

# Stefan's Property Land Use Survey

The people of Upton have voted to appropriate the money necessary to purchase the Stefan's farm property. The town has been awarded \$250,000 in federal "Land and Water Conservation" funds through the Massachusetts Self-Help grant program. A town meeting vote in December will be required to accept these funds.

The acceptance of the Self-Help funds would limit the use of the "**Preserved**" designated land to passive recreation, allowing only activities such as: *hiking, nature-interpretive trails, hunting, limited agriculture or community farming, and horseback riding*. An area along Orchard St. has been set aside for "**Municipal**" use. This area may be suitable for one or more of the following purposes: *town cemetery, a limited senior development, athletic fields, new municipal buildings, or other town uses*.

The Stefan's Land-Use Committee recognizes the need to protect the significant natural resources on this property as well as fulfill the town's need for municipal lands in our community.

## Please help us by taking a moment to complete these two questions

1) Select your favorite option below:

- A. I would like **90+** acres **Preserved**, of the most sensitive natural resources, and exclude **10** acres for **Municipal** use. (*See the reverse side for the Option A diagram*).
- B. I would like **80+** acres **Preserved**, of the most sensitive natural resources, and exclude **20** acres for **Municipal** use. (*See the reverse side for the Option B diagram*).  
*Note: This option may reduce the amount awarded in Self-Help funds from the state.*
- C. I would like \_\_\_\_\_ acres **Preserved**, and \_\_\_\_\_ acres for **Municipal** use.
- D. No Opinion

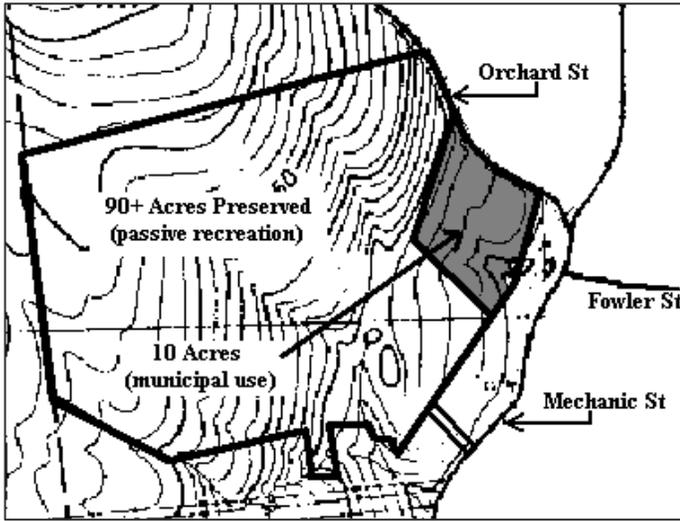
2) How would you like to see the **Municipal** land used?

Check one or more of the following:

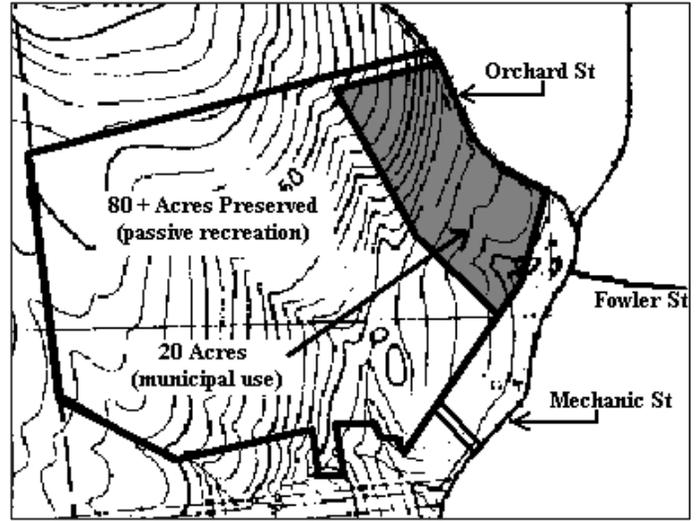
- Active Recreation - Soccer, Baseball fields
- Town Cemetery
- Limited Development (over-55\_\_\_ affordable\_\_\_ house lots\_\_\_)
- Municipal Buildings
- Other \_\_\_\_\_
- No Opinion

Note: It has not been determined what activities this property can support.

