
APPENDIX 3: MONSON CENTER PARCEL SUSCEPTIBILITY TO CHANGE ANALYSIS

As part of the community planning process for Monson Center, a Parcel Susceptibility to Change Analysis was performed to provide a general indication of the likelihood for change at key parcels in the near future (1-5 years). This analysis was presented to residents and community planning meetings. Changes could include: redevelopment of a parcel with damaged structures; new development on previously undeveloped land; change of use; or intensification of use.

METHOD

The following map and list identify the parcels in Monson Center that are most susceptible to change, based on seven criteria:

- Land status and ownership (source: Monson Assessor's database).
- Occupancy status (source: field observation).
- Zoning and related regulations (source: Monson Zoning Bylaw, building code, town bylaws)
- Transportation corridors (source: field work, MassDOT traffic counts).
- Road access (source: field work, MassDOT road network GIS layer).
- Year built/building condition (source: field observation, historic records).
- Market conditions and estimated property value (source: field observation, registrar of deeds, real estate listings).

High Susceptibility to Change (orange shading) had one or more of the following characteristics:

- Undeveloped vacant land.
- Obsolete building structure (historic mill buildings, circa 1960 gas stations).
- Heavy damage from 2011 tornado coupled with unknown redevelopment plans.
- Large lot with acreage and frontage that would allow for future subdivision of property.

The type of change to be expected from parcels in the ***High*** category are noted in the following table, but may generally be described as a *Use* change, *Physical* Change, or *Subdivision* change.

Medium Susceptibility to Change (yellow shading) had one or more of the following characteristics:

- Non conforming use (land use is not allowed by underlying zoning).
- Building vacancy.
- Vacant, landlocked parcels.
- Heavy damage from 2011 tornado coupled with unknown redevelopment plans coupled with a small lot and character of area as residential.

The type of change to be expected from parcels in the ***Medium*** category are noted in the following table, but could generally be described as a *Use* change. Only one to two may result in a *Physical* Change.

**APPENDIX 3 FIGURE 1:
PARCELS SUSCEPTIBLE TO CHANGE IN MONSON CENTER**



Key Parcels

HIGH SUSCEPTIBILITY TO CHANGE

| Address | Parcel ID | Parcel Size | Land Use | Zoning | Type of Change | Explanation | Notes |
|--|-----------|-------------|-------------------------------------|---------|------------------------------|---|--|
| 19 Cushman Street | 115/38 | 5.25 AC | Single Family | CC & RV | Use / Physical / Subdivision | Property owner could subdivide from "mother lot" and redevelop for mixed use and /or commercial. | Small portion of parcel within Flood Plain Overlay District. |
| 32 Cushman Street <i>Cushman Mill</i> | 114/86 | 3.14 AC | Manufacturing (Vacant) | CC | Use | Existing 1886 historic mill. Could be redeveloped for new uses. Rear part of property could accommodate parking or more uses. | Small portion of parcel within Flood Plain Overlay District. |
| Cushman Street | 115/101 | 3.50 AC | Vacant | CC & RV | Use / Physical / Subdivision | Property owner could develop land. Owned by Paper City Partners LLC, who also own the Cushman Mill. | Small portion of parcel within Flood Plain Overlay District. |
| 96 Main Street <i>Former Monson Academy lot</i> | 95/25 | 1.33 AC | Vacant | CC | Use / Physical / Subdivision | Vacant lot resulting from tornado damage. Property owner plans are unknown. Property could be subdivided and/or redeveloped. | Former Monson Academy buildings. |
| 110 Main Street <i>Town Hall</i> | 114/101 | 2.00 AC | Municipal | RV | | Residents at May 2012 Annual Town Meeting approved borrowing \$3.4 million for a new police station-town office building. | Residents will authorize a 15-year debt exclusion for \$3.4 million at a June 2012 meeting |
| 122 Main Street | 114/103 | 11,350 SF | Gas Station | CC | Use/ Physical | Many small gas stations are closing due to market demand for larger gas stations that offer fast food and convenience stores. | Small, circa 1960 gas/service station. |
| 141 Main Street | 115/29 | 11,000 SF | Gas Station | CC | Use/ Physical | Many small gas stations are closing due to market demand for larger gas stations that offer fast food and convenience stores. | Small, circa 1960 gas/service station. |
| 288 Main Street <i>Ellis Mill #3</i> | 115/135 | 16.55 AC | Manufacturing (partially vacant) | I | Use | Property owner actively seeking to lease space in the vacant 1908 mill. | Buildings to rear of parcel actively used for industrial purposes. |
| 293 Main Street <i>South Main St. School lot</i> | 116/77 | 2.00 AC | Vacant | I | Use / Physical | Vacant lot that could be redeveloped. | Town-owned lot |

HIGH SUSCEPTIBILITY TO CHANGE, *CONTINUED*

| Address | Parcel ID | Parcel Size | Land Use | Zoning | Type of Change | Explanation | Notes |
|-----------------------|-----------|-------------|-----------------------|--------|-------------------|---|---|
| Main Street | 97/34 | 1.50 AC | Vacant | I | Use/ Physical | Vacant lot that could be redeveloped. | |
| 6 State Street | 114/24 | 14,375 SF | Machine Shop / Karate | I | Use / Physical | Building majorly damaged in tornado. Redevelopment plans unknown. | Former machine shop and kung fu center. |

MEDIUM SUSCEPTIBILITY TO CHANGE

| Address | Parcel ID | Parcel Size | Land Use | Zoning | Type of Change | Explanation | Notes |
|--------------------------|-----------|-------------|----------------|--------|----------------|--------------------------------------|--|
| 4 Cushman Street | 115/35 | 10,890 SF | Three Family | CC | Use | Zoned for Commercial | |
| 11 Cushman Street | 115/40 | 12,632 SF | Single Family | CC | Use | Zoned for Commercial | |
| 12 Cushman Street | 115/36 | 27,007 SF | Single Family | CC | Use | Zoned for Commercial | |
| 14 Cushman Street | 115/37 | 32,670 SF | Apts 4-8 Units | CC | Use | Zoned for Commercial | |
| 17 Cushman Street | 115/39 | 10,890 SF | Single Family | CC | Use | Zoned for Commercial | |
| 20 Cushman Street | 114/83 | 1.09 AC | Single Family | CC | Use | Zoned for Commercial | |
| 26 Cushman Street | 114/84 | 14,374 SF | Single Family | CC | Use | Zoned for Commercial | |
| 28 Cushman Street | 114/83A | 1.10 AC | Mobile Home | CC | Use | Zoned for Commercial | |
| 31 Cushman Street | 114/82 | 10,890 SF | Single Family | CC | Use | Zoned for Commercial | |
| 33 Main Street | 94/84 | 21,780 SF | Single Family | CC | Use | Zoned for Commercial | |
| 34 Main Street | 94/88 | 10,890 SF | Two Family | CC | Use | Zoned for Commercial | |
| 36 Main Street | 94/89 | 2.00 AC | Single Family | CC | Use | Zoned for Commercial | |
| 40 Main Street | 94/90 | 10,890 SF | Two Family | CC | Use | Zoned for Commercial | |
| 51 Main Street | 94/96 | 10,890 SF | Three Family | CC | Use | Zoned for Commercial | |
| 56 Main Street | 95/9 | 17,425 SF | Restaurants | CC | Use | Building for sale and mostly vacant. | Newer single story multi-unit commercial building. Building could play a role in redevelopment strategy of this entire area. |
| 68 Main Street | 95/14 | 33,977 SF | Three Family | CC | Use | Zoned for Commercial | |

MEDIUM SUSCEPTIBILITY TO CHANGE, *CONTINUED*

| Address | Parcel ID | Parcel Size | Land Use | Zoning | Type of Change | Explanation | Notes |
|----------------------|-----------|-------------|----------------|--------|----------------|---|-----------------|
| 98 Main Street | 95/26 | 42,688 SF | Two Family | CC | Use | Zoned for Commercial | |
| 100 Main Street | 95/27 | 18,731 SF | Single Family | CC | Use | Zoned for Commercial | |
| 155 Main Street | 115/28 | 32,670 SF | Two Family | CC | Use | Zoned for Commercial | |
| 215 Main Street | 115/149 | 10,890 SF | Three Family | CC | Use | Zoned for Commercial | |
| 230 Main Street | 115/53 | 10,890 SF | Three Family | CC | Use | Zoned for Commercial | |
| 235 Main Street | 115/144 | 5,228 SF | Single Family | CC | Use | Zoned for Commercial | |
| 244 Main Street | 115/73 | 5,227 SF | Three Family | CC | Use | Zoned for Commercial | |
| 250 Main Street | 115/131 | 10,890 SF | Single Family | CC | Use | Zoned for Commercial | |
| 256 Main Street | 115/133 | 11,000 SF | Single Family | CC | Use | Zoned for Commercial | |
| 287 Main Street | 116/80 | 11,000 SF | Single Family | I | Use | Zoned for Industrial | |
| 289 Main Street | 116/79 | 22,000 SF | Mixed Use | I | Use | Zoned for Industrial | |
| Main Street | 95/8 | 10,890 SF | Vacant land | CC | Use / Physical | Could be redeveloped in conjunction with parcel 95/9 | Landlocked land |
| 14 State Street | 114/27 | 24,000 SF | Single Family | I | Use | Zoned for Industrial | |
| 16 State Street | 114/28 | 7,260 SF | Single Family | I | Use | Zoned for Industrial | |
| 3 Washington Street | 114/23 | 11,000 SF | Two Family | I | Use | Zoned for Industrial | |
| 5 Washington Street | 114/22 | 11,000 SF | Mixed Use | I | Use | Zoned for Industrial | |
| 7 Washington Street | 114/21 | 11,000 SF | Single Family | I | Use | Zoned for Industrial | |
| 9 Washington Street | 114/19 | 3.47 AC | Single Family | I | Use | Zoned for Industrial | |
| 11 Washington Street | 114/18 | 11,000 SF | Single Family | I | Use | Zoned for Industrial | |
| 12 Washington Street | 114/4 | 22,000 SF | Apts 4-8 Units | CC | Use / Physical | Heavily damaged by tornado and future property plans unknown. | |
| 16 Washington Street | 114/5 | 5,227 SF | Single Family | CC | Use | Zoned for Commercial | |
| 18 Washington Street | 114/6 | 2,688 SF | Single Family | CC | Use | Zoned for Commercial | |
| 24 Washington Street | 114/8 | 33,910 SF | Single Family | CC | Use | Zoned for Commercial | |

MEDIUM SUSCEPTIBILITY TO CHANGE, *CONTINUED*

| Address | Parcel ID | Parcel Size | Land Use | Zoning | Type of Change | Explanation | Notes |
|-----------------------------|------------------|--------------------|-----------------|---------------|-----------------------|----------------------|--------------|
| 26 Washington Street | 114/8A | 20,089 SF | Single Family | CC | Use | Zoned for Commercial | |
| 30 Washington Street | 114/9 | 32,670 SF | Single Family | CC | Use | Zoned for Commercial | |
| 40 Washington Street | 95/10 | 11,000 SF | Single Family | CC | Use | Zoned for Commercial | |
| 42 Washington Street | 95/7 | 5,228 SF | Single Family | CC | Use | Zoned for Commercial | |

1. Imagine the Friendly's Restaurants pictures above in Monson Center. Please rank the images shown above from 1 to 4, based on which you would like most to least in Monson Center.

| | 1 (Like Best) | 2 | 3 | 4 (Like Least) | Rating Average | Response Count |
|-------------------|--------------------|--------------------|------------|--------------------|----------------|----------------|
| Image A | 3.0% (7) | 13.3% (31) | 28.8% (67) | 54.9% (128) | 3.36 | 233 |
| Image B | 73.5% (180) | 13.9% (34) | 11.0% (27) | 1.6% (4) | 1.41 | 245 |
| Image C | 8.2% (19) | 51.1% (119) | 36.5% (85) | 4.3% (10) | 2.37 | 233 |
| Image D | 21.9% (54) | 19.4% (48) | 18.2% (45) | 40.5% (100) | 2.77 | 247 |
| Comments | | | | | | 26 |
| answered question | | | | | | 269 |
| skipped question | | | | | | 6 |

2. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-----------|------------|------------|-------------------|----------------|----------------|
| Rating | 4.0% (10) | 9.7% (24) | 21.1% (52) | 32.4% (80) | 32.8% (81) | 3.80 | 247 |
| answered question | | | | | | 247 | |
| skipped question | | | | | | 28 | |

3. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-------------------|------------|------------|------------------|----------------|----------------|
| Rating | 19.8% (49) | 26.2% (65) | 19.0% (47) | 25.8% (64) | 9.3% (23) | 2.79 | 248 |
| answered question | | | | | | | 248 |
| skipped question | | | | | | | 27 |

4. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|--------------------|------------|-----------|-----------|------------------|----------------|----------------|
| Rating | 52.2% (131) | 29.9% (75) | 7.6% (19) | 8.4% (21) | 2.0% (5) | 1.78 | 251 |
| answered question | | | | | | | 251 |
| skipped question | | | | | | | 24 |

5. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-----------|------------|--------------------|------------------|----------------|----------------|
| Rating | 2.4% (6) | 4.0% (10) | 15.1% (38) | 42.9% (108) | 35.7% (90) | 4.06 | 252 |
| answered question | | | | | | | 252 |
| skipped question | | | | | | | 23 |

6. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|--------------------------|-------------------------|----------------|----------------|-------------|-------------------------|-----------------------|-----------------------|
| Rating | 35.6% (89) | 33.6% (84) | 17.6% (44) | 10.8% (27) | 2.4% (6) | 2.11 | 250 |
| answered question | | | | | | | 250 |
| skipped question | | | | | | | 25 |

7. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|--------------------------|-------------------------|----------------|----------------|-------------------|-------------------------|-----------------------|-----------------------|
| Rating | 13.5% (34) | 21.9% (55) | 23.5% (59) | 31.5% (79) | 9.6% (24) | 3.02 | 251 |
| answered question | | | | | | | 251 |
| skipped question | | | | | | | 24 |

8. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|--------------------------|-------------------------|----------------|----------------|-------------|-------------------------|-----------------------|-----------------------|
| Rating | 0.8% (2) | 2.4% (6) | 9.7% (24) | 43.1% (107) | 44.0% (109) | 4.27 | 248 |
| answered question | | | | | | | 248 |
| skipped question | | | | | | | 27 |

9. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|--------------------|------------------|----------------|----------------|
| Rating | 2.8% (7) | 13.3% (33) | 26.5% (66) | 45.0% (112) | 12.4% (31) | 3.51 | 249 |
| answered question | | | | | | | 249 |
| skipped question | | | | | | | 26 |

10. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|-------------------|------------------|----------------|----------------|
| Rating | 2.8% (7) | 13.8% (34) | 23.5% (58) | 38.9% (96) | 21.1% (52) | 3.62 | 247 |
| answered question | | | | | | | 247 |
| skipped question | | | | | | | 28 |

11. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|----------|------------|--------------------|------------------|----------------|----------------|
| Rating | 0.8% (2) | 1.6% (4) | 10.0% (25) | 49.0% (123) | 38.6% (97) | 4.23 | 251 |
| answered question | | | | | | | 251 |
| skipped question | | | | | | | 24 |

12. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|-------------------|------------------|----------------|----------------|
| Rating | 2.8% (7) | 17.9% (45) | 31.9% (80) | 35.1% (88) | 12.4% (31) | 3.36 | 251 |
| answered question | | | | | | | 251 |
| skipped question | | | | | | | 24 |

13. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|-------------------|------------|------------------|----------------|----------------|
| Rating | 3.2% (8) | 16.8% (42) | 38.4% (96) | 34.8% (87) | 6.8% (17) | 3.25 | 250 |
| answered question | | | | | | | 250 |
| skipped question | | | | | | | 25 |

14. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|--------------------|------------------|----------------|----------------|
| Rating | 0.8% (2) | 10.0% (25) | 22.1% (55) | 45.0% (112) | 22.1% (55) | 3.78 | 249 |
| answered question | | | | | | | 249 |
| skipped question | | | | | | | 26 |

15. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|--------------------|------------------|----------------|----------------|
| Rating | 1.2% (3) | 12.4% (31) | 26.4% (66) | 44.8% (112) | 15.2% (38) | 3.60 | 250 |
| answered question | | | | | | | 250 |
| skipped question | | | | | | | 25 |

16. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|---|------------------|------------|-------------------|--------------------|------------------|----------------|----------------|
| 1. Overall | 4.6% (10) | 11.1% (24) | 32.3% (70) | 43.3% (94) | 8.8% (19) | 3.41 | 217 |
| 2. Inviting Place to Shop | 2.3% (5) | 12.9% (28) | 29.5% (64) | 46.1% (100) | 9.2% (20) | 3.47 | 217 |
| 3. Inviting Place to Hang Out | 4.7% (10) | 14.4% (31) | 27.4% (59) | 43.3% (93) | 10.2% (22) | 3.40 | 215 |
| 4. Location of Parking | 3.3% (7) | 8.0% (17) | 29.2% (62) | 49.5% (105) | 9.9% (21) | 3.55 | 212 |
| 5. Size of Building | 1.4% (3) | 10.3% (22) | 36.6% (78) | 46.5% (99) | 5.2% (11) | 3.44 | 213 |
| 6. Architecture | 7.5% (16) | 22.1% (47) | 32.4% (69) | 32.4% (69) | 5.6% (12) | 3.07 | 213 |
| What features do you like or dislike in this photo? | | | | | | | 64 |
| answered question | | | | | | | 221 |
| skipped question | | | | | | | 54 |

17. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------------------|-------------------------|----------------|-------------------|--------------------|-------------------------|-----------------------|-----------------------|
| 1. Overall | 4.6% (10) | 11.1% (24) | 21.8% (47) | 48.6% (105) | 13.9% (30) | 3.56 | 216 |
| 2. Inviting Place to Shop | 2.8% (6) | 5.2% (11) | 18.4% (39) | 58.5% (124) | 15.1% (32) | 3.78 | 212 |
| 3. Inviting Place to Hang Out | 6.1% (13) | 20.2% (43) | 41.3% (88) | 23.9% (51) | 8.5% (18) | 3.08 | 213 |
| 4. Location of Parking | 6.6% (14) | 20.2% (43) | 29.6% (63) | 35.7% (76) | 8.0% (17) | 3.18 | 213 |
| 5. Size of Building | 6.1% (13) | 11.7% (25) | 28.6% (61) | 45.1% (96) | 8.5% (18) | 3.38 | 213 |
| 6. Architecture | 4.7% (10) | 8.0% (17) | 31.1% (66) | 39.6% (84) | 16.5% (35) | 3.55 | 212 |

What features do you like or dislike in this photo?

63

| | |
|--------------------------|------------|
| answered question | 220 |
| skipped question | 55 |

18. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------------------|------------------|-----------------------------|-----------------------------|-----------------------------|------------------|----------------|----------------|
| 1. Overall | 19.2% (42) | 30.1% (66) | 23.7% (52) | 21.0% (46) | 5.9% (13) | 2.64 | 219 |
| 2. Inviting Place to Shop | 13.0% (28) | 18.1% (39) | 26.0% (56) | 36.3% (78) | 6.5% (14) | 3.05 | 215 |
| 3. Inviting Place to Hang Out | 18.1% (39) | 30.1% (65) | 33.3% (72) | 16.7% (36) | 1.9% (4) | 2.54 | 216 |
| 4. Location of Parking | 15.1% (32) | 28.3% (60) | 25.5% (54) | 28.3% (60) | 2.8% (6) | 2.75 | 212 |
| 5. Size of Building | 17.7% (38) | 25.6% (55) | 27.9% (60) | 25.1% (54) | 3.7% (8) | 2.72 | 215 |
| 6. Architecture | 20.0% (43) | 27.9% (60) | 26.5% (57) | 21.9% (47) | 3.7% (8) | 2.61 | 215 |

What features do you like or dislike in this photo?

59

answered question

219

skipped question

56

19. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|--------------------------|------------------|---------------|-----------------------------|---------------|------------------|----------------|----------------|
| Rating | 5.7% (12) | 17.1% (36) | 36.7% (77) | 29.5% (62) | 11.0% (23) | 3.23 | 210 |
| answered question | | | | | | | 210 |
| skipped question | | | | | | | 65 |

20. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-----------|------------|--------------------|------------------|----------------|----------------|
| Rating | 0.0% (0) | 5.8% (12) | 15.4% (32) | 52.4% (109) | 26.4% (55) | 4.00 | 208 |
| answered question | | | | | | | 208 |
| skipped question | | | | | | | 67 |

21. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|-------------------|------------------|----------------|----------------|
| Rating | 3.8% (8) | 18.2% (38) | 29.7% (62) | 35.9% (75) | 12.4% (26) | 3.35 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

22. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-----------|------------|-------------------|-------------------|----------------|----------------|
| Rating | 2.4% (5) | 5.7% (12) | 16.7% (35) | 37.6% (79) | 37.6% (79) | 4.02 | 210 |
| answered question | | | | | | | 210 |
| skipped question | | | | | | | 65 |

23. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|-------------------|------------------|----------------|----------------|
| Rating | 8.7% (18) | 21.6% (45) | 28.4% (59) | 28.8% (60) | 12.5% (26) | 3.15 | 208 |
| answered question | | | | | | | 208 |
| skipped question | | | | | | | 67 |

24. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|-------------------|------------------|----------------|----------------|
| Rating | 1.9% (4) | 10.5% (22) | 26.2% (55) | 46.2% (97) | 15.2% (32) | 3.62 | 210 |
| answered question | | | | | | | 210 |
| skipped question | | | | | | | 65 |

25. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|--------------------|-----------|----------|------------------|----------------|----------------|
| Rating | 38.0% (79) | 48.1% (100) | 9.1% (19) | 4.3% (9) | 0.5% (1) | 1.81 | 208 |
| answered question | | | | | | | 208 |
| skipped question | | | | | | | 67 |

26. Rate how well you would like this type of development in Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|--------------------------|-------------------------|----------------|----------------|-------------------|-------------------------|-----------------------|-----------------------|
| Rating | 1.0% (2) | 14.4% (30) | 32.5% (68) | 41.1% (86) | 11.0% (23) | 3.47 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

27. 27. What do you like best about Monson Center?

| | Response Count |
|--------------------------|-----------------------|
| | 164 |
| answered question | 164 |
| skipped question | 111 |

28. 28. What do you like least about Monson Center? What needs work?

| | Response Count |
|--------------------------|-----------------------|
| | 158 |
| answered question | 158 |
| skipped question | 117 |

29. 29. What types of development or development features would you like to see in Monson Center in the future?

| | Response Count |
|-------------------|----------------|
| | 144 |
| answered question | 144 |
| skipped question | 131 |

30. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|--------|------------------|------------|------------|------------|------------------|----------------|-----------------------|
| Rating | 9.1% (19) | 16.8% (35) | 28.4% (59) | 33.7% (70) | 12.0% (25) | 3.23 | 208 |
| | | | | | | | answered question 208 |
| | | | | | | | skipped question 67 |

31. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|--------|------------------|------------|------------|------------|------------------|----------------|-----------------------|
| Rating | 1.9% (4) | 14.4% (30) | 21.5% (45) | 47.4% (99) | 14.8% (31) | 3.59 | 209 |
| | | | | | | | answered question 209 |
| | | | | | | | skipped question 66 |

32. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-----------------------------|---------------|---------------|------------------|----------------|----------------|
| Rating | 22.0% (46) | 30.1% (63) | 23.0% (48) | 20.1% (42) | 4.8% (10) | 2.56 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

33. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|---------------|---------------|------------------------------|------------------|----------------|----------------|
| Rating | 4.8% (10) | 10.5% (22) | 25.4% (53) | 47.8% (100) | 11.5% (24) | 3.51 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

34. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|---------------|---------------|-----------------------------|------------------|----------------|----------------|
| Rating | 3.3% (7) | 17.2% (36) | 26.8% (56) | 38.3% (80) | 14.4% (30) | 3.43 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

35. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-----------|------------|--------------------|------------------|----------------|----------------|
| Rating | 2.4% (5) | 9.6% (20) | 17.3% (36) | 51.4% (107) | 19.2% (40) | 3.75 | 208 |
| answered question | | | | | | | 208 |
| skipped question | | | | | | | 67 |

36. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-------------------|------------|-----------|------------------|----------------|----------------|
| Rating | 34.1% (71) | 39.4% (82) | 15.9% (33) | 8.7% (18) | 1.9% (4) | 2.05 | 208 |
| answered question | | | | | | | 208 |
| skipped question | | | | | | | 67 |

37. Rate how well you would like this type of development in the residential areas near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|--------------------|------------|-----------|----------|------------------|----------------|----------------|
| Rating | 68.9% (144) | 23.4% (49) | 4.8% (10) | 2.9% (6) | 0.0% (0) | 1.42 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

38. Rate how well you would like this type of development next to the Chicopee Brook in or near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|------------|------------|-------------------|------------------|----------------|----------------|
| Rating | 3.4% (7) | 11.1% (23) | 21.7% (45) | 40.1% (83) | 23.7% (49) | 3.70 | 207 |
| answered question | | | | | | | 207 |
| skipped question | | | | | | | 68 |

39. Rate how well you would like this type of development next to the Chicopee Brook in or near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|----------|-----------|------------|--------------------|----------------|----------------|
| Rating | 1.0% (2) | 1.0% (2) | 5.7% (12) | 38.3% (80) | 54.1% (113) | 4.44 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

40. Rate how well you would like this type of development next to the Chicopee Brook in or near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|----------|----------|------------|--------------------|----------------|----------------|
| Rating | 0.0% (0) | 1.0% (2) | 3.8% (8) | 29.7% (62) | 65.6% (137) | 4.60 | 209 |
| answered question | | | | | | | 209 |
| skipped question | | | | | | | 66 |

41. Rate how well you would like this type of development next to the Chicopee Brook in or near Monson Center.

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit | Rating Average | Response Count |
|-------------------|------------------|-----------|------------|-------------------|------------------|----------------|----------------|
| Rating | 1.4% (3) | 8.6% (18) | 19.5% (41) | 40.5% (85) | 30.0% (63) | 3.89 | 210 |
| answered question | | | | | | | 210 |
| skipped question | | | | | | | 65 |

42. 24. In the future, which of these would you like to see along the Chicopee Brook in Monson Center? (Check all that apply)

| | | Response Percent | Response Count |
|---|--|------------------|----------------|
| A pathway along the brook that is open to the public |  | 89.9% | 186 |
| Public spaces where people can hang out near the brook, including benches and picnic tables |  | 82.6% | 171 |
| New businesses that use the brook, such as restaurants or cafes with outdoor dining |  | 62.8% | 130 |
| Comments | | | 47 |
| answered question | | | 207 |
| skipped question | | | 68 |

Page 2, Q1. Imagine the Friendly's Restaurants pictures above in Monson Center. Please rank the images shown above from 1 to 4, based on which you would like most to least in Monson Center.

| | | |
|----|--|-----------------------|
| 1 | I like Image B the best but believe image D currently represents the landscape in the center of Monson. | Mar 11, 2012 12:09 PM |
| 2 | Image D seems to fit into Monson Center. It blends nicely. The other images seem to stand out more and look too commercial. | Mar 11, 2012 5:16 AM |
| 3 | think about it.. a Friendly's in Monson??? Look at their past . NO | Mar 9, 2012 5:32 PM |
| 4 | HOpe we are not putting a friendly's in Monson!! | Mar 9, 2012 1:17 PM |
| 5 | The greener the better! | Mar 9, 2012 5:48 AM |
| 6 | Image B seems to fit into the general look of the way our town used to look prior in that it has a rural look with the landscaping which might distract from the lack of large trees. Makes it look more quaint. | Mar 8, 2012 11:19 AM |
| 7 | D would be fine inside a plaza so that parking isn't directly on main st | Mar 8, 2012 10:51 AM |
| 8 | The frontage is more appealing in Image B | Mar 8, 2012 7:34 AM |
| 9 | Friendly's is gross. I know its local but isnt there another restaurant interested in Friendly's? Or is it just an example. | Mar 8, 2012 7:20 AM |
| 10 | I choose D to keep with the structur of the downtown and the "row" of housing and Businesses. | Mar 6, 2012 12:47 PM |
| 11 | We need to keep the old town look | Mar 1, 2012 4:55 AM |
| 12 | This is based on what would be more conducive to what we already have in the center of Monson. | Feb 28, 2012 3:30 PM |
| 13 | we don't have a Friendly's restaurant? | Feb 22, 2012 8:34 PM |
| 14 | NO FRIENDLY'S IN MONSON PLEASE! | Feb 21, 2012 5:44 AM |
| 15 | Monson's current downtown is most like D. Our current issue is parking. Sure the others look nice, but putting more development restrictions in the downtown area will not drive more business in town. It will result in empty store fronts.... not pretty landscaped buffers. | Feb 20, 2012 8:02 AM |
| 16 | Please tell me we are NOT going to have a Friendly's in Monson! | Feb 19, 2012 7:23 AM |
| 17 | I would not like to see any chain type of restaurants in Monson, one we couldn't support something like that and two the support it did receive would take business away from locally owned restaurants. | Feb 19, 2012 5:59 AM |
| 18 | No friendly's | Feb 18, 2012 10:44 AM |
| 19 | I'd prefer not to have a chain restaurant in Monson. Having a local restaurant like Beth's and Mug and Muffin. Friendly's is expensive and the food is not fresh. A good restaurant in the white building across from Adam's would be great. If good people run it, it will do well. | Feb 18, 2012 8:21 AM |

Page 2, Q1. Imagine the Friendly's Restaurants pictures above in Monson Center. Please rank the images shown above from 1 to 4, based on which you would like most to least in Monson Center.

| | | |
|----|--|-----------------------|
| 20 | Parking including accessible parking for handicapped as well as over-sized vehicles (it is dangerous when over sized vehicles park in front of DD!) must be accommodated. | Feb 18, 2012 7:28 AM |
| 21 | Although picture B is a more eye pleasing design in my opinion, I also do not think that a design like that would have space to be built in our center. | Feb 15, 2012 10:16 AM |
| 22 | tight knit community is best for monson country town | Feb 15, 2012 7:52 AM |
| 23 | Love the landscape buffer in front of the building. Would love to see more plantings like a tree and shrub belt along the sidewalks on Main Street. | Feb 14, 2012 6:47 PM |
| 24 | I believe there should always be a Landscaped buffer as in image B and parking should be hidden in the back and side of the building this is much more nicer looking. Having the parking lot in the front of the buildin doesn't look as nice. | Feb 14, 2012 2:13 PM |
| 25 | I like the small town (historic) look of option D the best. | Feb 14, 2012 11:51 AM |
| 26 | I feel landscaping always enhances a building's features, instead of concrete or asphalt. | Feb 14, 2012 9:31 AM |

