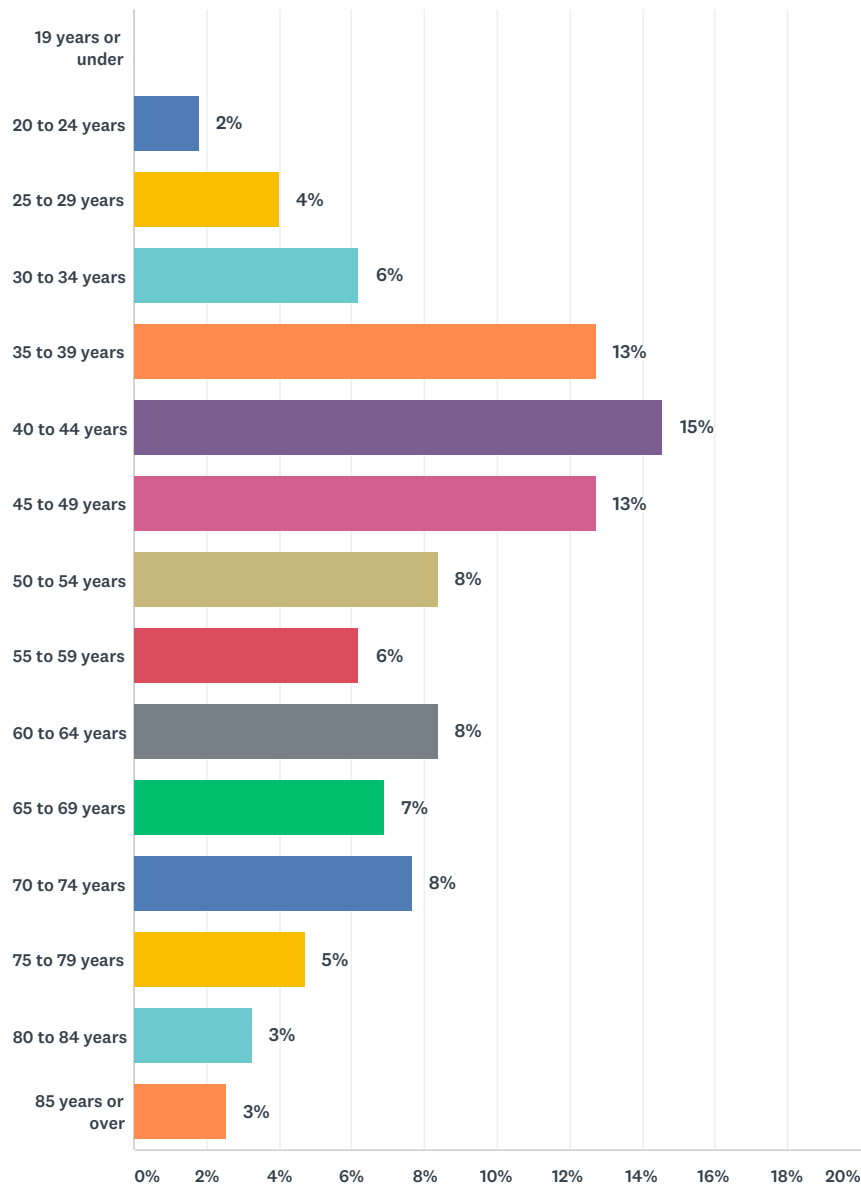


Q1 Please indicate the age range you belong to:

Answered: 275 Skipped: 3

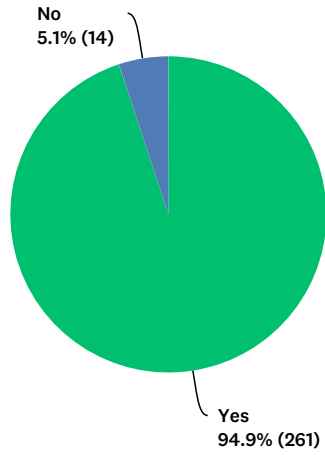


ANSWER CHOICES	RESPONSES
19 years or under	0%
20 to 24 years	2%
25 to 29 years	4%
30 to 34 years	6%
35 to 39 years	13%
40 to 44 years	15%
45 to 49 years	13%
50 to 54 years	8%
55 to 59 years	6%
60 to 64 years	8%

65 to 69 years	7%	19
70 to 74 years	8%	21
75 to 79 years	5%	13
80 to 84 years	3%	9
85 years or over	3%	7
TOTAL		275

Q2 Are you a Sturbridge resident?

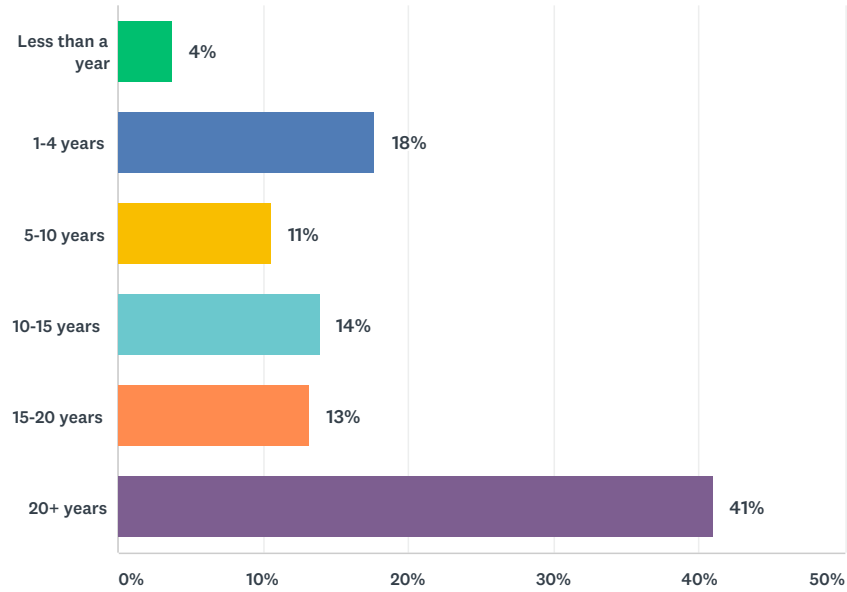
Answered: 275 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	94.9%	261
No	5.1%	14
TOTAL		275

Q3 If you are a Sturbridge resident, how long have you lived here?

Answered: 266 Skipped: 12



ANSWER CHOICES	RESPONSES	
Less than a year	4%	10
1-4 years	18%	47
5-10 years	11%	28
10-15 years	14%	37
15-20 years	13%	35
20+ years	41%	109
TOTAL		266

Q4 If you are not a Sturbridge resident, what town do you live in?

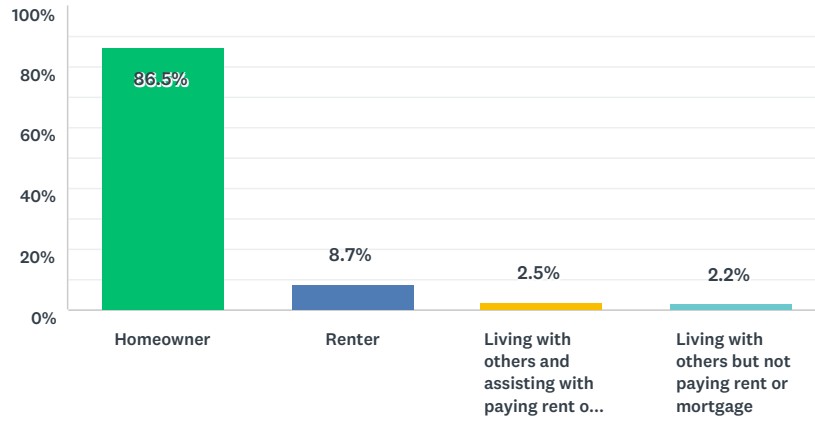
Answered: 54 Skipped: 224

#	RESPONSES	DATE
1	Fiskdale	11/13/2019 1:11 PM
2	Wales	11/1/2019 9:56 AM
3	Springfield	11/1/2019 12:09 AM
4	Springfield	10/31/2019 11:02 PM
5	Auburn	10/31/2019 1:48 PM
6	N/A	10/31/2019 4:37 AM
7	Spencer, Massachusetts	10/30/2019 11:20 PM
8	Holland	10/30/2019 6:25 PM
9	N/a	10/30/2019 4:31 AM
10	Brimfield	10/30/2019 12:03 AM
11	Brimfield	10/29/2019 7:46 PM
12	Na	10/29/2019 1:46 PM
13	Fiskdale	10/25/2019 10:11 PM
14	N/A	10/25/2019 7:30 AM
15	Sturbridge	10/24/2019 9:03 PM
16	Na	10/24/2019 8:04 PM
17	Sturbridge	10/24/2019 7:20 PM
18	n/a	10/23/2019 9:35 AM
19	Na	10/20/2019 6:57 PM
20	southbridge	10/15/2019 4:12 PM
21	N/A	10/15/2019 11:37 AM
22	Sturbridge resident	10/12/2019 7:12 PM
23	N/A resident	10/11/2019 2:09 PM
24	N/A	10/11/2019 11:30 AM
25	N/A	10/10/2019 6:51 AM
26	N/A	10/10/2019 6:47 AM
27	N/a	10/9/2019 8:34 PM
28	Sturbridge	10/9/2019 7:00 PM
29	NA	10/9/2019 6:53 PM
30	Sturbridge	10/9/2019 6:45 PM
31	N/A	10/9/2019 5:11 PM
32	Sturbridge	10/9/2019 4:10 PM
33	N/A	10/9/2019 2:35 PM
34	N/a	10/9/2019 2:19 PM
35	Brimfield	10/9/2019 2:09 PM
36	N/A	10/9/2019 12:56 PM
37	N/A	10/9/2019 12:48 PM
38	Brimfield	10/9/2019 12:40 PM
39	NA	10/9/2019 12:37 PM
40	Sturbridge	10/9/2019 12:02 PM
41	Na	10/9/2019 11:56 AM
42	n/a	10/9/2019 11:28 AM
43	Fiskdale	10/9/2019 10:08 AM

