior housing.

- Priority should be given to town center---small community businesses, parking, sidewalks, all keeping with historic aesthetics
- the reason I moved to Dunstable was because of the low population. I'd like to keep it that way
- no new taxes
- "Pedestrian accommodations, such as pathways and sidewalks" This is a poorly worded question. It should really be 3 questions: 1 - "Pedestrian accommodations, such as pathways and sidewalks on main roads, e.g.: 113, Main St..." My answer would be Yes 2 - "Pedestrian accommodations, such as pathways and sidewalks on new small developments on cul-de-sac, or remote roads far from any major roads" My answer would be No 3 - "Pedestrian accommodations, such as pathways and sidewalks on new developments abutting major roads" My answer would be Yes
- The number one thing is to have Dunstable stand for the things that differentiate us that are of value, with a metric where possible - e.g. we have schools in the top 5% of the state as measured by SATs (as an example), we have set aside open space that percentage-wise in the top 10, etc. This lets people know what is important and allows people to see and track changes over time - as things change or could change, the town can say "that is not us - we strive to be better or more like we set out to do". Otherwise development or spending pressures result erosion - the frog in the water that gets heated to boiling. Thank you.
- The town has an abundance of open space. Finding a way for that space to generate revenue is key to the growth of the town if we do not plan to increase the commercial aspects of the town.
- I was surprised to see in question 6- NO question about adopting a regulated historic district in the town center and along rte 113
- Good luck, thank you for your efforts on our behalf!
- I think its very important for Dunstable to resist the urge to grow too much, or provide too much. There is so much around us, there is no need to ruin the town. It should stay unique.
- We love Dunstable and live here because it is rural, quiet and has wildlife. It remains a quaint New England Town, but those are slowly being commercialized and losing their historic and agricultural "feel". Thank you for taking the time to ask for input from the Town folk - we live here for a reason!
- Living in Dunstable is a wonderul privilege, we have been residents for 31 years. However, I am very concerned as my husband and I get older we will not be able to afford to live here. I am a teacher at Swallow Union (I love our school and students/families) my husband is a retired state correctional instructor and our incomes are modest, Our sons, both love the community however being in their early twenties(college educated and working full-time) they cannot afford to



purchase a home in this town. (We own over 6 acres however we could not build another home here for one of our sons due to zoning). I love the rural character however I feel our policies for letting in small business, doctor, dentist offices, Inns, banks, small eateries etc have been poor at best. We have no place other than the town gazebo, school, library or Larter field to meet with our neighbors. THERE IS LESS BUSINESS HERE NOW than when we purchased land in 1985! I also feel purchasing open space is out of wack. In addition the water situation is not feasible for most of the town. I am all for paying for water for our public buildings. However I will be very opposed to supporting any upgrades for water when it only includes 10% of our households. I am very thankful for all the hard work and volunteer hours that people give our town government however I do feel there hidden agendas at times that stop out town from progressing in a positive manner. Many of our friends who have raised families with us have moved out. Once children graduate from schools there is a lack of community. Thank you for all your hard work. This survey is a major step in the right direction.

- Extend Public Water Supply beginning at Town Center.
- Encouraging small business growth and maintaining the rural nature of this town do not contradict one another, we should do both.
- I am al for increasing our tax revenue by allowing more business to come into town. However, I believe there needs to be stipulations regarding the structure, type of business, etc. that goes with the rural town character of Dunstable.
- We moved here to retire in years so please keep dunstable the quaint town it is
- Without explaining the revenue plan to realize any of these ideas how can we logically respond. Please do not raise taxes in excess of the 2.5% established by law. When the economy improves we can consider improvement options.
- Dunstable should lease the McCloon farmland to farmers for agricultural use. McCloon farm should host a weekly farmers market which would be close to Route 3. This would increase revenue for the town as well as preserve the rural character.
- The town has done an admirable job in preserving the rural character of Dunstable. This is going to become increasingly difficult with the ever expanding population of the country. The request for input from this survey is appreciated.
- Need to develop town business center
- Install a rotary in town center.
- In question 4b, to be clear, I rated "Amount of open space protected" as poor due to the fact that way too much land is under protection.
- Investigate the historic overlay in the center of town again
- Survey is a good idea. Please consider having GDRSD create a senior project for students to present Master Plans for the Sustainability of Dunstable. Let their intelligence and creativity help us!