Page 4, Q1. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|---|----------------------|
| 1 | Too boxy and does not resemble the rural look of Monson | Mar 11, 2012 5:26 AM |
| 2 | I like the large sidewalk/seating area in the front. | Mar 9, 2012 1:23 PM |
| 3 | none really. | Mar 9, 2012 1:20 PM |
| 4 | Would like grass by street and tree. Would prefer a less modern looking building. | Mar 9, 2012 5:56 AM |
| 5 | Inviting | Mar 8, 2012 5:57 PM |
| 6 | To much sidewalk | Mar 8, 2012 5:15 PM |
| 7 | nicer tables & seating would look better & maybe some umbrellas | Mar 8, 2012 3:14 PM |
| 8 | Not a country feel to it | Mar 8, 2012 2:18 PM |
| 9 | parking lot doesnt seem very big | Mar 8, 2012 2:08 PM |
| 10 | Architecture is to commercial | Mar 8, 2012 1:11 PM |
| 11 | picinic tables are tacky. | Mar 8, 2012 11:34 AM |
| 12 | I like that it looks more rural and home town like with the picnic tables and the awnings. But the building iteself does not fit the character of our town. | Mar 8, 2012 11:27 AM |
| 13 | Like outdoor seating, set back and tree | Mar 8, 2012 9:15 AM |
| 14 | The brick building does'nt have much character. | Mar 8, 2012 9:12 AM |
| 15 | not very inviting | Mar 8, 2012 8:02 AM |
| 16 | I like the parking off street | Mar 8, 2012 7:52 AM |
| 17 | I like the the overall look of the building. I would home in the summer it would show more landscaping - bushes, flowers etc. I would like to see the rest of the building and hope that it contains more windows and tasteful signage. | Mar 8, 2012 7:52 AM |
| 18 | Like the Architecture | Mar 8, 2012 7:36 AM |
| 19 | the picture has the local feel. something one would see in a small town setting. | Mar 6, 2012 12:55 PM |
| 20 | It depends whether the picnic tables are on a noisy street. Did anybody notice the bicycle rack? | Mar 6, 2012 6:53 AM |
| 21 | need softer look, greenery | Mar 2, 2012 7:20 PM |
| 22 | I like the fact that there is no diagonal parking. Building is pleasant looking . Like the canopies over the doors. | Feb 29, 2012 5:26 PM |
| 23 | Too much sidewalk and not enough grass or mulch beds/flowers | Feb 29, 2012 1:14 PM |
| 24 | Do not likethe architecture. | Feb 28, 2012 3:37 PM |

Page 4, Q1. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|--|-----------------------|
| 25 | I really like the space where the picnic tables are. It's inviting and comfortable plus it's not crowded with cars parked directly in front of you while you're sitting. I'm not necessarily fond of the coloring. | Feb 28, 2012 11:27 AM |
| 26 | Monson has a lot of historical buildings downtown. This building needs more detail to "look" like it belongs. | Feb 27, 2012 6:22 PM |
| 27 | i like the outdoor seating and the street tree | Feb 24, 2012 1:11 PM |
| 28 | Do not like the parking | Feb 23, 2012 3:45 PM |
| 29 | Prefer OLD style consistant with town | Feb 23, 2012 8:49 AM |
| 30 | I like the idea of a sidewalk cafe, but hate the architecture. | Feb 23, 2012 4:00 AM |
| 31 | I am not a fan of the parking on the side, especially with picnic tables on the main road. My fear would be turning into the parking lot and having a child run in front of me or pulling out of the parking lot with individuals sitting at the tables this would hazardous viewing oncoming traffic. | Feb 22, 2012 9:40 AM |
| 32 | Dislike the building look and feel and the lack of greenery -- too industrial/commercial | Feb 22, 2012 9:10 AM |
| 33 | Dislike: Too much concrete | Feb 22, 2012 5:57 AM |
| 34 | I like that you can sit outside on a nice summer day, but will this type of business attract the teen group and become a problem for the proprietor? | Feb 20, 2012 9:56 PM |
| 35 | Flx the parking & don't make development inviting for businesses. The rest is gravy. | Feb 20, 2012 8:05 AM |
| 36 | Boring architecture. Concerns about who would be hanging out at the picnic tables. Could attract groups of kids/skateboarders who are always looking for places to congregate. | Feb 19, 2012 4:58 PM |
| 37 | tables too close to the street. | Feb 19, 2012 1:18 PM |
| 38 | Like parking on the side; appearance of building isnt modern but looks maintained. | Feb 19, 2012 12:14 PM |
| 39 | too much asphalt, needs grass | Feb 19, 2012 10:09 AM |
| 40 | Need trees/shrubs to block view of parking | Feb 19, 2012 9:32 AM |
| 41 | It looks inviting but the landscape could use some improvement | Feb 19, 2012 7:09 AM |
| 42 | looks to modern | Feb 19, 2012 6:02 AM |
| 43 | It looks cold. not too friendly. | Feb 18, 2012 10:38 PM |
| 44 | Do not like the wooden picnic tables so close to sidewalk where people are walking | Feb 18, 2012 9:14 PM |

Page 4, Q1. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|--|-----------------------|
| 45 | don't like the red too much. | Feb 18, 2012 8:14 PM |
| 46 | Lack of greenery. Not historic in nature. | Feb 18, 2012 12:11 PM |
| 47 | It is a place where people could gather and stay and not just run in and out. This is good for a community to have these places. Woodbine Country Store is this type of place but without the venue. | Feb 18, 2012 11:22 AM |
| 48 | Keep the country in Monson! | Feb 18, 2012 8:25 AM |
| 49 | I doesn't fit in the community. | Feb 18, 2012 8:16 AM |
| 50 | Would benefit from more trees/plants. | Feb 18, 2012 7:33 AM |
| 51 | Like the trees, wide sidewalk, idea of picnic tables/ outdoor seating Dislike how modern the building is, doesn't have character, the design of the picnic tables (belong in a campground) | Feb 17, 2012 6:17 PM |
| 52 | I like the picnic tables and the tree | Feb 15, 2012 7:55 PM |
| 53 | I like that the parking is not right in front of the building as well as the public sitting area | Feb 15, 2012 5:03 PM |
| 54 | too Modern type windows. don't like parking lot right there | Feb 15, 2012 4:23 PM |
| 55 | Does not have a rural look or feeling. | Feb 15, 2012 10:52 AM |
| 56 | I don't care for the structure. I don't care for the parking lot. On a corner, with a couple picnic tables outside is fine, as long as they get put in at night. We don't need places for kids to hang out and get in trouble at night. | Feb 15, 2012 10:27 AM |
| 57 | Like trees and places to sit Dislike the type and size of building | Feb 15, 2012 10:09 AM |
| 58 | inviting to loiterers? | Feb 15, 2012 5:00 AM |
| 59 | I don't like the windows in the upstairs of the building. | Feb 15, 2012 3:38 AM |
| 60 | I dislike the fact that the building and sidewalk go right to the street with no plantings between the road and the sidewalk. The windows and doors on the building are not attractive. Do not like the picnic tables sitting on the sidewalk. | Feb 14, 2012 7:11 PM |
| 61 | I don't care for the brick with the red awning- this looks old and cold | Feb 14, 2012 5:04 PM |
| 62 | The picnic tables are very exposed to passers-by. The lack of privacy would discourage me from using them. I like the brick building and especially the parking on the side. | Feb 14, 2012 11:59 AM |
| 63 | I like color and the picnic tables. It adds charm to the business and invites you to stay. Also like the off-street parking. Low maintenance trees along the walkway are good. Would prefer to see planters added with flowers. | Feb 14, 2012 11:12 AM |
| 64 | Tree variation, with many different types sizes and colors. | Feb 14, 2012 9:28 AM |

Page 4, Q2. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|--|----------------------|
| 1 | It does provide housing for resident. Design of building with lamp posts, awnings, and flower boxes in windows is nice. Although I realize ther isn't much of a choice--I don't like the angled parking. Maybe, for me, it is just too hard to give up the downtown Monson I remember. | Mar 11, 2012 5:26 AM |
| 2 | This looks like a typical small town shopping district. I like it very much. | Mar 9, 2012 1:23 PM |
| 3 | quaint, inviting | Mar 9, 2012 1:20 PM |
| 4 | I like the quaint overall look of the buildings. Would prefer Grass and Trees in front. | Mar 9, 2012 5:56 AM |
| 5 | convenient parking and looks nice with different awnings for different businesses | Mar 8, 2012 3:14 PM |
| 6 | parking lot isnt very big | Mar 8, 2012 2:08 PM |
| 7 | Building size is to large for Monson | Mar 8, 2012 1:11 PM |
| 8 | front parking takes up too much of the street. our streets are not that wide. | Mar 8, 2012 11:34 AM |
| 9 | This is a warm and welcoming place to envision here in Monson. I like the easy access parking. It conveys home town to me. | Mar 8, 2012 11:27 AM |
| 10 | I don't like this type of parking on Main Street. There's a stretch like this on Main Street in Palmer, and it stops up traffic. The sideways parking we have now is much nicer, and allows people to ease in and out of the parking places without too much disruption of traffic. | Mar 8, 2012 9:45 AM |
| 11 | like parking, awanings, lamp posts, flower boxes and planters | Mar 8, 2012 9:15 AM |
| 12 | These brick buildings have a little more character. I like the flower boxes, and awnings. | Mar 8, 2012 9:12 AM |
| 13 | quaint but useful | Mar 8, 2012 8:02 AM |
| 14 | On street parking is less attractive | Mar 8, 2012 7:52 AM |
| 15 | I like the idea of this but I don't know if a 3 story building would be appropriate. Also, I have seen a lot of brick buildings shown. Brick is wonderful and very traditional but I would like to see other tradition facades and architecture as well. | Mar 8, 2012 7:52 AM |
| 16 | Dislike how close it is to the street | Mar 8, 2012 7:36 AM |
| 17 | I would definitley like to keep downtown more on the quaint side, like Northampton. I would prefer no commercialization to take place. I love my town and the old school feel, it is the main reason I live here. with the possibility of a casino in Palmer, our town will be even more of an escape if kept as simple as possible. | Mar 8, 2012 7:25 AM |
| 18 | Flower boxes and awnings are a nice touch | Mar 8, 2012 7:22 AM |
| 19 | I do like this alot. However, my thought would be first where is the entrance of the residence upstairs inconjunction to the businesses? do the businesses want | Mar 6, 2012 12:55 PM |

Page 4, Q2. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|---|-----------------------|
| | to see the residents in and out all day? Is this a disruption to customers? Deliveries for residence? | |
| 20 | Key is one way street and parking. There is not sufficient width on Main St. IMO. | Mar 6, 2012 6:53 AM |
| 21 | I think the buildings are too big for our downtown. If we were to increase the amount of stores, the buildings would fit in. | Feb 29, 2012 5:26 PM |
| 22 | Losing the small town feel - looks too commercialized. | Feb 28, 2012 5:45 PM |
| 23 | I like the fact that there are residential units above. I did not realize this when I saw the picture the first time. | Feb 28, 2012 3:37 PM |
| 24 | This is adorable and we definately need some more places like this for some local small businesses. I love this idea for coffee, gifts, craft store and lord know I miss the health food store! | Feb 28, 2012 11:27 AM |
| 25 | Has a home town feel | Feb 27, 2012 9:18 PM |
| 26 | Not a stitch of green.... ? | Feb 27, 2012 6:22 PM |
| 27 | Probably wont be enough parking for residents as well as potential shoppers | Feb 23, 2012 3:45 PM |
| 28 | I like the idea of shops on the bottom level, but the building is too tall. | Feb 23, 2012 4:00 AM |
| 29 | LOVE! :) | Feb 22, 2012 10:07 PM |
| 30 | I like the canopies, lights and windows. The building itself looks too commercialized though. | Feb 22, 2012 11:29 AM |
| 31 | I just think having a parking spot directly in front the building hinders your view as well as making it difficult to pull out of the parking area. Foot traffic would be heavy in this location as well cause for concern. | Feb 22, 2012 9:40 AM |
| 32 | i don't like on-street parking like this, seems like a hazard and it's unattractive; on the plus side, the awnings and flower boxes help give an otherwise "industrial-looking" building more of a hometown feel | Feb 22, 2012 9:10 AM |
| 33 | Dislike: No trees. Mismatched different-sized awnings too close together. Two storied buildings. Like: Ease of parking as long as it's not a problem backing out onto street. | Feb 22, 2012 5:57 AM |
| 34 | This type of parking may cause congestion for traffic and difficulty getting out | Feb 20, 2012 9:56 PM |
| 35 | Like shopping in places like this in some touristy towns, but not sure having buildings so close to the road is really in keeping with Monson's character. | Feb 19, 2012 4:58 PM |
| 36 | I like the "Main Street" atmosphere. | Feb 19, 2012 1:18 PM |
| 37 | Allows for additional revenue w/office space on 2nd floor. Parking is convenient. Awnings invite quaintness. | Feb 19, 2012 12:14 PM |
| 38 | looks too busy | Feb 19, 2012 10:09 AM |

Page 4, Q2. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|--|-----------------------|
| 39 | An attractive building Like that there are apartments above. | Feb 19, 2012 9:32 AM |
| 40 | I like that people can walk around to shop opposed to driving and fighting to park | Feb 19, 2012 7:09 AM |
| 41 | love it - looks clean and fresh but still classic and traditional | Feb 19, 2012 6:02 AM |
| 42 | backing out of parking spots on a main street is something i would avoid at all costs. | Feb 18, 2012 10:38 PM |
| 43 | This is similar to parts of Main Street, Monson that already exists except that this building is better kept than our current downtown buildings | Feb 18, 2012 9:14 PM |
| 44 | It looks like a park and walk sort of place. Lot's of shops to visit. All shopping needs met within walking distance | Feb 18, 2012 8:14 PM |
| 45 | We already have this but the buildings are not well-maintained. | Feb 18, 2012 12:11 PM |
| 46 | The three story concept reminds me of downtown Palmer and I don't like it. Gut reaction. | Feb 18, 2012 11:22 AM |
| 47 | Keeps the small town atmosphere of Monson. | Feb 18, 2012 8:25 AM |
| 48 | Doesn't fit | Feb 18, 2012 8:16 AM |
| 49 | Does nothing for me.... | Feb 18, 2012 7:33 AM |
| 50 | Like the awnings, window boxes, shop fronts, light posts, parking style It looks like buildings are three stories tall, which I think would be too big for Monson, two stories is good. | Feb 17, 2012 6:17 PM |
| 51 | 3 story building too much for monson reminds me of Springfield | Feb 17, 2012 3:52 PM |
| 52 | I like the combination of commercial and residential | Feb 15, 2012 7:55 PM |
| 53 | I wouldn't like it in addition to the buildings we already have downtown, but it could be nice look as an improvement to the buildings already there. | Feb 15, 2012 6:52 PM |
| 54 | like how each place has a bit of a difference, like different colors. more quaint. don't mind on street parking but not that "way" | Feb 15, 2012 4:23 PM |
| 55 | Think it would blend in with Main Street Monson | Feb 15, 2012 10:52 AM |
| 56 | We don't need "cheap" residential units like these in town. Structures like these usually bring in unfavorable personalities that can lead to a rise in crime. | Feb 15, 2012 10:27 AM |
| 57 | I don't want to have to park a half a mile up the road to get to one store | Feb 15, 2012 10:09 AM |
| 58 | I don't like the parking in front. Would like some trees or space in front - | Feb 15, 2012 3:38 AM |
| 59 | I like the building especially the cozy awnings, the street lamps, and the flower boxes on the windows. I do not like the fact that the building is located directly on the sidewalk. Trees would be nice! | Feb 14, 2012 7:11 PM |

Page 4, Q2. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|---|-----------------------|
| 60 | I like the big windows, the architecture over the green striped awning, window boxes, and street lamps. The parking in front is difficult, I have difficulty parking on Main Street in Palmer- I prefer to park in the lot behind the buildings and walk- There aren't any trees or benches for sitting. so that makes it difficult to "hang out"- would like to see lighter color buildings | Feb 14, 2012 5:04 PM |
| 61 | Concerns about the tenants in the building hanging out too much. Some of the apartments along main street now have undesirable characters living in them including at least one sex offender that I know of. Many of the tenants smoke and talk in a way that when my children are with me downtown I avoid the businesses they hang out in front of. | Feb 14, 2012 12:02 PM |
| 62 | The parking in the front takes away a lot of the appeal the shops would otherwise have as a place to browse or snack. Again, the brick is a plus, and I definitely am in favor of taller buildings with more residential units in Monson Center. | Feb 14, 2012 11:59 AM |
| 63 | Like the vintage lampposts, awnings, window flower boxes, older architectural features and close-knit of the businesses. Reminds me of downtown Northampton or Lee, MA where you can go down a sidewalk, window shop and go in and out of each business to browse. This has a quaint downtown-business feeling. Angled parking I feel is better, but downtown Monson's Main St. is not wide enough to utilize this. Again, I would add flower boxes on the sidewalk for more color. Perhaps adding a business directory kiosk would be helpful. | Feb 14, 2012 11:12 AM |

