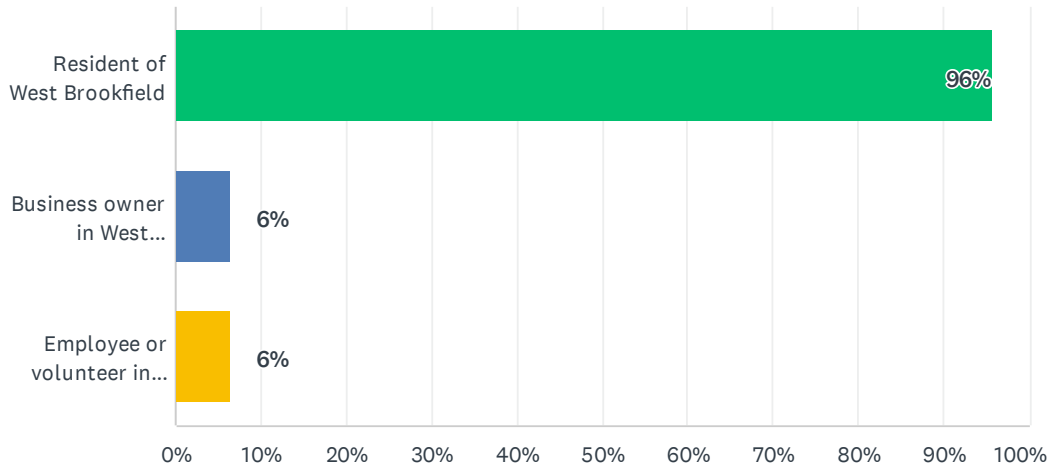


## Q1 Help us understand who is taking this survey.

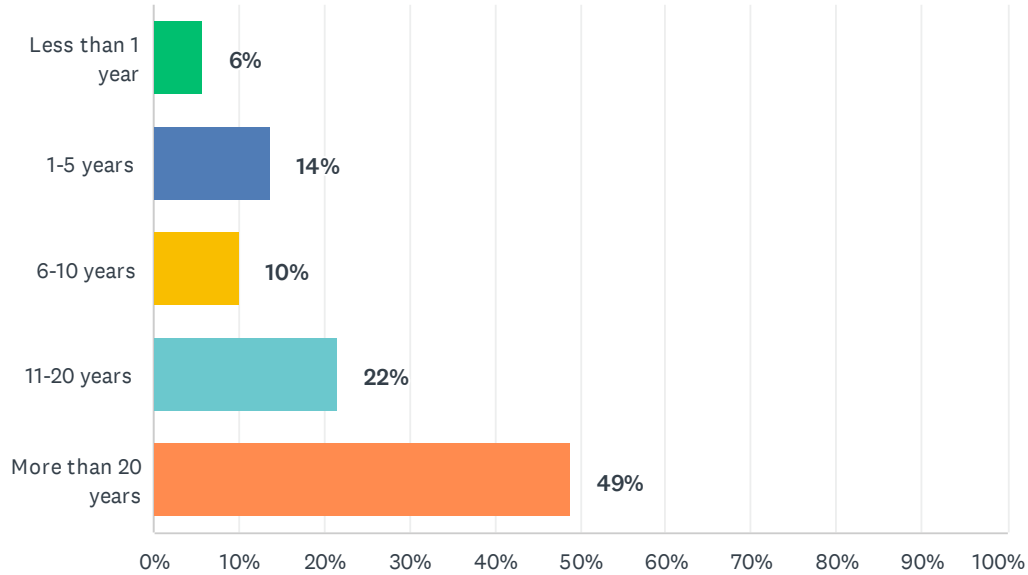
Answered: 139 Skipped: 1



| ANSWER CHOICES                           | RESPONSES |     |
|--|-----------|-----|
| Resident of West Brookfield              | 96%       | 133 |
| Business owner in West Brookfield        | 6%        | 9   |
| Employee or volunteer in West Brookfield | 6%        | 9   |
| Total Respondents: 139                   |           |     |