Comments:



Option A



Option B

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*fold here so return address is showing - Thank You*

Fold and mail (or hand deliver) to the Upton Town Hall.  
--Please try to mail before November 12th--

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*fold here so return address is showing - Thank You*

Town of Upton  
Conservation Commission  
P O Box 516  
Upton, MA 01568



Stefan's Land Preservation and Use Committee  
Upton Town Hall  
P.O. Box 516  
Upton, MA 01568

*please tape here*

## Results & Comments from Stefans Land Use Surveys

	Random Active Voters	Town Dept's & Offices
# Surveys Sent	150	15
# Returned & Completed	47 (31%)	5
# Returned Address Unknown	2	-
# Blank	3	-

Question 1 - How should the Stefans property be utilized?

Response	Random Active Voters		Town Dept's & Offices	
	# Surveys with this response	Percentage of Total Surveys	# Surveys with this response	Percentage of Total Surveys
A) Preserve 90+ acres, Municipal 10 acres	20	43%		
B) Preserve 80+ acres, Municipal 20 acres	21	45%	3	
C) Preserve ___ acres, Municipal ___ acres				
Preserve 100, Municipal 0	3	6%	-	
Preserve 75, Municipal 25	1	2%	-	
Preserve 50, Municipal 50	-	-	1	
Preserve 0, Municipal 100	1	2%	1	
As much as possible, Active Recreation	1	2%	-	
D) No Opinion				

Question 2 - How would you like to see the municipal land used?

Response	Random Active Voters		Town Dept's & Offices	
	# Surveys with this response	Percentage of Total Surveys	# Surveys with this response	Percentage of Total Surveys
Active Recreation (Soccer, Baseball Fields)	28	60%	4	
Town Cemetery	10	21%	1	
Limited Development (Total)	7	15%	1	
(Over 55)	4	9%	1	
(Affordable)	2	4%	-	
(House Lots)	-	-	-	
Municipal Buildings	6	13%	2	
Other	4	9%	-	
No Opinion	3	6%	-	

- It's important office space be provided to town employees - some of the conditions in the town hall are deplorable for working. We should limit the use of the land for development except for town needs of which there are plenty. We bought the land to avoid unnecessary development. Let's stick to that promise.
- Additional Park Area
- Upton lacks a town common (please don't confuse this with the small VFW: town triangle - what I propose is a much greater size), or a cleared (open space, walkways, trees, etc) park. Where children can run, play, couples can walk, etc, well landscaped, even monuments - The town I grew up in had a parcel of land donated 50 years ago - It's amazing how it became a focal point of the community, even though it was not centrally located in that town! Would love to discuss. signed (name withheld)
- Community Farming - with limited impact on wetland areas
- Upton needs the space for municipal use. My wife and I would like to see this type of activity while we walk the land.
- No hunting should be allowed on this land. A cemetery would not require further expense to the town if perpetual care fees were charged.
- I would like the specific acres preserved that can not be used for active recreation, and an appropriate amount of acres for municipal use, based on the preserved acreage that cannot be used for active recreation - It was not my intention in voting for the purchase that so significant percentage of the land would be utilized for passive recreation.
- Please consider Tennis Courts and Basketball Courts (w/ lights). Also, with added traffic on Mechanic St, please consider repaving the street.
- Don't build anything - How about we expand the town sewer system rather than add additional buildings into a system that is already too small. Whatever happened to the phase 2 plans from the early 80's?
- If active recreation is chosen - a playground attached to the fields would be great for parents who have 2+ children. While one is participating in the sport, the other could use the playground.
- The town is desperately in need of playing fields!! It is also obvious we need more office space - but holding up two schools doesn't seem to be the answer. The last thing we need is another development - of any kind!!!
- Commercial stores or a restaurant would be nice - I would love to see the "preserved" area NOT include hunting. It would be so nice to be able to hike with our toddler + baby in a backpack without worrying about hunting - There is already hunting permitted at the Upton State Park - so I will not take my boys there. - I realize that there are "designated" hunting areas - but to me, bullets do not know boundaries. - Please consider a hunting/bullet free environment! Thank You!
- We already have more than enough passive recreation land
- We need more field areas. We need areas for development of municipal buildings for future
- Municipal needs & services are rapidly outgrowing current municipal bldgs.
- School
- I am selecting 80 preserved/20 active as long as it doesn't jeopardize the \$250,000 grant. If it does then I choose 90 preserved/10 active.