Page 4, Q3. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|---|-----------------------|
| 1 | I do like the modern architecture of these buildings but unsure if it would be a good fit for our town due to the age and existing architecture design that already exists. | Mar 11, 2012 12:14 PM |
| 2 | Except for the trees in front of stores, I dislike everything about this photo. It takes away the small town intimacy of Monson. | Mar 11, 2012 5:26 AM |
| 3 | Look at Amherst , Northampton, ??? can Monson do anything likr they have??? | Mar 9, 2012 5:42 PM |
| 4 | This would be for a more upscale, suburban setting, not a rural town like Monson. | Mar 9, 2012 1:23 PM |
| 5 | too sterile. not quaint. | Mar 9, 2012 1:20 PM |
| 6 | Kind of like Adams already is | Mar 9, 2012 7:55 AM |
| 7 | Too modern | Mar 9, 2012 7:19 AM |
| 8 | Don't like strip malls. | Mar 9, 2012 5:56 AM |
| 9 | i like the parking lot | Mar 8, 2012 2:08 PM |
| 10 | The whole building is to commercial, it is not small town enough | Mar 8, 2012 1:11 PM |
| 11 | too bog. too commecrial. too much like a strip mall | Mar 8, 2012 11:34 AM |
| 12 | Again this conveys home town with a bit of an upscale look to it. I love the parking,Having the trees looks Great in light of all of the tree loss here in town This would also bring others to town to shop. Which might be really good for the economy here in Monson.. | Mar 8, 2012 11:27 AM |
| 13 | This looks like the parking would not be on street--so that's much better. But the building's look very cluttered together. It doesn't seem like you could take a nice walk in front of them without issues of the doorways opening up directly in your path. | Mar 8, 2012 9:45 AM |
| 14 | like tree belt; don't like "strip mall" look | Mar 8, 2012 9:15 AM |
| 15 | This is new and attractive but doesn't have the home town character that i see for Monson. | Mar 8, 2012 9:12 AM |
| 16 | I like the more modern feel but dislike the street parking | Mar 8, 2012 7:52 AM |
| 17 | I don't like the idea of a strip mall in Monson. | Mar 8, 2012 7:52 AM |
| 18 | parking is handy | Mar 8, 2012 7:36 AM |
| 19 | Nopenopenope | Mar 8, 2012 7:25 AM |
| 20 | Don't like the diagonal parking. The buildings do not fit in with the character of Monson. | Feb 29, 2012 5:26 PM |
| 21 | Like that it's one story, easy parking, trees. | Feb 28, 2012 5:45 PM |

Page 4, Q3. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|--|-----------------------|
| 22 | Off street parking will be better | Feb 28, 2012 3:16 PM |
| 23 | This is NOT Monson. I cannot see it here. | Feb 28, 2012 11:27 AM |
| 24 | i like these types of shops just not for downtown monson | Feb 27, 2012 9:59 PM |
| 25 | I like the size of the building, and the trees in the front. I do not like that it looks very commercial. | Feb 27, 2012 6:22 PM |
| 26 | Looks like a strip mall. Not for Monson. | Feb 23, 2012 4:00 AM |
| 27 | I like the look of the buildings, love the canopies. Would prefer parking to be on side or rear of building. Would be more inviting to see stores more clearly. | Feb 22, 2012 11:29 AM |
| 28 | The only concern I have with this building is the stores that would be in the area. I like this type of development, strip mall style with updated stores and newer architect. Home town feel to it! | Feb 22, 2012 9:40 AM |
| 29 | I dislike this immensely because Isn't in keeping with Monson's small-town feel and character at all. Something you would find in a more commercial area. | Feb 22, 2012 9:10 AM |
| 30 | Like: tree lined belt and ease of parking (again, as long as it's not too difficult to back onto the street) | Feb 22, 2012 5:57 AM |
| 31 | Like this but not in downtown monson | Feb 20, 2012 7:40 AM |
| 32 | Too commercial and boring to look at. Storefronts too close to road. Nothing appealing about the architecture or character of this building. | Feb 19, 2012 4:58 PM |
| 33 | too generic. | Feb 19, 2012 3:55 PM |
| 34 | Dislike appearance of too commercial for Monson | Feb 19, 2012 12:14 PM |
| 35 | too comercial | Feb 19, 2012 10:09 AM |
| 36 | Doesn't seem to be a good use of the land - only single story | Feb 19, 2012 9:32 AM |
| 37 | I like that people can walk around to shop opposed to driving everywhere. | Feb 19, 2012 7:09 AM |
| 38 | too commercial for Monson | Feb 19, 2012 6:02 AM |
| 39 | finally forward progress in monson! | Feb 18, 2012 10:38 PM |
| 40 | There is no room for this type of commercial building in downtown Monson, this belongs in a much bigger town | Feb 18, 2012 9:14 PM |
| 41 | Able to park one place and shop in all the stores | Feb 18, 2012 8:14 PM |
| 42 | Clean, updated, wel-maintained. Welcoming. | Feb 18, 2012 12:11 PM |
| 43 | Too much like a strip mall | Feb 18, 2012 9:10 AM |
| 44 | Looks like a shopping mall. | Feb 18, 2012 8:25 AM |

Page 4, Q3. Imagine the property above in Monson Center. Please rate this image, using the criteria below, based on how well you like this type of development.

| | | |
|----|---|-----------------------|
| 45 | Appears "crisp" and accessible. Good setting to do "errand" type of shopping. | Feb 18, 2012 7:33 AM |
| 46 | Really dislike, there is no character & the shops just blend together, also too much pavement. | Feb 17, 2012 6:17 PM |
| 47 | I like the trees in front of the building. | Feb 17, 2012 3:52 PM |
| 48 | Too commercial looking | Feb 15, 2012 6:52 PM |
| 49 | Too commercialized opposed to smaller shops | Feb 15, 2012 5:03 PM |
| 50 | ugly | Feb 15, 2012 4:23 PM |
| 51 | Just about all of it. | Feb 15, 2012 10:52 AM |
| 52 | We have our shopping center already. No need to ruin our great town by bringing in all this commercialism. This property is way to big and adds way to much black top. | Feb 15, 2012 10:27 AM |
| 53 | I would prefer shopping centers to look a little nicer and have a better traffic flow. IGA and company has an outdated flow and look | Feb 15, 2012 10:09 AM |
| 54 | Parking here does not add to the aesthetics. While it also doesn't add to the aesthetics in the previous setting, I'd rather have the trade off of curb parking for convenience if the aesthetics are better and it adds to a "hometown" Norman Rockwell scene, vs this picture which looks like high end stores built for outlet shopping tourists. | Feb 15, 2012 5:00 AM |
| 55 | This is okay. Not quaint enough for a New England town. I do like the fact that there are stores on Main Street. | Feb 14, 2012 7:11 PM |
| 56 | I think this may be a more successful shopping area, but it doesn't fit with the character of Monson | Feb 14, 2012 5:04 PM |
| 57 | Would kill the small town charm of Monson | Feb 14, 2012 12:02 PM |
| 58 | I hate these soulless strip malls. They have no character and smack of materialism. Since I visit this type of place only if I have to (e.g., to go to the RMV or a specialty store) the only good thing about this one is that parking is close by the businesses so you can just get in and get out. | Feb 14, 2012 11:59 AM |
| 59 | This is acceptable, but I don't think Monson is big enough to see this kind of facility constructed along the Main St. corridor. Would fit more along the Route 20 corridor. Like the parking directly in front of the businesses. This tends to look more like a strip mall, though. Would prefer to stay away from dryvit or EIFS exterior wall systems and incorporate more wood and masonry architectural features instead. | Feb 14, 2012 11:12 AM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|----|--|-----------------------|
| 1 | it's small and welcoming | Mar 11, 2012 9:24 PM |
| 2 | I like the fact that there are no traffic lights in town | Mar 11, 2012 5:48 PM |
| 3 | Big sidewalks, many crosswalks and amount of stores within walking distance. | Mar 11, 2012 5:03 PM |
| 4 | Atmosphere, trees (when they were there), grass, lots of sidewalks. | Mar 11, 2012 3:49 PM |
| 5 | Its' small town charm. I like how the older Victorian homes can coexist with other businesses. | Mar 11, 2012 12:24 PM |
| 6 | It is a quaint, small time feel. | Mar 11, 2012 7:20 AM |
| 7 | I love being able to walk and see trees, kids playing sports, going to shop and grabbing a cup of coffee all within a half mile. | Mar 10, 2012 11:04 AM |
| 8 | Old buildings | Mar 10, 2012 9:08 AM |
| 9 | I used to like the trees. | Mar 10, 2012 8:19 AM |
| 10 | i like it's potential to become a favorable destination for dining and shopping. | Mar 10, 2012 7:53 AM |
| 11 | Sidewalks to walk, no stop lights | Mar 9, 2012 9:10 PM |
| 12 | Small, quaint, feel. There is adequate parking for the number of businesses-not too much, not too little. | Mar 9, 2012 1:29 PM |
| 13 | proximity to where I live. historic buildings, ambiance, modesty, | Mar 9, 2012 1:23 PM |
| 14 | The small town atmosphere.Monson is an inviting little town. | Mar 9, 2012 8:02 AM |
| 15 | Small town feel | Mar 9, 2012 7:21 AM |
| 16 | The quaint old buildings | Mar 9, 2012 5:58 AM |
| 17 | History & sidewalks | Mar 8, 2012 6:01 PM |
| 18 | Small town | Mar 8, 2012 5:20 PM |
| 19 | small hometown feeling | Mar 8, 2012 3:19 PM |
| 20 | small family atmosphere | Mar 8, 2012 2:54 PM |
| 21 | Townfolk interaction | Mar 8, 2012 2:23 PM |
| 22 | very quiet not that much traffic and peaceful | Mar 8, 2012 2:10 PM |
| 23 | Bank. Gas is too expensive so i go to palmer. Adams is too expensive so we shop in palmer. There is nothing in center to draw people here. | Mar 8, 2012 1:20 PM |
| 24 | Small town feel, no traffic lights, nice sidewalks | Mar 8, 2012 1:17 PM |
| 25 | Not much there but feels very comfortable. I love the layout and feeling of our small New England town | Mar 8, 2012 12:40 PM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|----|--|----------------------|
| 26 | The friendly people that come together as one | Mar 8, 2012 12:28 PM |
| 27 | Walkability - small town charm | Mar 8, 2012 11:49 AM |
| 28 | It has a hometown feel. Our community congregates in every place in downtown. It was so pristine and beautiful. A walking downtown. A sense of community and family oriented. Warm surroundings like the Gazebo. Shopping is easy, direct. No need to really go out of town for much. | Mar 8, 2012 11:49 AM |
| 29 | Small town feel. Old new England feel. | Mar 8, 2012 11:37 AM |
| 30 | Personal, not too large or citiish | Mar 8, 2012 11:23 AM |
| 31 | It's small town appeal. | Mar 8, 2012 11:13 AM |
| 32 | Proximity to Veteran's field, clean, hometown/historical feel, no traffic lights. | Mar 8, 2012 11:08 AM |
| 33 | Small quiet town | Mar 8, 2012 10:56 AM |
| 34 | The small town feel. | Mar 8, 2012 9:46 AM |
| 35 | Like park once and walk to closely situated businesses - post office, drug store, supermarket, Town Hall, resturants, etc. | Mar 8, 2012 9:26 AM |
| 36 | Tree lined streets made it look/feel like the welcoming small community place it is. | Mar 8, 2012 9:25 AM |
| 37 | Sidewalks Community spaces - Library, Vet's Playground, sports fields, gazebo Walking distance to library, grocery store, Post Office, Woodbine, restaurants, shopping, the churches, beautiful old homes, Memorial Hall, Senior Center and historical architecture Sense of community and culture - parades, art shows, plays, outdoor concerts | Mar 8, 2012 9:01 AM |
| 38 | The small-town feeling. | Mar 8, 2012 8:50 AM |
| 39 | I like that everything is centrally located and easily within walking distance. I like the old buildings and small businesses | Mar 8, 2012 8:33 AM |
| 40 | It is compact. There is adequate parking. It's safe to walk and bike. | Mar 8, 2012 8:24 AM |
| 41 | Adams is our best asset. It would be nice to attract more local businesses & restaurants. | Mar 8, 2012 8:07 AM |
| 42 | right now, not much | Mar 8, 2012 8:07 AM |
| 43 | Small town feel | Mar 8, 2012 8:01 AM |
| 44 | parking, easy access to buildings and businesses,small, quaint, no street lites, sidewalks | Mar 8, 2012 7:46 AM |
| 45 | It's quaint old town feel. | Mar 8, 2012 7:41 AM |
| 46 | No street lights | Mar 8, 2012 7:36 AM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|----|---|-----------------------|
| 47 | I like how the shops are all in buildings that seem to be residential, not commercial spaces. That keeps it feeling much more like a town. I like the sidewalks on both sides of the street, of course hate that there are no trees left but I know that is being worked on. Not much we can do about that quickly. | Mar 8, 2012 7:35 AM |
| 48 | convenience and proximity of shops, parks | Mar 8, 2012 7:24 AM |
| 49 | dd | Mar 6, 2012 6:57 AM |
| 50 | Historical buildings. | Mar 4, 2012 5:55 PM |
| 51 | planting around the bank and gazebo and memorial hall | Mar 2, 2012 7:23 PM |
| 52 | :Love the old town look | Mar 1, 2012 5:01 AM |
| 53 | I like the fact that we do not have a traffic light. I like the rural character of Monson. I like the granite buildings. | Feb 29, 2012 5:31 PM |
| 54 | The buildings that are well taken care of, the brick and granite, with well kept landscapes. The parking seems to work well. | Feb 29, 2012 1:23 PM |
| 55 | Cozy, friendly. Keeping some of the original character. | Feb 28, 2012 5:52 PM |
| 56 | The convenience of shopping, banking, post office and town hall all being or were all on Main Street. | Feb 28, 2012 3:43 PM |
| 57 | I love the small businesses-Subway isn't too bad but let's not add more if possible (Even though Solerno's is soooo much better). It was green with some awesome trees and the town hall was great. | Feb 28, 2012 11:34 AM |
| 58 | the landscaping. nice places to eat and relax. | Feb 28, 2012 7:31 AM |
| 59 | It's quaint. | Feb 28, 2012 7:04 AM |
| 60 | The convenience of market, drug store, & laundry | Feb 28, 2012 5:57 AM |
| 61 | The small town feel. | Feb 28, 2012 5:45 AM |
| 62 | that its typical small town, i want to go to mom and pop type of places sit outside downtown etc. | Feb 27, 2012 10:01 PM |
| 63 | I like the small town feel | Feb 27, 2012 8:33 PM |
| 64 | Small town look of a country town | Feb 27, 2012 8:02 PM |
| 65 | The fact that it "feels" like we live in a small town. | Feb 27, 2012 6:27 PM |
| 66 | welcoming | Feb 23, 2012 3:47 PM |
| 67 | green space | Feb 23, 2012 1:21 PM |
| 68 | The People. Style consistant with its Old origin 1800's Liked the TREES | Feb 23, 2012 8:52 AM |
| 69 | Local businesses run by local people | Feb 23, 2012 4:03 AM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|----|--|-----------------------|
| 70 | It has that New England charm | Feb 23, 2012 1:42 AM |
| 71 | No traffic lights needed. | Feb 23, 2012 12:51 AM |
| 72 | The room to change things and make it a more inviting place! | Feb 22, 2012 10:09 PM |
| 73 | Old granite buildings | Feb 22, 2012 6:35 PM |
| 74 | It is nice to walk around. I like the sidewalks. | Feb 22, 2012 5:55 PM |
| 75 | The small New England town feeling w/historic buildings & styles. | Feb 22, 2012 5:41 PM |
| 76 | Quant | Feb 22, 2012 4:58 PM |
| 77 | The foliage, the friendly faces. Love the benches in front of the Police Department and the bank. Would love to see more benches, trees on the sidewalk (like in Palmer), more of a Amherst/Northampton feel to the streets with larger sidewalks, benches, tables/chairs, canopies, etc. Would love to see more added to the playground especially for younger tots as well as the skate park brought back. Just overall something more inviting. | Feb 22, 2012 11:34 AM |
| 78 | It is small and inviting to walk along the streets with your children, animals and friends. I also like that the traffic is not moving quickly in the downtown area and you have the ability to move through the area without multiple traffic lights. | Feb 22, 2012 9:49 AM |
| 79 | I like it's small-town feel, it's quaintness, the fact that the buildings are nicely maintained (for the most part) and not run-down looking and industrial/commercial like other towns around us. I also like that most of the critical places you want to do business are close together and all located downtown -- this SHOULD INCLUDE THE TOWN OFFICES. | Feb 22, 2012 9:20 AM |
| 80 | Parking my car in one spot and being able to walk to places; the trees and benches; sidewalks | Feb 22, 2012 7:23 AM |
| 81 | Streets are usually clean | Feb 22, 2012 6:46 AM |
| 82 | I liked the beautiful tree lined street and the quaint small town look. | Feb 22, 2012 6:04 AM |
| 83 | openness | Feb 21, 2012 10:29 PM |
| 84 | Rural, peaceful, quaint. | Feb 21, 2012 6:56 PM |
| 85 | The wide sidewalks and close to street shops. | Feb 21, 2012 2:41 PM |
| 86 | It's home to me. | Feb 21, 2012 10:19 AM |
| 87 | The small town feel ... I like the little businesses and the close feel of the people in the community. | Feb 21, 2012 9:17 AM |
| 88 | The country feel, and the casual feel ,but we should try to bring small business | Feb 21, 2012 7:04 AM |
| 89 | Stores are within walking distance of each other. | Feb 21, 2012 6:03 AM |
| 90 | I love all the small businesses we have without the large chain businesses that | Feb 21, 2012 5:50 AM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|-----|---|-----------------------|
| | don't support local areas. | |
| 91 | close knit community | Feb 20, 2012 10:00 PM |
| 92 | Sidewalks and walking access. Trees (before the tornado) and fall foliage. | Feb 20, 2012 3:28 PM |
| 93 | Traditional New England look and feel | Feb 20, 2012 11:32 AM |
| 94 | Great local shops. | Feb 20, 2012 8:07 AM |
| 95 | That it has a small town feeling and had established buildings and landscaping. I would like it to look similar to before June 1st. | Feb 20, 2012 7:45 AM |
| 96 | not sure i like it | Feb 19, 2012 5:40 PM |
| 97 | Stores, gas stations, post office, bank all close together. Plenty of on-street parking and sufficient parking for stores and bank. | Feb 19, 2012 5:29 PM |
| 98 | The diversity of buildings, old buildings put to new uses. | Feb 19, 2012 3:59 PM |
| 99 | the way it is | Feb 19, 2012 2:17 PM |
| 100 | The small town atmosphere. | Feb 19, 2012 1:21 PM |
| 101 | Like the map of town, love the gazebo and like all the granite | Feb 19, 2012 12:48 PM |
| 102 | the fact I dont live there there are not many "holyoke type" people there | Feb 19, 2012 12:40 PM |
| 103 | The quaint atmosphere; non-commercialized appearance;lack of traffic lights. | Feb 19, 2012 12:22 PM |
| 104 | Everything is in easy walking distance. | Feb 19, 2012 9:36 AM |
| 105 | The way it is. | Feb 19, 2012 9:25 AM |
| 106 | nice New England feel to it | Feb 19, 2012 9:11 AM |
| 107 | That it's a walkable town center, no traffic lights, and it seems to have all the basics regarding retail offerings. | Feb 19, 2012 7:55 AM |
| 108 | It has a small town charm; it looks like something from out of a Norman Rockwell painting. I think it's important to stay true to that. | Feb 19, 2012 7:14 AM |
| 109 | I like the fact that it's very easy to navigate seeing as it's a small town. There isn't a lot of congestion. | Feb 19, 2012 7:14 AM |
| 110 | everything is close by | Feb 19, 2012 6:30 AM |
| 111 | Trees along main st. | Feb 19, 2012 6:26 AM |
| 112 | the small town, classic New England feel is usually has | Feb 19, 2012 6:06 AM |
| 113 | small town feel | Feb 19, 2012 2:31 AM |
| 114 | trees nature and shops | Feb 18, 2012 10:40 PM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|-----|---|-----------------------|
| 115 | That it is a small town with small, friendly stores and restaurants | Feb 18, 2012 9:17 PM |
| 116 | People are nice and there's a great community. | Feb 18, 2012 8:33 PM |
| 117 | to be able to park and walk | Feb 18, 2012 8:17 PM |
| 118 | Everything is within walking distance. The downtown is still "alive." | Feb 18, 2012 12:16 PM |
| 119 | The combination of so many elements of the community including commercial, municipal, private non-profits, open recreational space and private residential properties. The historic buildings need to be preserved and designs for commercial use of historic properties, such as the Cushman Street mill, should be part of the town's development. It is a very walkable downtown and more walkways along the Chicopee Brook would be beautiful for the town. | Feb 18, 2012 11:33 AM |
| 120 | Small town feel, local businesses, green areas. | Feb 18, 2012 11:01 AM |
| 121 | Lack of necessity for traffic lights | Feb 18, 2012 9:17 AM |
| 122 | It's quiet, there is traffic only in the morning and the afternoons, then quiet again throughout the evening. | Feb 18, 2012 8:29 AM |
| 123 | It's sense of community. | Feb 18, 2012 8:21 AM |
| 124 | I appreciate the small-town environment; the feeling that there is one 'Main' street upon which to congregate. | Feb 18, 2012 8:11 AM |
| 125 | Academy Hill offers a lovely entre to the community center. Investing in the recovery of that area is critical to the redevelopment and future of the town. First Church/MFL to Memorial Hall/UU Church is a special "district" that has great potential. No parking meters. Adams has been a great community partner. It is not as disjointed and visually offensive as Palmer center -:) | Feb 18, 2012 7:48 AM |
| 126 | Well, did love all the trees that once were, Dan Greive Park is nice, as are the older buildings (they give character). It's really good for walking (sidewalks & quieter side streets) | Feb 17, 2012 6:47 PM |
| 127 | Wide Sidewalks, mom and pop stores that shut down early on Sundays, the trees that used to line the streets, benches along the sidewalks | Feb 17, 2012 3:58 PM |
| 128 | size | Feb 16, 2012 4:36 PM |
| 129 | it is a quaint home town. Not a busy rushed area. | Feb 16, 2012 4:31 AM |
| 130 | Most businesses and services are within walking distance, parking isn't usually a problem, traffic is normally light to medium, adequate sidewalks | Feb 16, 2012 3:51 AM |
| 131 | being able to just stroll down the side walk | Feb 15, 2012 7:59 PM |
| 132 | Historical buildings and landmarks, plants, trees, park benches. A place (park & skate park) for kids & families to go. | Feb 15, 2012 7:02 PM |
| 133 | small town community | Feb 15, 2012 6:42 PM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|-----|--|-----------------------|
| 134 | The small town feel- the openness and ample public areas. | Feb 15, 2012 5:10 PM |
| 135 | lots of open space, differences in buildings, trees! | Feb 15, 2012 4:25 PM |
| 136 | I love how few big buck businesses are in town. | Feb 15, 2012 2:47 PM |
| 137 | Small town feel. | Feb 15, 2012 2:15 PM |
| 138 | It's rural charm. | Feb 15, 2012 1:36 PM |
| 139 | dunkin dounuts | Feb 15, 2012 11:08 AM |
| 140 | Small town feeling. | Feb 15, 2012 10:56 AM |
| 141 | It's historical feel. There are a lot of memories in Monson Center that date back generations. | Feb 15, 2012 10:36 AM |
| 142 | Right now I couldn't say for sure what Monson center is. The gazebo? IGA? The playground? Or the old town office? I think Monson center should be open, have sidewalks, trees and landscaping. I don't consider the gazebo to be in a very useful location and definitely not right off of a parking lot | Feb 15, 2012 10:17 AM |
| 143 | the quaintness | Feb 15, 2012 9:39 AM |
| 144 | comunity, preserved places,The Monson Arts Council | Feb 15, 2012 8:03 AM |
| 145 | Obvious history of quarry granite present in architecture. The Firehouse (wish it was a restaurant or art center, retail.) Cushman House Old cemetery. | Feb 15, 2012 5:10 AM |
| 146 | close proximity of numerous places I usually do business | Feb 15, 2012 3:41 AM |
| 147 | The old buildings like the original library (do not like the addition -it spoils the beauty of the original one),the town hall, Norcross House, Monson Savings Offices and Cushman Apts. | Feb 14, 2012 7:54 PM |
| 148 | I like that it has a small town feel. I like the banner that hangs over the road in the summer. | Feb 14, 2012 7:45 PM |
| 149 | Small community feeling, before the tornado the tree lined streets, I like the old Victorian/Colonial homes, the reuse of buildings, such as the old school as the police station and town offices. Wide sidewalks | Feb 14, 2012 7:19 PM |
| 150 | The diversity of the buildings. | Feb 14, 2012 5:40 PM |
| 151 | small town charm- The Monson Savings, the drug store, supermarket, laundry mat and post office at the center. My family frequents Woodbines, Subway, Dunkin Donuts, and the barbershop often. I liked The Perfect Gift Shop in the Adams plaza, but even though there was an assortment of nice quality items at reasonable prices,she couldn't make a go of it. | Feb 14, 2012 5:28 PM |
| 152 | The ease of shopping; the quietness of the town main street | Feb 14, 2012 3:29 PM |
| 153 | Colonial,small town feel | Feb 14, 2012 2:38 PM |

