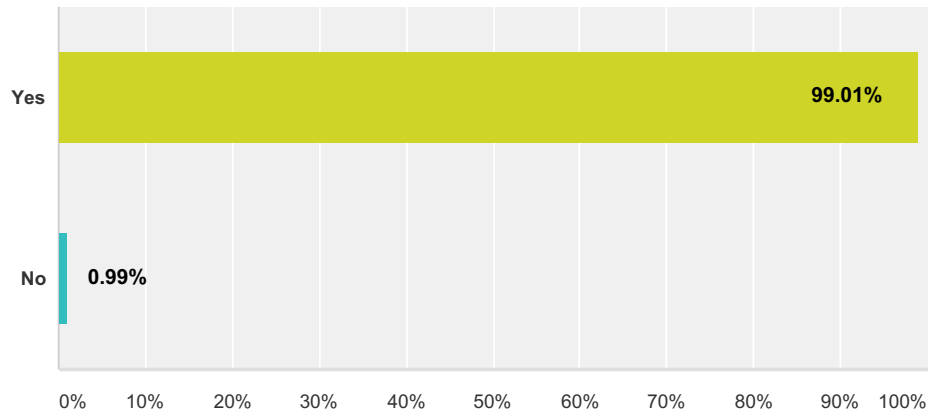


Thank you for taking the time to complete the Hubbardston Master Plan Survey. This survey will be used to update our 1988 Master Plan and will help us define what Hubbardston will look like in the future.

### Q1 Are you a resident of Hubbardston?

Answered: 405 Skipped: 1

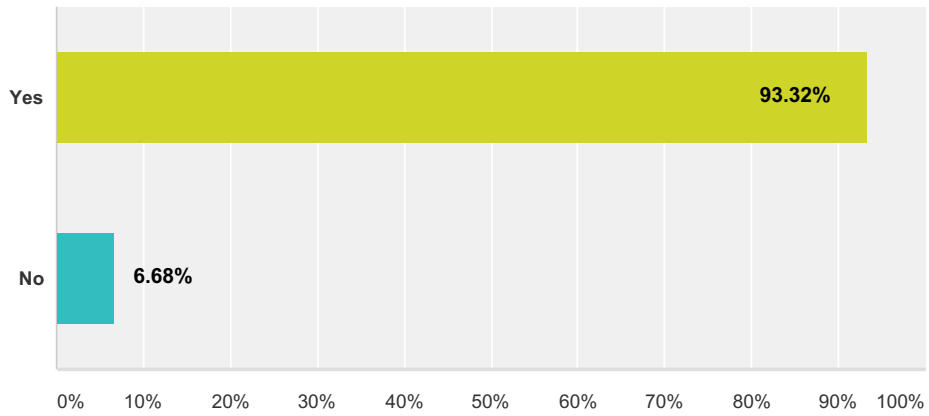


Answer Choices	Responses
Yes	99.01% 401
No	0.99% 4
<b>Total</b>	<b>405</b>

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## Q2 Are you a property owner in Hubbardston?

Answered: 404 Skipped: 2

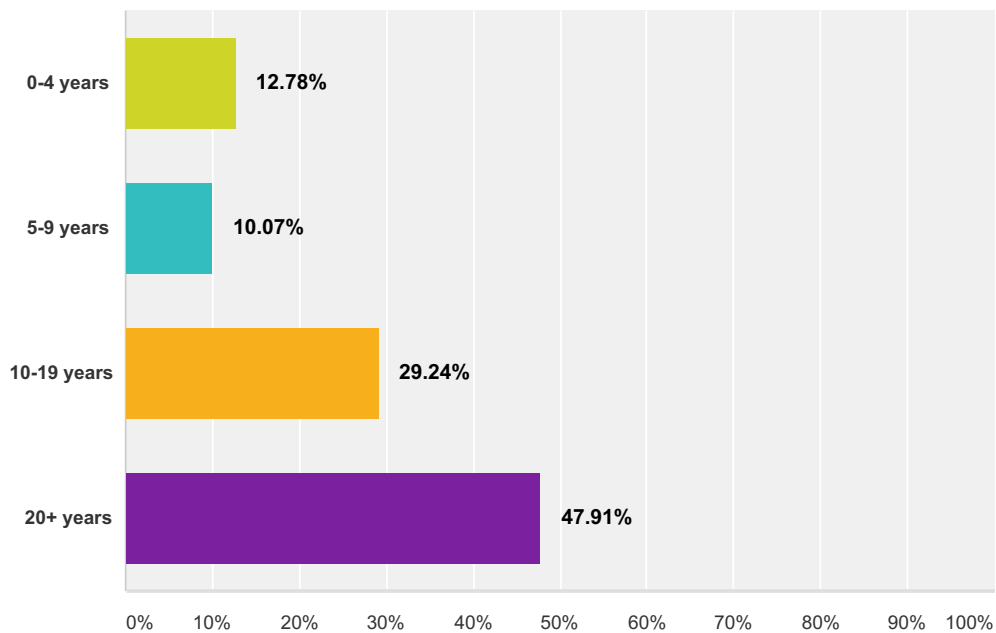


Answer Choices	Responses
Yes	93.32% 377
No	6.68% 27
<b>Total</b>	<b>404</b>

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### Q3 How long have you lived in Hubbardston?

Answered: 407 Skipped: -1

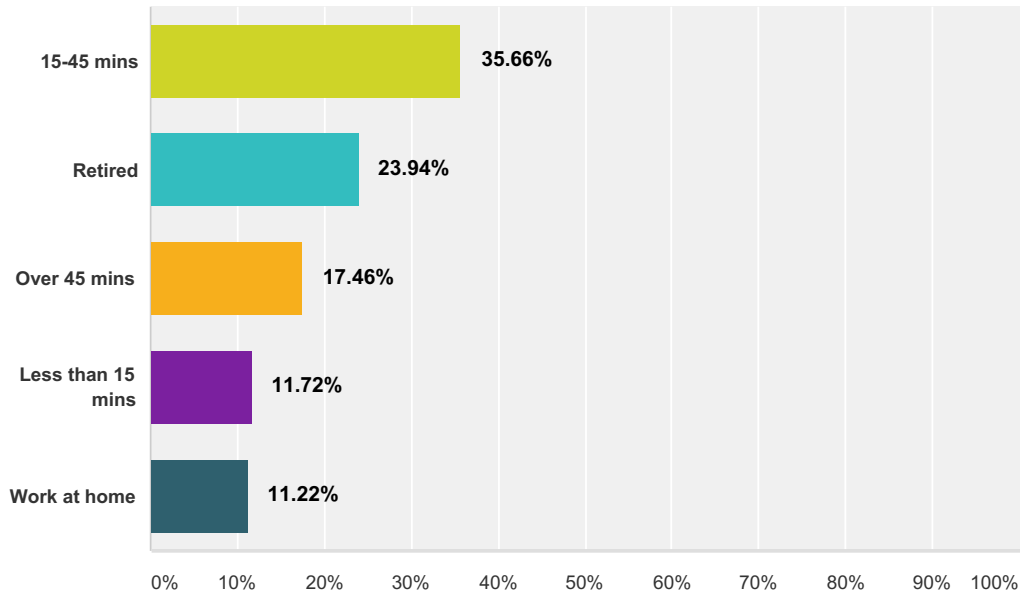


Answer Choices	Responses	Count
0-4 years	12.78%	52
5-9 years	10.07%	41
10-19 years	29.24%	119
20+ years	47.91%	195
<b>Total</b>		<b>407</b>

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### Q4 How long is your commute to work?

Answered: 401 Skipped: 5

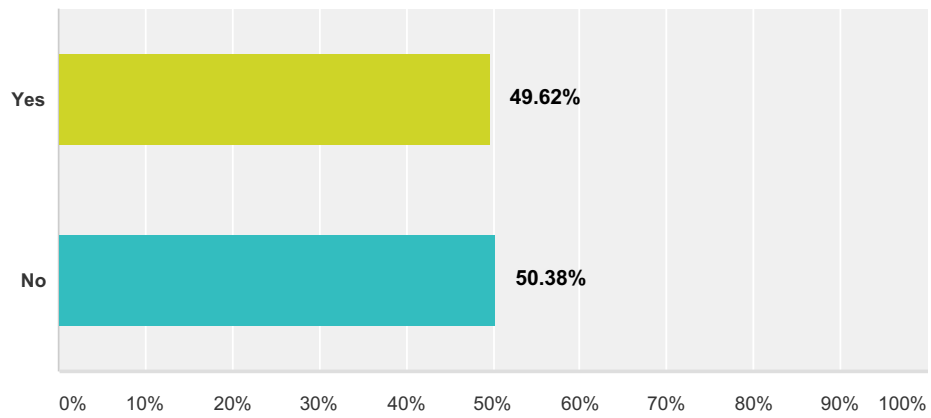


Answer Choices	Responses	
15-45 mins	35.66%	143
Retired	23.94%	96
Over 45 mins	17.46%	70
Less than 15 mins	11.72%	47
Work at home	11.22%	45
<b>Total</b>		<b>401</b>

Thank you for taking the time to complete the Hubbardston Master Plan Survey. This survey will be used to update our 1988 Master Plan and will help us define what Hubbardston will look like in the future.

### Q5 Do you have children/dependents living at home?

Answered: 399 Skipped: 7

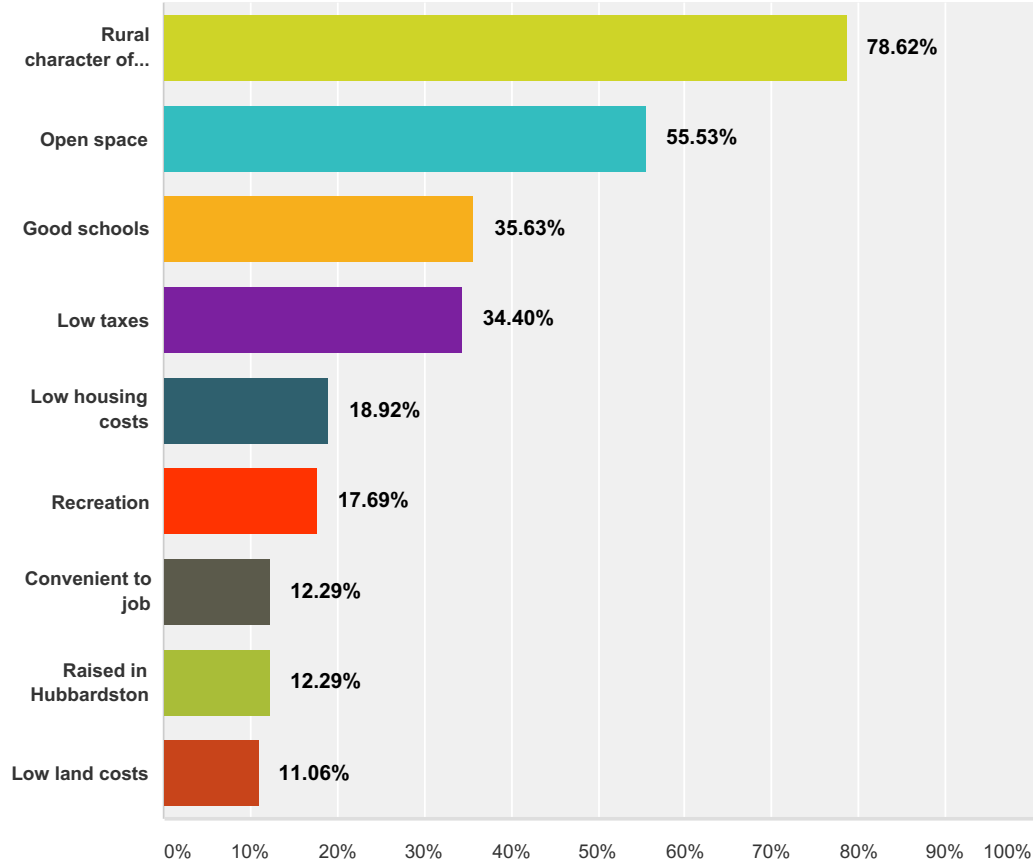


Answer Choices	Responses
Yes	49.62% 198
No	50.38% 201
<b>Total</b>	<b>399</b>

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## Q6 What do you consider the three most important reasons for living in Hubbardston?

Answered: 407 Skipped: -1

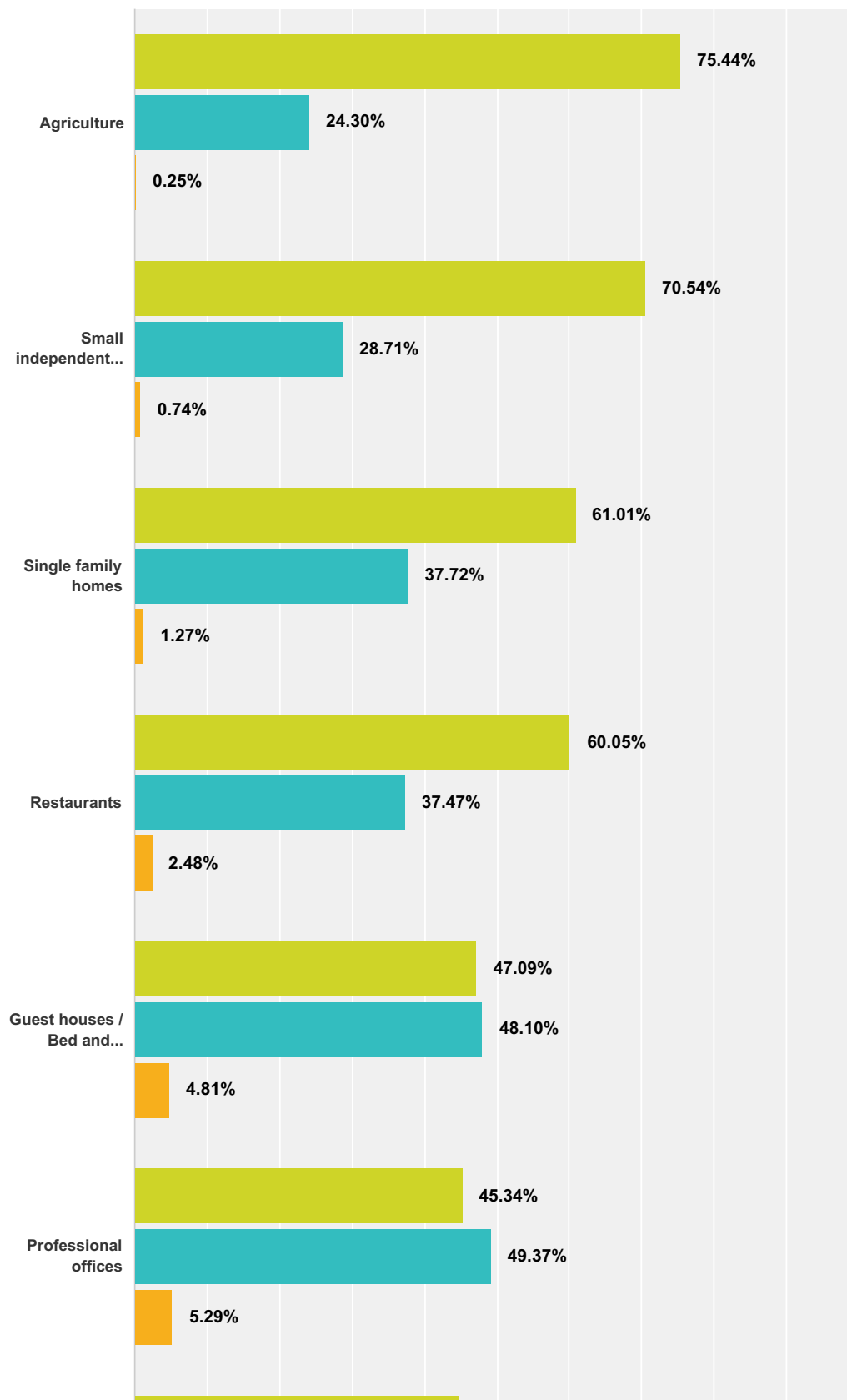


Answer Choices	Responses	Count
Rural character of town	78.62%	320
Open space	55.53%	226
Good schools	35.63%	145
Low taxes	34.40%	140
Low housing costs	18.92%	77
Recreation	17.69%	72
Convenient to job	12.29%	50
Raised in Hubbardston	12.29%	50
Low land costs	11.06%	45
<b>Total Respondents: 407</b>		

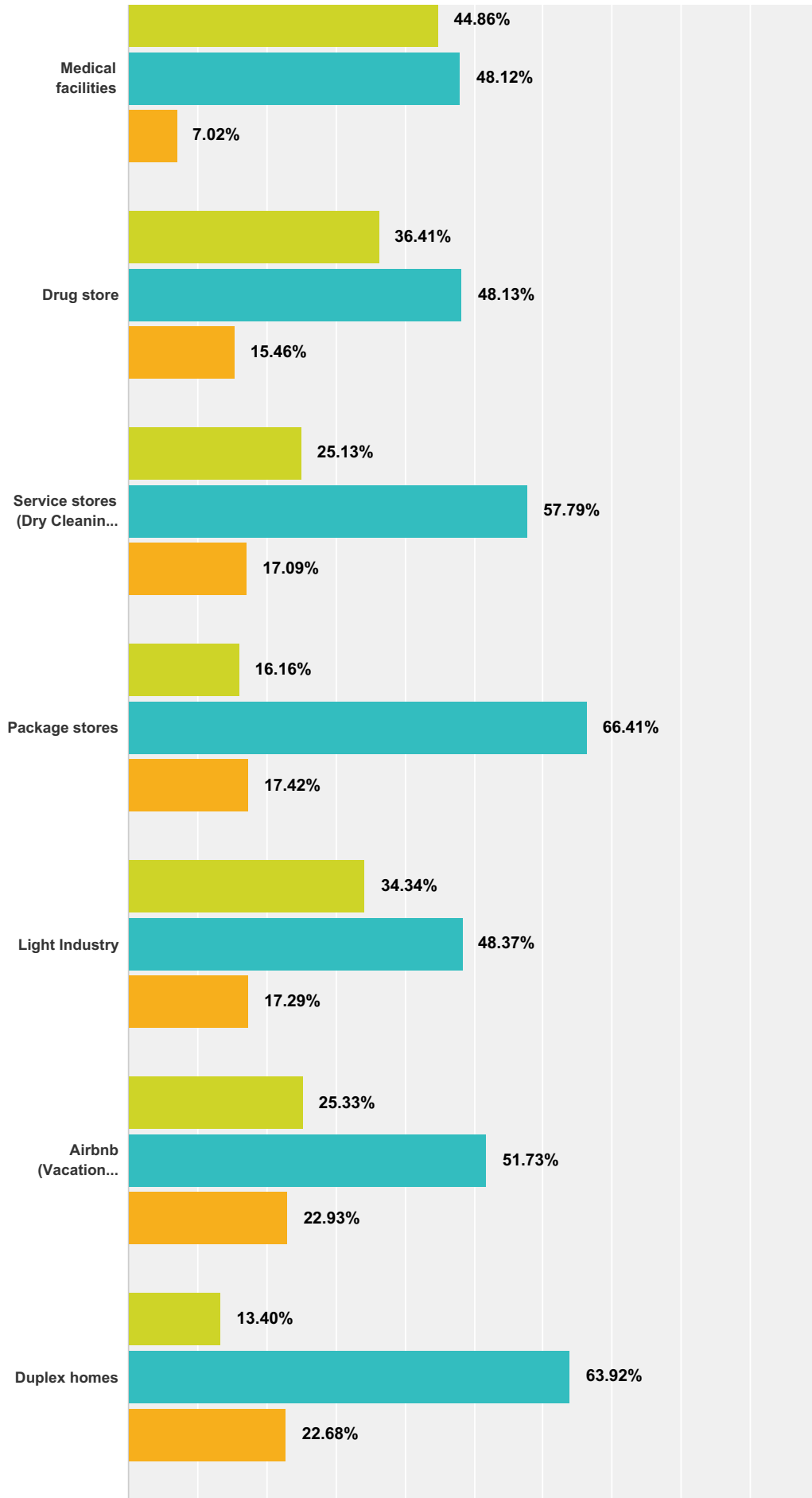
Thank you for taking the time to complete the Hubbardston Master Plan Survey. This survey will be used to update our 1988 Master Plan and will help us define what Hubbardston will look like in the future.