MEMO TO: Upton Master Plan Committee  
FROM: Stephen Wallace, CMRPC  
DATE: June 9, 2003  
SUBJECT: Analysis of citizen survey results

Last week I sent you the numerical tallies of the 328 surveys that CMRPC tabulated on behalf of the Committee. I've now taken some time to analyze the numbers and provide a bit more feedback on what they mean. The good news is that the survey results and the public comments heard at the 5/28 forum are very much in line.

**Question #1:** What do you like about living in Upton?

Top three responses:

Small town rural character (150 first place votes)  
Family ties (40 votes)  
Open spaces (38 votes)

Choices receiving the most top three votes:

Small town rural character (251 top three votes)  
Open spaces (143 top three votes)  
Low crime rate (120 top three votes)

The results of the first question indicate that Upton residents enjoy the small town rural character and open spaces. That so many respondents would list "low crime rate" within their top three indicates that Upton residents feel the community is a safe place to live and raise a family.

**Question #2:** What do you find undesirable about living in Upton?

Top three responses:

Excessive development (90 first place votes)  
Excessive traffic (42 votes)  
Lack of retail shopping opportunities (35 votes)

Choices receiving the most top three votes:

Excessive development (175 top three votes)  
Excessive traffic (123 top three votes)  
Loss of small town character (116 top three votes)  
Lack of retail shopping opportunities (89 top three votes)  
High tax rate (73 top three votes)

The results of question #2 clearly indicate that Upton residents are concerned about over-development, its impact on the local traffic pattern, and the threat it presents to the town's rural character. Please note that "high tax rate" also received a high number (73) of top three votes.

**Question #3:** What types of businesses would you like to see come to Upton?

Top three responses:

I prefer minimal additional businesses (186 votes)

Restaurants (158 votes)

Small-scale retail stores (98 votes)

Least favored retail development options: This was a tie between fast-food establishments and large-scale retail stores (each received only 20 votes).

The results of Question #3 indicate that Upton residents are, by and large, happy to obtain their services from neighboring communities and would prefer to see Upton remain residential and rural as opposed to becoming a commercial hub. And yet, everyone wants a new restaurant in town.

**Question #4:** What types of improvements would you like to see in downtown Upton?

Top three responses:

Streetscape improvements (155 votes)

No improvements are needed (112)

Building façade improvements (96 votes)

Larger public common area (87 votes)

More parking (35 votes)

The top response to Question #3 was the desire for some streetscape improvements (sidewalks, benches, street trees, etc.) in the center of town; however, the second favored response was that no improvements are needed. Thus, while some “prettying up” of town center may be appreciated, quite a few residents are fine with the town center’s present condition.

**Question #5:** What types of industries, if any, would you like to see come to Upton?

Top four responses:

I prefer minimal new industry (225 votes)

Light manufacturing (81 votes)

Office parks (64 votes)

Research & development (57 votes)

The vast majority of respondents would prefer minimal new industry in Upton. As part of the master planning process, Upton residents are going to have to make a clear choice about its land use pattern: either remain a rural bedroom community that relies primarily on residential property taxes, or embrace a limited expansion of commercial & industrial development to offset the property tax burden on local homeowners. Both choices have implications that the Committee will need to think through when it gets to the Master Plan’s Land Use chapter. You should ask yourselves the following questions: if Upton residents prefer to remain a rural

bedroom community, just how much new residential development can be accommodated before the homeowner tax burden becomes unacceptably high (realizing that residential development almost always costs more in services than it provides in tax revenue)? This choice also has implications for the town's land preservation strategy. If Upton planners want to see the town have a more balanced tax base, it will need to educate residents on the value of new commercial & industrial development as a means of increasing tax revenue (and thus somewhat alleviating the tax burden on homeowners). This choice also has implications that need to be thought through such as: where to allow such development and what impact would it have on the local traffic pattern. Although the majority of survey respondents favor minimal new industry, the preference appears to be for "clean" industries if such new development is needed.