Page 6, Q1. 27. What do you like best about Monson Center?

| | | |
|-----|--|-----------------------|
| 154 | It's small town look and feel! | Feb 14, 2012 1:19 PM |
| 155 | New England charm, small town, slow paced | Feb 14, 2012 12:59 PM |
| 156 | It is quaint, clean, and comfortable. | Feb 14, 2012 12:58 PM |
| 157 | Busy, active | Feb 14, 2012 12:41 PM |
| 158 | I love the small town look. The historic homes. The churches. The trees. The flags, wreathes, and other decorations that line the road throughout the year. | Feb 14, 2012 12:21 PM |
| 159 | It's convenient. Most necessary errand stops are located there. No business is very far from another, and there's always parking. Many of the buildings have/had a lot of charm: the Norcross House, the Monson Free Library, the town offices before the tornado. The churches link us with the town's history, and Memorial Hall is a wonderful historical building. | Feb 14, 2012 12:09 PM |
| 160 | Several businesses located within a relatively small downtown area makes it easy to park your car and walk. Turn-of-the-century homes and granite buildings adds flair to our downtown. Several parks are nearby. Wide sidewalks. All town conveniences (town hall, churches, library, police, fire, PO, etc.) are centrally located. | Feb 14, 2012 12:06 PM |
| 161 | historic buildings and homes | Feb 14, 2012 11:52 AM |
| 162 | I like that it's very pedestrian friendly. | Feb 14, 2012 11:49 AM |
| 163 | I liek that even now we have more places to stop in and also makes walkign around more pleasant as you can window shop while going from post office to subway makes it nice enough not to drive | Feb 14, 2012 11:34 AM |
| 164 | It has a special New England charm | Feb 14, 2012 9:30 AM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|----|---|-----------------------|
| 1 | not too many places to hang out. | Mar 11, 2012 9:24 PM |
| 2 | I like the center of town. | Mar 11, 2012 5:48 PM |
| 3 | Children's playscape location, it is often flooded, spongy, or swampy. | Mar 11, 2012 5:03 PM |
| 4 | Facade of the buildings. | Mar 11, 2012 3:49 PM |
| 5 | The lack of support for small business to thrive. There is not enough variety from the existing store fronts to attract people to the center except for shopping for necessities such as groceries. Also, existing on street parking at times makes it difficult to see oncoming traffic when pulling out of parking lots especially Adam's. | Mar 11, 2012 12:24 PM |
| 6 | The trees are all gone. | Mar 11, 2012 7:20 AM |
| 7 | I wish we had more businesses and places to shop. | Mar 10, 2012 11:04 AM |
| 8 | Traffic and parking Dangerous crosswalks | Mar 10, 2012 9:08 AM |
| 9 | I would like to see wider sidewalks and more trees. | Mar 10, 2012 8:19 AM |
| 10 | Trees, Trees, Trees! we need trees. i dislike the adams plaza, there is potential to have a more south hadley commons/amherst/northamptony feel to it. to walk to destinations within the center area, unfortunately there isn't much to walk to and it isn't an inviting atmosphere to hanging out. | Mar 10, 2012 7:53 AM |
| 11 | Trees, variety of stores | Mar 9, 2012 9:10 PM |
| 12 | The front of the town hall, looks overcrowded & messy. The old high school | Mar 9, 2012 5:54 PM |
| 13 | I liked it the way it was (before the tornado). My wife and I were living in Stafford, CT and trying to buy a home. We had never been to Monson when a trip using the Mass Pike necessitated our use of 32North. Driving through the downtown, we both realized "this is IT!" This is the quaint, New England town that we had been looking for. Within 9 weeks, we bought our home on Lower Hampden Road. It was the Main Street that first sold us on Monson! | Mar 9, 2012 1:29 PM |
| 14 | need a few more crosswalks sidewalks could use updating not enough trash recepticals | Mar 9, 2012 1:23 PM |
| 15 | Right now , the devastation, the remnants of tornado damage, the town hall in need of completion, the mass of broken and dead trees to the right of that building. The old gymnasium, and library that are still torn apart, and the lack of foliage along Main St. | Mar 9, 2012 8:02 AM |
| 16 | Looks run down | Mar 9, 2012 7:21 AM |
| 17 | The missing maple trees. | Mar 9, 2012 5:58 AM |
| 18 | We need more businesses like little shops to to browse | Mar 8, 2012 6:01 PM |
| 19 | Vacant buildings | Mar 8, 2012 5:20 PM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|----|--|----------------------|
| 20 | not enough interesting shops, landscaping would improve the overall look, a place to hang out with free wifi like a bookstore or coffee lounge | Mar 8, 2012 3:19 PM |
| 21 | nasty looking buildings, no trees, little to no flowers | Mar 8, 2012 2:54 PM |
| 22 | At the moment looks beat | Mar 8, 2012 2:23 PM |
| 23 | more fast food places and restaurants | Mar 8, 2012 2:10 PM |
| 24 | It all needs work. There is nothing here to bring people in to Monson. | Mar 8, 2012 1:20 PM |
| 25 | Some of the buildings could use a facelift | Mar 8, 2012 1:17 PM |
| 26 | Needs more small business | Mar 8, 2012 12:40 PM |
| 27 | Making it look like a center | Mar 8, 2012 12:28 PM |
| 28 | Fixing up the main street homes and areas with more landscaping, trees. Helping to keep the buildings that are in disrepair better maintained. I wish someone would fix up that old building on Main Street near the Library. It could be spectacular if done with style and a great designer to help. I can imagine lots of folks in this community would help with landscaping the front of property to help beautify the town. Its architecture is beautiful. However, right now it is a huge eye sore. The other building across appears to be in the midst of destruction. Hopefully something useful and community related will go in its place. Again the view from that property is lovely and if used correctly could be a beautiful addition to this town. | Mar 8, 2012 11:49 AM |
| 29 | we need More trees. | Mar 8, 2012 11:37 AM |
| 30 | no gym or fitness center | Mar 8, 2012 11:23 AM |
| 31 | The lack of restaurants and little monies put into the athletic fields surrounding the downtown. | Mar 8, 2012 11:13 AM |
| 32 | Above ground utilities!! | Mar 8, 2012 11:09 AM |
| 33 | Parking, some store fronts are dated and out of shape, don't like gas stations (especially 2 of them) in the center of town. | Mar 8, 2012 11:08 AM |
| 34 | Store fronts need work. New street lights, like Palmer has. Need new Christmas lights in future, VERY outdated. | Mar 8, 2012 10:56 AM |
| 35 | More parking for the library | Mar 8, 2012 9:46 AM |
| 36 | the current state of damaged buildings, lack of trees | Mar 8, 2012 9:25 AM |
| 37 | Tornado damage, run down/decrepit areas, the abandoned mills | Mar 8, 2012 9:01 AM |
| 38 | On-street parking is great but there are some areas that are "tight", especially if you meet a large truck and there are cars parked on either side of the street. Parking is a challenge when attending sporting events at the downtown fields. Some of the building facades look run down. This has been improving over the years and I'd like to see further updates. | Mar 8, 2012 8:33 AM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|----|---|-----------------------|
| 39 | Age and condition of commercial buildings. Hodgepodge mix of residential and commercial properties. | Mar 8, 2012 8:24 AM |
| 40 | The empty buildings. | Mar 8, 2012 8:07 AM |
| 41 | no where to socialize; not very inviting | Mar 8, 2012 8:07 AM |
| 42 | Need more stores, restaurant options. | Mar 8, 2012 8:01 AM |
| 43 | need to replant landscape, update to more modern architecture, lower income housing | Mar 8, 2012 7:46 AM |
| 44 | I dislike the victorian home w/ the shrink wrap on top of it. I just think their needs to be a facelift and a little more conformity with the structures adhering to a rural architectire design. | Mar 8, 2012 7:41 AM |
| 45 | How close buildings are to the street. More "green" is needed between buildings and street | Mar 8, 2012 7:36 AM |
| 46 | The buildings do look to be, I hate to say, dumpy. I know Monson doesnt have much money and they are owned by people who dont have much money, so I certainly dont hold it against anyone. I would much rather have a local own their own small business than have a commercial property in there that may look newer | Mar 8, 2012 7:35 AM |
| 47 | telephone poles...needs trees, and more attractive sidewalks | Mar 8, 2012 7:24 AM |
| 48 | Traffic at Dunkin is dangerous. I have seen a driver enter heading southbound and cut off a child on bicycle causing a collision. Adams lot is unfriendly to pedestrians trying to walk to Rite Aid | Mar 6, 2012 6:57 AM |
| 49 | wire above ground | Mar 2, 2012 7:23 PM |
| 50 | Pretty street lights would be nice | Mar 1, 2012 5:01 AM |
| 51 | I would like to see the store fronts fancied up a bit. I like canopies over doors. Flower boxes and hanging plants adorning the store fronts. Would like to see Main St. lined with trees. | Feb 29, 2012 5:31 PM |
| 52 | The buildings that seem run down, wood construction with the combination of age and lack of care - subway building, monson pizza type places. | Feb 29, 2012 1:23 PM |
| 53 | On-street parallel parking is difficult. Adams parking lot has traffic coming/going/backing up/driving around back, etc - could use a better traffic flow. | Feb 28, 2012 5:52 PM |
| 54 | The parking lot at the post office and Adams and Rite Aid. | Feb 28, 2012 3:43 PM |
| 55 | Obviously some buildings are just too expensive to repair but the feel of the town before was so inviting and warm, I'd like to see some of the structures basic ideas return. | Feb 28, 2012 11:34 AM |
| 56 | we need grass, and parking | Feb 28, 2012 7:31 AM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|----|---|-----------------------|
| 57 | The disaster | Feb 28, 2012 7:04 AM |
| 58 | We need our beautiful trees back. Some of the older buildings need sprucing up. | Feb 28, 2012 5:57 AM |
| 59 | Needs more trees | Feb 27, 2012 9:23 PM |
| 60 | The lack of public parks and inviting outdoor sitting areas | Feb 27, 2012 8:33 PM |
| 61 | Keep a small town look | Feb 27, 2012 8:02 PM |
| 62 | Many of the buildings need a facelift so-to-speak. Most don't need major work, just asthetics... | Feb 27, 2012 6:27 PM |
| 63 | it is out dated and not inviting | Feb 24, 2012 1:13 PM |
| 64 | parking | Feb 23, 2012 3:47 PM |
| 65 | abandoned/empty buildings | Feb 23, 2012 1:21 PM |
| 66 | Replace Trees..... | Feb 23, 2012 8:52 AM |
| 67 | Main street needs better and prettier sidewalks and storefronts. | Feb 23, 2012 4:03 AM |
| 68 | Dunkin Donuts and Subway | Feb 23, 2012 1:42 AM |
| 69 | Trees need replanting | Feb 23, 2012 12:51 AM |
| 70 | Its very outdated | Feb 22, 2012 10:09 PM |
| 71 | Woodbine to subway building | Feb 22, 2012 6:35 PM |
| 72 | We need more business in monson. More jobs | Feb 22, 2012 5:55 PM |
| 73 | At this point, lack of trees. | Feb 22, 2012 5:41 PM |
| 74 | Not sure..its good the way it is. | Feb 22, 2012 4:58 PM |
| 75 | The buildings aren't all very appealing right in the center of town, especially Monson Pizza building. It looks horrible on the side there. | Feb 22, 2012 11:34 AM |
| 76 | We do not have any inviting places to sit down and enjoy a lunch, breakfast or dinner. We do not have anything that brings people into our town which would create revenue for our town. We need to have an inviting place to promote growth within our town. We have always been afraid of change and we continue to force the old. I think the times have changed and bringing in family friendly restaurants and shops would grow our town. Not only would this be inviting for individuals in our town but promote individuals from outside our hometown to travel in and spend their money. It is time to upgrade our community into the 21st century. We do not have one place you can go in on a Saturday morning or weekday morning and sit down, have a nice cup of coffee and maybe log onto your wireless device to do some work, etc. We also have 2 family style restaurants but they offer very limited menus and they have their regular customers that honestly feel they own their booth. It is annoying because 90% | Feb 22, 2012 9:49 AM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|----|---|-----------------------|
| | of them are lifelong residents of Monson and Senior Citizens. We as a town focus a ton of what we offer our seniors which I agree but let's really look at what new couples in town have to do. It would be amazing to walk through our downtown section and see people sitting at tables along the streets having lunch or dinner, kids out in the town area having fun. Drive people into our town and promote strong growth for our children as well as our Senior Citizens. | |
| 77 | Right now, the old academy buildings need to be taken down, the town office building should be removed and a newer, smaller, but state-of-the-art building be put up in its place, and trees replanted in front of Adams, the Town Office Building and anywhere else they can be along the street. | Feb 22, 2012 9:20 AM |
| 78 | Parking | Feb 22, 2012 6:46 AM |
| 79 | I dislike the run down look of some of the buildings and the look of the storefronts. I don't like the parking lot in front of Adams Supermarket. I don't like that there are only a few trees as a buffer between the store and the street. | Feb 22, 2012 6:04 AM |
| 80 | not too many trees anymore, nothing EXCITING! | Feb 21, 2012 10:29 PM |
| 81 | Some of the buildings are not well kept (need paint & repairs) broken fences. Difficult to exit parking lots during peak hours | Feb 21, 2012 6:56 PM |
| 82 | Need more store fronts, including bed and breakfasts. Give tourists a reason to want to visit our town. | Feb 21, 2012 10:19 AM |
| 83 | Lack of business assortment. I would love to do more shopping downtown and even sit along the streets and have a coffee ... it is a great little town with great people. | Feb 21, 2012 9:17 AM |
| 84 | store fronts and side walks need to be more people ?family friendly. More welcomeing | Feb 21, 2012 7:04 AM |
| 85 | The cemetery needs fence needs to be replaced. The town hall is in need of repair. | Feb 21, 2012 6:03 AM |
| 86 | Trees and sidewalks should be nicer. Allow businesses to put chairs out like seen in the photos. Police should be enforcing parking rules which they don't for 1-2 hour parking on main street shopping in front of businesses. | Feb 21, 2012 5:50 AM |
| 87 | some of the building may be in need of a "facelift" | Feb 20, 2012 10:00 PM |
| 88 | Fancier restaurants don't seem to survive here, not sure why. Parking is in short supply in some areas. Some Monson Center businesses seem to contribute a large share of the litter we pick up in the annual townwide cleanup. | Feb 20, 2012 3:28 PM |
| 89 | Lack of variety and interesting restaurants, cafes, bakeries & shops | Feb 20, 2012 11:32 AM |
| 90 | Parking. Empty store fronts. | Feb 20, 2012 8:07 AM |
| 91 | the parking areas | Feb 19, 2012 5:40 PM |
| 92 | Traffic can be heavy at times. Parking and traffic patterns at the grocery store and post office are sometimes challenging. The grocery store's parking lot could | Feb 19, 2012 5:29 PM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|-----|---|-----------------------|
| | stand to be repaved. The building that houses Subway is in need of a major facelift. Of course the condition of Holmes & Harper gyms and Holmbrook House need to be resolved, along with homes that are still being renovated and steeples that will need to be replaced since the tornado. | |
| 93 | Adams, not into strip malls. | Feb 19, 2012 3:59 PM |
| 94 | the damaged buildings need help | Feb 19, 2012 2:17 PM |
| 95 | repair from tornado damage, obviously. | Feb 19, 2012 1:21 PM |
| 96 | to bad the tornado didnt travel further down town , it sucks | Feb 19, 2012 12:40 PM |
| 97 | The amount of traffic on Main Street. Lack of successful, small businesses. | Feb 19, 2012 12:22 PM |
| 98 | It is "dead" at night--there is nothing interesting to do or activities--especially for young people. | Feb 19, 2012 10:07 AM |
| 99 | The Adams/Rite Aid parking lot Also the lack of signage for the one-way driveway next to Beth's | Feb 19, 2012 9:36 AM |
| 100 | Empty business locations | Feb 19, 2012 9:11 AM |
| 101 | Well ofcourse we need our trees back, but I wish it had more of a center of activity, more like downtown Northampton, with shops, retail stores, just more activity. | Feb 19, 2012 7:55 AM |
| 102 | I would like to see a few more stores or maybe a better known resturaunt in town. A "breath of fresh air" sort of thing | Feb 19, 2012 7:14 AM |
| 103 | more buildings for business, better lighting | Feb 19, 2012 6:30 AM |
| 104 | Take down the police station | Feb 19, 2012 6:26 AM |
| 105 | the older buildings need lots of restoration, looks forgotten | Feb 19, 2012 6:06 AM |
| 106 | more parking but not on Main Street | Feb 19, 2012 2:31 AM |
| 107 | need updated places to shop and eat, better flow of traffic, some traffic lights. | Feb 18, 2012 10:40 PM |
| 108 | Buildings need better upkeep and street needs more trees and flowers, etc... | Feb 18, 2012 9:17 PM |
| 109 | n/a | Feb 18, 2012 8:33 PM |
| 110 | not enough businesses. Have to travel out of town too often | Feb 18, 2012 8:17 PM |
| 111 | The buildings need painting, we need more greenery since the tornado destroyed so much, tornado clean up needs to continue. | Feb 18, 2012 12:16 PM |
| 112 | Obviously the situation with the town offices needs to be resolved. I favor a new building built to LEEDs standards for energy use. Lack of available public parking is also a problem. | Feb 18, 2012 11:33 AM |
| 113 | Older homes that are not kept up. | Feb 18, 2012 11:01 AM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|-----|--|----------------------|
| 114 | Lack of trees, shrubs and grass. Very wide to very narrow roadways. The dilapidated buildings remain a serious eyesore. | Feb 18, 2012 9:17 AM |
| 115 | Closed stores. | Feb 18, 2012 8:29 AM |
| 116 | I don't like the absence of trees since the tornado. A planting project would be excellent and would protect our forestation. | Feb 18, 2012 8:21 AM |
| 117 | It seems mostly centered around services; places to go to run errands and then depart from, rather than places to spend an afternoon for lunch/coffee/etc. either with friends or by one's self. | Feb 18, 2012 8:11 AM |
| 118 | The mess that used to be Holmes Gymnasium and the pathetic excuses by the owner (before the tornado) for not restoring the property. It should be a top priority of the town/building department to resolve that eyesore. It is time for Monson to embrace a more modern look while preserving the key historical buildings. The town needs to pony-up the funds to build a new public safety and town office complex. With the tornado and a decade of budget slashing the town has suffered tremendous set-backs in value, aesthetics and marketability. Investments must be made in infrastructure of the downtown for the community to re-bound. Improved signage and lighting for pedestrian crosswalks, especially at the dangerous narrow corner between used to be "Mustang Sally's" and the ice cream shop. | Feb 18, 2012 7:48 AM |
| 119 | How Adam's Plaza looks, I know they just redid Adams to look better...I don't know maybe it's how the parking lot looks? It just isn't appealing. | Feb 17, 2012 6:47 PM |
| 120 | Big commercial chain buildings such as Rite Aid. | Feb 17, 2012 3:58 PM |
| 121 | empty buildings | Feb 16, 2012 4:36 PM |
| 122 | lack of trees due to tornado. Would love to see trees along the street again. | Feb 16, 2012 4:31 AM |
| 123 | I would like to see better marked crosswalks, perhaps brick and warning lights built into the road or warning lights on signal/ pushbutton posts on either side- Amherst & South Hadley come to mind on these control devices/ crosswalks. Putting utilities underground would be ideal, but of course very costly | Feb 16, 2012 3:51 AM |
| 124 | cross walk placement | Feb 15, 2012 7:59 PM |
| 125 | Since the trees have gone, Monson looks too much like a city downtown. Trees and plants can help, and careful use of color could help as well. | Feb 15, 2012 7:02 PM |
| 126 | needs a lot of trees | Feb 15, 2012 6:42 PM |
| 127 | Need for a 24 hour pharmacy/convenience stores, eateries to remain open later, older buildings updated, apartment buildings to look more appealing | Feb 15, 2012 5:10 PM |
| 128 | hmmmm, not much. love the quaint-ness of small town community. that is why i live here. | Feb 15, 2012 4:25 PM |
| 129 | There needs to be more hometown businesses with ample accessibility and seating. | Feb 15, 2012 2:47 PM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|-----|---|-----------------------|
| 130 | Lack of trees. Need more good restaurants and shops. | Feb 15, 2012 2:15 PM |
| 131 | Some of the buildings need to be redone. | Feb 15, 2012 1:36 PM |
| 132 | the gazebo needs to not be a place for town teenagers to hang out and litter and loiter | Feb 15, 2012 11:08 AM |
| 133 | Building that are not maintained properly. | Feb 15, 2012 10:56 AM |
| 134 | Just need the trees back and to fix up our historical buildings (ie: the old school/police dept/town office building, the gymnasium, the old dorm.) | Feb 15, 2012 10:36 AM |
| 135 | It's like we need a spit shine and a good dose of culture | Feb 15, 2012 10:17 AM |
| 136 | right now i miss the trees. some brighter colors might make downtown "pop" more. | Feb 15, 2012 9:39 AM |
| 137 | swimming | Feb 15, 2012 8:03 AM |
| 138 | Buildings with aluminum siding or faced over the old architecture. Empty spaces between lots. Town Hall. | Feb 15, 2012 5:10 AM |
| 139 | parking is bad. Need better pedestrian flow. We need trees | Feb 15, 2012 3:41 AM |
| 140 | No trees or plantings along Main Street, ugly electrical poles, not many stores, not town common, not an inviting look to the town. The town needs a facelift with quaint shops (coffee shop, boutiques, etc.) Tree and shrub plantings are needed along both sides of the street. | Feb 14, 2012 7:54 PM |
| 141 | i don't like the front of Adams or the stores across the street that have different styles of signage. I don't like how there are 20 different styles of architecture within 1 square mile. It seems like there is no thought to consistent building styles. The homes seems out of place and the businesses seem inconsistent. | Feb 14, 2012 7:45 PM |
| 142 | The congestion | Feb 14, 2012 7:19 PM |
| 143 | The disrepair of some of the streetfront buildings. | Feb 14, 2012 5:40 PM |
| 144 | We need something for the older kids- The playground is nice for the younger kids. I think the skate park and tennis courts need to be redone. I would also like to see a track around Veterans field. The low income housing needs to be updated in the center of town. | Feb 14, 2012 5:28 PM |
| 145 | Needs more small businesses | Feb 14, 2012 3:29 PM |
| 146 | More stores, coffee shops etc. | Feb 14, 2012 2:38 PM |
| 147 | Not really anywhere to hang out..sit and enjoy ice cream, etc. with family | Feb 14, 2012 1:19 PM |
| 148 | More shopping options, restaurants | Feb 14, 2012 12:59 PM |
| 149 | The parking directly on Main Street makes it very difficult to pull out of business - very often when a large truck or SUV is there you are half way out in the street before you can see both ways. Rather dangerous. | Feb 14, 2012 12:59 PM |