44	N/A	10/9/2019 10:07 AM
45	.	10/9/2019 8:48 AM
46	N/A	10/9/2019 8:47 AM
47	NA	10/9/2019 8:45 AM
48	N/A	10/9/2019 7:58 AM
49	Brookfield, MA	10/8/2019 6:32 PM
50	na	10/8/2019 5:05 PM
51	NA	10/8/2019 12:48 PM
52	Brookfield	10/8/2019 12:25 PM
53	Southbridge the last 2 years but Brookfield for 14 years	10/8/2019 11:17 AM
54	Resident	10/8/2019 11:04 AM

Q5 Which of the following best describes your current housing situation?

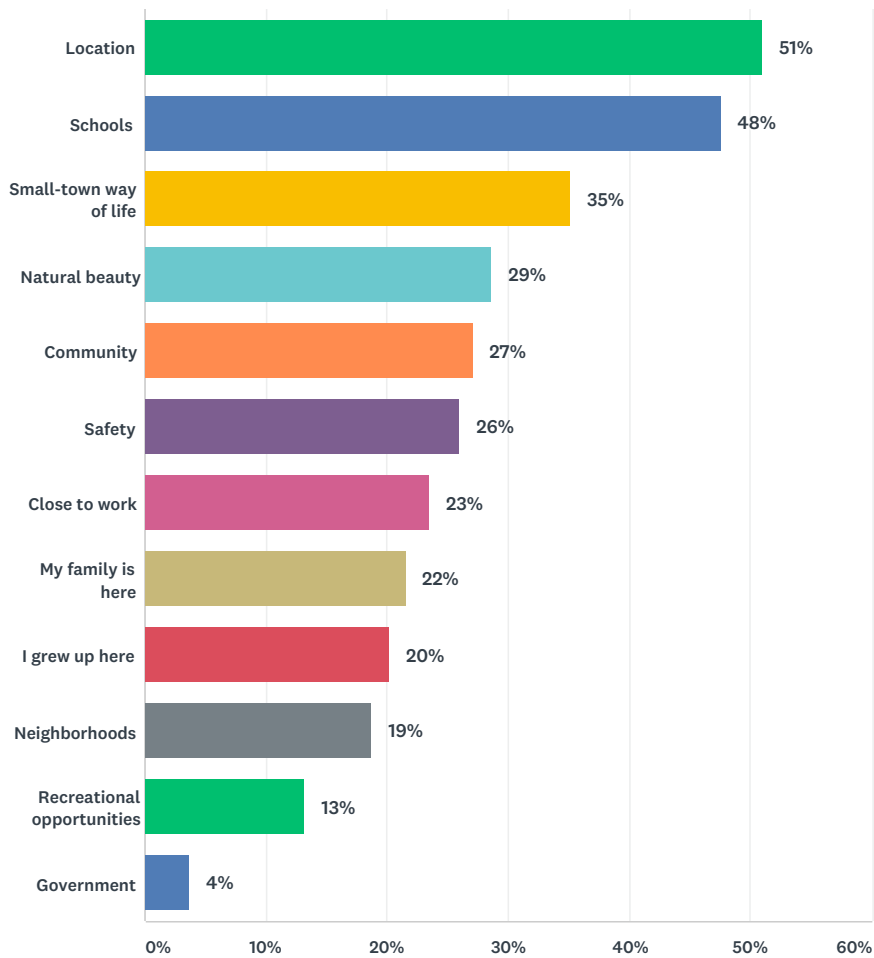
Answered: 275 Skipped: 3



ANSWER CHOICES	RESPONSES	
Homeowner	86.5%	238
Renter	8.7%	24
Living with others and assisting with paying rent or mortgage	2.5%	7
Living with others but not paying rent or mortgage	2.2%	6
TOTAL		275

Q6 Which of the following attributes were most influential in your decision to reside in Sturbridge?

Answered: 273 Skipped: 5



ANSWER CHOICES	RESPONSES	
Location	51%	139
Schools	48%	130
Small-town way of life	35%	96
Natural beauty	29%	78
Community	27%	74
Safety	26%	71
Close to work	23%	64
My family is here	22%	59
I grew up here	20%	55
Neighborhoods	19%	51
Recreational opportunities	13%	36
Government	4%	10
Total Respondents: 273		

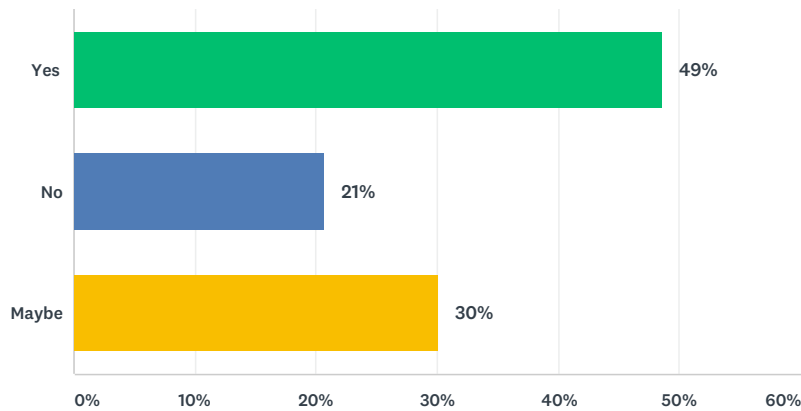
#	OTHER (PLEASE SPECIFY)	DATE
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1	Grew up Southbridge	11/14/2019 1:27 PM
2	My husband was transferred here.	11/13/2019 1:26 PM
3	Husband's family owned property here for several generations.	11/13/2019 1:11 PM
4	Church Family	11/12/2019 2:09 PM
5	We knew the family who owned this house and came to rent (in the beginning) for a year before buying - no other reason at the time.	11/12/2019 1:57 PM
6	My parents had property on a lake and I wanted to keep it up. Decided to live here fulltime.	11/1/2019 10:01 AM
7	I don't reside in Sturbridge but I work in Sturbridge	10/31/2019 1:48 PM
8	No riff raff; no crime	10/30/2019 4:31 AM
9	Worked here as a teen, and owned a cottage on Big Alum in the 80s when I lived in NYC.	10/29/2019 4:41 PM
10	relative affordability vs. metro-west areas at the time I purchased; traded longer commute for lower cost house	10/23/2019 9:35 AM
11	Can commute to just about anywhere.	10/16/2019 6:14 PM
12	My former significant other wanted to live in a house that was for sale in Sturbridge.	10/15/2019 10:07 PM
13	own a business in Sturbridge	10/15/2019 4:12 PM
14	Came expecting to stay two months, then got involved with a church helping people experiencing homelessness, coupled with fact I was very physically run down & needed rest. Continued getting involved with community concerns & it has now been 20 plus years whereby Sturbridge became my beloved home. Previously resided near Cambridge, MA for over 30 years. Appreciate this survey as it suggests Sturbridge planners intelligent & caring efforts to maintain Sturbridge as desirable, in myriad respects.	10/15/2019 1:45 PM
15	Middle of wife and my commute. Great neighborhood in small town a plus	10/12/2019 7:12 PM
16	Price point of condo for persons over 55 was affordable for me.	10/11/2019 4:20 PM
17	For my career, firefighter paramedic in this community	10/11/2019 2:09 PM
18	Cost	10/11/2019 7:19 AM
19	Full time EMS/Police	10/10/2019 5:49 AM
20	restaurants	10/9/2019 7:15 PM
21	Mobil home park	10/9/2019 7:09 PM
22	Lower cost than heading east	10/9/2019 6:53 PM
23	My boyfriend's had shared custody of his children. The exwife lived in Sturbridge so therefore he wanted to as well so they could attend Sturbridge schools full time.	10/9/2019 4:23 PM
24	School system!!	10/9/2019 12:48 PM
25	My husband grew up here, we bought his grandmother's home	10/9/2019 12:28 PM
26	Near major roads	10/9/2019 11:17 AM
27	Shopping, restaurants	10/9/2019 10:53 AM
28	Sturbridge coffee house	10/9/2019 10:42 AM
29	I love that we have everything we need in town. We put most of our money back into the town by never having to leave when we need to shop & dine! The community events are wonderful, and we have the best of both worlds with a small town feel, yet access to shopping & dining (& major routes & highways)!	10/9/2019 9:14 AM
30	Lake	10/9/2019 8:00 AM
31	Location and schools were #1 reason. Wife works in Hartford and I work in Providence.	10/9/2019 7:57 AM
32	Family close by, not in Sturbridge but in surrounding towns	10/9/2019 7:46 AM
33	Proximity to work. 40 min away for each of us. Also, the zoning laws and consistent historical signage. I know that sounds strange, but towns like Shrewsbury and Northborough lost their focus on zoning. They are beginning to look trashy.	10/9/2019 6:48 AM
34	Don't live in Sturbridge	10/8/2019 6:32 PM
35	Price of my purchase	10/8/2019 2:14 PM
36	Business here	10/8/2019 1:31 PM
37	Close to good fishing and hunting areas	10/8/2019 12:34 PM
38	Home prices were affordable in comparison to similar kinds of towns in the eastern part of the state	10/8/2019 12:00 PM
39	No crime	10/8/2019 11:56 AM
40	Married a wonderful Sturbridge resident.	10/8/2019 11:48 AM

41	Before locating in Sturbridge, I was very familiar with Sturbridge because of relatives that had resided here and in surrounding towns.	10/8/2019 11:08 AM
42	My family lives near here. Natural beauty is probably what got me to move here instead of Dudley, MA.	10/7/2019 7:02 PM

Q7 Do you plan to live in your current residence as you age into retirement?