## Q2 How long have you lived and/or worked in West Brookfield? Check one.

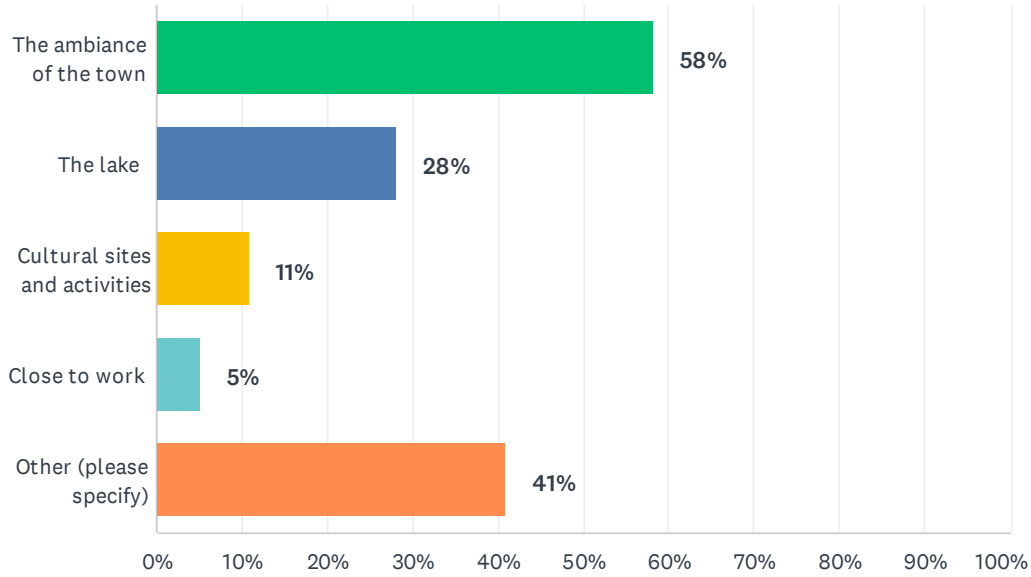
Answered: 139 Skipped: 1



| ANSWER CHOICES     | RESPONSES |            |
|--------------------|-----------|------------|
| Less than 1 year   | 6%        | 8          |
| 1-5 years          | 14%       | 19         |
| 6-10 years         | 10%       | 14         |
| 11-20 years        | 22%       | 30         |
| More than 20 years | 49%       | 68         |
| <b>TOTAL</b>       |           | <b>139</b> |

### Q3 What drew you to live or work in West Brookfield? (Select all that apply)

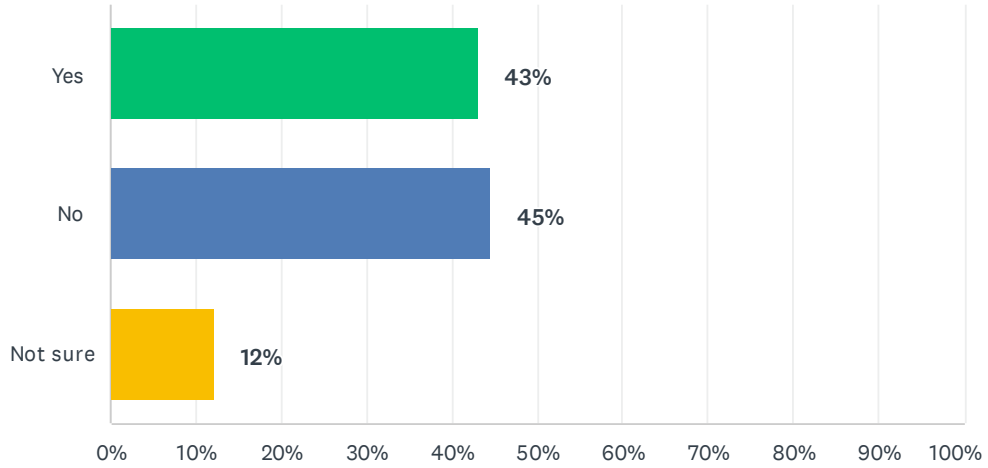
Answered: 139 Skipped: 1



| ANSWER CHOICES                | RESPONSES |    |
|-------------------------------|-----------|----|
| The ambiance of the town      | 58%       | 81 |
| The lake                      | 28%       | 39 |
| Cultural sites and activities | 11%       | 15 |
| Close to work                 | 5%        | 7  |
| Other (please specify)        | 41%       | 57 |
| Total Respondents: 139        |           |    |

### Q4 In your opinion, have land use patterns (for example, more houses, more businesses, or development in general) changed very much in the time you've lived/worked here?

Answered: 139 Skipped: 1



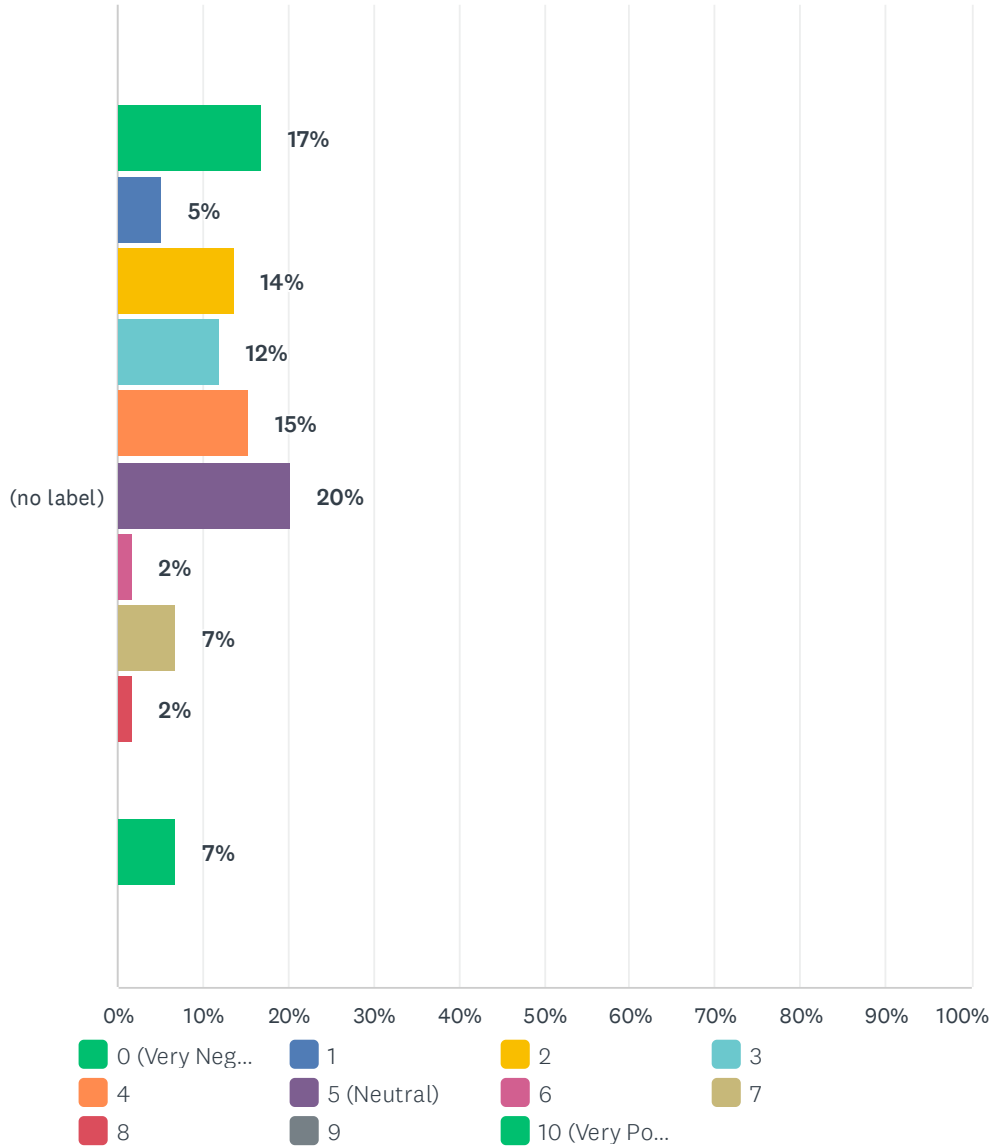
| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| Yes            | 43%       | 60         |
| No             | 45%       | 62         |
| Not sure       | 12%       | 17         |
| <b>TOTAL</b>   |           | <b>139</b> |