### Q7 Of the following land uses, which should be encouraged, allowed or not allowed?

Answered: 406 Skipped: 0

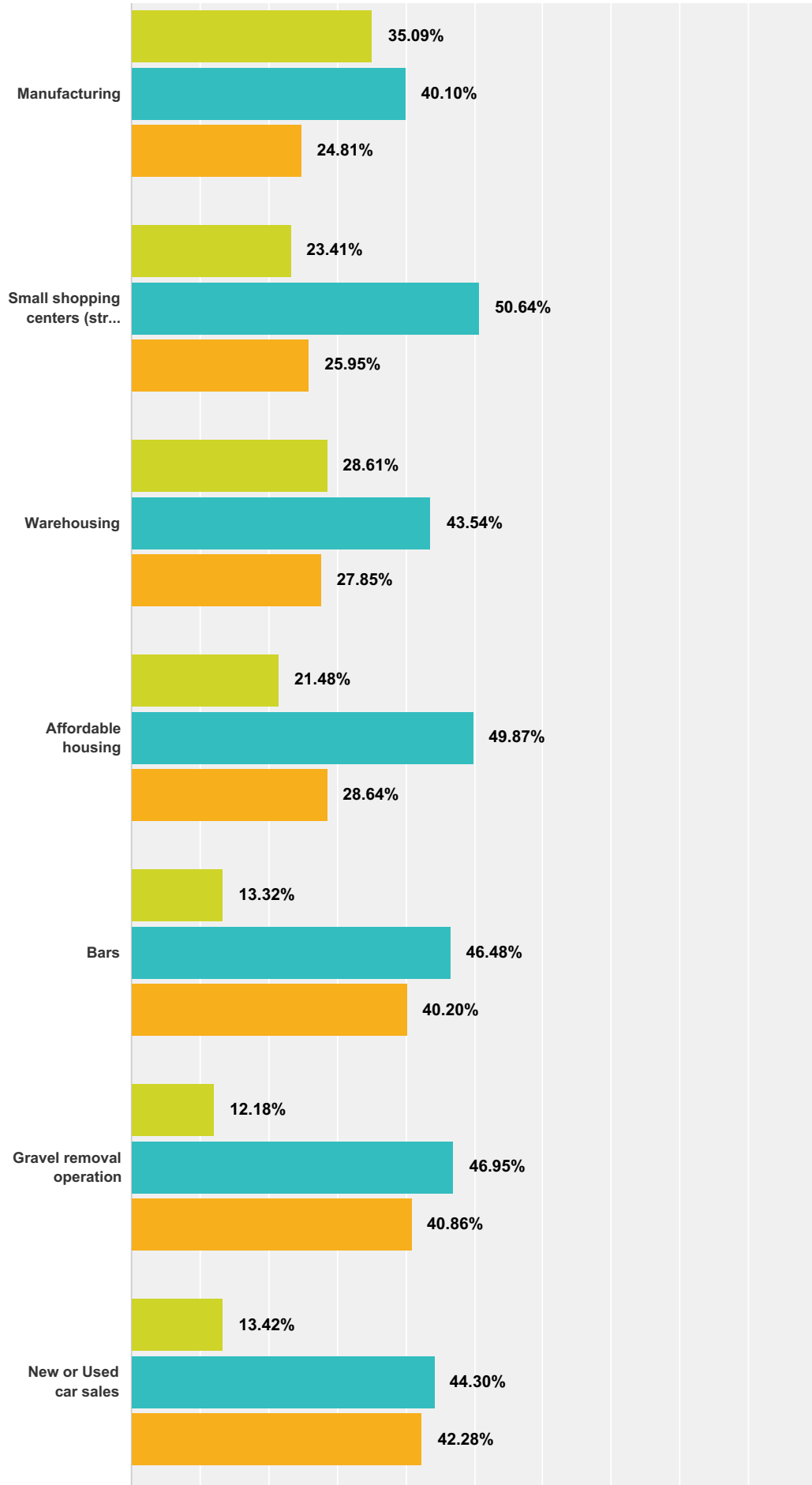


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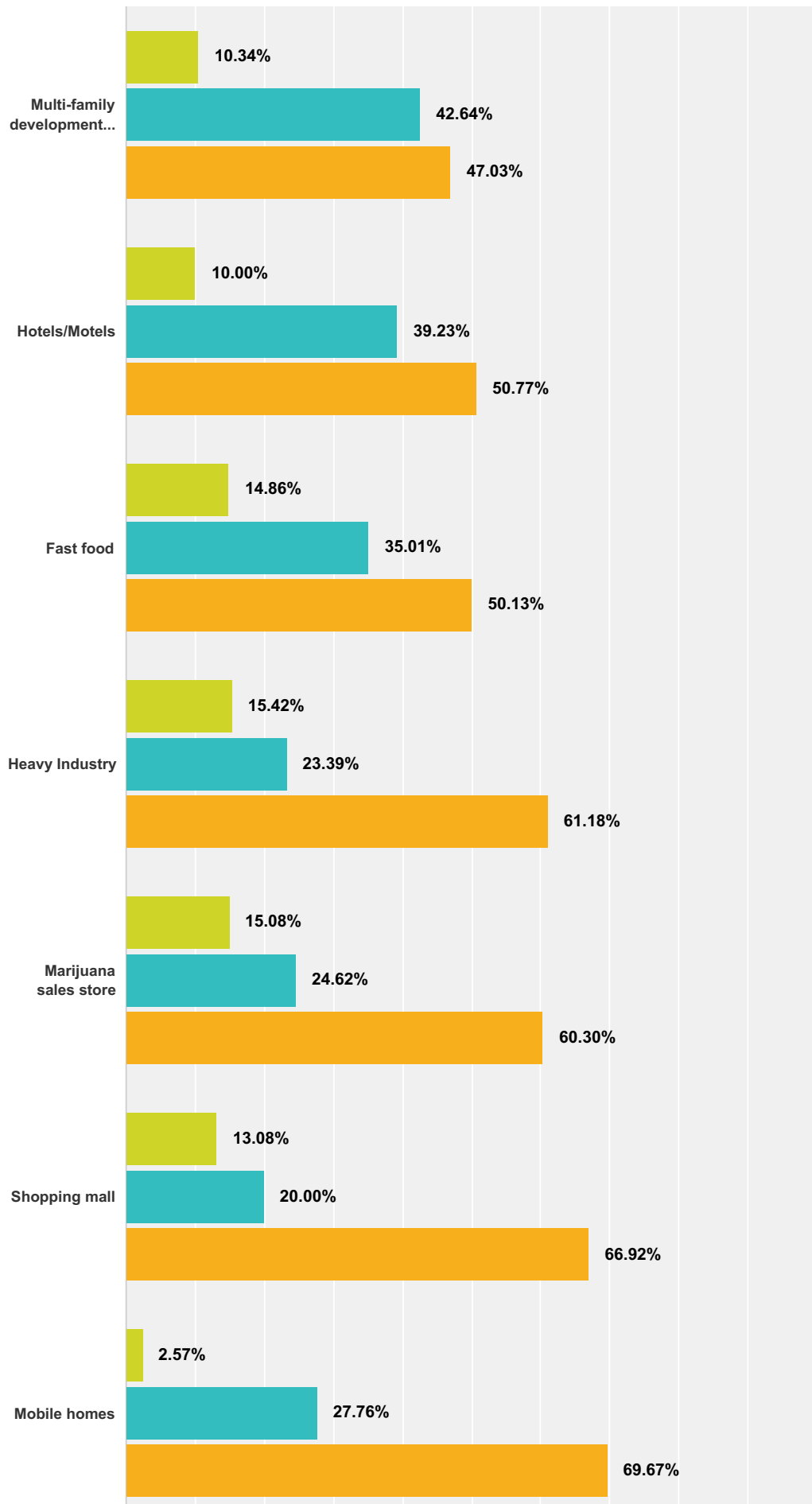




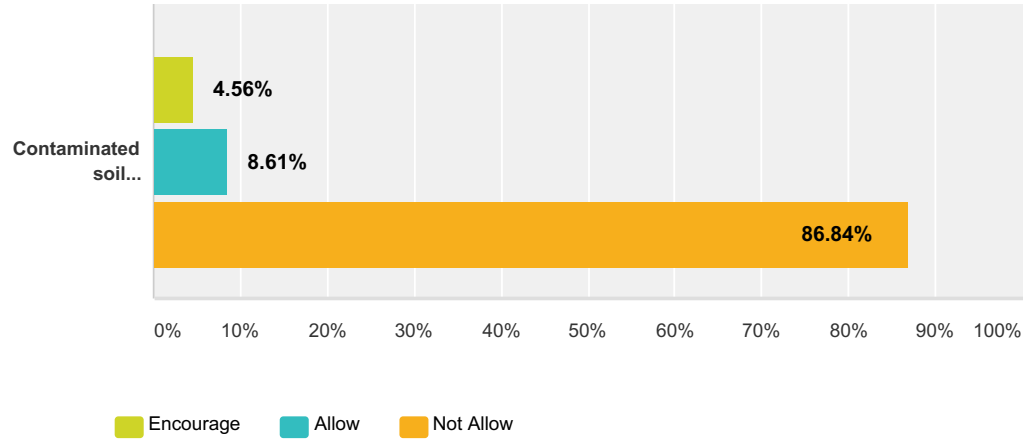
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	Encourage	Allow	Not Allow	Total
Agriculture	75.44% 298	24.30% 96	0.25% 1	395
Small independent businesses and stores	70.54% 285	28.71% 116	0.74% 3	404
Single family homes	61.01% 241	37.72% 149	1.27% 5	395
Restaurants	60.05% 242	37.47% 151	2.48% 10	403
Guest houses / Bed and Breakfast / Inn	47.09% 186	48.10% 190	4.81% 19	395
Professional offices	45.34% 180	49.37% 196	5.29% 21	397
Medical facilities	44.86% 179	48.12% 192	7.02% 28	399
Drug store	36.41% 146	48.13% 193	15.46% 62	401
Service stores (Dry Cleaning, Laundry, etc)	25.13% 100	57.79% 230	17.09% 68	398
Package stores	16.16% 64	66.41% 263	17.42% 69	396
Light Industry	34.34% 137	48.37% 193	17.29% 69	399
Airbnb (Vacation rentals by owner)	25.33% 95	51.73% 194	22.93% 86	375
Duplex homes	13.40% 52	63.92% 248	22.68% 88	388
Manufacturing	35.09% 140	40.10% 160	24.81% 99	399
Small shopping centers (strip mall/plaza)	23.41% 92	50.64% 199	25.95% 102	393
Warehousing	28.61% 113	43.54% 172	27.85% 110	395
Affordable housing	21.48% 84	49.87% 195	28.64% 112	391

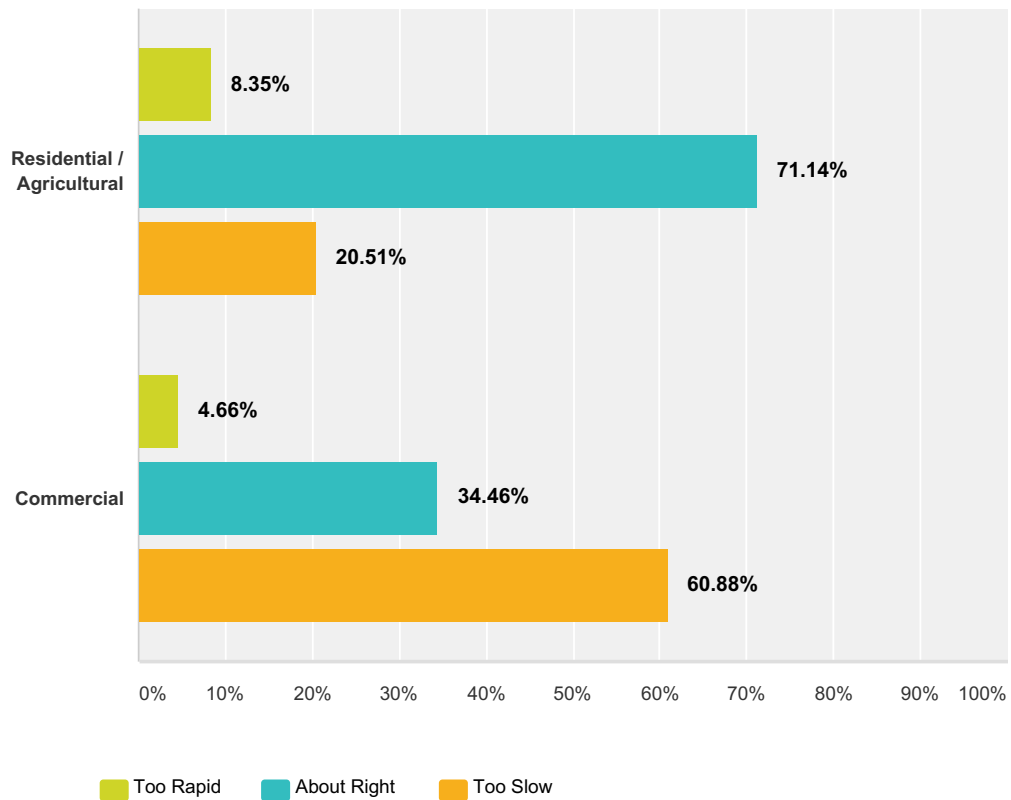
Thank you for taking the time to complete the Hubbardston Master Plan Survey. This survey will be used to update our 1988 Master Plan and will help us define what Hubbardston will look like in the future.

Bars	<b>13.32%</b> 53	<b>46.48%</b> 185	<b>40.20%</b> 160	398
Gravel removal operation	<b>12.18%</b> 48	<b>46.95%</b> 185	<b>40.86%</b> 161	394
New or Used car sales	<b>13.42%</b> 53	<b>44.30%</b> 175	<b>42.28%</b> 167	395
Multi-family development (Apartments/Condos)	<b>10.34%</b> 40	<b>42.64%</b> 165	<b>47.03%</b> 182	387
Hotels/Motels	<b>10.00%</b> 39	<b>39.23%</b> 153	<b>50.77%</b> 198	390
Fast food	<b>14.86%</b> 59	<b>35.01%</b> 139	<b>50.13%</b> 199	397
Heavy Industry	<b>15.42%</b> 60	<b>23.39%</b> 91	<b>61.18%</b> 238	389
Marijuana sales store	<b>15.08%</b> 60	<b>24.62%</b> 98	<b>60.30%</b> 240	398
Shopping mall	<b>13.08%</b> 51	<b>20.00%</b> 78	<b>66.92%</b> 261	390
Mobile homes	<b>2.57%</b> 10	<b>27.76%</b> 108	<b>69.67%</b> 271	389
Contaminated soil importation	<b>4.56%</b> 18	<b>8.61%</b> 34	<b>86.84%</b> 343	395

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### Q8 What is your opinion of Hubbardston's present growth rate?

Answered: 397 Skipped: 9

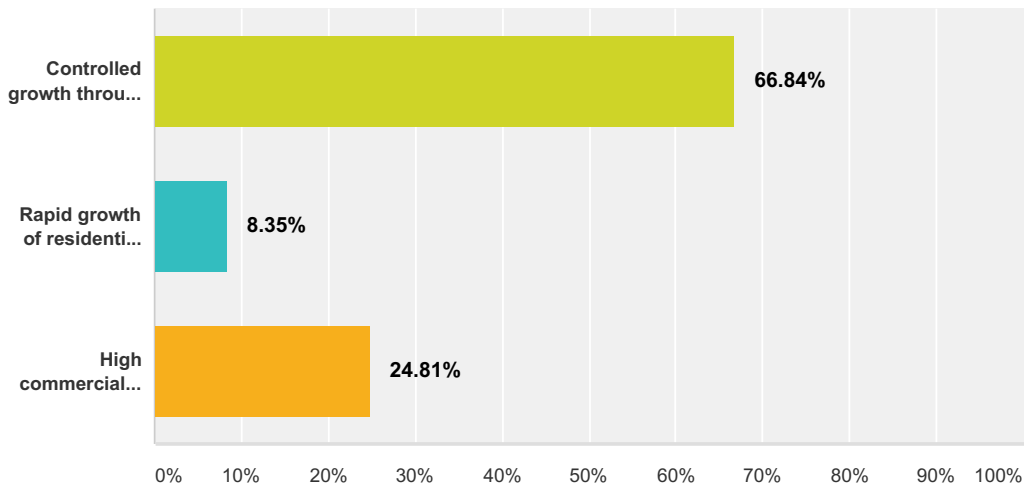


	Too Rapid	About Right	Too Slow	Total	Weighted Average
Residential / Agricultural	8.35% 33	71.14% 281	20.51% 81	395	2.12
Commercial	4.66% 18	34.46% 133	60.88% 235	386	2.56

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### Q9 Over the next ten years how would you like to see Hubbardston grow?