Answered: 276 Skipped: 2



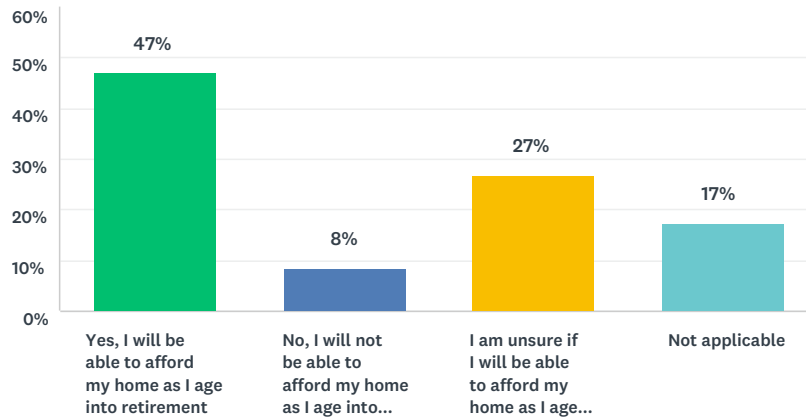
ANSWER CHOICES	RESPONSES	
Yes	49%	134
No	21%	57
Maybe	30%	83
TOTAL		276

#	COMMENTS	DATE
1	Retired	11/14/2019 1:27 PM
2	I'm widowed, but we had 5 children, so my house is very large (5 bedrooms). The taxes are \$14,000/year. Which takes ALL of my income. I have to live on my savings, but those will run out soon!	11/14/2019 1:11 PM
3	I am retired for health reasons and am having difficulty maintaining my property.	11/13/2019 1:29 PM
4	Will I be able to stay - Financially?	11/12/2019 2:09 PM
5	We are of retirement age, though we still work and live here, though the idea of buying a smaller home on a son's property is becoming more and more attractive.	11/12/2019 1:57 PM
6	Would love to on a property owned by children in town, currently not allowed.	11/12/2019 1:51 PM
7	Already retired	10/30/2019 5:45 PM
8	Taxes too high and not convenient for elderly but essentially can't afford property tax on my home when I retire	10/29/2019 6:10 PM
9	Am in retirement now	10/29/2019 4:41 PM
10	Renting. Would like to own small home.	10/29/2019 4:35 PM
11	I am on disability and when my husband reaches retirement our combined incomes will not be enough to pay the taxes on the property and still be able to do any maintenance on it. We still have to eat, pay insurance etc. etc. If the taxes weren't so high we would be able to get by. There is no decent affordable housing in Sturbridge or even Ma. for that matter. We will have to head south although my illness will not like the heat.	10/29/2019 2:50 PM
12	Would like to, however, rising taxes may put strain on ability to afford to stay, plus, may need to "downsize" but there are limited options within town to do so (hopefully your survey and plan address that and create more, smaller, over 55, affordable units)	10/23/2019 9:35 AM
13	Already retired.	10/20/2019 7:01 PM
14	Southbridge has declined as Section 8 and the Meth clinic came to town. There is a lot more "riff-Raff" and visible addicted people hanging around. Especially around the library and Cumberland farms -in Southbridge. I believe this will be the case for Sturbridge too if the affordable housing is not limited to senior citizens. plus you have no ability to take on more kids in your current schools.	10/15/2019 4:12 PM
15	Already in retirement, would love to continue in current residence yet applied to Autumn Ridge in recent years only because it is more affordable.	10/15/2019 1:45 PM

16	There is not enough diversity in what this town offers ... too many restaurants and hair salons, not enough big business (corporations, or retail like Trader Joe's, Home Depot etc), various activities for young - teenage youth, to help with tax rate ... once kids are graduated, we will leave	10/15/2019 11:37 AM
17	Taxes!	10/13/2019 8:50 AM
18	Can't afford to. Taxes increase every year without additional services	10/12/2019 3:46 PM
19	Already retired.	10/11/2019 4:20 PM
20	Plan to be here even after retirement from the fire department possibly	10/11/2019 2:09 PM
21	I hope to move out but keep it as income property when I am in a financial place to do so	10/11/2019 11:30 AM
22	Cost of living	10/10/2019 3:58 AM
23	Too expensive when I retire	10/9/2019 9:50 PM
24	It depends on whether we can afford it.	10/9/2019 6:27 PM
25	Cannot afford taxes in Sturbridge	10/9/2019 6:02 PM
26	The taxes will not allow that.	10/9/2019 2:36 PM
27	Presently retired.	10/9/2019 2:26 PM
28	I dont think we can afford too, taxes will kill us	10/9/2019 12:28 PM
29	Can't wait to leave.	10/9/2019 11:56 AM
30	Too expensive here. No growth, no one added to help with taxes	10/9/2019 11:17 AM
31	Depending on the taxes.	10/9/2019 10:53 AM
32	It depends on the cost of rent... Right now it is extremely high at \$1650.	10/9/2019 10:28 AM
33	Health permitting.	10/8/2019 12:40 PM
34	I'm very concern about how high the taxes are and I'm concern about affording them when I retire.	10/8/2019 11:04 AM
35	Taxes are too high unless something changes I will be forced to leave.	10/8/2019 10:40 AM
36	We are in our starter home, we will be moving within the next few years but I would like to stay in Sturbridge.	10/8/2019 7:35 AM
37	I am already retired	10/7/2019 7:02 PM

Q8 If you answered "Yes" to the previous question, do you anticipate being able to afford your home and associated costs as you age into retirement?

Answered: 252 Skipped: 26



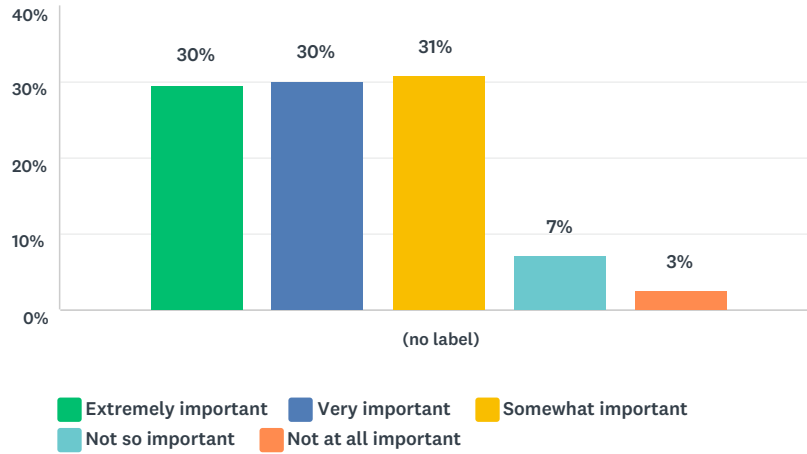
ANSWER CHOICES	RESPONSES	
Yes, I will be able to afford my home as I age into retirement	47%	119
No, I will not be able to afford my home as I age into retirement	8%	21
I am unsure if I will be able to afford my home as I age into retirement	27%	67
Not applicable	17%	44
TOTAL		252