# Q5 Can you describe the changes?

Answered: 56 Skipped: 84

Q6 On a scale from 0 to 10, 0 being very negative and 10 being very positive, how do you rate how you feel about the changes?

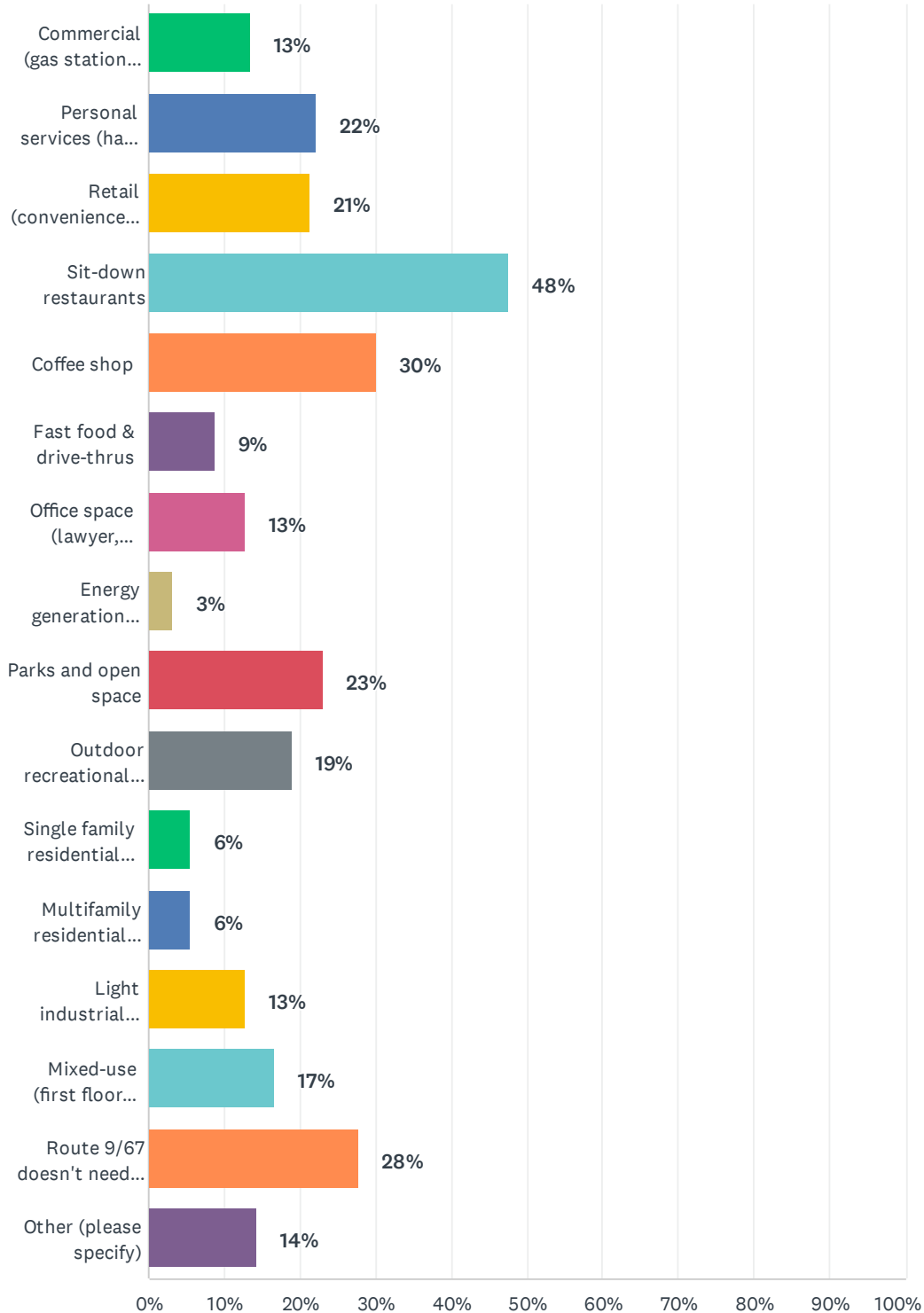
Answered: 59 Skipped: 81



|            | 0 (VERY NEGATIVE) | 1  | 2   | 3   | 4   | 5 (NEUTRAL) | 6  | 7  | 8  | 9  | 10 (VERY POSITIVE) | TOTAL | WEIGHTED AVERAGE |
|------------|-------------------|----|-----|-----|-----|-------------|----|----|----|----|--------------------|-------|------------------|
| (no label) | 17%               | 5% | 14% | 12% | 15% | 20%         | 2% | 7% | 2% | 0% | 7%                 | 59    | 0.00             |
|            | 10                | 3  | 8   | 7   | 9   | 12          | 1  | 4  | 1  | 0  | 4                  |       |                  |

Q7 Most of the commercial development in West Brookfield is along Route 9/67. What type of development do you feel this corridor needs more of?  
(Select all that apply)