**Question #6:** What types of additional housing do you think Upton needs?

Top three responses:

Less expensive housing (93 votes)

Single-family homes (75 votes)

Elderly housing (71 votes)

The preference appears to be for single-family housing, in keeping with the town's current development pattern. The high number of votes for elderly housing indicates that Upton residents understand that seniors are a fast growing segment of the population and that they require new housing choices upon entering their golden years. In-law apartments and cluster housing received modest support (57 and 38 votes respectively), while multi-family and two-family housing received the least amount of support (9 and 16 votes respectively). That so many respondents listed expensive housing (93 votes) as a concern while showing moderate support for subsidized housing (37 votes), is indicative that Upton residents understand the cost of housing is a big issue in the region. It also shows that Upton many residents are savvy enough to know what subsidized housing means for the town (i.e., Chapter 40B and the town's 10% "affordable" housing threshold).

**Question #7:** Rural Upton's minimum lot size requirement.

The vast majority of respondents (80.5%) believe the current lot size requirement of 80,000 square feet is just right. Only 17 respondents felt the requirement is too large.

**Question #8:** Would you support the rezoning of land currently zoned residentially for the following commercial/industrial purposes?

Top three responses:

I am against rezoning residential property (211 votes)

Office and professional uses (69 votes)

Retail use (51 votes)

Clearly, the majority of respondents do not favor rezoning residential property for commercial/industrial uses. This brings several questions to mind: does the town have enough vacant developable land within its existing commercial & industrial districts to expand its tax base if

this land was developed? What is the actual likelihood of having the town's remaining commercial and industrial land developed for such purposes? These questions (and many more) will need to be answered as you move into the Land Use chapter.

**Question #9:** Would you support any of the following measures to control residential growth?

Top three responses:

Limit number of building permits (204 votes)

Tie residential growth to available infrastructure and municipal services (163 votes)

Use the town's water/sewer systems to guide where development occurs (128 votes)

There was no clear consensus on the best way to control residential growth. However, since each choice offered received a significant number of votes, it is clear that Upton residents are concerned about the pace of development.

**Question #10:** In an effort to preserve Upton's rural character, would you support any of the following initiatives?

There was no clear consensus here as each of the three options received a significant amount of support: create an historic district (132 votes), adopt the CPA (105 votes), and add scenic road designations (74 votes).

**Question #11:** How would you rate Upton's commitment to the preservation and acquisition of open space?

This was another split decision: 133 respondents (or 46% of the people that answered this question) felt Upton's commitment was "not enough", while 120 respondents (or 42% of those who answered) felt Upton's commitment was "just right".

**Question #12:** Is there any specific parcel of land you think the town should purchase?

This was an open-ended question and there were too many properties listed to tabulate. However, the Stockwell property was frequently mentioned.

**Question #13:** Would you favor raising taxes to purchase this property?

103 survey respondents said no, 85 were undecided and 58 said yes. The results were not surprising as the issue of funding often depends of the particular property in question.

**Question #14:** Rate the services.

Not surprisingly, Upton's police and fire services received the highest ratings with each department receiving a 97.7% excellent-to-good rating. The public works department fared the worst receiving a 46.5% excellent-to-good rating (meaning that 53.5% of respondents rated this service either fair or poor). The Planning Board didn't fare very well either, with only 55.4% of respondents rating it excellent-to-good. But it is important to remember that the Planning Board

is an approval granting authority that sometimes has to say “no”. Thus, a lower approval rating for local planning boards is the norm. Surprisingly, recreation received poor grades with only 57.1% of respondents giving it an excellent-to-good rating.