Page 6, Q2. 28. What do you like least about Monson Center? What needs work?

| | | |
|-----|--|-----------------------|
| 150 | Needs more shops | Feb 14, 2012 12:58 PM |
| 151 | Some buildings are not well maintained | Feb 14, 2012 12:41 PM |
| 152 | The apartments above the stores along Main Street. Many are run down and in a condition that makes them undesirable to better tenants. I have witnessed alcohol and drug use by tenants hanging out in front of businesses on Main street. It is only a small handful of people doing these sort of things. If we make police aware when we see such things going on, and fix up the apartment street fronts at least perhaps as the bad behaving tenants move out, they can be replaced by better ones. | Feb 14, 2012 12:21 PM |
| 153 | It's shabby (and was before the tornado). The nasty little plaza where the drugstore is located (near Adams IGA) is uninviting; I've always wondered how the businesses there keep custom as long as they do. Lots of buildings need paint and, since the tornado, repair. | Feb 14, 2012 12:09 PM |
| 154 | Some issues with parking, reduce or eliminate overhead wires on street to underground, improve tennis play area, more street sweeping, need more trash receptacles and flower planter boxes, enforce some homeowners to "spruce up" their areas from their home to the street, add more trees, too much "amber light" street lighting (would like to see architectural lampposts installed) | Feb 14, 2012 12:06 PM |
| 155 | All the "dead buildings" need to be removed asap. They are unsightly and depressing. Also trees that are nothing more than shredded shards should be taken to the ground. Does the lower Ely Road section qualify as the Town Center? It is the first glimpse of the Monson upon entering from the Palmer side. Needs serious redesign. Thank you. | Feb 14, 2012 11:53 AM |
| 156 | I would like to see more business that have a welcoming facade. I like the tables on the side walks. | Feb 14, 2012 11:49 AM |
| 157 | Cross walks and sidewalks not in the right places. | Feb 14, 2012 11:34 AM |
| 158 | Very little downtown businesses, shops and restaurants | Feb 14, 2012 9:30 AM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|----|--|-----------------------|
| 1 | a bowling alley | Mar 11, 2012 9:24 PM |
| 2 | I would like just recreational improvements. Tennis courts a few more basketball courts, walking trails by water and a bike trail. | Mar 11, 2012 5:48 PM |
| 3 | Improved location for playscape and possible splash park. | Mar 11, 2012 5:03 PM |
| 4 | I would like to see the style of the buildings remain "historic." I want the buildings to reflect the age of Monson, without looking run-down. | Mar 11, 2012 3:49 PM |
| 5 | I like the idea of encouraging people to want to come down town such as the images that showed outdoor seating at small restaurants and shops. I do believe existing store fronts on Main St vary in curb side appeal as well. | Mar 11, 2012 12:24 PM |
| 6 | Anything that keeps it a rural, small town feel. | Mar 11, 2012 7:20 AM |
| 7 | I love the small town, New England charm of Monson and would like to see more of the same. | Mar 10, 2012 11:04 AM |
| 8 | Bike trail through downtown area Better off street parking for businesses. | Mar 10, 2012 9:08 AM |
| 9 | A bike path would be nice. Outdoor dining and quant shops would be nice, too. | Mar 10, 2012 8:19 AM |
| 10 | more trees, more pet and family friendly feel, outside dining, cafe style, more dining and retail. | Mar 10, 2012 7:53 AM |
| 11 | More stores | Mar 9, 2012 9:10 PM |
| 12 | Building styles which go together, not helter skelter as it now is. | Mar 9, 2012 5:54 PM |
| 13 | No box stores, though I am not opposed to chain businesses, as long ast the structure fits in with the existing style(s) of architecture (as Subway did). | Mar 9, 2012 1:29 PM |
| 14 | outdoor seating at establishments, bike racks at establishments (encourages biking) trash recepticals AND recycle containers - paper as well as plastics. | Mar 9, 2012 1:23 PM |
| 15 | We need some fast growing healthy trees, to see property owners who have not been aggressively working on clearing away storm damage (especially the old gym and library) to get moving on them. Monson has a lot of cutural aspects, to see these enhanced, arts, music, also the sports fields need to be brought up to par, repair of the dugouts, backstops, and parks for the kids. | Mar 9, 2012 8:02 AM |
| 16 | Something with a small town feel | Mar 9, 2012 7:21 AM |
| 17 | The electric lines buried. buildings in line with the past. | Mar 9, 2012 5:58 AM |
| 18 | I would love to see a Cafe with bistro chairs & tables on the sidewalks with wifi & a a place to hang out for all ages | Mar 8, 2012 6:01 PM |
| 19 | more senior village | Mar 8, 2012 5:20 PM |
| 20 | a good restaurant/ bar a bookstore/ coffee shop or panera-type sandwich restaurant | Mar 8, 2012 3:19 PM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|----|---|----------------------|
| 21 | a few restaurants, shops, second hand stores, artisans, artists, art shops | Mar 8, 2012 2:54 PM |
| 22 | More landscaping with trees ,older style street lights , | Mar 8, 2012 2:23 PM |
| 23 | friendlys big y or mcdonalds | Mar 8, 2012 2:10 PM |
| 24 | Outlet mall somewhere on 32. There is enough land heading towards CT. | Mar 8, 2012 1:20 PM |
| 25 | Down town senior housing would be good for the town, especially if we can keep the architecture to match what we have. | Mar 8, 2012 1:17 PM |
| 26 | Higher quality of shopping and restaurants, NO large stores and NO chains | Mar 8, 2012 12:40 PM |
| 27 | Must maintain small town charm - no cookie cutter - no big chains that look like chains. Lots of green trees, plants. etc. | Mar 8, 2012 11:49 AM |
| 28 | Monson does not have any outside cafes, which I think would add charm and an increase in business to this area. We do not have a movie theater, which in my opinion would be wonderful for all ages. Improving a park area for sports events and public festivals with concession stands and bleachers. A bike path around it as well. This is a hometown community all about family and neighbors and community. It is my hope that it remains warm and welcoming. This is why most people have moved out here or remain here for generations. | Mar 8, 2012 11:49 AM |
| 29 | gym or fitness center and any development does not compromise the small town quality | Mar 8, 2012 11:23 AM |
| 30 | Better use of the athletic fields for the kids of all ages. | Mar 8, 2012 11:13 AM |
| 31 | Trees and plant, design that keeps the old town feel and is welcoming to walkers with more parking behind stores rather than on the street. | Mar 8, 2012 11:08 AM |
| 32 | One location for fire, police and ambulance so they could all be together. | Mar 8, 2012 10:56 AM |
| 33 | Lots of "green',colonial style architecture, bike lane, outdoor eating spaces, sidewalk benches | Mar 8, 2012 9:26 AM |
| 34 | More arts/ cultural establishments, restaurants, shops | Mar 8, 2012 9:01 AM |
| 35 | I'd like to see increased, well organized public parking. I'd like to see more landscaping to help promote that "quaint New England town" look. I'd like to see more small businesses opening up and positive ways to promote them. I'd like the town to consider bringing in one med/large business to help draw people to the center of town and therefore increasing revenue for the small businesses. It's ashame to see buildings like the old Zero's building not being used. It's even worse to see the old Academy buildings in ruins. These are two wonderful locations that if developed properly could greatly benefit the town. | Mar 8, 2012 8:33 AM |
| 36 | Wider sidewalks for commercial use. More commercial property directly abutting Main Street to create a cohesive commercial strip. | Mar 8, 2012 8:24 AM |
| 37 | I would love to see some kind of community/recreation center , especially a place for the kids to go & hangout. This is so important nowadays for our youth. | Mar 8, 2012 8:07 AM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|----|--|----------------------|
| | It should include a sports facility as well as an open area for community events. As an example, Southwick has a rec. center they use for soccer/floor hockey/basketball & they also run a before & after school program there that is always open- even during vacations & snow days. This center could also be used for art shows or craft fairs plus many other events. Please STRONGLY consider this. It would be a shame to miss this opportunity to invest in our community in such a meaningful way. | |
| 38 | green grass, trees, park and TENNIS courts and basketball courts; places for people to be active in the center of town. | Mar 8, 2012 8:07 AM |
| 39 | businesses and shops with a more modern look. updates on the lower income buildings | Mar 8, 2012 7:46 AM |
| 40 | I would like to see a community place where teens can work out, indoor track, pool, play video games and just chat and have pizza or whatnot..There is no place in Monson for teens to recreate. A YMCA where the old high school and gym is would be nice. | Mar 8, 2012 7:41 AM |
| 41 | Small businesses. | Mar 8, 2012 7:36 AM |
| 42 | I would like to keep corporations out as much as possible. I love having the old cemetary in town. It would be nice if we could have another iron fence around it or something...I just love my town and dont want it to change except for the better, and I THANK EVERYONE SINCERELY for having all of these meetings and surveys and really having us residents involved. I grew up in Spfld, I work in Chicopee, and people ask why I dont move closer to my job ect, and I just tell them I will NEVER leave Monson. My daughters 10 and she will be here and hopefully raise her kids here. | Mar 8, 2012 7:35 AM |
| 43 | coffee shop to hang out in, outdoor dining | Mar 8, 2012 7:24 AM |
| 44 | Lower speed limit at least as far as the old bowling alley. Trees duh. Crosswalks lit or better marked. | Mar 6, 2012 6:57 AM |
| 45 | If the Town Building can't be saved the style of replacement building should preserve look & feeling of the old one. Perhaps try to find a way to use or at least save the Monson Hgh sign from the building. | Mar 4, 2012 5:55 PM |
| 46 | trees, strret lamposts, flowers | Mar 1, 2012 5:01 AM |
| 47 | A gym, brick buildings, public safety complex visible from main street for police and fire, a block of store fronts for existing businesses to take advantage of with good access and an open mind for those who are responsible to approve/disapprove permits and zoning. | Feb 29, 2012 1:23 PM |
| 48 | Would like to see easier parking - similar to Grieves Park. More trees, sidewalks with trees and benches. | Feb 28, 2012 5:52 PM |
| 49 | Whatever the development is of Monson Center I hope that the architecture of new structures are in keeping with the colonial buildings that remain. I pray that the town hall or the old Academy gym are not replaced by some strip mall. On | Feb 28, 2012 3:43 PM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|----|--|-----------------------|
| | the other hand, I would not want to see development be hindered by too strict of standards so that property owners are prohibited from rebuilding because of the guidelines are unreasonable. | |
| 50 | I just love the small town home run businesses. The chains get too big and would be monstrous here. | Feb 28, 2012 11:34 AM |
| 51 | ? | Feb 28, 2012 7:04 AM |
| 52 | As our population ages, handicap access is important. The old Town Hall, for instance, was difficult for some citizens. Having moved it to the school has been an improvement. | Feb 28, 2012 5:57 AM |
| 53 | Public parks | Feb 27, 2012 8:33 PM |
| 54 | same as above | Feb 27, 2012 8:02 PM |
| 55 | I would love to see the trees replanted. Maybe add a few... It is so strange being there with no green. | Feb 27, 2012 6:27 PM |
| 56 | i would love to see outdoor seating, more local business, street trees and an area that looks appealing and inviting | Feb 24, 2012 1:13 PM |
| 57 | maybe elderly housing possibel potential when MDC closes | Feb 23, 2012 3:47 PM |
| 58 | DO not modernize.... if people want Wellsley MOVE. Keep old charm | Feb 23, 2012 8:52 AM |
| 59 | More one off shops. Mom and pop stores. | Feb 23, 2012 1:42 AM |
| 60 | Business friendly incentives founded | Feb 23, 2012 12:51 AM |
| 61 | A much more developed northhampten esque feel | Feb 22, 2012 10:09 PM |
| 62 | A nice park would be nice | Feb 22, 2012 6:35 PM |
| 63 | More resturants and businesses | Feb 22, 2012 5:55 PM |
| 64 | Bookstore or coffee shop. Someplace for teenagers to hang out and stay out of trouble. | Feb 22, 2012 4:58 PM |
| 65 | Would love to see benches, chairs/tables, canopies, bike racks, larger sidewalks with trees, etc. | Feb 22, 2012 11:34 AM |
| 66 | I would love to see family style restaurants, coffee shops or little shops in our town. Instead of having to get into my car and drive to another town to enjoy a leisurely stroll on the street, I would love to do this in our town. Just make it new, I love the old style of everyone knows everyone but we do need to get new things into our town. There is just no family friendly places to go in this town. | Feb 22, 2012 9:49 AM |
| 67 | More businesses! The owner of the old Academy buildings should be able to USE his property and put businesses in there; Monson needs more thriving restaurants, not just pizza places, but another real restaurant or two. Small brick buildings like the bank would be okay, as well as victorian and home-style | Feb 22, 2012 9:20 AM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|----|--|-----------------------|
| | buildings that house businesses would look nice downtown. Glass store-fronts and small eateries with outside dining facilities would be nice, though i realize the season for them would be very limited. | |
| 68 | Greenery/nature; places to sit and enjoy the day; buildings like Belangers and Beth's; residential/business bldgs: no more than 2 stories-existing ones are not offensive, downtown Palmer is (for Monson) | Feb 22, 2012 7:23 AM |
| 69 | Bring on the business! Any business is good business at this point. | Feb 22, 2012 6:46 AM |
| 70 | I would like to see more inviting areas in front of the stores with trees and grass and little cafes with sidewalk tables where people could meet and visit. | Feb 22, 2012 6:04 AM |