Answered: 126 Skipped: 14



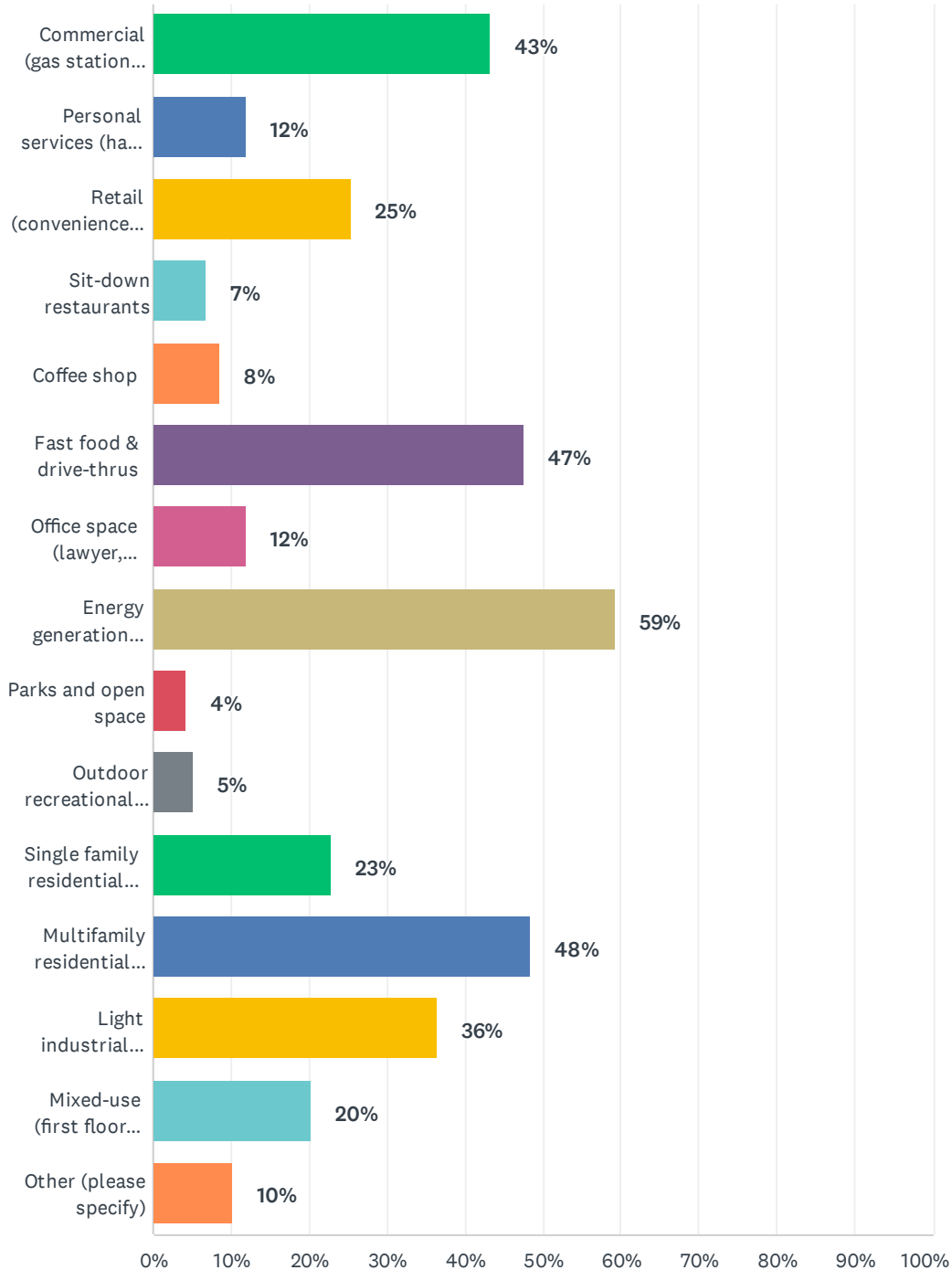
## West Brookfield Zoning Survey

| ANSWER CHOICES  | RESPONSES |    |
|---|-----------|----|
| Commercial (gas stations, auto repair, banks)                   | 13%       | 17 |
| Personal services (hair salons, barber shops, spas)             | 22%       | 28 |
| Retail (convenience stores, package stores, antiques)           | 21%       | 27 |
| Sit-down restaurants  | 48%       | 60 |
| Coffee shop   | 30%       | 38 |
| Fast food & drive-thrus   | 9%        | 11 |
| Office space (lawyer, dentist, veterinary)                      | 13%       | 16 |
| Energy generation (commercial solar)                            | 3%        | 4  |
| Parks and open space  | 23%       | 29 |
| Outdoor recreational facilities                                 | 19%       | 24 |
| Single family residential (subdivisions)                        | 6%        | 7  |
| Multifamily residential (apartments & townhouses)               | 6%        | 7  |
| Light industrial (manufacturing, warehouses)                    | 13%       | 16 |
| Mixed-use (first floor businesses with upper floor residential) | 17%       | 21 |
| Route 9/67 doesn't need more commercial development             | 28%       | 35 |
| Other (please specify)  | 14%       | 18 |
| Total Respondents: 126  |           |    |