Answered: 395 Skipped: 11

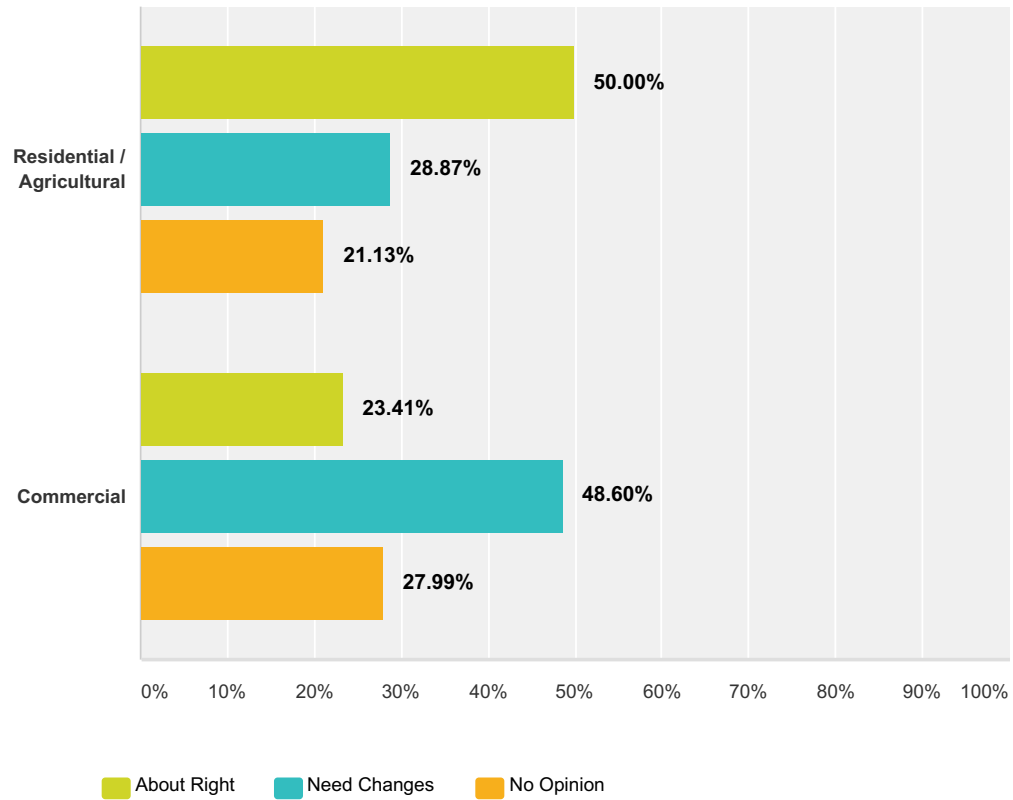


Answer Choices	Responses
Controlled growth through existing zoning controls	66.84% 264
Rapid growth of residential homes like Rutland, Holden and Templeton.	8.35% 33
High commercial growth and development of industrial parks like Gardner and Westminster	24.81% 98
<b>Total</b>	<b>395</b>

Thank you for taking the time to complete the Hubbardston Master Plan Survey. This survey will be used to update our 1988 Master Plan and will help us define what Hubbardston will look like in the future.

### Q10 How do you feel about the current zoning by-laws?

Answered: 396 Skipped: 10

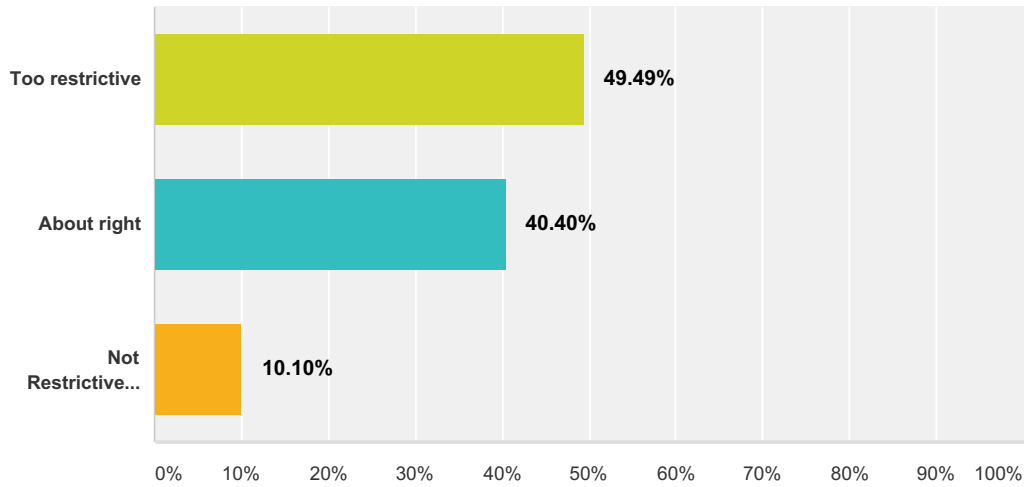


	About Right	Need Changes	No Opinion	Total
Residential / Agricultural	50.00% 194	28.87% 112	21.13% 82	388
Commercial	23.41% 92	48.60% 191	27.99% 110	393

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### Q11 Are the current zoning By-laws

Answered: 395 Skipped: 11



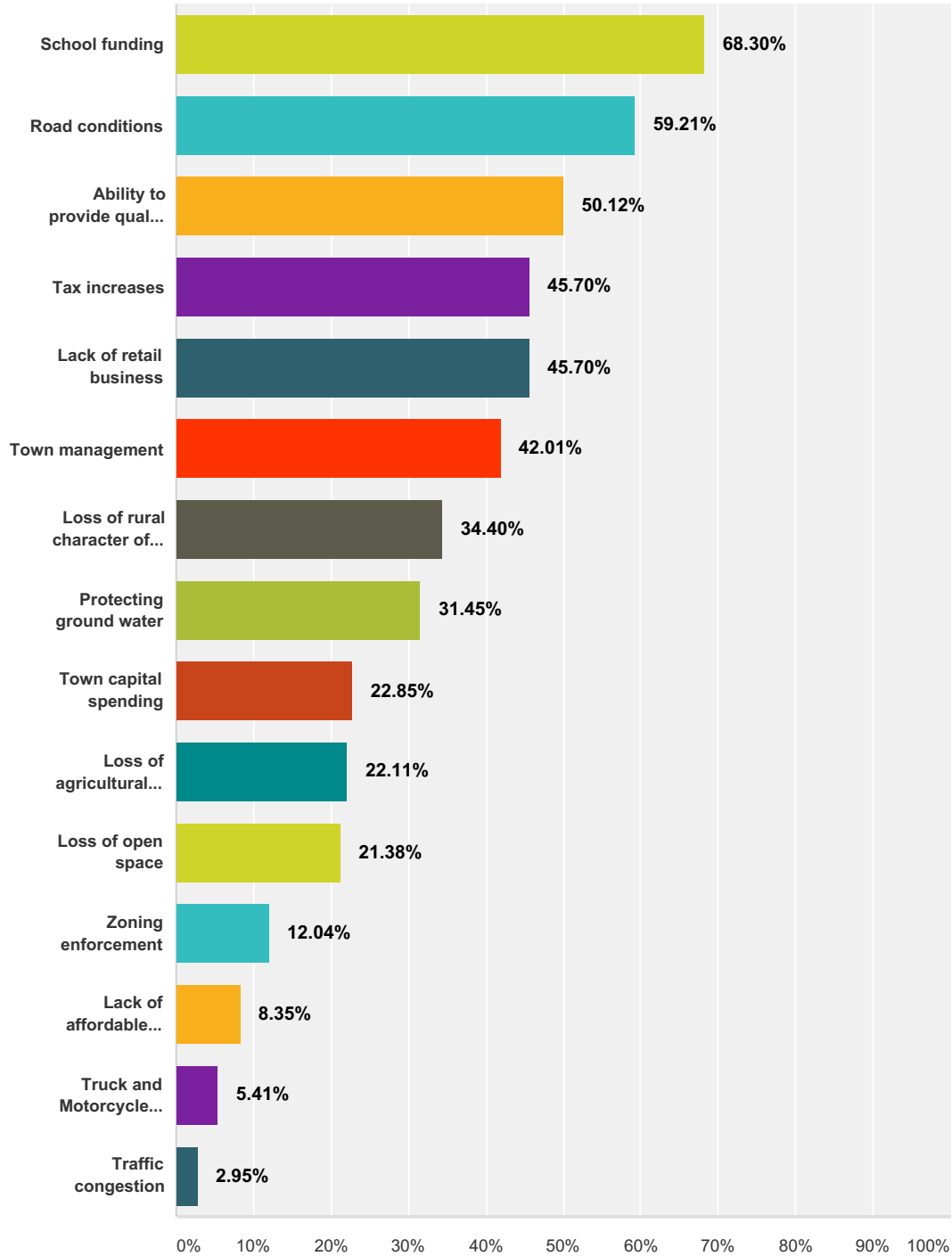
Answer Choices	Responses	
Too restrictive	49.49%	147
About right	40.40%	120
Not Restrictive enough	10.10%	30
<b>Total</b>		<b>297</b>



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### Q12 What are the five most serious problems facing Hubbardston in the next five years? (chose five)

Answered: 407 Skipped: -1



Answer Choices	Responses
School funding	68.30% 278

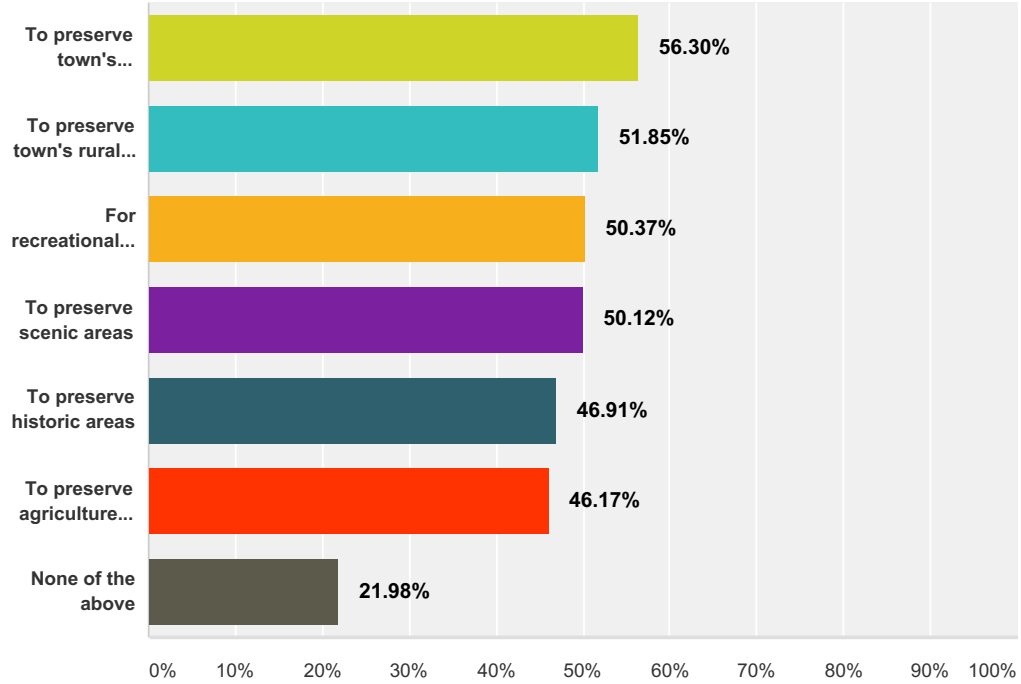
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Road conditions	59.21%	241
Ability to provide quality town services	50.12%	204
Tax increases	45.70%	186
Lack of retail business	45.70%	186
Town management	42.01%	171
Loss of rural character of town	34.40%	140
Protecting ground water	31.45%	128
Town capital spending	22.85%	93
Loss of agricultural land	22.11%	90
Loss of open space	21.38%	87
Zoning enforcement	12.04%	49
Lack of affordable housing	8.35%	34
Truck and Motorcycle noise	5.41%	22
Traffic congestion	2.95%	12
<b>Total Respondents: 407</b>		

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### Q13 Should Hubbardston be acquiring open space for the following? (please check all that apply)

Answered: 405 Skipped: 1

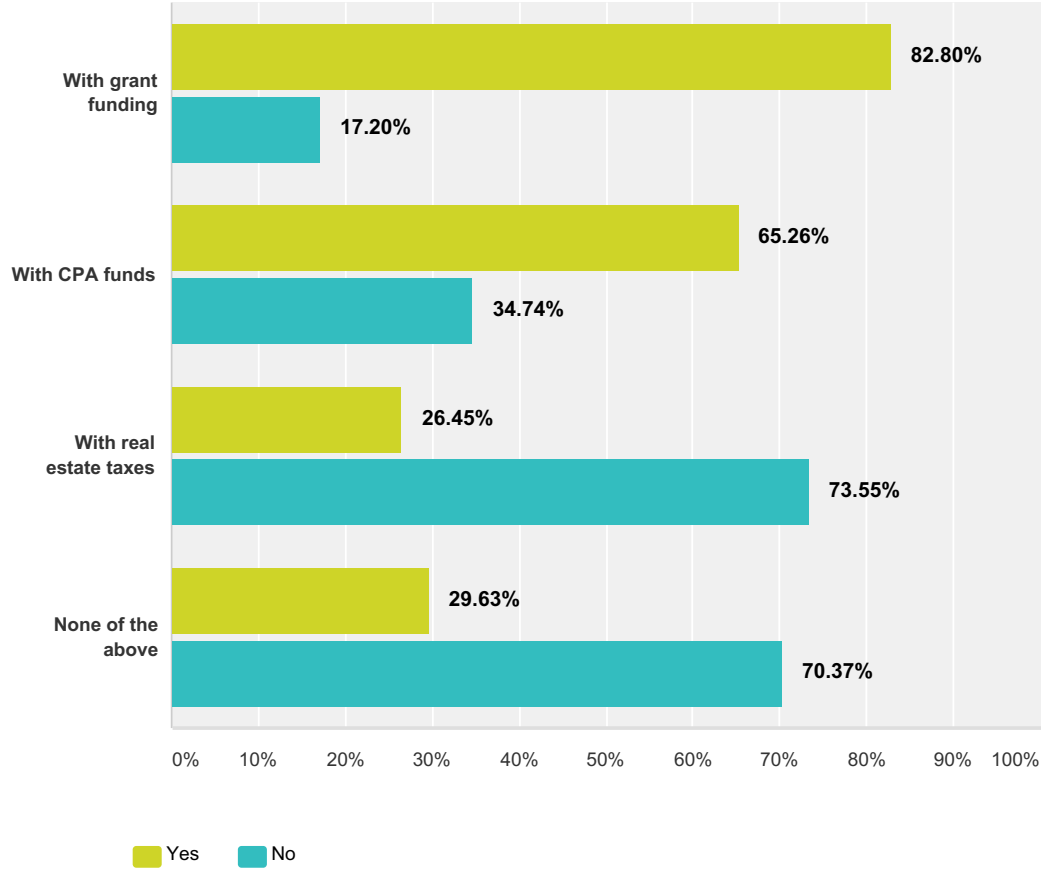


Answer Choices	Responses	Count
To preserve town's groundwater resources	56.30%	228
To preserve town's rural character	51.85%	210
For recreational use	50.37%	204
To preserve scenic areas	50.12%	203
To preserve historic areas	46.91%	190
To preserve agriculture areas	46.17%	187
None of the above	21.98%	89
<b>Total Respondents: 405</b>		

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### Q14 Would you support the acquisition of more land for open space and recreation needs?