- I think over the years too many concessions have been given to the developers. Not enough enforcement of zoning laws. Too much given away.
- Is there any way for the town to generate additional revenue aside from just increasing the taxes on our residents? Feels like we are in a no win situation the way things stand right now ... expenses are going up in every direction and the only offset for revenue is from increasing personal tax rates for residents. Can we look for other avenues to bring revenue to the budget? can we sell our town water to adjacent towns? Can we apply solar panels on some of our open space, protected properties and generate income that way. Just seems to me we need to find more ways to create revenue aside from just increasing property taxes. Thank you.
- We spend way too much on open space. I am not in favor of any additional spending on this item. The town should have a plan to allow small businesses. We had the Pizza Mann years ago, but now we have nothing. How can we allow Dunkin Donuts and not other local businesses?
- I hope the planners keep in mind what makes our town special and unique. Let's not start looking like Westford or Chelmsford or every other town. Let's keep our small town, agricultural, rural feel.
- I really hope that changes are not made that will permanently affect the rural character of the town. We are a little oasis in a sea of big developments and McMansions. That is not what people move here for. We have more than enough access to shopping etc. in Nashua and other nearby towns. Any short term gains that people may think we would get by allowing more housing, commercial buildings, etc would only be temporary and yet would permanently affect the town.
- I really dislike the previous question. I think giving people three choices would give you better feedback as to where the community is interested in making improvements.
- I would love to take a walk while my kids ride their bikes on the street but I'm concerned about our safety
- need rezoning as privately held land is zoned for business that may not even be billable or even sold for development. Need more options. please also do not penalize the school and thus children for wanting more money. After all if you were a teacher or employed by the school you would want good pay and benefit. this town needs to get into the present and out of the past. This town cannot survive without change
- The taxes in this town are incredulous, myself and many others I've spoken to around town talk about moving out of town because of them. There really isn't much to show for it either. We have a well, have to pay privately for trash removal, etc. Our family moved to this town because of the school system and school budgets are the first to get cut. Our police force is unable to stop crime completely, and if that is why more police hours were added, maybe they could focus on actual crime being

committed in town rather than stopping everyone for doing 5mph over the speed limit. Stop hiring more police and buying new vehicles and use the budget on improving the school system, which is why a majority of families with children move here in the first place.

- I encourage strong schools, however with declining enrollment I question the direction of additional hirings and disproportionate increases.
- Thank you for this survey, it is an important step in getting input from the larger community. A few last thoughts..... I realize that there are lifelong residents in town that do not want see anything change, and do not want to pay one more dollar in taxes, and I really do understand that. I also understand that there are people in town that think adding commercial business would be the answer to our revenue woes. As someone that has lived in the area for a long time, and has become a resident in the last few years, I want to stress the importance of striking the right balance. In reality, we are a border town that is minutes from an overly commercial area, and today's Dunstable is not desirable for business with the looming water concerns, lack of town sewer, lack of full time fire, etc. If the master plan committee is serious about striking the right balance, you should be out looking at similar small towns similar to see what works, or potentially even connecting with existing businesses for partnership/expansion opportunities. For example, Hollis NH is a great model of a small town with limited tax revenue and few town services, that has a successful country store business (Lull Farm Store in particular) , something I could see replicated in the currently dilapidated McLoon Farm barn, with ample parking in the old field, significant # of car traffic passing by each day. Long term, if we are serious about infrastructure and non-residential development, I would like to see the town partner with Pepperell or Tyngsborough to offer public sewer services, which would make development/improvement along the 113 corridor less cost prohibitive. Why would anyone choose Dunstable to relocate their business when they could choose Nashua, Tyngsborough or Pepperell where the water and sewer is readily available at far less cost? Separately, I think there should be serious focus on the very center of town. In recent years, much of the area has become an eyesore, and symptoms of a failing town. If I were to hit the lottery, I would purchase and promptly bulldoze the old Convenient Mann building, as well as the falling down red house next door. I would relocate the fire station next to the police station, and I would turn the existing fire station location in a beautiful entrance to the athletic fields, sports courts and town playground. I realize that is a huge cost, and not something easily undertaken, but this is the Master plan, right? Good luck with planning.
- Much as I love the open spaces, conservation land, trails... and I do use them, I feel we should not be putting ANY more funds into buying more land. We have so many other needs. If we didn't have so many other very important needs that are being

neglected, I would be in favor of buying any parcels the town might be interested in procuring. However, I don't see that we really have that luxury. Our town is in rapid decline. Our downtown area is sorely lacking, our roads are in very poor shape, our water supply is in need of an overhaul and our schools...we moved here for the school district. If we had to choose now where to move with children, it would not be here. Our child is now raised so the only way the school district quality impacts us is in our real estate value. I still believe we really need to address the decline in the district and quickly.