Q8 Most of the commercial development in West Brookfield is along Route 9/67. What type of development do you feel these corridors needs less of?  
(Select all that apply)

Answered: 118 Skipped: 22

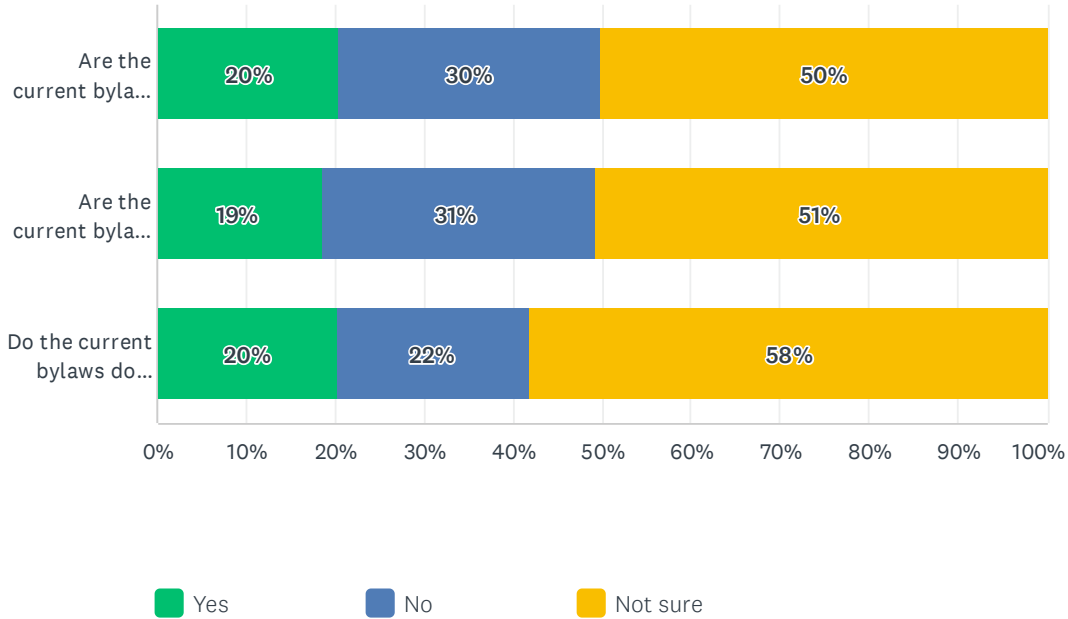


## West Brookfield Zoning Survey

| ANSWER CHOICES  | RESPONSES |    |
|---|-----------|----|
| Commercial (gas stations, auto repair, banks)                   | 43%       | 51 |
| Personal services (hair salons, barber shops, spas)             | 12%       | 14 |
| Retail (convenience stores, package stores, antiques)           | 25%       | 30 |
| Sit-down restaurants  | 7%        | 8  |
| Coffee shop   | 8%        | 10 |
| Fast food & drive-thrus   | 47%       | 56 |
| Office space (lawyer, dentist, veterinary)                      | 12%       | 14 |
| Energy generation (commercial solar)                            | 59%       | 70 |
| Parks and open space  | 4%        | 5  |
| Outdoor recreational facilities                                 | 5%        | 6  |
| Single family residential (subdivisions)                        | 23%       | 27 |
| Multifamily residential (apartments & townhouses)               | 48%       | 57 |
| Light industrial (manufacturing, warehouses)                    | 36%       | 43 |
| Mixed-use (first floor businesses with upper floor residential) | 20%       | 24 |
| Other (please specify)  | 10%       | 12 |
| Total Respondents: 118  |           |    |

