

**MBTA Communities Housing Survey - Time Interval Snapshots - Responses with Momentum - PARTIAL RESULTS**

[Blue text indicates choices were part of same question.]

<b>DATE:</b>	<b>7-Jul</b>	<b>Respondents</b>	<b>Responses</b>	<b>22-Jul</b>	<b>Respondents</b>	<b>Responses</b>	<b>28-Jul</b>	<b>Respondents</b>	<b>Responses</b>
<b>RESPONDENTS:</b>	130			341			404		

<b>Zoning Criteria Q&amp;A</b>									
Bldg Height - 2.5 stories	59%	x		62%	x		62%	x	
Building Setbacks - same as current w/provisions to allow reduced if existing bldgs preserved or reused							42%	x	
Housing Types - 2-fam	77%			78%		604	46%		
Housing Types - 3-5 fam			x				32%		706
Housing Types - apts > 20 units	7%			7%			7%		
GFA around 1,300 SF				51%	x		52%	x	
Open Space - Agree w/amount	47%	x		49%	x		50%	x	

<b>Scattered Sites Q&amp;A</b>									
Like Pre-1962 approach	55%	x		55%	x		55%	x	
Do not like Pre-1962 approach				30%	x		29%	x	
Like Refined Sbcmte areas	55%	x		52%	x		51%	x	
Do not like Refined Sbcmte areas				32%	x		34%	x	
PB should explore zoning tools to incentivize reuse of historic properties	60%	x		64%	x		66%	x	
Septic & Water Suitability - most important consideration*	by a lot			by a lot			nearly 100 more votes than next most important		1. septic & water 2. ecological 3. abutter impact 4. traffic 5. structure

\*many people responded to this question in a way the PB didn't intend - for instance, selecting 'most important' for multiple or all considerations

<b>Cluster Development Q&amp;A</b>									
Like the approach	49%	x		44%	x		45%	x	
Do not like the approach				42%	x		41%	x	
Want fewer units w/in smaller development area	81%	x		81%	x		81%	x	

One Site Q&A					
Do not like approach	72%	x	74%	x	73% x
PB should not consider approach	50%	x	55%	x	56% x
PB should consider large site with 6.33-acre development area	23%	x	19%	x	20% x
Zone over currently developed site	43%	x	42%	x	42% x
Zone over undeveloped site					22% x
Zone over 'minimum land area' site					16% x
Septic & Water Suitability - most important consideration*	by a little		by a lot		80 more votes than next most important 1. septic & water 2. abutter impact 3. traffic 4. ecological 5. MP 6. structure

\*many people responded to this question in a way the PB didn't intend - for instance, selecting 'most important' for multiple or all considerations

Final Comments					
PB should explore Scattered Sites & Cluster Development in combination	61%	x	60%	x	62% x
10% AH in 10+ unit projects	45%	x	50%	x	47% x
10% AH in 20+ unit projects					8% x
10% AH in 30+ unit projects					17% x
No affordable units					18% x
Town-owned land should be part of strategy	44%	x	41%	x	40% x
Town-owned land should be entire strategy					9% x
Town-owned land should not be used for MF housing	35%	x	41%	x	41% x

**MBTA Communities Housing Survey - Time Interval Snapshots - Responses**

<u>7-Jul</u> 130	<u>22-Jul</u> 341	# Responses	<u>28-Jul</u> 404	# Responses
<b>Cluster Development Sites</b>				
Developed Sites, most to least popular:				
Assurance Tech	Assurance Tech	210	Assurance Tech	246
Woodward Village	Woodward Village	201	Woodward Village	235
Saint Irene's	Saint Irene's	186	Saint Irene's	221
Benfield	Benfield	169	Benfield	201
Cong Church	Cong Church	168	Cong Church	198
Swanson's Poultry Farm	Swanson's Poultry Farm	129	Swanson's Poultry Farm	154
291 River Road	291 River Road	124	291 River Road	149
Consider Undeveloped	Consider Undeveloped	73	Consider Undeveloped	87
Other	Other	47	Other	53
Undeveloped Sites, most to least popular:				
75 and 6-X West Street	75 and 6-X West Street	195	75 and 6-X West Street	229
Concord Street, Parcel 8-10-B (22 acres)	Concord Street, Parcel 8-10-B (22 acres)	169	Concord Street, Parcel 8-10-B (22 acres)	196
641 South Street	North Road, Parcel 35-21-Z (18 acres)	158	North Road, Parcel 35-21-Z (18 acres)	185
North Road, Parcel 35-21-Z (18 acres)	641 South Street	155	641 South Street	182
North Road, Parcel 35-25-0 (5.5 acres)	North Road, Parcel 35-25-0 (5.5 acres)	112	North Road, Parcel 35-25-0 (5.5 acres)	136
Other	Other	79	Other	94
<b>One Site Sites</b>				
4-6 acre Sites, most to least popular:				
None of the above	None of the above	240	None of the above	287
63 Old North Road	63 Old North Road	67	63 Old North Road	75
Red Fox Drive	Red Fox Drive	53	Red Fox Drive	60
Other	Other	36	Other	45
6-7 acre Sites, most to least popular:				
None of the above	None of the above	251	None of the above	298
Swanson's Poultry Farm	Swanson's Poultry Farm	56	Swanson's Poultry Farm	63
291 River Road	291 River Road	52	291 River Road	59
Other	Other	32	Other	39
Large Sites, most to least popular:				
None of the above	None of the above	209	None of the above	250
75 and 6-X West Street	75 and 6-X West Street	83	75 and 6-X West Street	96
Concord Street, Parcel 8-10-B (22 acres)	Concord Street, Parcel 8-10-B (22 acres)	67	Concord Street, Parcel 8-10-B (22 acres)	76
Concord Street, Parcel 4-21-0 (8.5 acres)	Concord Street, Parcel 4-21-0 (8.5 acres)	61	Concord Street, Parcel 4-21-0 (8.5 acres)	66
Other	Other	29	Other	36