| 71 | more small shops, restaurants | Feb 21, 2012 10:29 PM |
| 72 | Foilage/trees, fewer telephone poles, benches, Wood/wood like developement | Feb 21, 2012 6:56 PM |
| 73 | I would like to see more storefronts - places to hang out. A coffee shop, sidewalk cafes, etc. | Feb 21, 2012 10:19 AM |
| 74 | More family friendly get together places ... more benches, trees, park like atmosphere. | Feb 21, 2012 9:17 AM |
| 75 | maybe. Small movie theater. Small country business to boost our economy | Feb 21, 2012 7:04 AM |
| 76 | Pro small business, Pro pedestrian, better cross walks with lights and signage to allow more foot traffic. Also a bike lane would be nice | Feb 21, 2012 5:50 AM |
| 77 | would like to see some of the trees we lost last summer replaced | Feb 20, 2012 10:00 PM |
| 78 | Bed and breakfast--that gorgeous yellow house next to the farmer's market is s'posed to be one, what's the hold up? | Feb 20, 2012 3:28 PM |
| 79 | More interesting restaurants, cafes, bakeries & shops | Feb 20, 2012 11:32 AM |
| 80 | Anything that attract businesses and gets rid of empty store fronts. | Feb 20, 2012 8:07 AM |
| 81 | the whole down town development to crowd | Feb 19, 2012 5:40 PM |
| 82 | More restaurants (not fast food). Improved storefronts on the west side of Main Street between the bank and gas station and from Woodbine to Subway, including the sides that face Memorial Hall and Cushman Street. | Feb 19, 2012 5:29 PM |
| 83 | none | Feb 19, 2012 2:17 PM |
| 84 | more shops, ethnic restaurants. | Feb 19, 2012 1:21 PM |
| 85 | Maps of local hiking trails things to do...Keep homestead, damn, peaked mtn.. | Feb 19, 2012 12:48 PM |
| 86 | dr s offices produce market slot machines | Feb 19, 2012 12:40 PM |
| 87 | Small business; i.e., coffee shop/bakery; quality gift shop; restaurant besides pizza/grinders. | Feb 19, 2012 12:22 PM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|-----|---|-----------------------|
| 88 | More mixed architecture. More places that fit into the age of the town - Victorian, Colonial | Feb 19, 2012 9:36 AM |
| 89 | None | Feb 19, 2012 9:25 AM |
| 90 | No development at all, occupy existing realestate | Feb 19, 2012 9:11 AM |
| 91 | I'd like to see a more walker friendly design, bike paths, rebuild the tennis courts, and some kind of business development, whether it's just more small shops, arts offerings, or maybe some industrial area to create more job opportunities | Feb 19, 2012 7:55 AM |
| 92 | I would like to be able to walk to the Monson Center but there are no side walks and that makes me feel unsafe. Also having a bike lane and better (easier to access) parking for bikes and cars would make it much easier for me to get there and back. | Feb 19, 2012 7:30 AM |
| 93 | I would love to see a lot of trees replanted on main street and surrounding streets. I would also enjoy some brick work in the sidewalks as I think it makes it look classy | Feb 19, 2012 7:14 AM |
| 94 | Nice lamp posts more buildings for business at reasonable rents | Feb 19, 2012 6:30 AM |
| 95 | Puplic safety complex | Feb 19, 2012 6:26 AM |
| 96 | Historically Restore the buildings that can be salvaged - Tear down the old school/town offices it's a complete eyesore and full of dangerous substances - now is the time to build for the future - create a historical looking town hall that is a green(er) building - use solar - step up and set an example for the rest of the community, be a town that others look at as inspiration. | Feb 19, 2012 6:06 AM |
| 97 | areas to walk, small park to sit and perhaps eat after purchasing lunch at a nearby store, keep the small town feel | Feb 19, 2012 2:31 AM |
| 98 | better places to shop and eat. | Feb 18, 2012 10:40 PM |
| 99 | Not much except for more beautifying of the downtown area | Feb 18, 2012 9:17 PM |
| 100 | Stores all along Main Street | Feb 18, 2012 8:33 PM |
| 101 | Cafe, department store, shoe store, crafts, all sorts of things. Specialty restaurants. Wider street. | Feb 18, 2012 8:17 PM |
| 102 | Indoor/Outdoor dining cafe (similar to a Starbucks atmosphere), increased tax revenue, bike path, | Feb 18, 2012 12:16 PM |
| 103 | A plan for landscaping private and public properties damaged by the tornado. A greenway people can hike and maybe even bike. Planned recreational facilities at Cushman and Veterans incorporating skate park, tennis courts, playground and maybe a spray park. Places where people can gather. A vibrant business community of small businesses coordinating their efforts as part of a sustainable local economy. Downtown has to be a place where people want to go and be. | Feb 18, 2012 11:33 AM |
| 104 | I would like more trees, more al fresco dining options. | Feb 18, 2012 11:01 AM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|-----|--|----------------------|
| 105 | New building construction. Final storm clean up should be priority. More greenery via trees shrubs and grass, especially surrounding any new developments | Feb 18, 2012 9:17 AM |
| 106 | Get businesses going in the closed buildings. Develop Zero corporation into an artists village or shopping center, keeping the architecture and building materials as is. | Feb 18, 2012 8:29 AM |
| 107 | I don't think that "development, as such, is necessary. A little face lift would be just fine. We have an empty manufacturing building on the South end of Monson that something should be done with. | Feb 18, 2012 8:21 AM |
| 108 | I'd like to see more locally-owned, and smartly-sourced places to eat, especially lunch, which are inviting - more cafe than diner. I'd luke to see those places embrace a look which is appropriate to the 'quaint New England town' feel, rather than buildings which are obviously more commercial (e.g., IGA plaza). | Feb 18, 2012 8:11 AM |
| 109 | The best model for a town center/commercial area in our region is East Longmeadow Center Plaza. There is accessible parking, mixed use businesses, ample side walks, tastefully coordinated architecture. The center thrives because it combines mixed mid-nicer scale facilities and amenities. Municipal services and private businesses are nestled together. Most importantly there is harmony in the appearance of the center without it being a cheap looking strip mall. No parking meters is essential for small town commercial districts. | Feb 18, 2012 7:48 AM |
| 110 | Well definitely trees, also some more shop fronts would be really cool. There are so many creative, community orientated people in this town, I would love to see more small businesses open up, but there aren't too many options currently for spaces to rent (ie for coffee shops, retail.) Maybe the old mill on Cushman could be renovated & turned into shops, etc. Really, the building is just rotting away & it has so much potential, it has character & is part of Monson history. Not sure if the town owns it or not currently, but perhaps if it is renovated, rent made from it could be used for the town budget, considering all the cuts they have endured over the past few years. Also, it would provide opportunity for a lot of potential businesses, but not clutter up our main street which already has limited parking (and not enough buildings or space for new ones). I know it would cost a lot, but really should be considered.....it will also cost a lot to take it down someday. | Feb 17, 2012 6:47 PM |
| 111 | Keeping the traditional old fashion feel to downtown Monson. | Feb 17, 2012 3:58 PM |
| 112 | More commercial development to increase tax base. Perhaps larger multiple family residential buildings or developments (apartment or condominiums) A Public Safety Complex instead of different locations for emergency services | Feb 16, 2012 3:51 AM |
| 113 | more family/ communal areas | Feb 15, 2012 7:59 PM |
| 114 | Skate park, park, walking and biking trails, picnic tables, outdoor theater, water park. | Feb 15, 2012 7:02 PM |
| 115 | a new town hall or a park where the old one is | Feb 15, 2012 6:42 PM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|-----|--|-----------------------|
| 116 | bringing the trees back. allowing differences of style. | Feb 15, 2012 4:25 PM |
| 117 | Outdoor food, patios, etc | Feb 15, 2012 2:47 PM |
| 118 | More trees. A more uniform look to all of the buildings. | Feb 15, 2012 1:36 PM |
| 119 | starbucks, more variety | Feb 15, 2012 11:08 AM |
| 120 | Anything that keeps that small town appearance. | Feb 15, 2012 10:56 AM |
| 121 | Our parks back the way they were, our residents rebuilt and home. | Feb 15, 2012 10:36 AM |
| 122 | Culture, culture culture....so tired on the old boys look and feel. And if another fire department bar goes in I just might scream! Do you know there is not one bar in Monson open past 9? Where can I take guests for a NICE dinner in Monson? No where. I love Beths but really it doesn't cover all the needs. Marias is a fabulous addition but there again I want to be able to go somewhere in Monson where I don't have to play keno, drink bud light and know the good ol boys to feel at home. | Feb 15, 2012 10:17 AM |
| 123 | more small local owned businesses, I like having a subway and riteaid, but more big chains take away the charm. | Feb 15, 2012 9:39 AM |
| 124 | Recreation, The Arts- I would like to see Monson become a destination for visitors throught exhibiting and arts/ country/ preserved feeling hosting people at bed and breakfasts. | Feb 15, 2012 8:03 AM |
| 125 | Although I love the historical look to the town, because town hall is set back and in need of repair, I am in favor of building a green town hall, incorporating a mix of old history and showing Monson is a contemporary,environmentally smart and progressive town. Maybe a mix of old and aesthetically pleasing new green like new Orleans? I worry about building nice or even not so nice storefronts that go empty in tough economic times. The quality of the retail should be akin to Northampton, not downtown Palmer. | Feb 15, 2012 5:10 AM |
| 126 | Nothing..... I would like to see a variety of use. It would be nice to have some better residential above the small shops. I would like to avoid cookie-cutter chains and buildings. | Feb 15, 2012 3:41 AM |
| 127 | If the town offices have to be destroyed, I would like to see that parcel of land become our "town common",with a fountain, walkways made with the bricks from the town offices,trees,benches,and keep the playground and ball fields.The Hillside location (with renovation) is a great building for the town offices. It has ample parking and with being a one story building has easy access for everyone. The police department should be down with the fire department. I do not think a police station should be next to a playground. Not a good idea. I would love to see bike and walking paths .Get rid of the utility poles, either by burying them or moving the poles behind the buildings and putting up quaint lamp posts and trees on both sides of the street. Have all business signs be wooden-no neon.A tree lined sidewalk between the Norcross House and Adam's parking lot to give a safe access to the stores at the back of the parking lot .A Main Street with little shops, cafe tables, tree and shrub landscaping - just a cozy,inviting town. Black | Feb 14, 2012 7:54 PM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|-----|--|-----------------------|
| | fencing instead of the silver. If the old Zero's plant is considered part of Monson Center it would be a great building for outlet stores. | |
| 128 | I would like to see the sidewalks and crosswalks redone to be more modern. I would like to see landscaping and street lights throughout downtown. The roads re-paved and within cobble stone mixed in. I think there should be a walking path, re-built tennis courts and the power lines put underground. | Feb 14, 2012 7:45 PM |
| 129 | Trees, grass, use of old building ie zero building remodeled, | Feb 14, 2012 7:19 PM |
| 130 | Nothing too ne looking but more living things, ie trees and shrubs. | Feb 14, 2012 5:40 PM |
| 131 | I would love to see trees, park benches, and attractive sidewalks along Main Street. I would love to see a center that promotes the arts and health & wellness. It could have music and art studios, fitness center, yoga, karate, a spa, a flower shop, and a cafe with outdoor seating. Our older homes could be bed & breakfast inns. I think that the idea of the solar energy farm off Margaret street is an excellent idea. | Feb 14, 2012 5:28 PM |
| 132 | small boutique businesses; variety of eating places | Feb 14, 2012 3:29 PM |
| 133 | Maintain old style or colonial buildings, more trees | Feb 14, 2012 2:38 PM |
| 134 | see #28 above | Feb 14, 2012 1:19 PM |
| 135 | Hope to see lots of trees back along Main St. | Feb 14, 2012 12:59 PM |
| 136 | More shops and restaurants. | Feb 14, 2012 12:58 PM |
| 137 | Need more commercial and retail options | Feb 14, 2012 12:41 PM |
| 138 | Freeport, Maine is a good example of what i would like to see. Businesses there all are or appear historic and small town even if a chain store/resturant. Historic homes blend in with buildings along side them, many of which were historic homes converted in to businesses. Many of the towns in the berkshires (lenox, stockbridge, great barrington) have done a good job growing without losing the towns charm. | Feb 14, 2012 12:21 PM |
| 139 | Some open space, parking as now and before, but a few more blocks of row houses, preferably brick, with shops close together on the ground floor and affordable residential rentals above. Monson badly needs more affordable rental housing. It also needs a greater diversity of affordable restaurants and a medium-size theater with a stage. | Feb 14, 2012 12:09 PM |
| 140 | More arts-related businesses, rehab vacant mill buildings for retired elderly living complex or artists studios, attract restaurants, historic plaques on older homes, visitor directory signage throughout the town to indicate historic and popular Monson places, encourage bike routes, establish "Greenway" along the granite-lined stream/waterfall that runs from Ely Road to the tracks (if this is possible) and along Chicopee Brook | Feb 14, 2012 12:06 PM |
| 141 | Brick sidewalks, possibly a gorgeous fountain in the center of town with gardens surrounding it. Cute stores with planters on the sidewalks etc. | Feb 14, 2012 11:53 AM |