## Q9 What is your opinion on the following questions about the existing Zoning Bylaws?

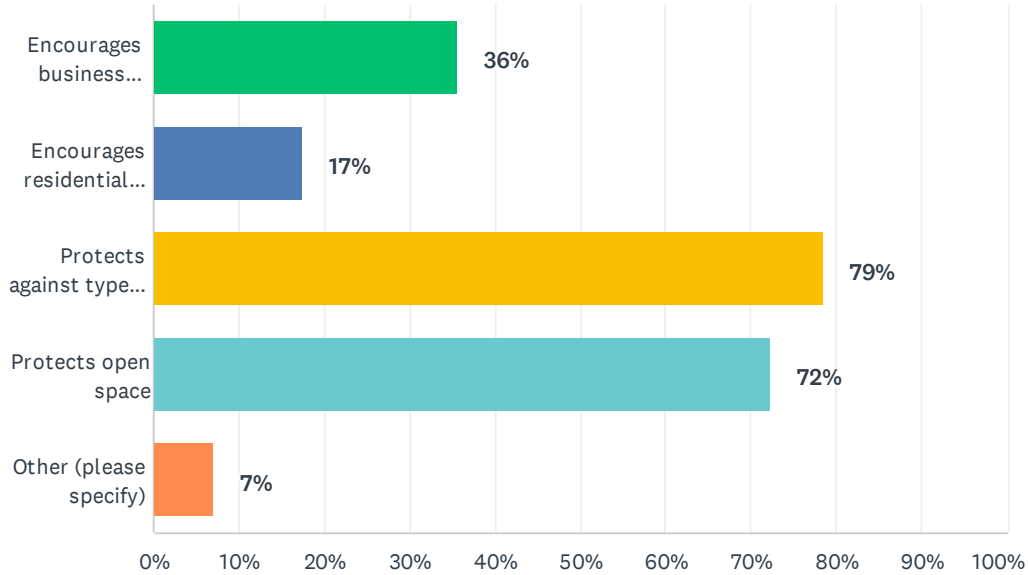
Answered: 125 Skipped: 15



|  | YES       | NO        | NOT SURE  | TOTAL |
|--|-----------|-----------|-----------|-------|
| Are the current bylaws too restrictive and not development friendly?                 | 20%<br>25 | 30%<br>36 | 50%<br>61 | 122   |
| Are the current bylaws not restrictive enough thereby allowing too much development? | 19%<br>23 | 31%<br>38 | 51%<br>63 | 124   |
| Do the current bylaws do enough to promote development?                              | 20%<br>25 | 22%<br>27 | 58%<br>72 | 124   |

## Q10 What features are important to you in the updated Zoning Bylaw? (Select all that apply)

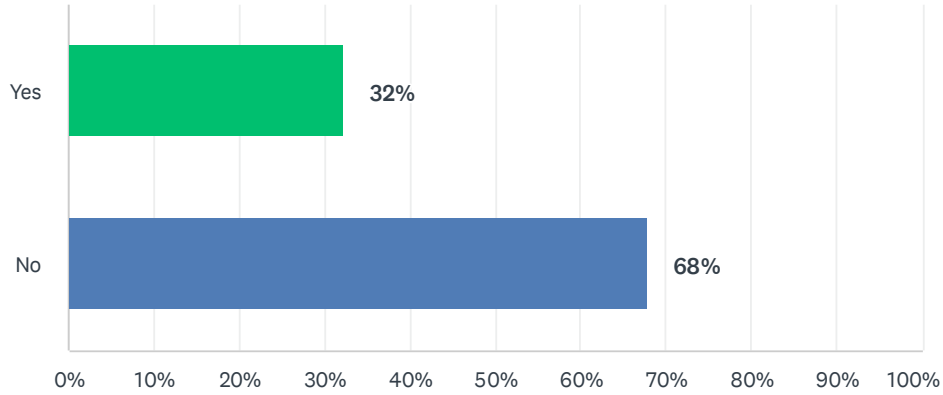
Answered: 126 Skipped: 14



| ANSWER CHOICES  | RESPONSES |    |
|---|-----------|----|
| Encourages business development   | 36%       | 45 |
| Encourages residential development  | 17%       | 22 |
| Protects against types of development that are not compatible with the town | 79%       | 99 |
| Protects open space   | 72%       | 91 |
| Other (please specify)  | 7%        | 9  |
| Total Respondents: 126  |           |    |

### Q11 We want to hear from you. Would you be interested in getting involved with any workshop or other public meeting regarding this zoning bylaw review project?

Answered: 124 Skipped: 16



| ANSWER CHOICES | RESPONSES |            |
|----------------|-----------|------------|
| Yes            | 32%       | 40         |
| No             | 68%       | 84         |
| <b>TOTAL</b>   |           | <b>124</b> |

**Q12 Please provide the best email to reach you. Please note that your answers to this survey will remain anonymous. Your email will only be used for invitations to workshops, public meetings or to share important updates for this specific project.**

Answered: 31 Skipped: 109

| ANSWER CHOICES  | RESPONSES |    |
|-----------------|-----------|----|
| Name            | 100.00%   | 31 |
| Company         | 0.00%     | 0  |
| Address         | 0.00%     | 0  |
| Address 2       | 0.00%     | 0  |
| City/Town       | 96.77%    | 30 |
| State/Province  | 0.00%     | 0  |
| ZIP/Postal Code | 0.00%     | 0  |
| Country         | 0.00%     | 0  |
| Email Address   | 100.00%   | 31 |
| Phone Number    | 0.00%     | 0  |