#	COMMENTS	DATE
1	Have rental assistance/senior	11/14/2019 1:13 PM
2	The taxes of \$14,000/year will take all of my income	11/14/2019 1:11 PM
3	My taxes went up \$500.00 this year in ten years that is a \$5,000 increase in ten years.	11/12/2019 1:36 PM
4	We may not be able to take care and manage the property eventually .	11/1/2019 10:01 AM
5	Hopefully!	10/30/2019 5:45 PM
6	Taxes have tripled since I purchased my home	10/29/2019 1:45 PM
7	Taxes keep rising... Already substantially higher than nearby options.	10/29/2019 1:33 PM
8	Taxes are already getting way too high.	10/24/2019 6:36 PM
9	Rising taxes, current attitude that town can afford everything at all costs, especially on the education front, suggests taxes will be a growing burden and concern	10/23/2019 9:35 AM
10	I live on one of the many lakes in Sturbridge and the taxes alone for lake side property will not allow me that luxury in my retirement years.	10/23/2019 7:54 AM
11	Retired now. Finding it increasingly more difficult to keep up with the cost of living here.	10/20/2019 7:01 PM
12	Yes Because I PLAN for it.	10/15/2019 4:12 PM
13	My wife and I are forced out of Sturbridge. We feel helpless and betrayed due to a lack of affordable housing.	10/12/2019 7:56 AM
14	I aged into retirement in my previous condo and found it hard to manage financially prompting the move here. Since living here, there are savings on electric and water. However, if the COLA offset increases in property taxes and condo fees, that would bring about a more certain financial outlook as one ages.	10/11/2019 4:20 PM
15	I sold Sturbridge single-family home and bought a condo in Sturbridge last year	10/9/2019 7:15 PM
16	Taxes are very high in Sturbridge and that is a major concern	10/9/2019 7:00 PM
17	Taxes	10/9/2019 6:02 PM
18	No one can predict the future. Tax burden costs as much/more than my mortgage...	10/9/2019 12:48 PM

19	After people reach full retirement age they should no longer have to pay school taxes so they can continue to stay in town and watch their grand children grow up	10/9/2019 12:10 PM
20	I hope we will be. We're in our mid thirties, social security may not exist when we retire.	10/9/2019 6:48 AM
21	Currently retired	10/8/2019 10:32 AM
22	My biggest expenses for my home are the real estate taxes. I have no mortgage.	10/7/2019 7:02 PM

Q9 How important is it for you to remain in your community as you age?

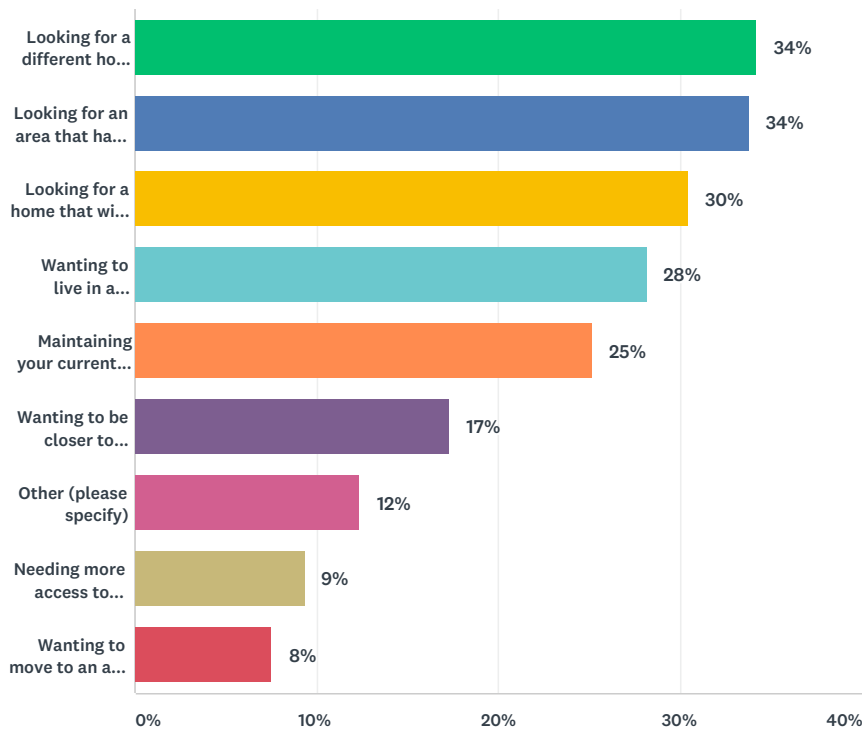
Answered: 267 Skipped: 11



	EXTREMELY IMPORTANT	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT SO IMPORTANT	NOT AT ALL IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	30% 79	30% 80	31% 82	7% 19	3% 7	267	2.23

Q10 If you were to consider moving out of your community, which of the following factors would drive your decision to move?

Answered: 266 Skipped: 12



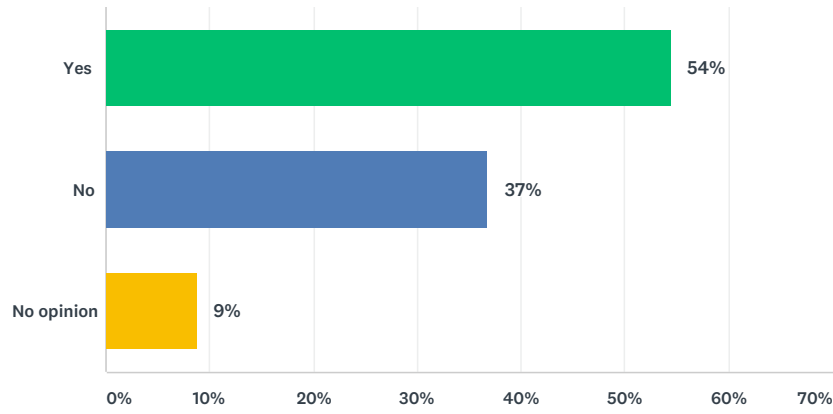
ANSWER CHOICES	RESPONSES	
Looking for a different home size that meets your needs	34%	91
Looking for an area that has a lower cost of living	34%	90
Looking for a home that will help you live independently as you age	30%	81
Wanting to live in a different climate	28%	75
Maintaining your current home will be too expensive	25%	67
Wanting to be closer to family	17%	46
Other (please specify)	12%	33
Needing more access to public transportation	9%	25
Wanting to move to an area that has better health care facilities	8%	20
Total Respondents: 266		

#	OTHER (PLEASE SPECIFY)	DATE
1	I wish to die here!	11/14/2019 1:24 PM
2	Chose this community to retire in	11/14/2019 1:13 PM
3	None	11/13/2019 1:26 PM
4	No maintenance fee wanted.	11/13/2019 1:16 PM
5	Lower taxes	10/30/2019 8:03 PM
6	Crime	10/30/2019 4:31 AM
7	Over development of the community	10/19/2019 9:05 AM
8	Closer to work - currently travel 2-hour commute	10/14/2019 7:15 AM
9	Taxes. Town govt. stops development.	10/13/2019 8:50 AM

10	Expensive to live here as you retire. No new development to help expand the tax base.	10/12/2019 3:46 PM
11	Tax rate, local government bylaws impacting ability to build / change property as desired	10/11/2019 9:10 PM
12	I've been in the area only six months and don't want to leave. I have already down-sized and found a condo that helps me live independently as I age. I would only move if property taxes and condo fees became too great for my budget.	10/11/2019 4:20 PM
13	Would only leave if the community went downhill and safety of my home was in question, that type of situation is why we moved here in the first place	10/9/2019 7:26 PM
14	Want to live on ocean	10/9/2019 2:54 PM
15	W	10/9/2019 12:56 PM
16	Lower property taxes	10/9/2019 12:37 PM
17	Looking for reduction in taxes. State and Local	10/9/2019 12:10 PM
18	Wanting to move to a quieter neighborhood.	10/9/2019 10:43 AM
19	If too much section 8 is added to town bringing the town down and overfilling the schools. The devaluation of my house because of this	10/9/2019 10:35 AM
20	We will definitely be "snowbirds!"	10/9/2019 9:14 AM
21	Depends on who is moving in I like the family atmosphere of this town	10/9/2019 9:06 AM
22	Looking for an area (town) that effectively and efficiently uses tax revenue for its intended purpose- mainly to maintain and improve the town infrastructure. In its current state, Sturbridge does not meet that description.	10/9/2019 8:22 AM
23	If the area becomes too congested.	10/9/2019 8:08 AM
24	Bad health	10/9/2019 8:00 AM
25	Combination of amenities (things to keep me busy and taxes (lower). Access to healthcare will also be critical	10/9/2019 7:57 AM
26	Live closer to the ocean.	10/9/2019 7:11 AM
27	Not being able to keep my house up. It's not necessarily the expense. It's the fact that independent business owners like tradespeople and lawncare are limited and unreliable here. I'd be forced to do it myself for quality.	10/9/2019 6:48 AM
28	Building low income housing	10/8/2019 1:51 PM
29	Not applicable.	10/8/2019 12:15 PM
30	Closer to the Ocean	10/8/2019 11:36 AM
31	I don't anticipate moving	10/8/2019 11:33 AM
32	lack of diversity and services in the community	10/8/2019 11:13 AM
33	I like Maine.	10/8/2019 10:12 AM

Q11 Is housing affordability an issue for you or anyone you know who lives in Sturbridge?