Answered: 404 Skipped: 2

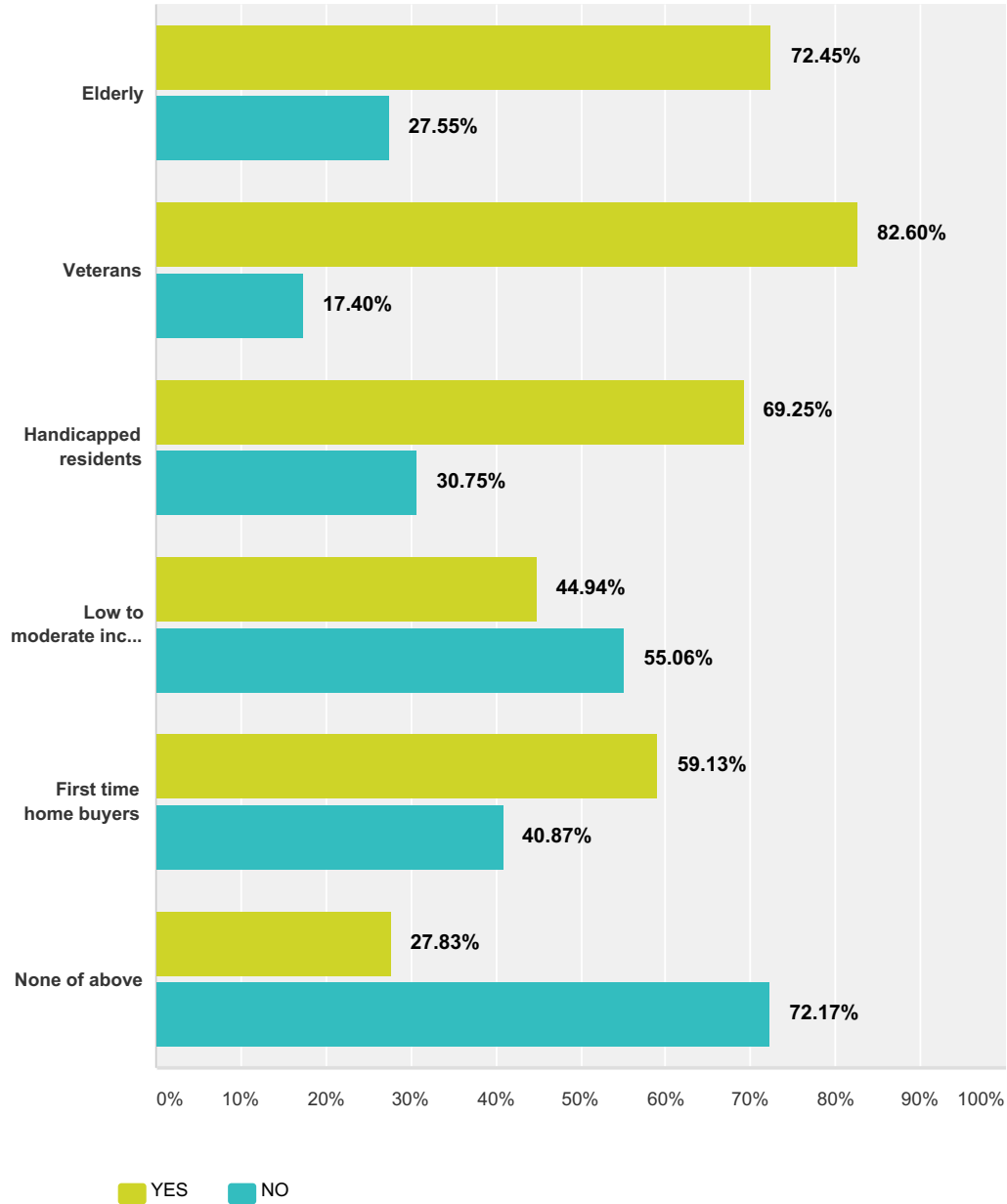


	Yes	No	Total
With grant funding	82.80% 313	17.20% 65	378
With CPA funds	65.26% 216	34.74% 115	331
With real estate taxes	26.45% 91	73.55% 253	344
None of the above	29.63% 40	70.37% 95	135

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**Q15 Do you feel the town should subsidize or encourage housing for any of the following groups? Please check all that apply.**

Answered: 401 Skipped: 5



	YES	NO	Total
Elderly	72.45% 263	27.55% 100	363
Veterans	82.60% 299	17.40% 63	362
Handicapped residents	69.25% 241	30.75% 107	348

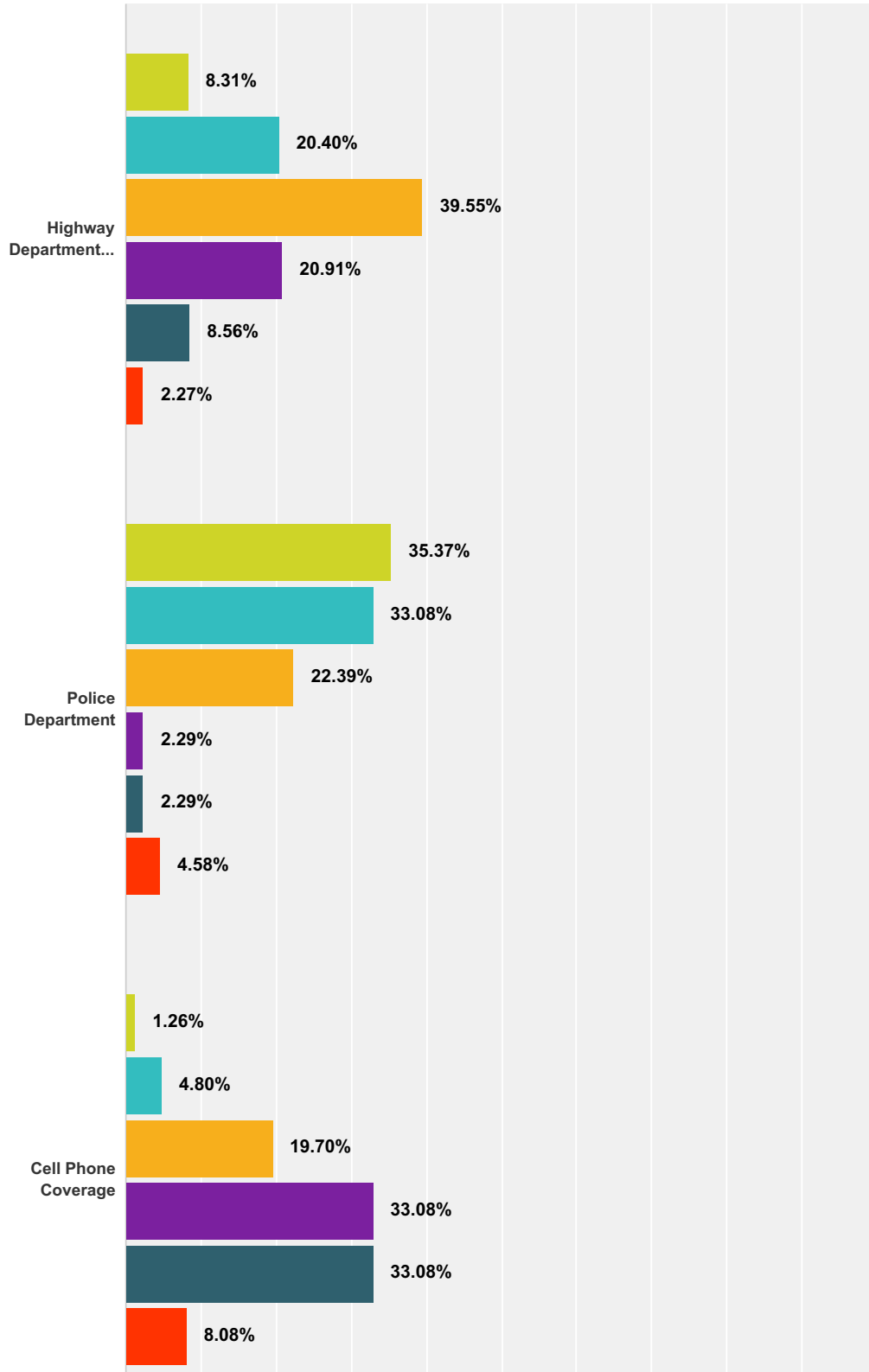
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Low to moderate income families	<b>44.94%</b> 151	<b>55.06%</b> 185	336
First time home buyers	<b>59.13%</b> 204	<b>40.87%</b> 141	345
None of above	<b>27.83%</b> 32	<b>72.17%</b> 83	115

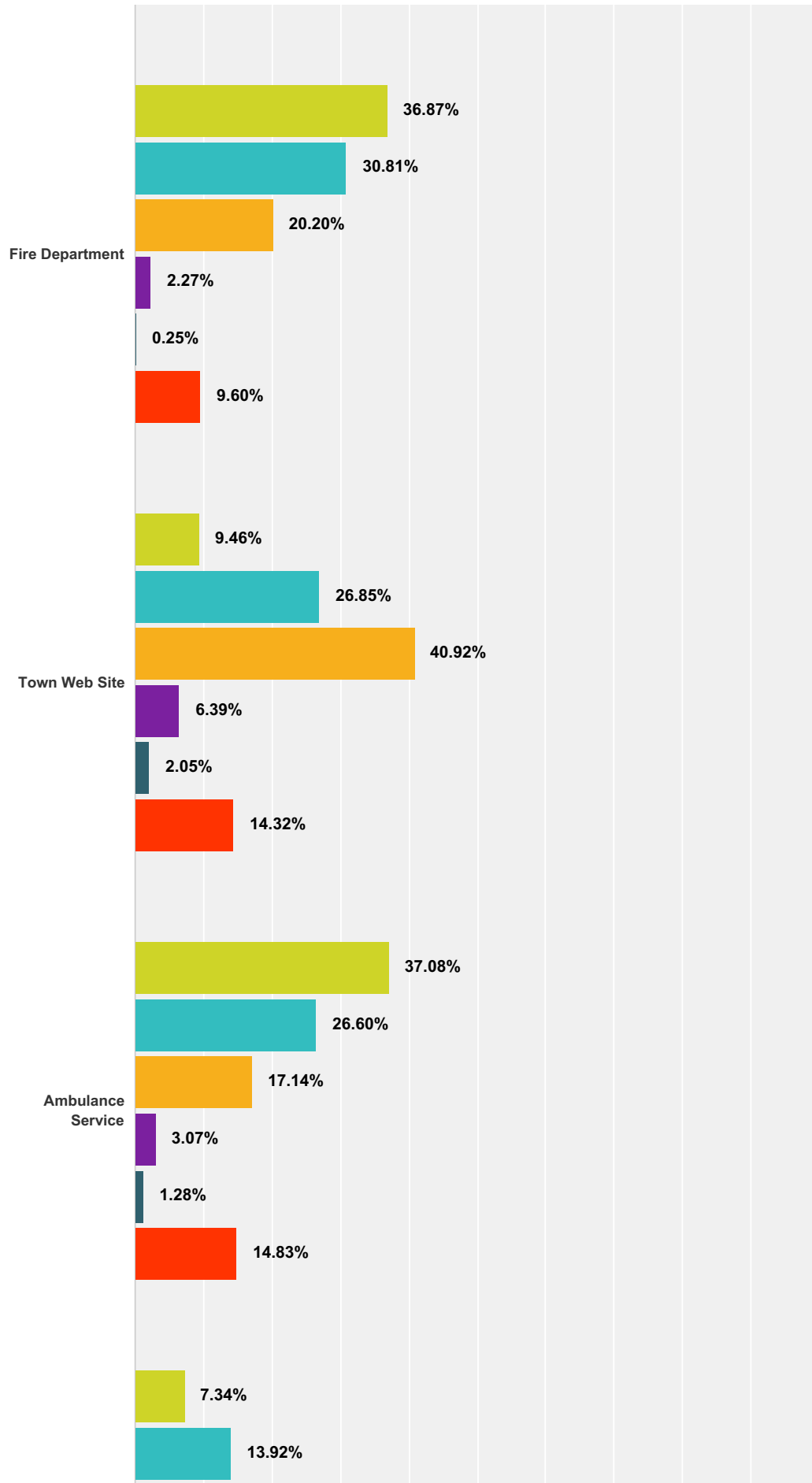
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### Q16 Please rate the current quality of services provided or performance of various departments and boards in Hubbardston? (Report Card)

Answered: 401 Skipped: 5

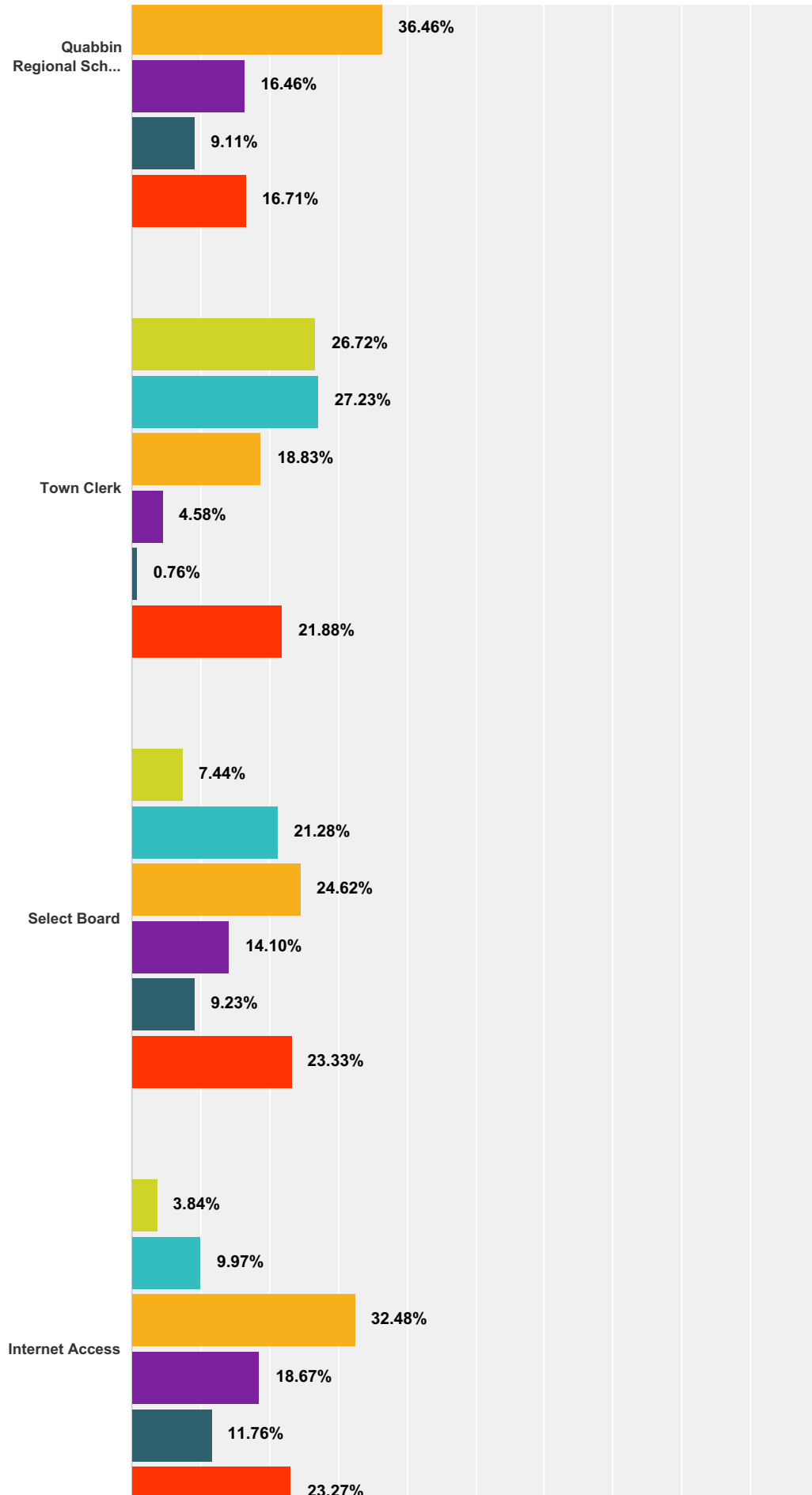


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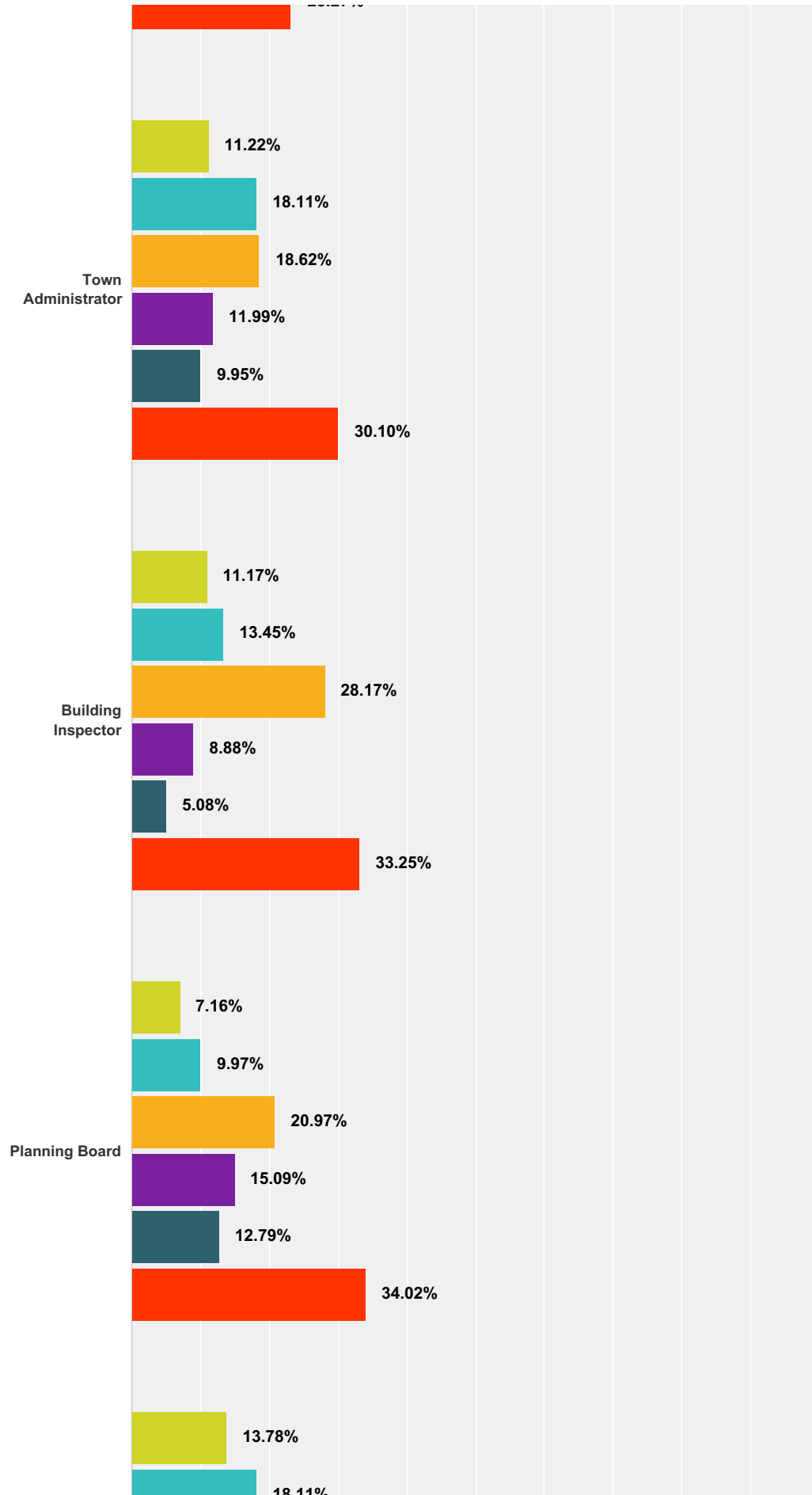