**West Brookfield Comprehensive Zoning Update Survey - Open-Ended Responses as of April 21, 2022**

| Question  | Responses   |
|---|---|
| Q3. What drew you to live or work in West Brookfield? | Parents born here   |
|   | Married a resident in 1976  |
|   | cut the trees and brush on rte 9 so we can all see the lake!!!  |
|   | It is far enough away from Worcester to keep most of the trouble away   |
|   | Born here, but ambiance keeps me here   |
|   | Wanted children to grow up in a small town.   |
|   | Use to be a nice quiet town, safe, that was over 20 years ago   |
|   | Retired from QRMHS and felt this was my community.  |
|   | RELATIVES LIVE IN TOWN  |
|   | Mid point between family and friends in both MA and CT.   |
|   | Parents wanted to   |
|   | Grew up here  |
|   | born here   |
|   | My husband grew up here   |
|   | Husband raised in town  |
|   | My parents bought a home before I was born I always loved how west Brookfield was so I stayed, I feel it has changed a lot now. |
|   | Strict zoning   |
|   | Right to farm town, lots of farm and country feel   |
|   | 6 generations   |
|   | Close to family   |
|   | Retirement  |
|   | Close to family and Brookhaven lake   |
|   | School  |
|   | 14.25 acres to start a horse farm   |
|   | It's a beautiful town and in a great location   |
|   | My husband's hometown   |
|   | Rural but still close to everything   |
|   | Family  |
|   | Closer to family  |
|   | Born here   |

|                                   |   |
|-----------------------------------|---|
|                                   | Friends   |
|                                   | Born here   |
|                                   | Marriage  |
|                                   | Raised here from 3 years old and own the family home that was purchased in 1945   |
|                                   | Family  |
|                                   | A small town  |
|                                   | Ancestral home  |
|                                   | Grew up in area   |
|                                   | Job in town   |
|                                   | Lot size  |
|                                   | Gorgeous house on Mill Brook  |
|                                   | School district   |
|                                   | Close to parents, love the community, place to raise our kid, and the woods   |
|                                   | I was planted here  |
|                                   | Housing prices  |
|                                   | Grew up here  |
|                                   | Born here   |
|                                   | Lived here all my life.   |
|                                   | country   |
|                                   | land/open space/agricultural community  |
|                                   | The welcoming nature of the townspeople and the 'small town' Americana feel of beautiful West Brookfield  |
|                                   | I grew up here because my grandparents moved here in the 1950's. I moved back in my mid 30's to raise my family because of the historic nature of the town, the beautiful lake and pastoral open spaces and agricultural resources. |
|                                   | Family  |
|                                   | family lived here since 1940  |
|                                   | Life long resident  |
|                                   | Born here   |
|                                   | Lifelong resident   |
| Q5. Can you describe the changes? | Rt. 9 has much more traffic and more signs and the shade trees have been removed.   |
|                                   | Heavier traffic, sad lack of parking, new businesses along Rt 9,  |
|                                   | crowding in houses, losing green spaces, not a good look  |
|                                   | Solar fields that have destroyed natural landscapes, zoning for commercial business is too small  |



|  |
|--|
| More houses, more apartment buildings  |
| More houses have gone in, roads and side walks updated, some small businesses thrive   |
| More people, many more homes, traffic is ridiculous.   |
| Additional of Dunkin Donuts, Chinese restaurant, low income housing, street lights   |
| A lot more gentrified... bikes lanes, small businesses, etc. Housing a LOT more expensive  |
| More homes are being built and small businesses are still struggling after being hit with covid in the past 2 years. Also the new look of the intersection in center of town. It looks great!!!                      |
| Too much open land has been filled with solar panels. My concern is what is going to happen to all the land when these panels age and deteriorate. We'll have useless piles of junk.                                 |
| More houses  |
| Hammerhead lots allowed  |
| More houses being built on scenic roads. Large unsightly solar farm affection peoples viewscape and property. Historic town peoples falling into disrepair.  |
| More ANR off of larger parcels.  |
| Somem chain businesses I.e Dunkin Donuts, Subway. Which isn't a bad thing. We need a self serve gas station now.   |
| Many more houses both in rural areas and side streets in town.   |
| Way more houses being built, just on my dead end road (winter st) they've built about 10 houses in less than 6 years. This road used to be amazing and small everyone knew each other, now it's like a mini highway. |
| Houses being built behind each other   |
| Many new homes have been built in old farmlands and wood lots.   |
| Losing the beautiful trees, center of town lost its feeling of warmth.....speeding coming in and our of town..   |
| More houses built on open land and solar farms!!! Hate solar farms on beautiful open land  |
| Lots of street front development have changed rural landscape.   |
| Corporate businesses off the cener of town   |
| more homes being built with more traffic.  |
| No thank you   |
| More houses, businesses, therefore more traffic. I wouldn't want to see the small town country feeling go away.  |
| More residential, land use ie solar fields   |
| Building everywhere  |
| Frontage laws have changed. Lax on rules.  |
| DD on main st ruined the ambianzce of Main Street  |