- Do not turn our town into a Tyngsboro or Westford. Allow Dunstable to remain the way it is now.
- Dunstable needs to modernize how it is governed and how the town operates to leverage services and capabilities of the internet, including improving communication of important information through e-mail or some other form of electronic distribution. Also, the town can no longer afford to rely so heavily on property taxes and increases to that tax to fund either key current initiatives or desirable future initiatives. Some business needs to be allowed to exist to provide for enhanced funding. A farmer's market, small restaurants, etc. I'm talking about chains or anything like that. Also, cell service must become a priority. To live this close to a major city and still have unreliable/weak (at best) signals is unacceptable and unsafe in today's world. This could also be a revenue opportunity for the town. Purchase of additional land should be de-prioritized to help address the needs of other areas that need additional funding as well.
- Dunstable has become "the town time forgot." Unfortunately, it's character is being forgotten today due to the changing ways that people want to live. People want access to local small businesses, such as dining and shops. Dunstable has nothing to offer today's changing lifestyles.
- Talk to Ruth Tully
- we cannot afford to rely on property taxes, purchase every available open space and discourage development. Time to evolve into the 21st century where it is possible to retain a rural feeling and still have some business.
- Thanks for taking input! We are at such an important point in this town. We have a current fiscal infrastructure and tax base that cannot adequately support even maintaining current services. We need new options! We need businesses to move into Dunstable, and we will need to reduce restrictions on building and growth in a thoughtful manner that respects our rural heritage. There IS middle ground to be found!!!
- I have no idea why Sidewalks are even being considered in a Rural town such as ours. Funds are needed elsewhere. Some of our smaller roads need repair. There are

things missing from this survey as well. We need additional avenues of revenue beyond businesses etc. Time to think outside the box

- I'm glad to have this opportunity to share my opinion. Dunstable is an amazing town with great rural character, I personally don't think that development is the answer to our tax problems, but I don't know what is. Keep up the good work on the Master Planning committee!
- I'm new to the town and from what I've seen and heard, the town isn't willing to adapt into the current generation of time. More is needed to sustain a town than a few agricultural farms. Without having any businesses in town, it puts the cost burden on the tax payers to pay for everything. In no way do I mean opening up a Super Walmart, but businesses should be considered. It would help keep the money in the town. I'm willing to bet more than half of Dunstable can't even find a pizza place to deliver to them. I know I can't.
- Got to tackle the high school budget, or the Groton and Dunstable are going to steadily decrease in the elite status as schools in the state.
- If Dunstable is going to go through with the effort of updating the Master Plan, my hope would be that they actually do something with the survey/study/committee results. We all know that the last Master Plan basically sat on paper for numerous years with very little results. I am not really 100% sure where the initiatives actually came from either. The town should stop funding studies that yield useless results as well (i.e. breaking off from the Groton Dunstable school system).
- Too much focus on schools led by the "comers and goers", those who move to town to have long term residents subsidize their children's education and then leave when education is complete. Lack of concern, especially by the "comers and goers", for enhancing the overall quality of life for future generations through development of additional recreational and cultural sites, facilities and activities. Serious consideration should be made to limit the school funding to a certain percentage of town revenue based upon historic average over past decade or so.
- The schools are sucking us dry. These soccer moms sit home all day trying to find ways to drive up our taxes while they get their manicures and go to Zumba classes and don't give a damn about the working classes. I work hard for my money. Not every kid needs to go to college. But they do need to learn history, geography, math, science and grammar. Kids coming out of high school are not prepared for the real world. They can't write. They can't add, subtract, divide or multiply. And they certainly couldn't find Dunstable on a map.
- Question 7 should allow for at least 2 choices as certain initiatives wouldn't be capable if other initiatives weren't put in place. Question 6 should have "strongly favor", "favor" and "oppose"