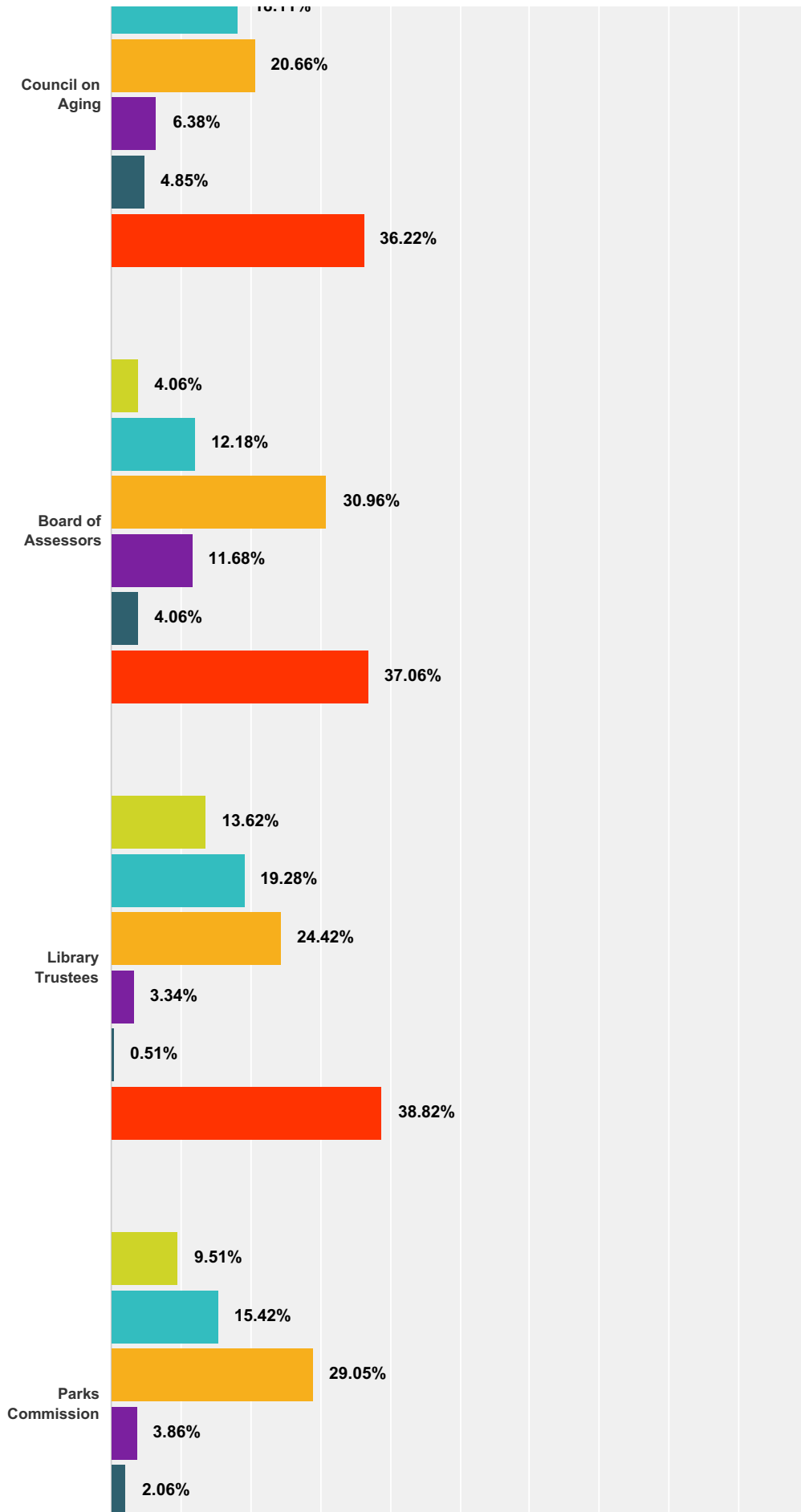
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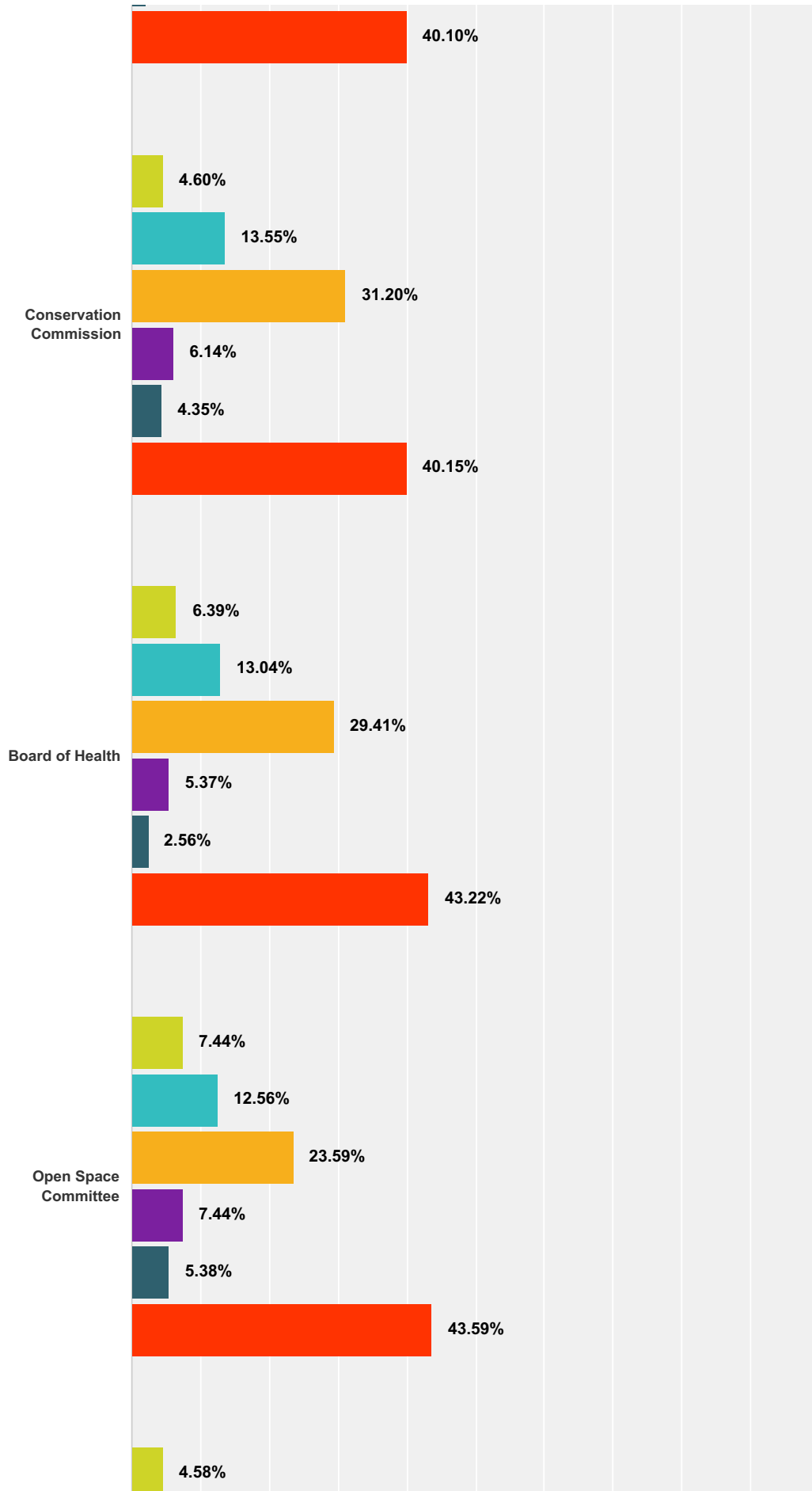
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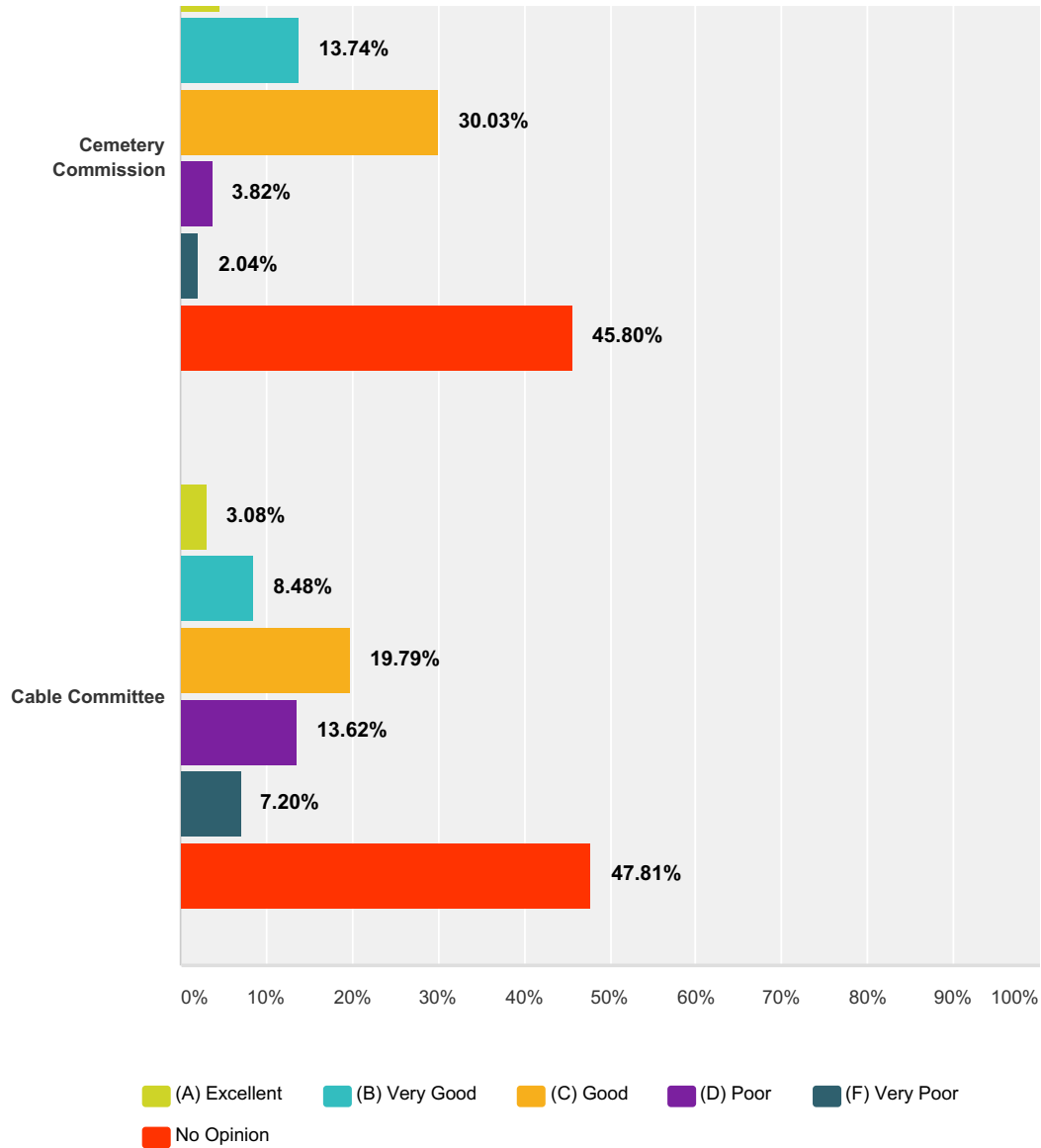
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	(A) Excellent	(B) Very Good	(C) Good	(D) Poor	(F) Very Poor	No Opinion	Total	Weighted Average
Highway Department (Public Works)	8.31% 33	20.40% 81	39.55% 157	20.91% 83	8.56% 34	2.27% 9	397	3.08
Police Department	35.37% 139	33.08% 130	22.39% 88	2.29% 9	2.29% 9	4.58% 18	393	2.17
Cell Phone Coverage	1.26% 5	4.80% 19	19.70% 78	33.08% 131	33.08% 131	8.08% 32	396	4.16
Fire Department	36.87% 146	30.81% 122	20.20% 80	2.27% 9	0.25% 1	9.60% 38	396	2.27
Town Web Site	9.46% 37	26.85% 105	40.92% 160	6.39% 25	2.05% 8	14.32% 56	391	3.08
Ambulance Service	37.08% 145	26.60% 104	17.14% 67	3.07% 12	1.28% 5	14.83% 58	391	2.49
Quabbin Regional School District	7.34% 29	13.92% 55	36.46% 144	16.46% 65	9.11% 36	16.71% 66	395	3.56

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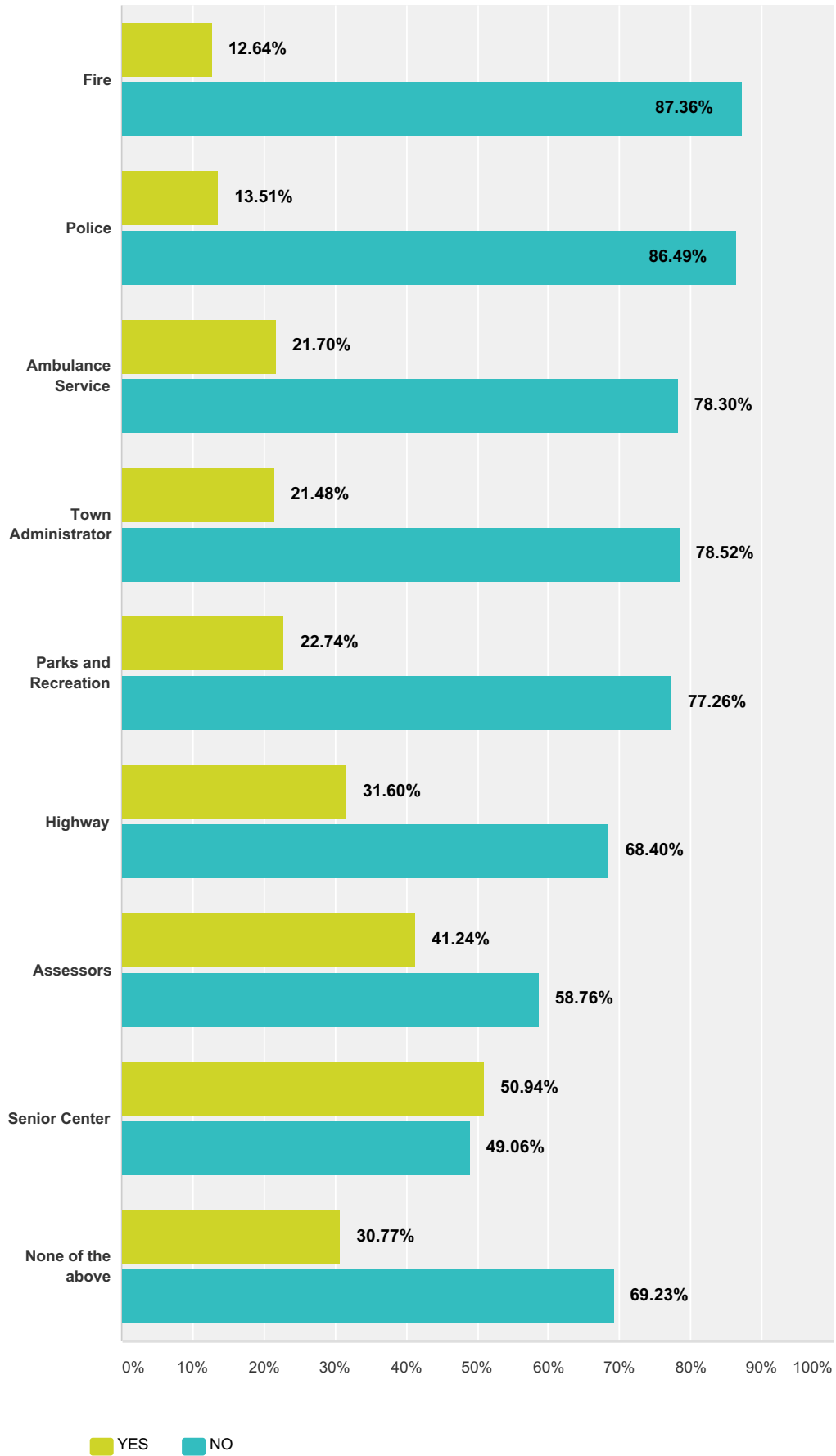
Town Clerk	<b>26.72%</b> 105	<b>27.23%</b> 107	<b>18.83%</b> 74	<b>4.58%</b> 18	<b>0.76%</b> 3	<b>21.88%</b> 86	393	2.91
Select Board	<b>7.44%</b> 29	<b>21.28%</b> 83	<b>24.62%</b> 96	<b>14.10%</b> 55	<b>9.23%</b> 36	<b>23.33%</b> 91	390	3.66
Internet Access	<b>3.84%</b> 15	<b>9.97%</b> 39	<b>32.48%</b> 127	<b>18.67%</b> 73	<b>11.76%</b> 46	<b>23.27%</b> 91	391	3.94
Town Administrator	<b>11.22%</b> 44	<b>18.11%</b> 71	<b>18.62%</b> 73	<b>11.99%</b> 47	<b>9.95%</b> 39	<b>30.10%</b> 118	392	3.82
Building Inspector	<b>11.17%</b> 44	<b>13.45%</b> 53	<b>28.17%</b> 111	<b>8.88%</b> 35	<b>5.08%</b> 20	<b>33.25%</b> 131	394	3.83
Planning Board	<b>7.16%</b> 28	<b>9.97%</b> 39	<b>20.97%</b> 82	<b>15.09%</b> 59	<b>12.79%</b> 50	<b>34.02%</b> 133	391	4.18
Council on Aging	<b>13.78%</b> 54	<b>18.11%</b> 71	<b>20.66%</b> 81	<b>6.38%</b> 25	<b>4.85%</b> 19	<b>36.22%</b> 142	392	3.79
Board of Assessors	<b>4.06%</b> 16	<b>12.18%</b> 48	<b>30.96%</b> 122	<b>11.68%</b> 46	<b>4.06%</b> 16	<b>37.06%</b> 146	394	4.11
Library Trustees	<b>13.62%</b> 53	<b>19.28%</b> 75	<b>24.42%</b> 95	<b>3.34%</b> 13	<b>0.51%</b> 2	<b>38.82%</b> 151	389	3.74
Parks Commission	<b>9.51%</b> 37	<b>15.42%</b> 60	<b>29.05%</b> 113	<b>3.86%</b> 15	<b>2.06%</b> 8	<b>40.10%</b> 156	389	3.94
Conservation Commission	<b>4.60%</b> 18	<b>13.55%</b> 53	<b>31.20%</b> 122	<b>6.14%</b> 24	<b>4.35%</b> 17	<b>40.15%</b> 157	391	4.13
Board of Health	<b>6.39%</b> 25	<b>13.04%</b> 51	<b>29.41%</b> 115	<b>5.37%</b> 21	<b>2.56%</b> 10	<b>43.22%</b> 169	391	4.14
Open Space Committee	<b>7.44%</b> 29	<b>12.56%</b> 49	<b>23.59%</b> 92	<b>7.44%</b> 29	<b>5.38%</b> 21	<b>43.59%</b> 170	390	4.22
Cemetery Commission	<b>4.58%</b> 18	<b>13.74%</b> 54	<b>30.03%</b> 118	<b>3.82%</b> 15	<b>2.04%</b> 8	<b>45.80%</b> 180	393	4.22
Cable Committee	<b>3.08%</b> 12	<b>8.48%</b> 33	<b>19.79%</b> 77	<b>13.62%</b> 53	<b>7.20%</b> 28	<b>47.81%</b> 186	389	4.57