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7-Jul 130	22-Jul 341	28-Jul 404
<b>Zoning Approaches, 1st Choice to 5th Choice:</b>	<b># %*</b>	<b># %*</b>
1. All or Substantially Scattered Sites	1. All or Substantially Scattered Sites 135 40%	1. All or Substantially Scattered Sites 159 39%
2. Combination Scattered Sites & Cluster Development	2. Combination Scattered Sites & Cluster Development 125 37%	2. Combination Scattered Sites & Cluster Development 144 36%
3. Cluster Development Only	3. Cluster Development Only 147 43%	3. Cluster Development Only 176 44%
4. One Site on larger parcel with open space	4. One Site on larger parcel with open space 162 48%	4. One Site on larger parcel with open space 197 49%
5. One Site on minimum land with no open space	5. One Site on minimum land with no open space 211 62%	5. One Site on minimum land with no open space 256 63%
	*Percentages calculated as a percent of total respondents	

<b>Zoning Approaches, Choices in Detail:</b>	<b># %**</b>	<b># %**</b>
	**Percentages calculated as a percent of total responses for each choice	
<b>FIRST CHOICE</b>	<b>VOTES</b>	<b>FIRST CHOICE</b>
All or Substantially Scattered Sites	135 38%	All or Substantially Scattered Sites 159 38%
Combination Scattered Sites & Cluster Development	96 27%	Combination Scattered Sites & Cluster Development 119 28%
Cluster Development Only	59 17%	Cluster Development Only 65 16%
One Site on larger parcel with open space	43 12%	One Site on larger parcel with open space 51 12%
One Site on minimum land with no open space	24 7%	One Site on minimum land with no open space 25 6%
	357	419
<b>SECOND CHOICE</b>		<b>SECOND CHOICE</b>
Combination of Scattered Sites & Cluster Development	125 40%	Combination of Scattered Sites & Cluster Development 144 38%
Cluster Development Only	80 25%	Cluster Development Only 100 27%
All or Substantially Scattered Sites	45 14%	All or Substantially Scattered Sites 55 15%
One Site on larger parcel with open space	33 10%	One Site on minimum land with no open space 39 10%
One Site on minimum land with no open space	32 10%	One Site on larger parcel with open space 37 10%
	315	375
<b>THIRD CHOICE</b>		<b>THIRD CHOICE</b>
Cluster Development Only	147 47%	Cluster Development Only 176 50%
All or Substantially Scattered Sites	60 19%	All or Substantially Scattered Sites 73 21%
Combination of Scattered Sites & Cluster Development	58 19%	Combination of Scattered Sites & Cluster Development 50 14%
One Site on larger parcel with open space	28 9%	One Site on larger parcel with open space 31 9%
One Site on minimum land with no open space	19 6%	One Site on minimum land with no open space 22 6%
	312	352
<b>FOURTH CHOICE</b>		<b>FOURTH CHOICE</b>
One Site on larger parcel with open space	162 52%	One Site on larger parcel with open space 197 54%
One Site on minimum land with no open space	55 18%	One Site on minimum land with no open space 62 17%
Combination of Scattered Sites & Cluster Development	40 13%	Combination of Scattered Sites & Cluster Development 50 14%
Cluster Development Only	33 11%	Cluster Development Only 34 9%
All or Substantially Scattered Sites	23 7%	All or Substantially Scattered Sites 25 7%
	313	368
<b>FIFTH CHOICE</b>		<b>FIFTH CHOICE</b>
One Site on minimum land with no open space	211 51%	One Site on minimum land with no open space 256 52%
All or Substantially Scattered Sites	81 20%	All or Substantially Scattered Sites 94 19%
One Site on larger parcel with open space	68 17%	One Site on larger parcel with open space 81 17%
Combination of Scattered Sites & Cluster Development	26 6%	Cluster Development Only 31 6%
Cluster Development Only	24 6%	Combination of Scattered Sites & Cluster Development 28 6%
	410	490