- In terms of economic and community development, we need to narrow the focus and concentrate efforts there. My vote is to focus on building a town center!
- I would like to see the process of building/remodeling a bit easier. Not sure if it's the personal or the restrictions but is a real turn off for people to genuinely trying to do good work and make improvements in the town.
- It's time we allow businesses to operate without threats. They will help bring needed tax dollars and conveniences to our town. Along with providing jobs. Please help us change and stop trying to shut down people in town offering services. You are driving us away!
- WHY CANNOT TOWN PAVE ROADS WHEN NEEDED
- Instead of doing the study on splitting off from the Groton/Dunstable school district, the town should have kept the library open on Saturday. That is a disgrace.
- Let get Dunstable modernized, make it the attractive to new families and businesses.
- Folks move into town for all the same reasons then immediately want to change it to be like the place they came from. If schools are your priority - send your kids to private schools or move to a town that is wealthier and doesn't mind driving the elderly out with higher and higher taxes.
- Keep up good work. We do have real problems and tough solutions.
- This effort to reach out to the community is very much appreciated. THANK YOU.
- Top priority has to be restoring / improving the quality of education received by our children at all age levels. Do this and loosen acreage requirements slightly and good things will happen.
- I support developing commerce in the town center, and awarding a liquor license for a farm to table restaurant/bistro. I support sidewalks around town hall/town center.
- I strongly believe that the ban on the sale of alcoholic beverages should be lifted. It would be great to have a locally owned, family-friendly pub somewhere in the center of town to enhance community.
- cut spending or find a way to increase revenue.....no property tax increases
- Our town has such a great community and character about it. We definitely need a coffee shop/country store like Mann's used to be or small gathering place for locals to meet, chat, keep the community together. This keeps the topics of town happenings discussable and known, spreading the information discussed at town meetings. The summer concerts do a great job of this: younger and older generations getting a chance to see each other in a relaxed, loosely organized setting. Once family's children are out of school, the disconnect from their community slowly begins. How can we find ways to keep that connection for generations to come? I feel like it needs to be done simply, inexpensively and weekly to keep the momentum going. I've lived here for almost 40 years (since I was 10). A



few suggestions: Weekly hikes year round and annual maintenance on our trails to get people familiar and comfortable utilizing all of our open space that we are paying for. Bringing in an orienteering company for a fun day of learning how to use compasses on our trail (like they do at Beaver Brook). Organized (day) bus trips from the town hall or library to Foxwoods or NYC or Boston. Pot Luck dinner at library or hosted outdoors in open space. Fireworks for New Years Eve. Garden Tours. Organized bike rides from the coffee shop or town field. A weekly yoga/bootcamp/tai chi class offered free from people who want to promote their business or for a small fee at the gazebo or town field. At the local general store or coffee shop, there could be a community bulletin board so people would be updated of the weekly events & going ons in our town. Just a few suggestions of things that I see in other towns that I attend. I'm also willing to help organize and be part of this committee! Kim Dahlberg

- We need to find a way to generate tax income to support the schools. A good school district increases home values. Leveraging some of our open space for ATV/Snowmobile usage in certain open space would also keep trails from growing in as they are now
- All new structures within a radius from town center should meet guidelines that are in line with a rural setting to compliment the character of town. For example police station and post office should have had a more historical look or color siding. Colonial yellow/ white/ barn red. I liked the idea of investing in a property downtown. Or what about Goss farm. Seems like a lot of space there to help that farm thrive. Thanks for listening
- please consider what effects the master plan will have on the town's budget, children, & seniors in 20 years
- I would like to see more restrictions or enforcement of rules around rental properties. There are some junky looking rental properties where the owners don't even live in town (e.g. The house next to the post office and the one directly across the street from it)
- I believe we need a stronger focus on businesses that will provide a tax income to the town and explore other businesses other than retail. We need to protect our Schools and bring them back to the number 1 standard
- Don't change much except get the school budget under control and add senior housing before a 40b development comes in
- I would like to see a farmer's market some light retail and possibly a restaurant.
- Add small retail/food business. Add Affordable housing.
- Dunstable's lack of income is a major problem. If it's not already being done, exploring Federal/State Grant opportunities (perhaps establishing a local grant

committee to study grant opportunities and write proposals) might be a small way of offsetting town expenses.

- Thank you for taking the time to involve residents with this survey. I appreciate the time you give! The town center is a total eyesore. We need stricter regulations on how people living in the center maintain their property. Would love some businesses in town, if not necessarily for the tax benefit, for enhancing the town and sense of community. We are becoming a drive through town. We have lots of open space but majority is not easily accessible. The lot on Forest Street used to be so pretty when the prior owners lived there. Now the town owns it and it is all overgrown. We need to maintain our town. Things look so overgrown in some areas.
- Town center on Pleasant St. is so unattractive. Work to beautify the area. Include a coffee shop where people can gather. Groton has several as does Pepperell.
- I am concerned that the destiny of the town is held hostage by the mandatory school budget and that this will become a black hole the sucks in all resources to the detriment of everything else including preserving the character of the town. We need to find a balance that will provide additional revenue without turning the town into a strip mall or a meth lab.
- If it works, do not change it
- I hope that all residents take this opportunity to provide input to the Master Plan and commit to working together to restore economic health and improve vibrancy of our town.