**Question #15:** In general, are you happy with how easily you can access town services and offices?

The overwhelming majority of respondents (87.2%) are happy with the current level of access. Of the small percentage of the dissatisfied, most listed “limited hours” as their point of discontent.

**Question #16:** Would you favor raising taxes for the municipal sewer and water systems for the following uses?

There were two clear choices that rose to the top here: 147 respondents are in favor of upgrading the current outdated system, while 144 respondents are against raising taxes for the sewer and water systems. Thus, while Upton residents would like to see the water/sewer systems upgraded, few are willing to see taxes raised for this purpose. Although there is no way to tell for sure, I imagine that many of the respondents that are against raising taxes for upgrades do not live within the service areas.

**Question #17:** How many people in your household?

The survey average was 3.08 persons per household. This is somewhat higher than your 2000 US Census persons per household figure of 2.74.

**Question #18:** Are there children under 18 in your household?

Slightly less than half of the respondents (46%) have children in the household while the majority (54%) do not have children in the household.

**Question #19:** How many people over 65 are there in your household?

More than three quarters (77%) of respondents do not have seniors living in their households, while 23% have at least one senior in the household.

**Question #20:** Do you own or rent?

The survey respondents overwhelmingly own their home (92.2%). Compare this with the actual percentage of home-ownership in Upton as outlined in the 2000 US Census: 82.4%. Thus, homeowners responded at a higher rate than renters. This is typically the case with town-sponsored surveys. Homeowners in the community have a greater stake in community affairs than renters because they often have sunk in roots and/or have children in the local school system. Renters on the other hand are often single people and are more likely to be transitory.

**Question #21:** What type of housing do you live in?

The vast majority of respondents (90%) live in single-family homes. The 2000 US Census states that 81.5% of Upton's housing stock consists of single-family homes. Thus, single-family homes responded at a higher rate than apartment dwellers and multi-family households.

**Question #22:** What is your level of education?

Almost two thirds (64.6%) of the respondents have at least a college education.

**Question #23:** How long have you lived in Upton?

17% of respondents have lived in Upton less than five years.

22% have lived in Upton 5-10 years.

24% have lived in Upton 11-20 years.

37 % have lived in Upton for over 20 years.

**Question #24:** Geographically speaking, where do you work?

Only 15% of the respondents said they work in Upton while 58% said they work at least 20 minutes outside of Upton. This is indicative of a bedroom community.

**Question #25:** Did you vote at the last town meeting?

51% of respondents said they did while 49% said they did not.

**Question #26:** Do you use commuter rail service for your commute to work?

Just 3.6% of respondents said they make use of the commuter rail service. It would be interesting to see how this number changes over the next several years as the service becomes more popular and as housing costs east of I-495 continue to rise.

There you have it. Perhaps it might be advantageous to have a meeting to discuss the survey results with the Planning Board before bringing them to the Board of Selectmen as a formal presentation from the Master Plan Committee.

**CITIZEN SURVEY FOR UPTON'S COMMUNITY MASTER PLAN**  
**Rev 3/9/03**

Dear Upton Resident:

At the request of Upton's Planning Board, the Master Plan Subcommittee is in the process of updating the Town's Master Plan (last done in 1966). The updated plan will help the Town prepare for and manage growth over the next 5-10 years. It will address a full range of issues relating to land use, economic development, natural and cultural resources, recreation, housing, transportation, community services, and town facilities. Once completed, the Master Plan will present an inventory and analysis of the town's existing conditions, and set forth a blueprint for future development consistent with the direction of its citizens.

A survey of town residents is one of several components to the master planning process. To ensure the survey results fully reflect the diversity of Upton's population, we have randomly selected 600 residents from the town's voting age population of 4800. You were among those randomly chosen to complete the enclosed questionnaire. Because this survey is based upon a random sample, it is **essential that all participants complete and return it as soon as possible**. Be assured that your opinions are neither right nor wrong, and they will be held in confidence..

Completed surveys need to be returned to the Town Clerk in the enclosed, stamped addressed envelope by April 15, 2003. The results will be made public at the town-wide forum on the Master Plan to be held this Spring. Notification of the meeting will be posted at the Town Hall and in the Town Crier. If you have questions about either the survey or the master planning process itself, please do not hesitate to call one of the subcommittee members below.