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**Q17 Should any of the following town service be regionalized?**

Answered: 398 Skipped: 8

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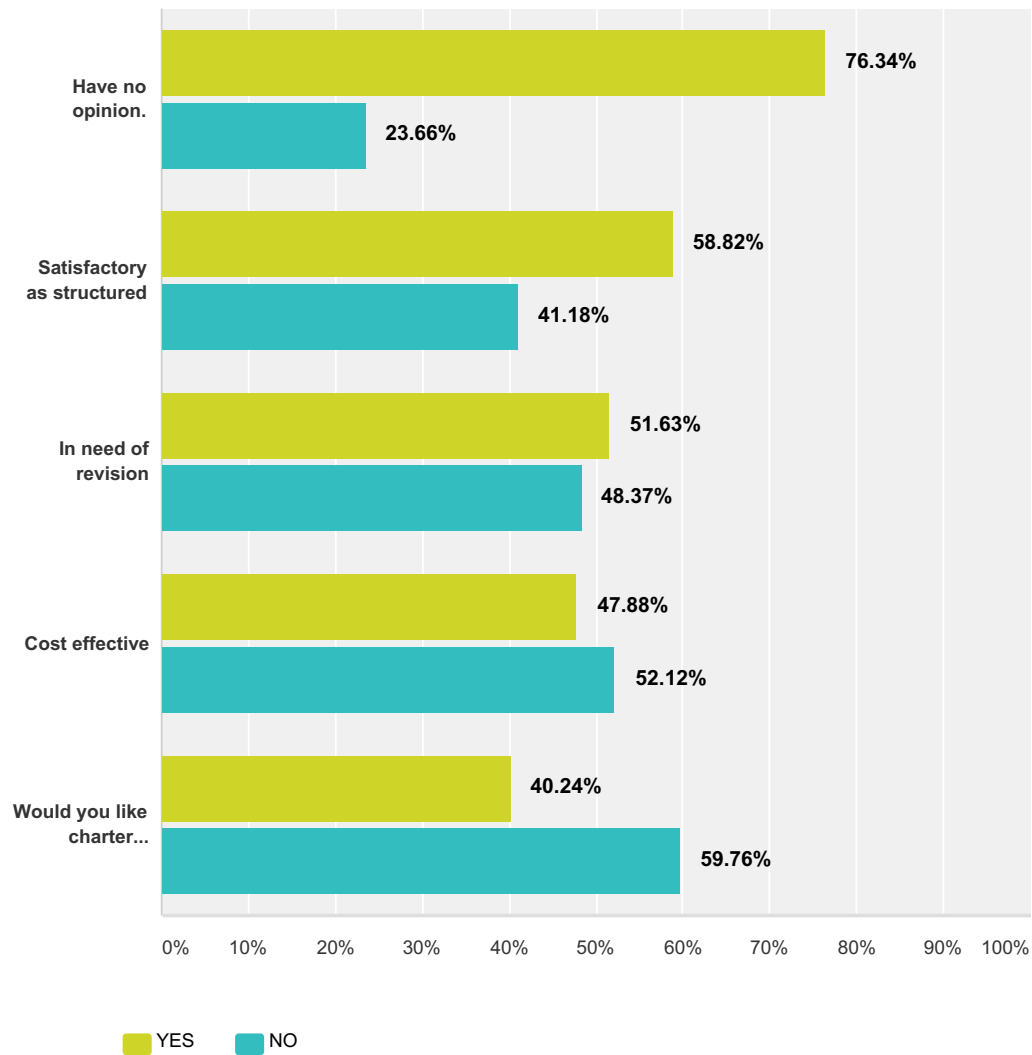
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	YES	NO	Total	Weighted Average
Fire	<b>12.64%</b> 44	<b>87.36%</b> 304	348	1.87
Police	<b>13.51%</b> 47	<b>86.49%</b> 301	348	1.86
Ambulance Service	<b>21.70%</b> 74	<b>78.30%</b> 267	341	1.78
Town Administrator	<b>21.48%</b> 64	<b>78.52%</b> 234	298	1.79
Parks and Recreation	<b>22.74%</b> 68	<b>77.26%</b> 231	299	1.77
Highway	<b>31.60%</b> 103	<b>68.40%</b> 223	326	1.68
Assessors	<b>41.24%</b> 113	<b>58.76%</b> 161	274	1.59
Senior Center	<b>50.94%</b> 162	<b>49.06%</b> 156	318	1.49
None of the above	<b>30.77%</b> 20	<b>69.23%</b> 45	65	1.69

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## Q18 How do you feel about 2012 Town Charter form of government

Answered: 385 Skipped: 21

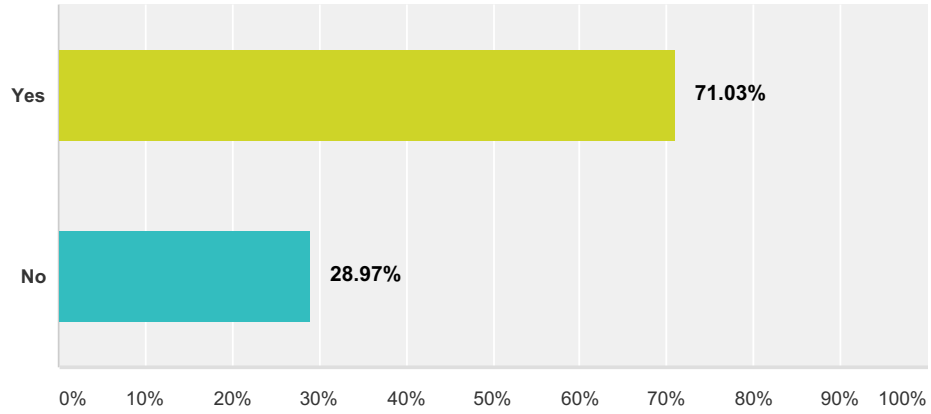


	YES	NO	Total
Have no opinion.	76.34% 171	23.66% 53	224
Satisfactory as structured	58.82% 110	41.18% 77	187
In need of revision	51.63% 95	48.37% 89	184
Cost effective	47.88% 79	52.12% 86	165
Would you like charter repealed	40.24% 68	59.76% 101	169

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### Q19 Do you think the Town of Hubbardston needs to build any new municipal buildings?

Answered: 397 Skipped: 9



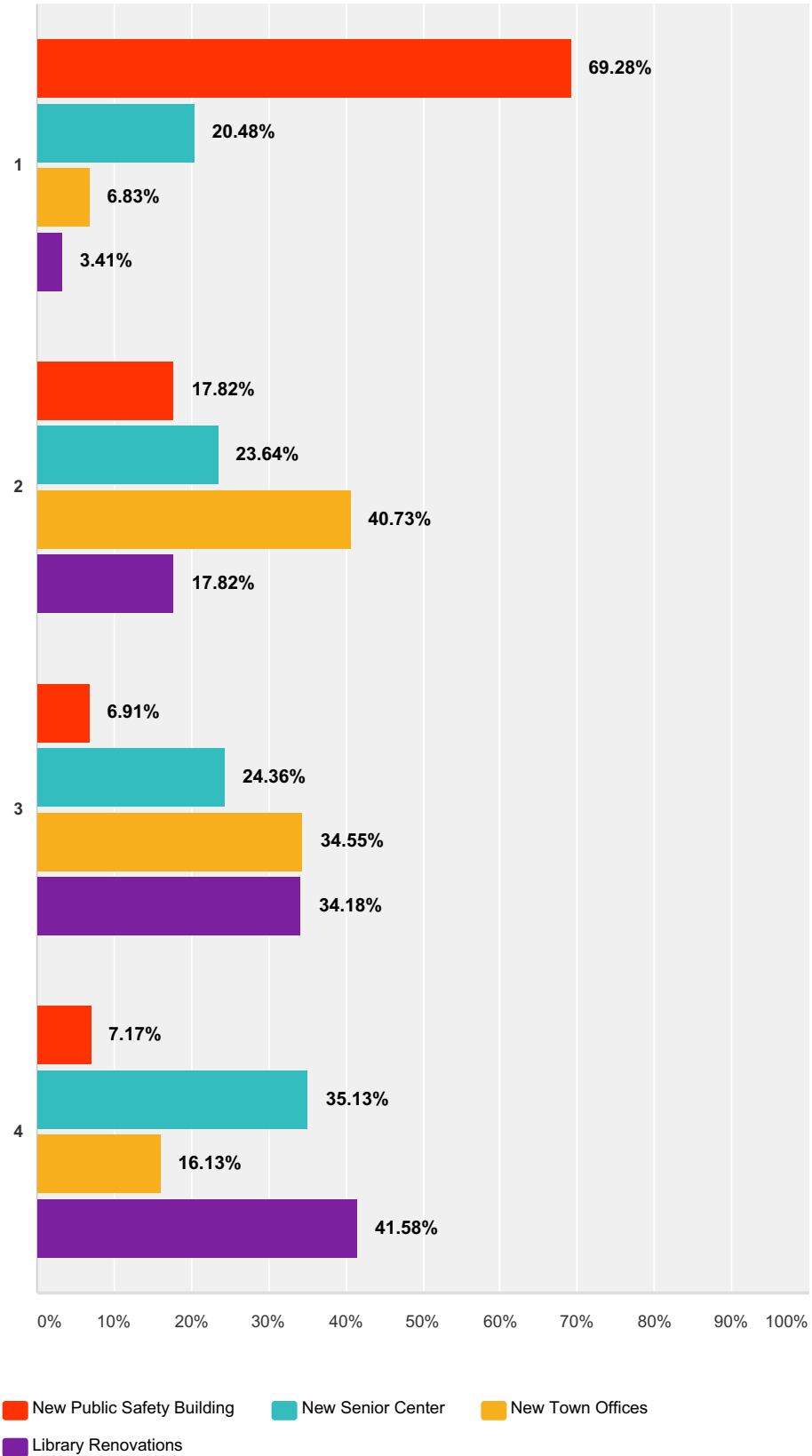
Answer Choices	Responses	
Yes	71.03%	282
No	28.97%	115
<b>Total</b>		<b>397</b>

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**Q20 If you answered yes to question 19  
prioritize the following building needs. (1  
being most needed and 4 being least  
needed)**

Answered: 308 Skipped: 98

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	New Public Safety Building	New Senior Center	New Town Offices	Library Renovations	Total	Weighted Average
1	69.28% 203	20.48% 60	6.83% 20	3.41% 10	293	1.00

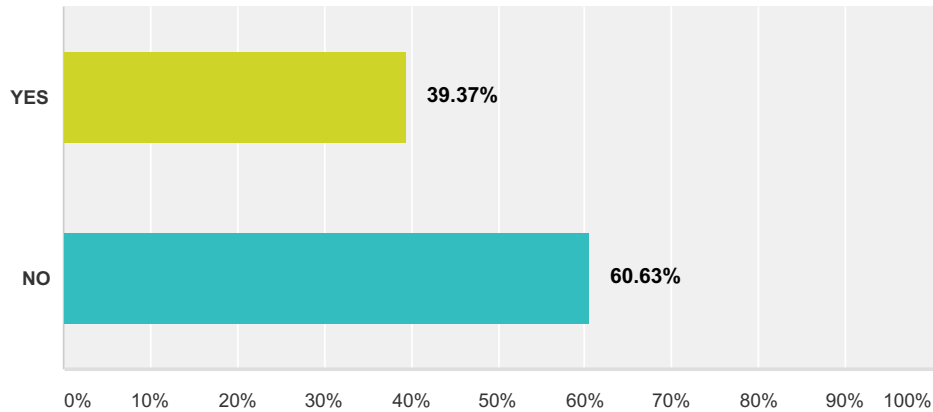
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2	<b>17.82%</b> 49	<b>23.64%</b> 65	<b>40.73%</b> 112	<b>17.82%</b> 49	275	2.00
3	<b>6.91%</b> 19	<b>24.36%</b> 67	<b>34.55%</b> 95	<b>34.18%</b> 94	275	3.00
4	<b>7.17%</b> 20	<b>35.13%</b> 98	<b>16.13%</b> 45	<b>41.58%</b> 116	279	4.00

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## Q21 Are there any specific issues, questions, or concerns that you would like to be addressed by the Growth Management Master Plan?

Answered: 348 Skipped: 58



Answer Choices	Responses
YES	39.37% 137
NO	60.63% 211
<b>Total</b>	<b>348</b>

#	Other (please specify)	Date
1	1) Reduce/combine elementary school space and finance in line with reducing student numbers. 2) Move Town Offices to freed up elementary school space. (move out of library basement and Slade building. or Move offices to house on Morgan Rd, (across from apartments) 3) As Hubbardston is one of the fastest growing senior populations for a new senior center municipal building. (also available for community center)	4/17/2017 2:38 PM
2	Consider creating a public water supply in northern part of town where there's aquifer to support some additional commercial development that would still maintain town's rural character but add to the tax base.	4/17/2017 2:27 PM
3	Street paving, Maintenance deplorable	4/17/2017 2:19 PM
4	Reflectors in mid-highway - Rt 68	4/17/2017 2:10 PM
5	We couldn't run fast enough from the heartbreaking folly of the rape of Marlborough our ancestral town. Its new tawdry moniker aptly labels its "herd mentality condition": Metro West Fight the ravages of over development. Resist the raising tide of suburban molestation. Thwert the attempts of would be moguls to tuck another green back feather in their caps a the expense of country "rubes": happy to lie down and plat dead. Our unique gem is our treasure, but means nothing to those who are dazzled by Hubbardston dollar signs in their eyes. I urge you, recapture the bravery of our ancestors. Man up! Make Hubbardston Great Again.	2/15/2017 10:08 AM
6	We need pet services like Dog Daycare Dog Park for friendly non aggressive dogs Dogs who are aggressive leashed when outdoors@ all times Town to monitor with animal control	2/15/2017 9:51 AM
7	Thank you for the survey. It is very inclusive and makes good distinction. Not hard to see or make choices. Looking forward to the results.	2/15/2017 9:39 AM
8	Encourage Business	2/15/2017 9:23 AM
9	I would like to see business in town. I think planning board members need to be more open minded to business or they should be replaced	2/7/2017 2:25 PM
10	School budget stop its growth that will allow everything else to grow that's my only concern.	2/7/2017 2:17 PM

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11	We need to protect our water supplies because all residents and businesses have their own wells and septic. Once contaminated it is difficult and costly to rectify.	2/7/2017 2:02 PM
12	It is clear after watching the planning board on TV that they do not want or support any new business or change in this town!!	2/7/2017 2:02 PM
13	Restrict Solar Farms in town, they are visual pollution, same as paving the entire field even worse. Commercial solar farms are just power plants for profit, they are an eye sore and devalue property within their proximity. It is an anti open space concept and destroys the rural character of the town. Restricted parking on narrow roads including commercial vehicles. Reacquire beach rights for Hubbardston residents only, at Com. pond.	2/4/2017 11:30 PM
14	We need a new fire station ASAP.	2/4/2017 9:48 PM
15	This is a poorly written survey. It is clear that there are some people in this town that oppose any and all development. This town needs to grow, needs foresight and a vision and saying no to everything isn't helpful.	2/4/2017 2:19 PM
16	We need a Town Administrator with experience. Reading the Gardner news it appears the current Administrator does no what she is doing!	2/4/2017 11:59 AM
17	Why did selemen hire a Town Adminsterator with no public government experience no management experience and pay her \$90,000 / year when we could have hired a person with 20 + years in public administration and was a lawyer?	2/4/2017 10:58 AM
18	Improving our school system and keeping our elementary school up and running.	2/3/2017 9:48 PM
19	Concerned about our poor fire & ambulance facilities. Especially the fire station on Main St.is in very poor condition. What a shame! We've called the ambulance when my father was having a heart attack took ambulance 35 minuets to get here. We should have driven him ourselves. ( But waited 30 Min in ER when we did that last... loose, rose situation)	2/3/2017 6:53 PM
20	HI!	2/3/2017 6:42 PM
21	I have asked Town Official twice about the blue boat sitting in the water sunk at the bottom of Bringham Hill	2/3/2017 6:38 PM
22	Plans for affordable housing. Set goals to measure new charter/ town manager and remediation for not meeting set goals.	2/3/2017 6:23 PM
23	Why did the taxes go up so high?	2/3/2017 6:18 PM
24	I believe our focus needs to be on encouraging some commercial development for revenue for our town. Our schools and town services (FD, PD, EMS) are important along with our towns overall infrastructure and need to be funded. I feel we also need to make our town more friendly for businesses. We need to be able to balance the need for growth while maintaining our towns character, while alleviating some of the burden off of the taxpayers.	2/3/2017 5:24 PM
25	A new Senior Center Building within our life time (5 Year Plan???) WHILE WE'RE STILL YOUNG, YA KNOW!!!!	2/3/2017 4:22 PM
26	Consider ending lease on portion of the Center School wing by CAPS and turning into two more rooms into town office space and /or meeting rooms.	2/3/2017 4:13 PM
27	Industry need for tax base Most any kind Machine Shops Repair shops cars and trucks Drive Thru Dukon Donuts Make use of partly empty school for seniors and police	2/3/2017 3:23 PM
28	I have a concern over the length of the road leading up to the senior citizen center. It was never agreed to who would pay for the cost to plow that type of entry way. We also need to take care of our police officers and fire fighters - they take care of us. We need to be more thoughtful of rescue and more smart in times of global warming and climate challenges. Our fire fighters and police staff will help us through climate as well as other changing times. We need to teach our children how important priorities are for investing in safety and well being. We need to encourage and be thoughtful of new opportunities for the town to help bring in funding and help keep our town looking vibrant and growing. Over the last few years the town is looking really run down and not cared for - it is sad to see. Let's help make it grow!	2/3/2017 2:48 PM
29	The Quabbin School Budget really weighs heavy on the towns over all ability to effectively fund and manage the rest of its departments. I realize that certain school budget items are required by the state, which will mandate certain increases that the town doesn't have any say over, but there are items that we do have a say over and we should voice our opinions about. To constantly approve a school budget that forces the town to cut back on local services that directly effect all members of this community needs to be addressed. I believe our children need the best possible education that our comunity can provide and responsibly fund, but not to the extent of sacrificing services that benefit this community as a whole. We should insist that ALL departments be fisically responsible for their budgets in order to provide the best overall services for our community.	2/3/2017 11:34 AM
30	Why is there such a push to build a senior center. Wouldn't a town wide community center be more utilized? If the seniors need a building to themselves can a portion of the Center School be designated for them?	2/3/2017 9:00 AM