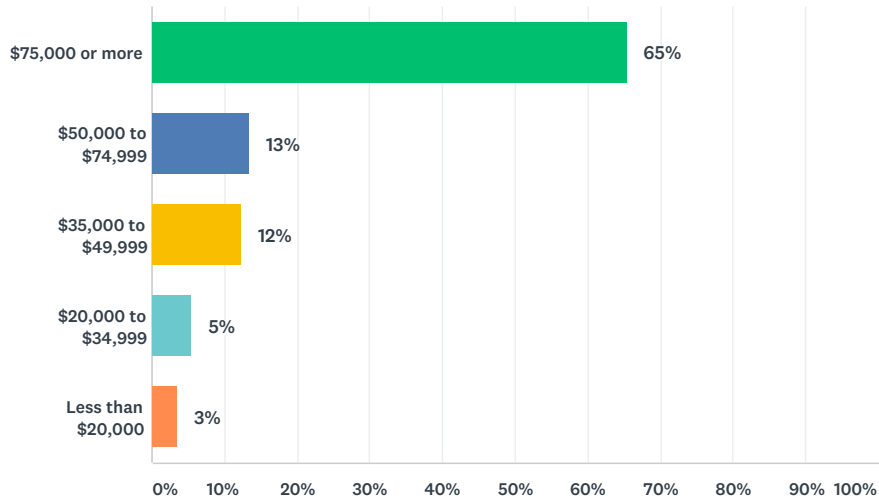
Answered: 261 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	54%	142
No	37%	96
No opinion	9%	23
TOTAL		261

Q12 Please indicate which annual household income range you currently fall under: Note: Household income measures the combined incomes of all people sharing a particular household or place of residence. It includes every form of income, e.g., salaries and wages, retirement income, near cash government transfers like food stamps, and investment gains. It is defined as income received on a regular basis (exclusive of certain money receipts such as capital gains) before payments for personal income taxes, social security, union dues, medicare deductions, etc.

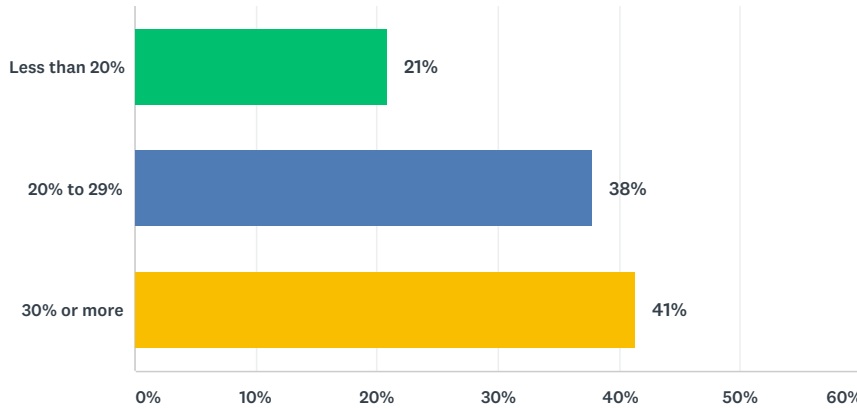
Answered: 260 Skipped: 18



ANSWER CHOICES	RESPONSES
\$75,000 or more	65% 170
\$50,000 to \$74,999	13% 35
\$35,000 to \$49,999	12% 32
\$20,000 to \$34,999	5% 14
Less than \$20,000	3% 9
TOTAL	260

Q13 What is the approximate percentage of your monthly income that is dedicated to paying for housing (including mortgage, rent, property taxes, utilities) each month? Example: You have a monthly income of \$2,000 and you have a mortgage of \$550, utilities cost of \$100, and property tax of \$150. You are paying \$800 for housing each month, so $\$800 / \$2,000 = 40\%$. You are dedicating 40% of your monthly income to housing payments.

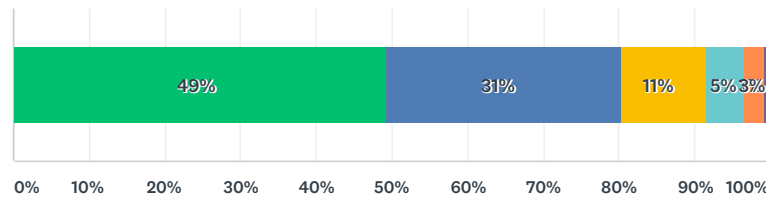
Answered: 259 Skipped: 19



ANSWER CHOICES	RESPONSES	
Less than 20%	21%	54
20% to 29%	38%	98
30% or more	41%	107
TOTAL		259

Q14 Hypothetically, if there was an emergency expense requiring you to immediately come up with \$400, how much of a challenge would it be to pay that expense?

Answered: 260 Skipped: 18



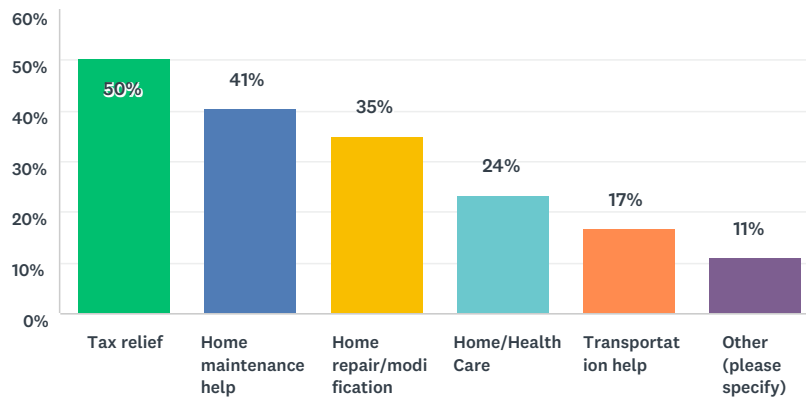
- It would not be a challenge to pay the expense
- I could fairly easily pay the expense using cash, money currently in my savings/check
- I could put it on my credit card and pay off the expense over time
- I would have to borrow money from a friend or family, or sell something in order to p
- I would not be able to pay the expense
- Other (please specify)

ANSWER CHOICES	RESPONSES	
It would not be a challenge to pay the expense	49%	128
I could fairly easily pay the expense using cash, money currently in my savings/checking account, or on a credit card that I can pay in full at the next statement	31%	81
I could put it on my credit card and pay off the expense over time	11%	29
I would have to borrow money from a friend or family, or sell something in order to pay the expense	5%	13
I would not be able to pay the expense	3%	7
Other (please specify)	1%	2
TOTAL		260

#	OTHER (PLEASE SPECIFY)	DATE
1	No answer	10/31/2019 8:18 PM
2	At the moment I could pay the \$400 but it would be depleting my savings-living fund significantly.	10/15/2019 1:57 PM

Q15 What financial and/or support services might you need to remain in your home?

Answered: 234 Skipped: 44



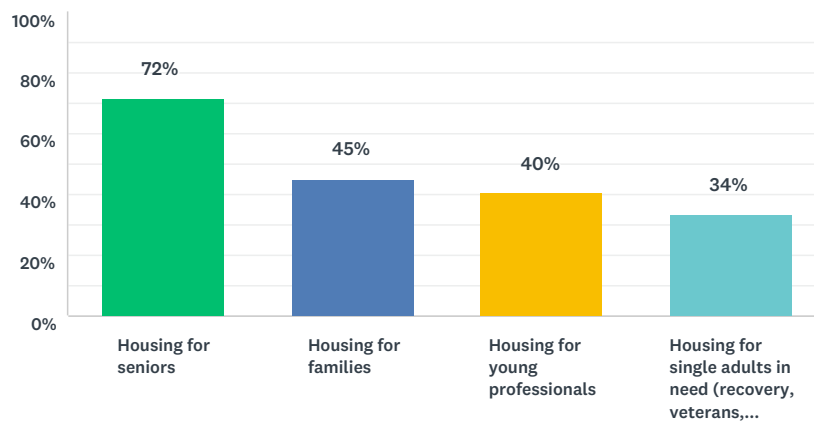
ANSWER CHOICES	RESPONSES
Tax relief	50% 118
Home maintenance help	41% 95
Home repair/modification	35% 82
Home/Health Care	24% 55
Transportation help	17% 39
Other (please specify)	11% 26
Total Respondents: 234	

#	OTHER (PLEASE SPECIFY)	DATE
1	Banks NOT helpful. Can't refinance home loan and lower interest rate - I don't make enough income. Current interest rate 6.125!!!	11/12/2019 2:12 PM
2	I don't need more gov't spending /promises or Tax "relief" In the form of a credit or handout. I need the town to adopt strategies for lower taxes for all.	10/29/2019 1:40 PM
3	Not sure what this means	10/24/2019 8:18 PM
4	At the moment, if I understand this question accurately, the main support needed is more money. Thus, am considering going out of retirement, as well as plan to sell off a number of material items (hopefully).	10/15/2019 1:57 PM
5	N/A	10/9/2019 11:17 PM
6	Student loan debt	10/9/2019 9:26 PM
7	stair lift	10/9/2019 7:20 PM
8	None	10/9/2019 6:48 PM
9	The right to rent out a portion of our home.	10/9/2019 6:39 PM
10	I rent	10/9/2019 3:05 PM
11	We	10/9/2019 1:01 PM
12	None Current, but medical issues become more important as one ages	10/9/2019 12:52 PM
13	NA	10/9/2019 12:40 PM
14	None	10/9/2019 12:00 PM
15	Unknown	10/9/2019 11:00 AM
16	None	10/9/2019 10:38 AM
17	Lower living costs	10/9/2019 10:36 AM
18	N/A	10/9/2019 10:12 AM
19	None	10/9/2019 9:37 AM