**Again, please help your town plan for the future by returning your questionnaire promptly.**

Thank you for your assistance.

The Upton Master Plan Subcommittee

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Don Arthur, Chairman  
Ken Picard  
Tony Dick  
Peter Ianniciello  
Richard Gazorian  
Dan Rose  
Harvey Trask

## A Few Facts About Upton

	<u>1980</u>	<u>1990</u>	<u>2000</u>
Population	3884	4699	6369
Change		815	1670
%		21%	36%

Land Area: 21.7 square miles.

Current Population Density: 294 people per square mile.

Total Housing Units = 1833	Breakdown	<u># of units</u>	<u>% of housing stock</u>
	Owner Occupied Housing:	1477	81%
	Renter Occupied Housing:	356	19%

Persons per Household in 2000 = 3.5

New Home Building Permits Issued Per Year

1990 -1999: 60 average per year

2000: 58

2001: 65

2002: 58

Median sales price of a single family home in 2002: \$360,000.

Taxes levied for fiscal year 2003: \$ 8408000. (total)

Upton has a single tax rate that is applied to all classes of property. The breakdown of the tax base is as follows:

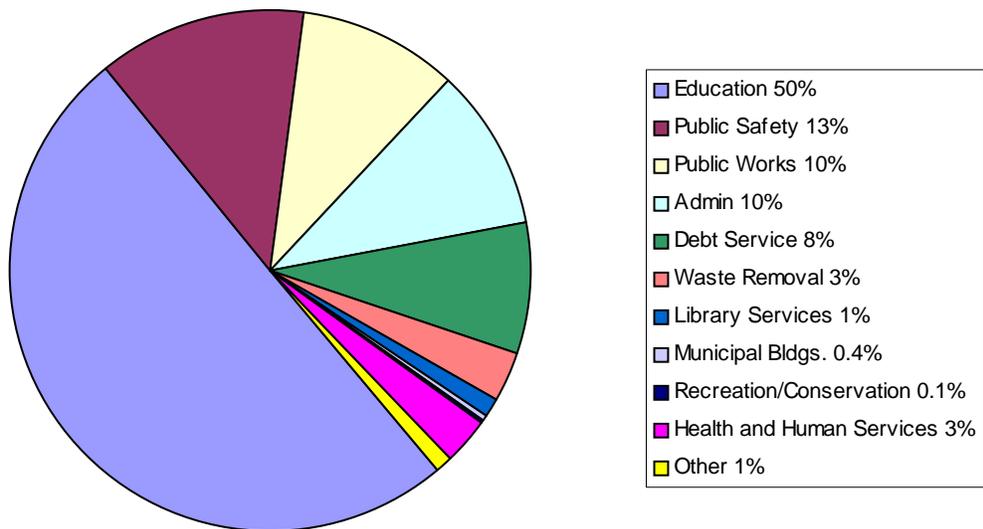
Residential taxes:	93%
Commercial taxes:	3%
Industrial taxes:	2%
Personal property taxes:	2%

Total Town of Upton Budget for Year 2003: \$9,990,018.

This money is spent as follows:

Education	50.4%
Public Safety	13.3%
Consists of Police, Fire, Ambulance, Code Enforcement	
Public Works	10.4%
Admin	9.9%
Consists of Accountant, Assessors, Treasurer, Clerk, Communications, Tech Committee, Selectmen, Town Officer, Moderator, Finance Committee, Personnel Board, Registrar, Planning Board, Counsel	
Debt Service	7.6%
Waste Removal	3.0%
Health and Human Services	2.7%
Consists of Board of Health, Council on Aging, Veterans Svcs., Nurse Health Svcs, Dog Officer	
Library Services	1.5%
Municipal Buildings	0.4%
Recreation/Conservation	0.1%
Other	0.8%
Consists of Cemetery, Capital Budget, Cable Access, Misc	

## Upton Town Budget



# Upton Town Survey

## General

1. What do you like about living in Upton? (Please rank your responses, i.e., put 1 next to what you find most desirable; 2 next to your second choice; 3 next to your third choice, and so on).