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31	It would be an absolute shame to loose our elementary school. Most likely, this would stop any growth to town and would probably force many young families, like mine out of town. We specifically chose Hubbardston to be ahead of boom. Rutland has seen exponential growth, home values have risen, municipal services have had to improve and overall shes growing in to a nice New England town, as is Westminster. they are no longer the rural towns they was just a few years ago. Growth is inevitable, people will be forced to town, in the next 5-10 years, we can accept it or go kicking and seaming. But, in the end we'll get with the times or be forgotten and left for obscurity. we're looking rundown and tired as it is. Grow the town, don't miss the opportunity.	2/3/2017 12:01 AM
32	Local residents should be allowed to ride dirt bikes and atv's in the sand pit as long as they are registered. The biggest problem I saw was the people from out of town riders that showed up with 40 riders and film crews.	2/2/2017 11:07 PM
33	Driving through town on rt. 68, speed limit should be 30 mph rather than 35. Signs seem to be in one another's way-- eg: heading towards Rutland, it is nearly impossible to see the blinking 20 mph school sign because other signs block the way. The main street appears cluttered with signs, mailboxes, and telephone poles. Is there a sidewalk?	2/2/2017 8:11 PM
34	Clean up the pallet company. Get it off of main street. Get the cars and trucks just sitting behind Jon's house and garage out of there. think Hubbardston needs something on the books that says a person doing business can only have a car/truck sitting in the yard for 6 months.	2/2/2017 7:20 PM
35	My land values continually go down and my taxes continually go up. why? The town does not need a Public Safety Center, it doesn't even need the amount of police it has. Regionalize with other towns. More empty buildings to fill a new expensive one is not the answer. Quabbin High Loses more kids but the costs continue to rise.....why? Stop throwing brown dirt on the highways, use more salt, the dirt is ineffective and a mess.	2/2/2017 3:11 PM
36	I'd skip the Complete Streets thing as it's a bribe for doing things the state's way in the future The gravel pit rules seem a little harsh, some rules about fixing it up when they're ending operations for good are good, but only doing a small portion at a time and recovering bit by bit seems unworkable as all the sand will just fall in naturally anyway, it's crazy. There aren't enough seniors for a full senior center, the room they have now is good. Building a new building and staffing it is just going to increase costs forever. Most are old, don't have cars or other transportation to get into town and many wouldn't be interested anyway as a lot of what they do is a set of predictable cheesy celebrations of St. Patrick's Day, Valentine's Day, Halloween, etc. Just move the seniors or police or whoever into the school if it's too big. All the rules about it's a school building, or you think you can't put a kitchen in there ... that's why town government in general should be scrapped because you can't operate cohesively. They're already in a school building, the old kindergarten, so what difference does it make? 200 feet of frontage is a bit big, maybe drop that to 150 feet, or 100 feet, it's rules like that that keep poorer people from being able to live in town. There is almost no affordable housing. Try to encourage some business, but without septic and water, that's not real likely	2/2/2017 10:04 AM
37	Hauling Boston waste into town and dumping it in old gravel pits	2/1/2017 4:07 PM
38	75 Yrs old. My relatives came in 1768 Need traffic lights at Rt 68 / Elm St Street lights Elm/ Brigham/ Rt 68 The sidewalk project. If the park cars along Main St. it make traffic terrible. Don't need extra street lights. We don't need to look like Holden	2/1/2017 1:52 PM
39	We could use a Dunkin Donuts	2/1/2017 1:42 PM
40	I hope you publish the full statistical summary of this survey.	2/1/2017 12:53 PM
41	Please please do not look at any spending any projects whatsoever until the ALL original town roads are fixed (not patched, fixed). Then we can talk about the future any then maybe send out a survey.	1/30/2017 10:38 PM
42	I have seen a few people try to treat Hubbardston as some backwater where they think they can start a toxic waste dump or strip mall or dig up half the town and sell it. No one will care, right? WRONG! The Growth Management Master Plan needs to keep out that kind of disgusting development. Small amounts of affordable housing is fine. Enrollment in the schools is predicted is decrease by 15% in the next 10 years. This is a matter not of growth, but shrinkage for the school population. How will that be dealt with? Amount of seniors predicted to be rising. A new senior center might be a good thing. Has the town done a survey to find out if seniors prefer their center to be in the middle of Downtown, or does it that matter?	1/30/2017 10:30 PM
43	Post the raw data of this survey on the town website. Keep transparency as this goes to adjusting the master plan.	1/30/2017 10:26 PM
44	If the condition of the roads is covered by this plan, then this needs to be addressed! The condition of Morgan Road is deplorable!	1/30/2017 10:03 PM
45	With the new low cost LED bulbs i cannot see why the town cannot put up street lights along some of the more highly traveled roads like RTE. 68, and New Templeton Rd. As someone who knows the person in charge of handling and keeping these lights up and running as his job, the cost related to them is so minimal it is would be worth the current tax increase we just saw to have these installed.	1/30/2017 9:13 PM

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46	I'm embarrassed with the appearance of most of the homes and businesses in the center of town. It's very evident most residents in a 2 mile radius of the center don't have pride of ownership. The dilapidated homes and businesses, vacant homes, lawns that are junk yards, the pallet company. It's just very undesirable. Why would anyone want to grow a family or business in this town, when clearly there is no opportunity for success? It appears the residents can't afford to maintain their own home. It's sad and unfortunate, and there's nothing that can be done about it. The failure of the 250th Anniversary planning committee is a testament that most residents just don't have a sense of community or care about the town. Growth Management Master Plan..I suggest a Blight Management Master Plan to figure out how to deal with the obvious decline of the town. Their is no growth, only decline. Thanks for the opportunity to reply.	1/30/2017 8:52 PM
47	Stop cutting the tree wardens budget. Have the fire dept come up with some money for a station. We need a new fire station but not a tashmahall. We are not Rutland, Holden, or Gardner. Build for our needs not our wants.	1/30/2017 2:57 PM
48	Question 9 is a loaded question. You should throw out the results. In general, we have a Town Center District that goes from Elm Street to about Williamsville Road along Main Street. This is good, but as I recall there is a requirement for business owners to live at the address. If so that part should be removed to help encourage small professional businesses in the district. The school and all town services should be centralized and located in the Town Center District as much as possible. Municipal services such as sewer and water should be avoided. If necessary they should be in the form of an authority totally funded by the recipients of the services. Building lot size should remain at 2 acres regardless of the presence of such facilities. The town should actively seek better cell phone service/ coverage. But not by allowing towers tall enough to require lighting.	1/30/2017 2:36 PM
49	Any commercial development should be located on town borders, preferably as close as Route 2 as possible. Town Center should be maintained as a historic district and consider some public funding to beautify the center. As approximately 30% of the town is MDC, we have an advantage already regarding open space. I am in favor of maintaining our low density housing, but we should consider other housing models, such as cluster housing or co-housing communities; these housing models could enable new building while also maintaining open space.	1/30/2017 1:23 PM
50	STOP THE DRUGS! Do not let Hubbardston slip downward into an overdose overload like barre! We're heading in that direction.	1/30/2017 12:27 PM
51	Education and business expansion	1/30/2017 10:25 AM
52	Keep Hubbardston Hubbardston! Don't make it like Holden!	1/30/2017 9:56 AM
53	Encourage more business to locate in Hubbardston	1/29/2017 8:23 PM
54	A town office that accommodates all the town services A senior Center A Fires Station A Police Station	1/23/2017 6:54 PM
55	Keep services to elderly/services local	1/23/2017 6:41 PM
56	Look at creating more commercially zoned land near the Gardner line and possibly having the commercial businesses chip in to run sewer and water from Gardner ( or tap the town's aquifer for local water) to accommodate a light industrial or business park to generate additional tax revenue.	1/23/2017 2:58 PM
57	I'm sorry to say, this survey is filled with implicit bias. For example: Of course, nobody wants to import contaminated soil, but soil has to be tested per state law anyway, so that question is misleading. Another example: Question 9 needs a "none of the above," because what if I think Hubbardston needs to revise downtown zoning to encourage small storefronts? What we really need is a thriving downtown district. I think there's another group already working on this? My order of priorities would be: 1) Revise downtown zoning. 2) Find a way to get water and sewer downtown. Where there's a will, there's a way! 3) Actively encourage businesses that everybody wants - especially restaurants, because literally EVERYONE I have ever spoken to agrees that Hubbardston needs some nice sit-down restaurants. No junk food chains!	1/23/2017 2:35 PM
58	Please keep services in the Town center district. Especially the fire and police department. The fire barn needs an addition and renovation right where it is. The police dept is great at their current location, right in the center of town. The senior center plan should be allowed to go through with the grant they worked so hard for, without the piggybacking of an overblown safety complex. I thought we just renovated the library.	1/23/2017 2:26 PM
59	Taking of topsoil and gravel in Pitcherville Rd. area. Note to Planning Board about this issue Many roads are in deplorable condition. Take a ride on Parson's Rd (if you dare)	1/23/2017 12:20 PM
60	Abandoned properties give the town a very shabby appeal.	1/23/2017 12:11 PM
61	Since there are many questions on the elderly, seniors center, council on aging, police and public safety blds. I want to express my support in the way town management reacted since the beginning of the plan to have to have the land trade for the services. 1) The town needs many things. 2) The town cannot have everything at once.( that is not growth management) 3) The building committee or planning board rushed into land too fast. The police, fire, selectmen, town administrator, did not use good sense. All they could see is\$500,000 that they nneded to spent right away. .... This response goes on for several pages, if you would like a copy please contact the planning board and we will copy and send you a copy.	1/23/2017 11:46 AM

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62	Would like to see businesses able to be present in the town, and have the town's folks support them. Without businesses - I worry that the town's taxes will have to increase a lot to keep the town from going bankrupt...and also without businesses -how can we be able to buy local and sustainable?	1/22/2017 7:46 PM
63	Review and revise charter with consideration of possible repeal.	1/22/2017 2:35 PM
64	Ambulances must arrive to residents homes much quicker then they do. Prompt arrival	1/22/2017 1:53 PM
65	town needs to be more attractive to outsiders who may want to move here.	1/22/2017 10:06 AM
66	total new planing board	1/19/2017 8:22 PM
67	Hubbardston as a town has limited recourse to grow however it is surrounded by attractive tourist attractions and the town has a lot to offer to prospective tourists. Encouraging tourism and the development of a tourist infrastructure can provide economic growth to Hubbardston in a manner that preserves the character and size of the community.	1/19/2017 6:42 PM
68	60% of tax dollars go to schools-unacceptable Roads are horrible Plowing and sanding need help	1/18/2017 8:19 PM
69	I value the rural nature of Hubbardston and realize the need to increase the tax base. Any commercial expansion, be it industry, warehousing, etc., should fit the nature of the town and should have effective solutions to expected traffic increases. Water should be protected first and foremost and never taken for granted. I have no objections to cell phone towers, wind turbines, solar farms. Just like the skate park for kids was a great addition to the rec fields, a decent senior center is a no-brainer. New buildings for town services probably won't fly if you try to do them all at once.	1/18/2017 2:38 PM
70	Keep town growth at a bare minimum. I moved to Hubbardston for the rural atmosphere. Having lived in Rutland for 14 years, I left because it is now a "rural" city with very little open space and building at every possible area. Hubbardston is a beautiful rural town which I would like to see remain the same. Thank you!	1/18/2017 11:26 AM
71	I feel we need more tax revenue from businesses. What is being done to attract business to our town?	1/17/2017 4:40 PM
72	need a new public safety but much smaller and less costly Everything else should be shared w neighboring towns Taxes are exorbitant	1/17/2017 2:05 PM
73	Any new town buildings need to be reasonable. The proposals so far are far too large and expensive. We are a tiny town and we only need tiny and simple buildings. Anything more is wasteful, unnecessary, and irresponsible. It is disheartening to hear Hubbardstonians talk about how they need these big fancy buildings. Our town employees are entitled to work in clean, safe, comfortable places. But they aren't entitled to work in buildings that have more luxuries than most houses in town. And the seniors aren't entitled to anything from the town. The current senior center is a nice gift from the town. Clamoring for more is pure greed.	1/17/2017 2:05 PM
74	need more commercial land available and change planning board members who are out of control	1/17/2017 12:43 PM
75	Please do not regionalize the senior center. My taxes do not include trash,water or sewage. I have no children in school and would like one service please. Thank you.	1/17/2017 11:25 AM
76	After the Doane scandal and before that former chief Barrett's legal issues (and legal bills) The Town of Hubbardston has a significant lack of confidence in it's administration that needs to be addressed. A case in point is the Regional dispatch, which was voted against by a majority of Hubbardston voters yet adopted anyway because "there was grant money". Is it any wonder that many administrative town committees are without quorum's when the will of the voters is repeatedly ignored? Many work hard to keep Hubbardston a good place to live, but they are too few and many residents are dispirited, which makes them reluctant to participate in town government, because "what is the use, when certain town cliques dictate what they want and the voters are ignored!" In this vein, Chief Perron needs to reside in a place that is suitable to Hubbardston ordinances, it is my understanding that currently where he lives would be considered in violation of Town regulations, because the chief law enforcement official in town MUST be observant of local law and not in violation. The 2017 Hubbardston 250th committee expunged members of the Historical Society and appears to be hijacking our anniversary observation for purposes of it's own. For instance, it is my understanding that despite the town's own colonial militia unit, paid re-enactors have been engaged and local people have been discouraged, for all I am aware this pattern may be repeated with other organizations that might have desired to participate, but were shouldered out. The 250th may be a small thing, not related to the day to day running of the town, but it is a bellwether of other conflicts in town where similar problems are brewing. Are we still a Democracy? Or are cabals of outsiders from suburbia going to turn our beautiful rural town into a shadow puppet of Holden? Let us prevent such before it is too late.	1/17/2017 11:17 AM
77	This town needs more Industry and less housing. It would also be nice to have some services in the town like snow plowing and cell service. We have so much land and not a single supermarket or drugstore to go to. I believe we could have these amenities and still keep our small town feel if it's done correctly. The last thing we need is a new senior center, that building and site proposed should be for a combined fire station and police station.	1/17/2017 10:59 AM

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78	1. business and agriculture in general should be encouraged, but for agriculture, there should be very low land taxes as farming does not generate a lot of money but requires a lot of land. The benefits are in both preservation of open space and agricultural products that benefit the community. 2. I think the current zoning laws require a minimum of 2 acres for rural lots that support septic systems. I would keep that going forward. 3. I would also build into the zoning laws limitations to the size of any large condo or apartment complex as they tend to burden the rural residents with funding more town services that may not be fully funded by the complexes or their residents.	1/16/2017 10:01 PM
79	Bring in Water and Sewer	1/15/2017 8:11 AM
80	Encourage more local small business through tax breaks.	1/14/2017 12:09 PM
81	No need for new municipal buildings that cost millions of dollars. If you want to build one, get some bids and show the town.	1/14/2017 12:04 PM
82	The voters of Hubbardston have repeatedly denied approval of these new municipal buildings, yet they keep appearing on the ballot. The fact that this survey asks the same question implies that it will be on the ballot once again. What part of NO does the planning board not understand?? While a new public safety building would be the most important of the proposals, this town does not need such a multi-million dollar option championed by the developer of the project. The town approved thousands to keep studying the matter. I think the voters would approve a public safety building IF the town took bids and presented those options to the voters, instead of a one size multi-million dollar plan. Particularly troubling was the hoax or phony plan to bundle the senior center project with the municipal building with the so-called two for one multi-million dollar option. Again which was pushed by the developer. The voters soundly rejected it, and will likely do so again. We've lived here for over 25 years and in that time have never seen such repeated abuse of the town approval process. There should be a limit to how many times a group can petition the town for a project.	1/14/2017 11:33 AM
83	Not a questions just clarifying answers. I feel Hubbardston needs to grow commercially. Home owners can't be only source of revenue and schools/public safety are in dire need of funds. A senior center would be a wonderful addition but feel schools and public safety should come first. I don't know enough about what regionalization of certain services would look like to answer. I'm very concerned about road conditions and number accidents. Especially accidents involving young drivers. Would love to make Main Street more appealing-however-funds must be directed to top needs	1/14/2017 7:07 AM
84	Would you please consider not purchasing any more properties for Open Space. Between the State and Town we have enough low tax base properties in Hubbardston. The town should take into consideration to take a yearly percentage of the tax dollars from the solar farms being built in town to be used to return street lights to intersections throughout the our town. We have a very cold town at night never mind the safety it would bring back. Also you may look into solar street lights with this funding. Keep our children in our town. Do not allow the school district to take our kids out of town they are an important part of the growth and development, history and life of Hubbardston. To all town committees, employees, & volunteers thank you for all you do.	1/13/2017 9:30 PM
85	We need reasons for people to do things in town. The board of health restricted tobacco sales (minimum pricing on cigars) sending consumers to barre. As well as the fact that we have no bars, no Dunkin' Donuts, no jobs for local residents and not many reasons for people to travel here. From what I've been told we were more developed in the 1950s than we are today.	1/13/2017 7:36 PM
86	People move to Hubbardston knowing the limitations. We can depend on surrounding communities as we always have.	1/13/2017 7:24 PM
87	This does not give enough options. It is either all open space options or extreme growth. How about something in between? Who ever created this survey obviously does not want new growth and hates the current system of government in place with the charter. A more neutral person should have created this for more options.	1/13/2017 2:43 PM
88	more road work less fire department cost less police department cost	1/11/2017 4:01 PM
89	We need to make it easier for businesses to establish themselves in town without so many restrictions. We all like the character of the town, but we can not continue to depend only on homeowners to foot the bill. We must allow some commercial development. Smart growth is what is needed, not no growth, which is only a death knell for our town in the long run. Thanks for doing this.	1/11/2017 2:04 PM
90	Residential tax dollars don't cover the costs of serving those residents. The town needs more revenue from commercial/industrial in order to be able to better balance the budget	1/11/2017 12:26 PM
91	this town needs commerce, revenue. What are we doing to promote business/commercial growth?	1/10/2017 3:17 PM
92	I would like to see if the town can apply for any and all grants etc., from the Federal, State and County governments to help for the cost of replacing some of the towns roads. Thank you.	1/9/2017 3:41 PM
93	Hubbardston Center School staying in Hubbardston	1/9/2017 10:52 AM
94	Regarding "quality of services" questions... by stating services are "very good" or "good" by police, fire or EMT that is not to imply that the conditions of which they are working under are acceptable. The services they provide, despite the horrific conditions they work under, is very good.	1/8/2017 6:58 PM