20	None - I will own my home in 2020. I've saved and paid my mortgage down so I could eliminate this expense and reduce my cost of living.	10/9/2019 7:51 AM
21	Not Applicable	10/8/2019 5:42 PM
22	None	10/8/2019 1:38 PM
23	culturally competent healthcare; public transportation, elder housing that supports a diverse population	10/8/2019 11:19 AM
24	As I age tax relief may be come important I foresee 30% tax rates along with higher evaluations.	10/8/2019 10:43 AM
25	None	10/8/2019 10:16 AM
26	So far so good. Haven't needed home health care nor transportation help yet.	10/7/2019 7:07 PM

Q16 Realizing that there is a State statute requiring Sturbridge to maintain 10% of the community's housing as affordable for current and future residents, which of the following types of housing do you think is most needed in Sturbridge? Check all that apply. Note: Affordable units are available to those making less than 80% of the median household income for the area. As of 2019, the area that Sturbridge is included in has a median household income of \$97,700, so the income limit for a family of four (4) is \$75,450 in order to qualify for affordable housing. Units can be for rent or for sale to qualifying individuals or families. More information on the State statute can be found here: <https://www.mass.gov/chapter-40-b-planning-and-information>

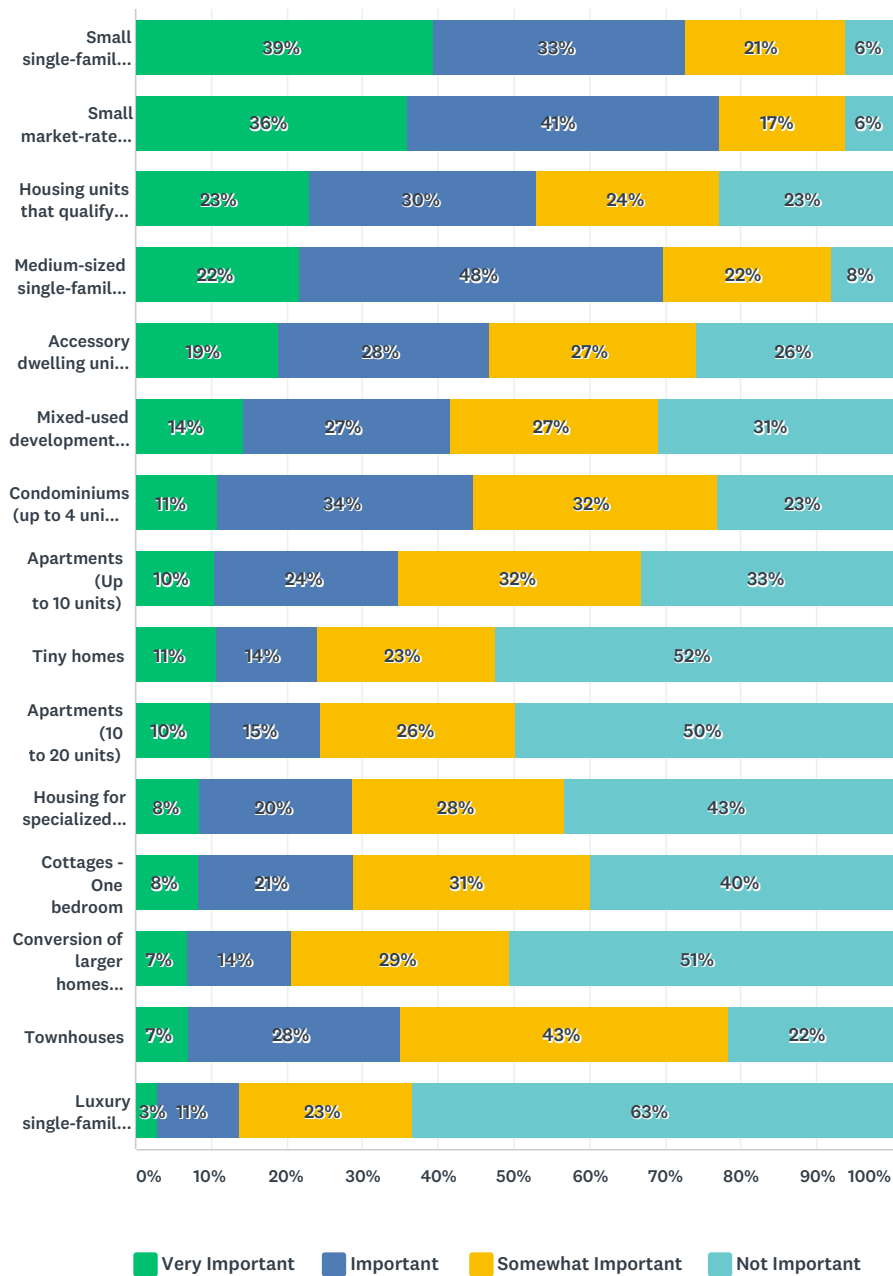
Answered: 258 Skipped: 20



ANSWER CHOICES	RESPONSES	
Housing for seniors	72%	185
Housing for families	45%	116
Housing for young professionals	40%	104
Housing for single adults in need (recovery, veterans, survivors of domestic abuse, etc.)	34%	87
Total Respondents: 258		

Q17 How important do you think the following housing types are to Sturbridge's future housing needs (over the next 10-20 years)?

Answered: 261 Skipped: 17

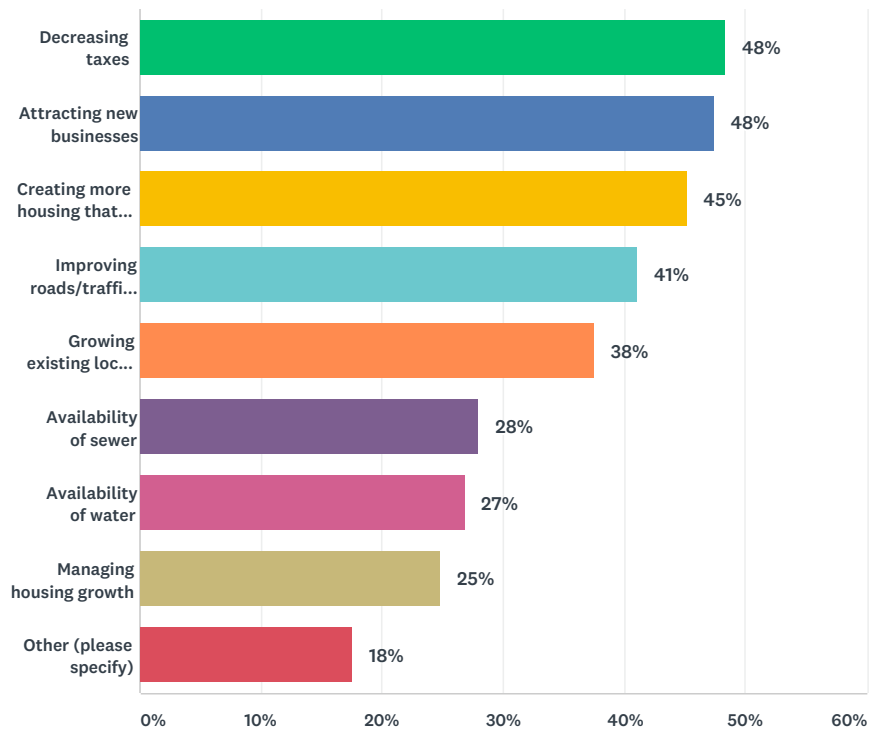


	VERY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Small single-family market-rate homes geared towards first time buyers	39%	33%	21%	6%	256	1.94
Small market-rate homes geared towards seniors	36%	41%	17%	6%	253	1.93
Housing units that qualify as affordable per state regulations	23%	30%	24%	23%	249	2.47
Medium-sized single-family homes	22%	48%	22%	8%	248	2.17

Accessory dwelling units or "granny flats"	19% 47	28% 69	27% 68	26% 64	248	2.60
Mixed-used development (e.g. retail/office on first floor and residential units above)	14% 36	27% 69	27% 69	31% 78	252	2.75
Condominiums (up to 4 units attached)	11% 27	34% 85	32% 81	23% 58	251	2.68
Apartments (Up to 10 units)	10% 26	24% 60	32% 80	33% 82	248	2.88
Tiny homes	11% 26	14% 33	23% 57	52% 128	244	3.18
Apartments (10 to 20 units)	10% 24	15% 36	26% 63	50% 122	245	3.16
Housing for specialized populations (e.g. youth recovery, adult group home, etc.)	8% 21	20% 51	28% 70	43% 109	251	3.06
Cottages - One bedroom	8% 20	21% 50	31% 76	40% 97	243	3.03
Conversion of larger homes into apartments	7% 17	14% 35	29% 72	51% 127	251	3.23
Townhouses	7% 16	28% 63	43% 98	22% 49	226	2.80
Luxury single-family homes	3% 7	11% 26	23% 56	63% 154	243	3.47

Q18 In your opinion, what are Sturbridge's most pressing needs related to housing and development?