1-22	1-9	1-150
2-27	2-8	2-73
3-30 low tax rate	3-13 affordable housing	3-28 small town rural character
1-40	1-16	1-7
2-15	2-48	2-14
3-12 family ties	3-56 low crime rate	3-18 convenience to work
1-15	1-38	1-10
2-20	2-62	2-23
3-32 access to highways	3-43 open spaces	3-29 school system
1-3	1-1	1-0
2-4	2-3	2-5
3-6 services	3-4 historic resources	3-5 recreation opportunities
1-2	1-0	1-0
2-3	2-0	2-2
3-9 community activities	3-1 employment opportunities	3-6 convenience to services

Other \_\_\_\_\_

2. What do you find undesirable about living in Upton? (Please rank your responses, i.e., put 1 next to what you find most undesirable about living in Upton, 2 next to your second choice, and so on).

1-38	1-35	
2-17	2-32	
3-18 high tax rate	3-22 lack of retail shopping opportunities	
1-11	1-16	
2-7	2-9	
3-3 school system	3-12 lack of affordable housing	
1-8	1-13	
2-14	2-15	
3-13 municipal services	3-13 lack of recreation opportunities	
1-42	1-3	
2-49	2-12	
3-32 excessive traffic	3-15 lack of employment opportunities	
1-90	1-26	
2-51	2-47	
3-34 excessive development	3-43 loss of small town character	
1-18		
2-18		
3-16 downtown Upton		

Other \_\_\_\_\_

### **Economic Development**

3. What types of businesses would you like to see come to Upton? (Choose as many as you like)
- |  |   |   |
|--|---|---|
| <u>158</u> restaurants   | <u>20</u> fast food establishments              | <u>45</u> hardware/home improvement stores          |
| <u>19</u> clothing stores  | <u>98</u> small-scale retail stores             | <u>20</u> large-scale retail stores (Wal-Mart etc.) |
| <u>47</u> services (dry-cleaners, printers, tailors, etc.)               |   |   |
| <u>27</u> movie theater  |   |   |
| <u>65</u> professional services (doctor's office, lawyer's office, etc.) |   |   |
| <u>66</u> Large Scale Grocery Store                                      | <u>186</u> I prefer minimal additional business |   |

Other \_\_\_\_\_

4. What types of improvements would you like to see in downtown Upton? (choose as many as you like)
- ("Downtown Upton" is defined here as Route 140 roughly between Town Hall and West Upton)
- |  |                        |                                     |
|--|------------------------|-------------------------------------|
| <u>96</u> building façade improvements                                       | <u>35</u> more parking | <u>87</u> larger public common area |
| <u>155</u> streetscape improvements (sidewalks, benches, street trees, etc.) |                        |                                     |
| <u>112</u> No improvements are needed  |                        |                                     |

Other \_\_\_\_\_

5. What types of industries, if any, would you like to see come to Upton? (you can choose more than one)
- |  |                                  |                               |
|--|----------------------------------|-------------------------------|
| <u>81</u> light manufacturing            | <u>57</u> research & development | <u>64</u> office parks        |
| <u>9</u> heavy manufacturing             | <u>9</u> freight shipping        | <u>26</u> warehousing/storage |
| <u>24</u> medical research               | <u>30</u> bio-technology         | <u>12</u> defense industries  |
| <u>225</u> I prefer minimal new industry |                                  |                               |

Other \_\_\_\_\_

### **Housing**

6. What types of additional housing do you think Upton needs? (you can choose more than one type)
- |  |                                  |                             |
|--|----------------------------------|-----------------------------|
| <u>75</u> single-family homes                        | <u>16</u> two-family homes       | <u>9</u> multi-family units |
| <u>19</u> apartments                                 | <u>36</u> condominiums           | <u>71</u> elderly housing   |
| <u>37</u> subsidized housing for low income citizens |                                  |                             |
| <u>38</u> cluster housing                            |                                  |                             |
| <u>57</u> in-law apartments in existing residences   | <u>93</u> less expensive housing |                             |