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95	The conditions of the public roads need severe improvement. It will allow emergency vehicles quicker response time, help in selling of property and just getting around town without feeling like you're going off road. I like to see public water because when the power goes out you have no usable water source unless you purchase a generator and pay for gas to run it. I'd also like to see public sewer. Septic systems are expensive to put in, have to be maintain and have to be replaced after 20-25 years or they stop working. Most elderly homeowners on fixed incomes don't have financial ability to have the work done to it, so the waste that generated leaks out into the ground water and the smell pollutes the air.	1/7/2017 12:29 PM
96	A master plan to bring public water and sewer to every house. Wells are expensive to maintain, get damaged by lightning, many have poor water quality, are down every time power goes out. Sewers are going to be the most cost effective way to replace the many upcoming failing septic systems, many coming up on their life expectancy of 25 years plus. A sewer assessment per house is less money than replacement costs for septic systems. Sewers will clean up the ground and surface water contamination from septic leach fields.	1/7/2017 11:57 AM
97	Traffic is a serious issue at school drop-off & pick-up times.	1/6/2017 10:52 AM
98	Stalling the senior center	1/6/2017 9:58 AM
99	Bring more businesses to Hubbardston. Give investors a reason to invest in this community.	1/5/2017 8:40 PM
100	Not at the moment anyway, thanks.	1/5/2017 8:03 PM
101	We desperately need a change in zoning laws to allow for more businesses to come to Hubbardston to be able to collect more taxes and help with budget. We do enjoy the rural area of the town but the areas along Rt. 68 need more businesses. We need a coffee shop, some more restaurants, a affordable grocery store etc. Rt. 68 is accessible by Rutland and Hubbardston and a grocery store on that road would benefit both towns. Having elementary school children bussed to Barre would be devastating for the development of the children as well as for their parents. Kids would have to get up even earlier in the morning and would spend to much time on a bus. For parents that work full time, having to drive to Barre to pick up their children from extended day would be a great hardship. The extra time for commuting to Barre will bring kids home even later. This is a hardship for parents who are already working fulltime, trying to make ends meet. If we do not have a school in Hubbardston anymore, we will loose a lot of families. Property values will significantly decrease. A lot of families moved here because the Center School is a great school. Loosing the school would cause our family to move immediately. Building a brand new Senior Center is not necessary. Gardner is close, why not regionalize and provide bus service to seniors that do not drive?	1/5/2017 5:08 PM
102	I love the rural character of Hubbardston. I grew up in Holden and am very glad that Hubbardston has taken a different path than Holden and Rutland. I would not want to see growth like that in Hubbardston. However, I feel that the town is at risk of dying due to the complete lack of growth. Our elementary school is at risk of closure due to the lack of families. I understand well that too much growth would force more capital spending for more schools. But the student population shrinking is almost as bad. We are paying for a full school even though it is half full. If the school closes then there will be an exodus and no families will ever move here again. Property values will plummet and so will the town's income. And please don't push more Senior Living growth. They appear to be a more expensive demographic than school kids. I don't want this town to turn into Rutland. But, I really don't want it to die. Please try to look for a compromise.	1/5/2017 3:22 PM
103	What are they doing- No information given	1/5/2017 2:25 PM
104	repeal cpa	1/5/2017 10:02 AM
105	As a taxpayer, the town needs to allow growth with businesses. This is the only way some of our citizens will be able to afford their taxes/homes.	1/5/2017 9:39 AM
106	We must address the 21st century needs of small towns like Hubbardston. We cannot continue down the path we are on by shunning commercial tax base. The burden cannot be shouldered by the residents alone anymore. We will continue to see losses of services while continuing to pay more in taxes...this makes no sense. Please encourage commercial development to bring in more money for our town. Westminster is running a multi million dollar surplus and has tremendous and expanding services. We are heading in the wrong direction because of a mentality which harkens back to the past when a small rural community could get by with the taxes collected. The mis management in this town is clearly obvious and being a young professional parent its honestly sad to see those in charge running the town into the ground. It has so much potential and i certainly hope you actually take our opinions seriously and compromise on your own personal ideas that are not working anymore. A balanced approach is all that I am asking. We can keep the rural character within the bounds of a town that embraces the future.	1/5/2017 9:14 AM
107	More business and be more commercial friendly	1/5/2017 8:48 AM
108	Do not allow other towns to send their kids to the elementary school.	1/4/2017 7:55 PM
109	Hubbardston needs to encourage business and keep fixing/maintaining the roads.	1/4/2017 7:22 PM
110	Do not let Hubbardston Center School close.	1/4/2017 5:55 PM

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111	Concerned about contaminated soil coming into town	1/4/2017 5:14 PM
112	eliminate or restrict large solar farms	1/4/2017 3:33 PM
113	How to ensure the future of the Hubbardston Center School.	1/4/2017 2:26 PM
114	More industry, expand commercial tax base. Enough of buying open land, there is enough.	1/4/2017 1:06 PM
115	Focus on renovating and the upkeep of current structures. Our town continues to look like trash and it could be beautiful! The town continues to spend too much of our tax money and there is nothing to show for these increases. Our taxes have increased dramatically this quarter!	1/4/2017 12:33 PM
116	There is no hub or heart in Hubbardston. I see a lack of meeting place for any age category, youth, young adults middle age or elderly. The absence of a real town hall, town common, and loved business enterprise (e.g. market, restaurant, cafe, bookstore, hardware store) leaves residents with few reasons to go to Hubbardston center. There are few commercial enterprises in town that I am compelled to support except the agricultural producers. Our library building is something to be proud of. Read the book A Pattern Language by Christopher Alexander for design concepts that make for livable communities. We have enough single family houses. Growth should be in the form of the infrastructure that makes a town livable. Bolton is a town with similar issues (i.e. a town you pass through to get somewhere else and with a single, busy, main travel road passing through the town center) and I see their attempts to address similar issues by creating a town common as a gathering space. Maybe this will work, maybe it won't but they seem to understand the problem. There is no easy answer but it will come from unearthing the reasons why things are the way they are. It may be zoning, it may be parking, it may be other infrastructure needs or all of the above.	1/4/2017 11:45 AM
117	What is being done with Main Street? It is rapidly deteriorating, from the road to side walks to general appearance of the area. Who would want to buy a house on Main Street Hubbardston? What about getting the pathway at Curtis field repaved, or at least smoothed out / compacted with graded base? Putting a better effort into organizing Field Day? Getting more vendors / attractions? What about organizing volunteer days to focus on making improvements to different areas?	1/4/2017 11:31 AM
118	Make sure all the gravel pits are closed and stay closed. Crack down on the 4wheelers and dirt bikes. In spring, summer, fall there are days it's so loud we need to go inside to hear anyone talk.	1/3/2017 8:43 PM
119	Hubbardston is in danger of becoming another residential suburb like Holden and Rutland with commercial development along Rt 68 that does nothing but clog the traffic and produce road noise. Commercial property does not lower taxes. A review of towns in Massachusetts shows there is no lowering of taxes when there is a higher percentage of commercial property. Hubbardston residents pay less property taxes than most other towns! Taxes go up when people want big city services in a small rural community. Small, independent businesses that serve the needs of the residents should be allowed but it would be a mistake to encourage commercial or industrial development in the mistaken idea that it will magically lower our taxes. Current commercial zoning is not restrictive enough in that it allows certain undesirable businesses but it could be adjusted to make it easier to allow restaurants, inns and bed and breakfasts. The town should capitalize on the open space it has to beautify the town, encourage the tourist industry and the dollars that can bring. Zoning by-laws should be enforced by the Building Inspector and the Selectboard!!! The town charter has been disastrous and unnecessary. It has given too much power to the Town Administrator. The Conservation Commission should have elected members. There is too much serious conflict of interest when the Chair of the Board of Health is also a member of the Conservation Commission and is a site contractor installing septic systems and foundations.	1/3/2017 6:48 PM
120	To get an unbiased plan, this needs to be bid out, and all towns people and departments and employees must give input, otherwise the plan would be adverse to how the townspeople really feel. By going to the towns people, the Planning Board would then get an idea of what is needed when it is needed according to peoples pocketbook.	1/3/2017 3:25 PM
121	Leave it rural and encourage more farms.	1/3/2017 3:17 PM
122	Encourage commercial, retail, light industrial to grow revenue base.	1/3/2017 2:40 PM
123	Taxes...Homeowners cannot carry the burden of a "small town" living on a "large town budget". This town has steadily decreased in what they offer their towns people. People are moving out of Hubbardston and for what reason??? School system??? At one point the town was booming ie, addition to center school, now there is talk of closing. What is the real root cause of this????	1/3/2017 2:11 PM
124	The encouragement of commercial enterprises to reduce reliance on residential properties for taxes.	1/3/2017 2:09 PM
125	Growth meshould be do	1/3/2017 1:25 PM
126	Both the seniors and the children of this town are not being served well by the administration of this town. Residents in their middle years need to remember that those older than them worked hard for many years to make this town something to be proud of and a place where young families would want to move to due to its good schools and solid services. Making priorities for our town and the integrity of our leaders is extremely important! Please help our town regain its respect and honor!	1/3/2017 12:58 PM

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127	<p>answers to a lot of the questions require some degree of qualification. for instance, acquisition of open space with grant or CPA funds depends on whether "strings" are attached to such funding. rather than assume it takes positive funding, a moratorium could be instituted (if possible) on new residential growth (which appears to have increased substantially). at a MINIMUM, if possible, the Master Plan should provide preferential treatment to the renovation of existing homes and/or already-developed land rather than the development of virgin land into new residential buildings. it should proactively DISCOURAGE development of forested or otherwise virgin land. also, i am VERY disappointed in the siting of so-called solar farms in this town. these farms should not be allowed to be sited near any roadway nor should they be sited where the clear cutting of trees is required. how do these farms operate into what is essentially perpetuity? who cares for them? is the Town expected to pay for maintenance in the long term? also, and perhaps more to the point, my electric rates have INCREASED!! why doesn't the electricity generated by these farms offset LOCAL rates?!!!! let me guess: the electricity "feeds the grid" . . . which means it could go to China for all I know, but most assuredly means we get little to nothing for it. frankly, i'm not sure anyone at the Town understands how the contracts underlying these "farms" are expected to 'operate' into the future. it is not possible to describe what an eyesore these farms are . . . and this Town prides itself on it's rural character?!?!?!?!?!</p>	1/3/2017 12:07 PM
128	<p>Fix the roads for people to go to work and enable them to pay bills. We don't need more open space and the fees that go with it.</p>	1/3/2017 11:53 AM
129	<p>Bring more commercial/industrial business to town</p>	1/3/2017 11:34 AM
130	<p>I am in favor of commercial/industrial zones if they do not impact residential zones.</p>	1/3/2017 11:31 AM
131	<p>4 way Traffic light at intersection of Elm St and Main St. It is a terribly blind intersection especially at school release time. I would like to see more commercial light industry but specifically make requirements that businesses must conform to making the business buildings look more like colonial homes and barns than typical commercial buildings. Like the Dunkin Donuts building in Rutland center.</p>	1/3/2017 11:00 AM
132	<p>My fear is if we have unmitigated growth in the town that we'll end up with strip malls up and down 68 and the town turning into something like Billerica. We'll go from rural to suburban and it would happen VERY fast. I think we can, with a series of solid measures, grow the town. But that's going to take a new planning board. The current board is stuck in "this is the way we've always done it" and that needs to change. There's little reason I can see why some of the pits in town can't be turned into more solar farms. These are clean and quiet neighbors. They add no pollution and are dark at night, preserving our night sky. We should encourage businesses that make Hubbardston a destination and not a fly over/drive through/quick stop. Eateries like like Rose 32 in Hardwick or Sonoma in Princeton are great examples. What we don't need are more auto shops, parts stores and places you can get a sub or pizza. If we WERE to allow the building of condos/apartment buildings then they should be done with businesses/restaurants incorporated into the ground floors. This is done a lot in California. We have the opportunity to create a 21st century rural New England town. But it's going to take more foresight than our current planning board has. Sorry folks, that's just how it is.</p>	1/3/2017 10:25 AM
133	<p>Be proactive in encouraging smart residential and commercial growth in town. Hubbardston can certainly maintain a "small town feel" and still embrace it's rural character while still broadening it's tax base. Without allowing more growth, the town will die, financially speaking. It's not 1960 anymore and the town needs to join the 21st century both with it's infrastructure and it's outlook on bringing in "smart growth".</p>	1/3/2017 10:05 AM
134	<p>This town runs the risk of going down the toilet if the Planning Board doesn't start accepting and encouraging growth with an end game in mind. Pulling up the residential drawbridge is leading to the first apparently intentional step in our demise: the loss of our elementary school. The loss of real estate values will follow on its heels. The loss of the tax base - as the entire town learns about the abatement process and takes advantage of it - will follow next. The downward spiral will be counterclockwise, as all drains work in the Northern Hemisphere. Smarten up, Planning Board. The future of this town is dictated by its preexisting commitment to open space and rural character - it can become an ecotourism destination, and that is what the Growth Management Master Plan needs: a vision. BTW, "ecotourism" means hunting, fishing, boating, cross-country skiing, snowshoeing, and camping - it's not just liberal tree huggers and vegetarians, although they are the ones with the money. Meanwhile, the ancillary attractions - restaurants and shops and businesses - will follow only after there a reason for people to come in the first place. This kind of vision is something the entire town can rally around and is breathtaking in its absence from all planning documents to date. This all must be funded by creative taxation and grants, but the first step is solidifying and increasing - or at least not demolishing - the real estate tax base. Then the public buildings - also desperately needed and reviled by those who bring us the current Planning Board - can proceed. My question: why did you not ask about infrastructure? Do you really think any growth of any kind can happen without public water and sewer? Oh wait ... PS: I did not answer Question 9 because it offered a choice among three equally silly, loaded answers. Seriously?</p>	1/3/2017 10:01 AM
135	<p>You should look into repairing some of the roads instead of the dpw patching the same holes every other week</p>	1/3/2017 9:57 AM
136	<p>Possible school closing in Hubbardston. ?????</p>	1/3/2017 9:47 AM

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137	I answered "no" on question 15 because we can barely afford to keep this town running without providing housing subsidies, as worthy a venture as this is. It is my understanding that the Planning Board actively discourages commercial growth in Hubbardston. Without a strong commercial tax base, we are going to continue seeing things like drop ceilings in the police station, dropped ceilings in the fire station, roads that continue to go unpaved for years, etc. It's impossible to "keep the rural nature of our town" and support needed infrastructure improvements. This town is demonstrating every day that "making do" and relying largely on residential real estate taxes is unsustainable. As hard a pill as it is to swallow for the thrifty Yankees who moan about taxes while also complaining about ineffective town services, deteriorating roads and buildings and the inability to maintain 24/7 public safety coverage, the only way I see to get more revenue for this town is to actively court business opportunities and make it easy for people to do business here.	1/3/2017 9:46 AM
138	Prevent HCS closing Increase # of annual road paving projects Create a 5-10 yr development plan to increase businesses by fostering business growth Open a good restaurant Develop a residential building plan to gradually increase population	1/3/2017 9:39 AM
139	The town of Hubbardston is a lovely place to live, however has begun to disappoint many because of it's inability to move with the times. Surrounding communities are proof that character does not have to be sacrificed in order to build up a town, be it residential or commercial. You have the support of the new generation of residents along with many that have lived here for decades. Watching the Planning Board meetings is like watching paint dry....coat after coat. PLEASE step up and move us in the right direction!!	1/3/2017 9:31 AM
140	I would like to address the current desire for a Senior center in Hubbardston. I feel that would be a waste of tax payers monies. The senior center in Barre is very nice and is vastly underutilized. They have no problem with folks from Hubbardston going there. My dad went there for several months. I will always vote against a senior center for Hubbardston. However, I would like to see free van service for seniors to the Barre senior center.	1/3/2017 9:27 AM
141	Need to encourage more business to help with tax base	1/3/2017 9:23 AM
142	I admit not being knowledgeable about current zoning or growth bylaws in place though I feel that there is potential for growth in Hubbardston without losing the rural small town feel. This may mean changing current zoning to allow certain commercial uses along Rt 68 allowing for a small plaza potentially with a restaurant, antiques offices or the like. Lajoie's garage could potentially have been a nice location for that type of use but zoning would not allow. The creation of a commercial zoned area for a small light manufacturing or warehouse park with close proximity to Rt 68 could bring jobs and tax revenue to Hubbardston. I don't think an increase in the rate of housing being built in Hubbardston is in our best interest but I would want growth to stop. Any opportunity to increase open space holdings in town should be considered.	1/2/2017 9:22 AM
143	Please consider alternative energy controls for commercial solar installations since they significantly impact land use and community character. There are good places for solar and bad places for solar.	12/31/2016 3:44 PM
144	Financial management, i.e., 'living within our means' and not incurring large debt. Advantageous or strategic debt is acceptable, but not debt as a means to finance expansion beyond the affordable.	12/31/2016 2:42 PM