Answered: 261 Skipped: 17



ANSWER CHOICES	RESPONSES
Decreasing taxes	48% 126
Attracting new businesses	48% 124
Creating more housing that is affordable	45% 118
Improving roads/traffic/sidewalks	41% 107
Growing existing local businesses	38% 98
Availability of sewer	28% 73
Availability of water	27% 70
Managing housing growth	25% 65
Other (please specify)	18% 46
Total Respondents: 261	

#	OTHER (PLEASE SPECIFY)	DATE
1	Transportation	11/13/2019 1:32 PM
2	Help for small business owners!	11/12/2019 2:12 PM
3	Developing public recreational spaces	10/31/2019 1:22 PM
4	Walk ability. We need more sidewalks, crosswalks and infrastructure that encourages walking around town.	10/31/2019 4:43 AM
5	Housing for elderly	10/30/2019 8:05 PM
6	Impact on schools. Burgess is already near capacity.	10/30/2019 6:29 PM

7	I'm trying to get Sturbridge to allow a house to be built on my property for mom and dad. As of right now the town bylaws don't allow a separate house to be built on a non-divideable piece of land. But they should allow for a special permit on a case by case basis. There is need for "multi-generational" living on a single property with allowance for a second housing structure to be built by special permit.	10/25/2019 10:19 PM
8	there is need for multi-generational living on a single property with allowance for a second housing structure to be built.	10/25/2019 7:54 AM
9	Need to get the town to allow multi structures on 1 property.	10/25/2019 6:25 AM
10	We need to be allowed to build small homes or studios for our aging generation on our own property if we have the land to do so. we shouldn't only have a 55+ type options or have to move away from our community if we'd rather stay close. Our younger family members would also be able to use them as they become more independent and save for their own homes.	10/25/2019 5:22 AM
11	There is a need for multi generational living on single properties with allowances for second housing structures to be built.	10/24/2019 8:18 PM
12	Allowing multiple structures to be built on a single property to allow for multi-generational family living, when deemed appropriate. Having the ability to get a special permit when someone has enough land and it won't detract from the neighborhood.	10/24/2019 6:47 PM
13	Prefer to see smaller businesses in Sturbridge to keep it an attractive tourist destination with a rural, small town ambiance & not a crossroads center for large brand names, such as Panera...	10/15/2019 1:57 PM
14	While traffic control issues are becoming increasingly important as Sturbridge is now a major intersection for traffic heading n,s,e & w and all that goes with that (now augmented by gps routing during high traffic times). This calls for a comprehensive program (particularly in residential neighborhoods that are now subject to problematic short cut thru traffic, some at worrisome increasing speeds). Improving roads and infrastructure is always desirable, but along with the addition of sidewalks, at significant expense (not to mention ongoing maintenance issues) may not effectively address the current problems, which are only increasing! In any event, balance will be essential going forward. Decreasing taxes is hardly possible in a growth environment, but you will probably find that the existing residential tax payers will want a measured and thoughtful approach to what is done, when and what the increases in their taxes are to help pay for it. . . .	10/12/2019 3:17 PM
15	It's to hard to move around town without a car. Regardless of anything else, improving accessability to the town itself is paramount. There's no point in bringing in new anything if it can't be accessed.	10/12/2019 8:12 AM
16	Public safety staffing to meet needs of growing town Business development to expand tax base Expanding infrastructure	10/11/2019 2:13 PM
17	We have to have sustainable development. Every summer we have a water ban. Obviously, our aquifer is being stressed from our town wells and private wells. Unfortunately, we do not have an endless supply, no matter what is our engineering firm attests. Sewers contribute to the problem by sending used water down the river to the ocean and not percolating it to through the ground. 150 year old technology which doesn't adequately address the chemicals that we allow to go into these systems. (One licensing of chemicals should be the effect on our water supply.)	10/11/2019 12:21 PM
18	Taxes are ridiculous with regard to the value in return	10/9/2019 9:53 PM
19	Industry development	10/9/2019 9:43 PM
20	Clean up litter and trash	10/9/2019 7:33 PM
21	Start being more open to creative land and property usage. Start being more modern in what is allowed as a home business.	10/9/2019 6:39 PM
22	Assisted living community like Christopher Heights in Webster	10/9/2019 6:03 PM
23	Need more recreational areas - especially multi-use sports fields	10/9/2019 4:19 PM
24	High cost of water. Poor quality of water.	10/9/2019 3:15 PM
25	Business is the key. It doesn't add bodies to the school system and increases opportunity for everyone.	10/9/2019 12:52 PM
26	There was a bylaw requiring homes to be at least 750sqft. If that exists still, it should be removed and pass bylaws that encourage small homes, tiny homes, steel frame (container), etc. This would help promote young professionals, retiree's, and downsizing families to stay in the beautiful city of Sturbridge	10/9/2019 12:40 PM
27	Bicycle and pedestrian lanes away from fast moving traffic	10/9/2019 12:19 PM
28	Lowering taxes by increasing businesses	10/9/2019 12:16 PM
29	Not another hotel or restaurant.	10/9/2019 12:00 PM
30	We are being supplied with bottled water due to we'll issues , created by Cassela .	10/9/2019 10:59 AM

31	I would love to see some larger and nice houses that are walkable to businesses. I would also love a development of various types of housing mixed with retail (for example, a new neighborhood with an area of 40 or so townhomes and apartments or senior assisted living, 20 smaller starter homes, and 20 larger homes, along with a community pool and playground and some dining/retail spaces. This would allow for all of the types of housing I feel Sturbridge needs, while building community as a whole and allowing new residents of Sturbridge (in the starter homes) to mingle with elderly or longer term residents. Plus everyone could walk to get coffee and food or groceries.	10/9/2019 10:49 AM
32	Water bills and taxes are WAY too high!	10/9/2019 10:46 AM
33	Boardman that cares about community and not disregard good opportunities without a community vote.	10/9/2019 10:36 AM
34	Stop spending money on performing the same study on route 15 over and over again unless there is actually a plan to do something with that land.	10/9/2019 8:26 AM
35	traffic is insane!	10/9/2019 8:19 AM
36	The Sturbridge infrastructure needs to be modernized to incentivize new businesses and residents to the area. Thus reducing the tax burden on all current residents and businesses.	10/9/2019 8:01 AM
37	Townhouses with garages attached to units.	10/9/2019 8:00 AM
38	Sidewalks are critical.	10/9/2019 8:00 AM
39	Keeping the charm of the town. If you push too much growth in residential areas, high income earners will move. The tax base will change and the towns goals and focus will change. It's important to make all changes carefully with an eye towards the long term future, not just ten years out. If the goal is to grow and maintain Sturbridge while adding additional affordable housing, I'm supportive. However it's important to understand the reason people move here. (Schools, community, status, locale) if any of these items change, you will get movement out of the area. It's happened in many towns in CT who have pushed too hard and fast. Don't let that be Sturbridge.	10/9/2019 6:58 AM
40	I lived in a town east of here that ignored the state's affordable housing requirements. Our affordable housing fell below the 40B requirements and not one but two developers showed to take advantage of that. With two enormous development projects that have since forced the town to expand it's police and fire force (and build a new public safety complex to house the new required staff and equipment) and now they are going to have to expand their practically brand new (less than 10 year old) schools to accommodate the huge influx of people from these two construction projects. This town is in similar danger.	10/8/2019 12:08 PM
41	managed housing growth so as to no adversely impact other municipal & school services	10/8/2019 11:57 AM
42	Attracting the new businesses that attract young professionals and families. Availability of public transit.	10/8/2019 11:19 AM
43	Availability of gas	10/8/2019 10:49 AM
44	Families with children use a disproportionate amount of town dollars. Seniors deserve to be taxed only for services used in order to stay in their homes	10/8/2019 10:41 AM
45	public transportation	10/8/2019 10:34 AM
46	Investing in schools.	10/8/2019 10:16 AM

Q19 Is there anything else you would like to add regarding residential housing needs in Sturbridge?