Other \_\_\_\_\_

### **Land Use**

7. Rural Upton (to the north and south of downtown) has a minimum lot size requirement of approximately two acres (80,000 sq. ft.). Do you think...
- |                             |                             |                               |
|-----------------------------|-----------------------------|-------------------------------|
| <u>17</u> this is too large | <u>44</u> this is too small | <u>252</u> this is just right |
|-----------------------------|-----------------------------|-------------------------------|
8. Would you support the rezoning of land currently zoned residentially for the following purposes? (you can choose more than one)
- |   |                                      |                          |
|---|--------------------------------------|--------------------------|
| <u>13</u> manufacturing                               | <u>33</u> light industry             | <u>25</u> commercial use |
| <u>51</u> retail use                                  | <u>69</u> office & professional uses |                          |
| <u>211</u> I am against rezoning residential property |                                      |                          |

Other \_\_\_\_\_

- 9. Would you support any of the following measures to control residential growth? (you can choose more than one)
  - 163 tie residential growth to available infrastructure and municipal services
  - 69 specify how fast each subdivision can be built (i.e., phasing)
  - 204 limit the number of building permits issued per year
  - 128 use the Town's water & sewer systems to guide where development occurs in Upton
  - 119 require larger lot sizes for those areas outside of the municipal sewer system
  - 89 promote open space subdivisions (also known as cluster building) for the more rural areas of town

Other \_\_\_\_\_

- 10. In an effort to Preserve Upton's rural character, would you support any of the following initiatives? (Put a check next to those initiatives you support; you can check more than one)
  - 132 create an Upton historical district
  - 105 adopt the State's Community Preservation Act (a property tax surcharge coupled with matching funds from the State for historic preservation, open space, and affordable housing)
  - 74 add Scenic Roads designations for some of Upton's rural roads (specify which roads below)

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- 11. How do you rate Upton's commitment on the preservation and acquisition of open space?
  - 35 too much   133 not enough   120 just right
- 12. Is there any specific parcel of land you think the town should purchase for open space and/or recreation, or some other town purpose? Please list the parcel and the use you have in mind.

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- 13. Would you favor raising taxes to purchase this property?   58 yes   103 no   85 undecided

**Municipal Services and Infrastructure**

- 14. How do you rate the services provided by each town department? (Please put a check in the appropriate column.) Also, please put a check in the last column for those departments where you believe a tax increase is warranted to expand or improve their delivery of services.

	Excellent	Good	Fair	Poor	Would you support a tax increase for the expansion/Improvement of this service?
School System	87	159	25	7	
Police	149	152	7	0	
Fire Department	150	147	6	1	
Public Works: Roads	23	117	109	52	
Planning Board	17	121	82	29	
Waste Removal – Transfer Station	32	142	68	31	
Recreation	23	141	86	37	
Municipal Buildings	18	158	93	16	
Conservation	21	168	81	14	

15. In general, are you happy with how easily you can access town services and offices?  
265 yes      39 no

Comments \_\_\_\_\_

16. Would you favor raising taxes for the municipal sewer & water systems for the following uses?  
 (you can choose more than one)  
147 upgrading the current outdated system      24 new residential development  
22 new commercial development      12 new industrial development  
144 I am against raising taxes for the sewer and water systems.

**Demographic Questions**

17. How many people in your household? 3.077

18. Are there children under 18 in your household? 148 yes      174 no

19. How many people over 65 are there in your household? 0-237  
 1-43  
 2-28 (enter number)

20. Do you own or rent? 295 own      25 rent

21. What type of housing do you live in?  
291 single family home   9 two-family home      0 three or more family home  
17 apartment      2 condominium      4 other

22. What is your level of education?  
9 some high school      57 high school      44 some college  
133 college graduate      68 graduate degree

23. How long have you lived in Upton?  
54 less than five years   71 5-10 years      75 11-20 years   118 over 20 years  
 If less than five years, what made you choose Upton as a place to live?

Reason: \_\_\_\_\_