|   |
|---|
| Farms being sold off and quite a bit of new construction going on.  |
| Lots of new houses randomly placed - no master laid out plan. Also - lots of houses with lots of junk!!! Impacts nearby houses.   |
| Losing New England small town charm that drew us here to live e.g. solar panel fields, dunkin, subway   |
| Less farms, more houses and solar. I am not against solar   |
| More houses being built with little to no land between them.  |
| Less fields and woods, more houses.   |
| More houses have been built on the lake and throughout town   |
| There are many more homes. Some of them have been built on "spaghetti lots" with little road frontage which is unfortunate.   |
| House built on small lots that are most likely not buildable lots due ot the small size.  |
| More young families More diverse activities   |
| Road and side walk improvements in the downtown area. Lake and beach improvements. Many additional homes and school built over the eyars. All good improvements   |
| Typical growth of a small town  |
| There are more houses going up. The solar farms are out of hand.  |
| more houses built   |
| There are more full-time residents around the lake and thus more of the homes have been winterized and nicely upgraded. The town still maintains its personality and character. On the other hand, solar farms have been allowed to disrupt the natural beauty, without, in my opinion, sufficient consideration of the lasting detriment to the town. The next questions asks about how I feel about the changes. Please note: my response to the solar farms would be very negative. However, I am answering the next question as though it was asking only about the increase in full time residences and upgrading of homes, which is positive. The question does not allow for a dual answer.  |
| Many of the open spaces of my childhood have been built up/developed and/or turned into unsightly solar fields. The downtown area has suffered and is no longer the thriving town center it once was. I wish we could support and attract businesses like a small green-grocer (like Joe's market), a bakery/café, another farm to table type restaurant and boutique shops. Instead many of the retail spaces in the town center sit empty or are a revolving door of unsuccessful businesses. I am disappointed to see chains like Subway and Dunkin Donuts on the main street as they are detrimental to the quaint, historic nature of our small New England town. I hear whispers of others like Cumberland Farms moving into our town center. We need to keep our town beautiful, celebrate the precious resources that we have, and not blight the main street with more strip malls and chain stores who do |
| Solar is awful. Has destroyed the look of WB while the town has not received much in return   |

|  |  |
|--|--|
|  | <p>Too many solar farms, downtown road work changed the feel/look of the town. It lost its character and charm.</p>  |
|  | <p>large lot zoning encouraging impact on open space and wildlife corridors. Lack of management of street trees til they decline and must be removed, impacting comfortable pedestrian street experience. increasing budget for police even though population has remained pretty constant for 20 year. General lack of communication from Town Hall to the public, website not updated consistently. Follow up on earlier Master Plan seems lack-ing in spite of efforts of committee members.</p>  |
|  | <p>Many more houses going up, large solar field along RT 9 marring the view of the river/landscape, all the beautiful, old trees cut down in center of town for road work</p>  |
|  | <p>Lots are no longer vacant, homes have been built, especially around the crowded lake area and on former farm land. The elementary school, which is a draw for new residents and existing residents has been renovated, which is a positive, however, still needs more renovation. Homes on Main Street have been beautified for the most part. Landscapes have changed, including the most recent traffic pattern renovations, with some lights/sidewalks that do not make sense. Realizing the trees had to be cut down, it definitely changed the beauty of the town while driving in and out of town. The Lake Town Beach area was renovated, however, not maintained, now it appears old and run down. All else, however, has only improved the town's appeal. Future building renovations should be not be taken lightly, as the town's culture(s) could change overnight.</p> |
|  | <p>Increase in residential development. Loss of the small quaint feeling of the downtown common area</p>   |
|  | <p>More homes built in rural areas</p>   |
|  | <p>The zoning have been particularly changed to benefit individuals that are members on different boards.</p>  |
|  | <p>Increased number of residential dwellings Closing of businesses in town</p>   |
| <p>Q7. Most of the commercial development in West Brookfield is along Route 9/67. What type of development do you feel this corridor needs <i>more</i> of?</p> | <p>A *****(expletive) Starbucks, please consider a Starbucks, the closet one is 45 minutes away</p> <p>More upscale senior living condos 55 +</p> <p>None</p> <p>Love to see a self serve gas station</p> <p>safety complex</p> <p>HOME GOODS</p>  |

|  |   |
|--|---|
|  | <p>We need a dog park</p> <p>A couple small entertainment venues</p> <p>Small specialty shops</p> <p>Trader Joe's</p> <p>Small specialty shops</p> <p>More manufacturers need to come into town</p> <p>Nothing</p> <p>We don't need new commercial development in west Brookfield!</p> <p>I realize there may be a need for some commercial development BUT if so, it should only be small in scale such as "mixeduse". Anything bigger would disrupt the nature of the town.</p> <p>green market, butcher, flower shop, small restaurant/bistro</p> <p>Condominiums</p> <p>Fire station / Police station</p>   |
| <p>Q8. Most of the commercial development in West Brookfield is along Route 9/67. What type of development do you feel these corridors needs <i>less</i> of?</p> | <p>especially fast food places &amp; the litter they bring!!!</p> <p>Nothing less of</p> <p>dentists</p> <p>We love west Brookfield the way that it is</p> <p>I think we don't need anything less than we already have.</p> <p>We don't need less of anything</p> <p>Needs more of everything</p> <p>Solar fields</p> <p>all of the above</p> <p>Rt. 9 and Rt 67 have everything that is needed currently. For instance, there is NO need for a SECOND gas station or a second auto parts store or hardware store. Those that currently exist serve the town's needs perfectly. Perhaps a yummy bakery next to the post office might be good --- too good! (smile) a</p> <p>there isn't "too much" of anything</p> <p>Run down properties</p> |
| <p>Q10. What features are important to you in the updated Zoning Bylaw?</p>  | <p>Allow accessory structures on parcels. For example if you own a parcel across the street from your home you could build a garage.</p>  |

|  |  |
|--|--|
|  | No solar is most important   |
|  | Protect environment promote green businesses and residential   |
|  | Protects farm lands and right to farm. Promotes for increased farming. Restricts business with enviromental waste/hazards. |
|  | Not sure what the new zoning changes are   |
|  | We have to encourage more businesses to want to open and stay in town  |
|  | Please limit these solar fields. They are ugly and don't fit the community.  |
|  | By law enforcement   |
|  | encourage low-impact design housing sustainable development out of the main street corridor                                |