Answered: 82 Skipped: 196

#	RESPONSES	DATE
1	Promote: Aging in place	11/14/2019 1:34 PM
2	No	11/14/2019 1:30 PM
3	No	11/14/2019 1:15 PM
4	Because of my location on Cedar Lake, I am taxed at a higher rate. I feel that is unfair	11/14/2019 1:12 PM
5	Just a personal note of fear - near-future regret: to be able to build a small home on a son's property, for mutual benefit.	11/12/2019 2:00 PM
6	We feel building a home in Sturbridge should be able to be considered on a house-to-house basis not solely by existing by-laws or statutes.	11/12/2019 1:54 PM
7	No	10/31/2019 1:50 PM
8	Developing public recreational spaces	10/31/2019 1:22 PM
9	Not housing, per se, but we need more recreational areas (ie splash pads).	10/31/2019 12:04 PM
10	A large portion of the population is 60+. I feel there will be an increasing need for senior housing options, including mixed age housing.	10/30/2019 7:51 AM
11	Our taxes are high. In general would support more elderly households that wouldn't put a further strain on schools. It is a great retirement area and I would encourage that development. I would hate to see apartments	10/29/2019 6:16 PM
12	There are too many McMansions in Sturbridge. It is attracting all the younger people who have higher paying jobs in the cities leaving us "townies" with high taxes and unaffordable housing. When we get older there are no affordable houses to downsize to.	10/29/2019 3:03 PM
13	There is need for "multi-generational" living on a single property with allowance for a second housing structure to be built by special permit.	10/25/2019 10:20 PM
14	There is a need for multi-generational living on a single property with allowance for another home to be built.	10/25/2019 7:45 AM
15	I really feel strongly that we should be allowed to build small units on our own property. We can use these for family members in need aging parents young adults coming back from college seeking independence and still being in a safe place with lower costs for living expenses. But especially for the aging generation being allowed to have them on our property in a separate unit is very beneficial to the whole family unit and community as a whole.	10/25/2019 5:23 AM
16	Large lots should allow homestead pending certain bylaws allowing families to build multiple homes on single large parcels	10/24/2019 9:07 PM
17	There is a need for multi generational living on single properties with allowances for second housing structures to be built.	10/24/2019 8:18 PM
18	Allow multiple structures on one property!!	10/24/2019 7:25 PM
19	As things get more expensive and taxes get out of control for older people. There needs to be more options for adults to have their aging parents come live on their property and build a separate structure that is practical. Not some 3000 sq ft. second home but a nice 1500 or so sq ft. place that they can retire in and be safe and close to family but still separate.	10/24/2019 6:52 PM
20	Senior housing seems more financially beneficial to the town, along with encouraging new businesses, as these entities do not bring in more children, thus eliminating the need for building additional schools, and keeping one reducing the tax rate to something reasonable.	10/20/2019 7:53 PM
21	The town should work on not overdevelopment of more rural areas that currently exist and concentrate on maintaining green space	10/19/2019 9:12 AM
22	We need a more diverse population in terms of socioeconomic data. It is too hard for people of modest means to move here. This is an issue of economic justice and equity. Thank you for your work!	10/18/2019 7:14 AM
23	School and police commensurate with the growth of the Town.	10/16/2019 6:18 PM
24	Be careful. Look at what has happened to other towns.	10/15/2019 4:17 PM
25	Thank you for this survey. As noted above, hope the decisions enacted regarding residential housing aim to keep the "flavor" of Sturbridge as small town & rural.	10/15/2019 2:04 PM
26	Assessed values increased and tax rate lowered. Salaries of paid Sturbridge employees too much higher than richer towns.	10/13/2019 9:57 AM

27	Houses are high in price and with the tax rate on top of it they are unaffordable.	10/13/2019 8:53 AM
28	No.	10/12/2019 7:23 PM
29	We need to create a plan to meet the state mandated 10% affordable requirement as a first order of business and assist current homeowners and residents.	10/12/2019 3:21 PM
30	All issues stem from accessability, whether it's the traffic through the center of town, a lack of parking, sidewalks that aren't maintained, or just not having sidewalks at all. Sturbridge is too hard to get around in, and more housing will only make that worse. Fix the old problem first and foremost then you can start some new development.	10/12/2019 8:19 AM
31	As we continue to age, we will be forced out of Sturbridge. After living here for over half of our lives, leaving our friends, family and community will be an incredible hardship. It is my opinion, and others I know, Sturbridge doesn't care about older people's housing needs and is happy to get rid of them so large, expensive homes can be built to bring in more taxes. I would be very happy for you to prove us wrong.	10/12/2019 8:08 AM
32	I like the idea of mixed-use affordable housing for seniors in a building that has a community center, pharmacy, health clinic, groceries, restaurants, some clothing retail shops, etc, on the main floor instead of the usual retail. A major need for seniors is covered parking. Very difficult for seniors (or anyone) with health issues (arthritis, etc) to clean off the car in the winter, walk on black ice, etc.	10/11/2019 4:46 PM
33	No see above for the biggest pressing needs	10/11/2019 2:13 PM
34	I already had to stretch my budget to buy in Sturbridge and a week after I closed my property taxes got jacked up \$100 per quarter.	10/11/2019 11:35 AM
35	No	10/10/2019 1:14 PM
36	I would hope at some point that home construction will be capped. Just because we have open land doesn't mean it should be developed.	10/10/2019 11:49 AM
37	The existing low income/regulated income population of units creates an increased problem for the Police department. Adding more properties of this nature will require additional review of those resources.	10/10/2019 6:52 AM
38	More low income housing means hiring more police officers	10/10/2019 4:03 AM
39	N/A	10/9/2019 11:18 PM
40	There has already been some approved near Scottish Inn and the trailer parks should be factored in as low income	10/9/2019 9:54 PM
41	No	10/9/2019 7:33 PM
42	Na	10/9/2019 7:03 PM
43	I think it is terribly sad that Sturbridge is a tourist area with many restaurants and attractions, but the people who work here often cannot afford to live here. Aging residents also struggle to remain in their homes because the rules and regulations on what can be done with their houses is so limited (ie: no granny pods or modifications for additional living units).	10/9/2019 6:44 PM
44	We have enough housing options in town, No additional developments needed	10/9/2019 6:06 PM
45	N/A	10/9/2019 5:16 PM
46	No	10/9/2019 4:19 PM
47	This town is already geared to lower income with taxes that are too high. We need more businesses to absorb the costs and higher end homes for people to enjoy the higher end restaurants that exist here.	10/9/2019 2:41 PM
48	No.	10/9/2019 2:39 PM
49	no	10/9/2019 12:58 PM
50	I am very sorry to see this five story apartment building that is in the works. I will be the tallest building in town and will stick out like a sore thumb. I'd like to see larger acreage and smaller houses and kids playing...	10/9/2019 12:53 PM
51	While I am not against apartment complexes, I would hope that Sturbridge could find suitable locations for them that are not going to over crowd existing neighborhoods and business areas. There is plenty of open acreage for building that wouldn't affect already established sections of the town.	10/9/2019 12:32 PM
52	Make sure your bringing in good families. I'm afraid with your poor decision to bring in pot shops were going to ruin more kids we will surely get more crime. And we will be adding more police and raising taxes. Also will be getting people in that don't have education and good well disciplined schools as their priority	10/9/2019 12:25 PM
53	Sidewalks would be helpful to promote easy access around town for families with children	10/9/2019 12:17 PM
54	No	10/9/2019 12:00 PM

55	Sturbridge does not have any affordable apartments for going or middle aged professionals. Taxes are too high for what we receive. No growth. It's always a big deal for business to come here because the town makes it so miserable.	10/9/2019 11:21 AM
56	The town needs to watch it's spending because it will make living here unaffordable, ex-8 million dollar fields.	10/9/2019 11:01 AM
57	I would like to see more mixed neighborhoods and the buildings along Rt. 20 really need to be upgraded. Rt 20 looks awful because many of the buildings are at best out of date and at worst in states of disrepair. As far as neighborhoods, they seem to be either all brand new mansions or small houses. It would be nice to have a variety of people in our neighborhoods.	10/9/2019 10:53 AM
58	More reasonable costs for rent.	10/9/2019 10:37 AM
59	no	10/9/2019 10:13 AM
60	Nope! I think planning does an amazing job to balance what we need and what we want!	10/9/2019 9:17 AM
61	Need to keep it a community	10/9/2019 9:09 AM
62	Continued investment in our schools remains critical, driving tourism, making it easier for new and existing businesses to do business, offering public transit to major cities such as Boston, Worcester, Springfield, Hartford, etc	10/9/2019 8:58 AM
63	No	10/9/2019 8:51 AM
64	Sturbridge town leadership needs be more open to new and innovative ideas on a whole.	10/9/2019 8:21 AM
65	No	10/9/2019 8:01 AM
66	Need sidewalks in town and attract more business to offset residential taxes	10/9/2019 8:01 AM
67	It is important to control residential and commercial growth, which comes at a cost to the taxpayer. A percentage of low income homes should be included in new neighborhoods, rather than on their own in 40B projects and the like.	10/9/2019 7:17 AM
68	Keep it slow and please be cognisant of current zoning and residential spaces. There is a reason folks moved here and why recent zoning pushes have failed. (I.e the barn parking expansion). Homeowners will move if their values or lifestyle changes. Particularly if they can afford to.	10/9/2019 7:00 AM
69	Sturbridge needs to get its head out of the sand if it wants to be more than it is right now. Not business friendly -	10/8/2019 5:40 PM
70	need more sidewalks	10/8/2019 5:09 PM
71	No need for housing	10/8/2019 2:26 PM
72	No	10/8/2019 2:18 PM
73	NA	10/8/2019 12:51 PM
74	Affordability	10/8/2019 12:28 PM
75	Unfortunately, this survey is biased toward the outcome desired. Trailer parks should be counted as affordable housing. If that were true, Sturbridge would already qualify as having plenty of affordable housing.	10/8/2019 12:20 PM
76	I have an autistic child, he is high iq and very verbal, but some of the co- morbidities he lives with may prevent him from ever being able to live completely on his own. Being able to build an in-law apt on the property would give him his own space as an adult without the pressure of being entirely on his own. I'd like to see Sturbridge be more supportive of situations like this.	10/8/2019 12:11 PM
77	Public transportation	10/8/2019 11:40 AM
78	I am not as concerned about the ability to grow old in my home as I am about the ability of our children to want to move here with their families. As it stands, we don't offer much to attract young, single professionals or middle or lower income families who are starting out.	10/8/2019 11:22 AM
79	There are very few affordable rental units.	10/8/2019 11:20 AM
80	As stated, tax incentives for seniors are paramount.	10/8/2019 10:45 AM
81	Develop Route 15. This is a waste of valuable land. Put in the water and sewer and attract more business	10/8/2019 10:30 AM
82	None	10/8/2019 10:16 AM