Page 6, Q3. 29. What types of development or development features would you like to see in Monson Center in the future?

| | | |
|-----|--|-----------------------|
| 142 | We need more business in town. | Feb 14, 2012 11:49 AM |
| 143 | Smaller buildings, places to visit, such as benches or picnic tables. TREES! | Feb 14, 2012 11:34 AM |
| 144 | Caffes, Coffee Houses and Gift Shops | Feb 14, 2012 9:30 AM |

**Page 8, Q5. 24. In the future, which of these would you like to see along the Chicopee Brook in Monson Center?
(Check all that apply)**

| | | |
|----|--|-----------------------|
| 1 | Would love to see a path that accommodate bikes, walkers, and runners. | Mar 11, 2012 5:08 PM |
| 2 | I have no issue with a business near the brook but businesses have a hard enough time thriving on Main St. I would like to see Main St become a business success before encouraging businesses to build by any natural resource. | Mar 11, 2012 12:31 PM |
| 3 | Downtown , get rid of all overhead lines , polls and our many signs which are a waste | Mar 9, 2012 6:00 PM |
| 4 | These are all great ideas. | Mar 9, 2012 1:31 PM |
| 5 | walking and biking trails a MUST HAVE seating and waste disposal a MUST HAVE | Mar 9, 2012 1:24 PM |
| 6 | adding things near the brook would make the view beautiful | Mar 8, 2012 2:11 PM |
| 7 | I think as long as it is well lit, safe for children, good for business and encourages community gathering it is a great idea. But... I feel it must maintain a country or rural look to do so. | Mar 8, 2012 11:53 AM |
| 8 | fishing? | Mar 8, 2012 9:30 AM |
| 9 | Any or all of these would be a nice improvement. | Mar 8, 2012 8:39 AM |
| 10 | I cant really imagine a business space next to the brook.... | Mar 8, 2012 7:38 AM |
| 11 | I klike the idea of small businesses uses the landscape. | Mar 8, 2012 7:36 AM |
| 12 | The only problem I see with this area would be keeping groups of kids that like to cause mischief hanging around and possibly vandalizing the picnic areas. They have had problems in the park behind the town hall and at Dave Grieves Park, will the police have to patrol this area, in the evenings especially, so that everyone is allowed to enjoy it? | Mar 8, 2012 6:12 AM |
| 13 | I like the idea of this type of development however my concern are the kids and would this area be subjected to a "hang out". If that can be prevented I am all for the concept of the pathway for walking/biking benches/picnic tables. A few small diners/cafe would be inviting also. | Mar 6, 2012 1:01 PM |
| 14 | What about taking the property next to the brook along Gates St. where the abandoned brick building is? What about bike lanes and crosswalks to get to Cushman Field? | Mar 6, 2012 7:00 AM |
| 15 | A pathway along the brook with a bench or two would be nice. | Feb 29, 2012 5:35 PM |
| 16 | Would love to have more areas to walk near and enjoy the river | Feb 27, 2012 9:25 PM |
| 17 | I really would have no objection to any of these if the business was small town so-to-speak. I really like the idea of a path combined with public space! | Feb 27, 2012 6:32 PM |
| 18 | I would love to see a Dog Park area- around the brook would be ideal | Feb 24, 2012 1:14 PM |
| 19 | Cant make to many hangouts may only be asking for trouble, trash etc. | Feb 23, 2012 3:50 PM |

Page 8, Q5. 24. In the future, which of these would you like to see along the Chicopee Brook in Monson Center? (Check all that apply)

| | | |
|----|---|-----------------------|
| 20 | You did not allow for comments on the residential page so I am adding my comments here. I don't think the town should have any say in what types of houses people build or rebuild, if it is their primary residence. I am OK with the town having a say in rental housing or condos. If the town wants to direct a style or feeling in residential housing they should do it through suggestions and tax incentives. IE A certain style of house would receive a 10% tax break for 10 years. Something similar could be done with landscaping. IE the town could reimburse the home owner or a tax break for planting a Maple, Oak or Elm tree in their front yard. This would be a one time deal. I do not think it's the town prerogative to tell people what to do with their property. | Feb 23, 2012 1:55 AM |
| 21 | Hang out with patrolled supervision. | Feb 23, 2012 12:54 AM |
| 22 | I like it all | Feb 22, 2012 6:38 PM |
| 23 | I would like all of these features along the Chicopee Brook in Monson a combination of the three. | Feb 22, 2012 9:50 AM |
| 24 | small restaurants (not large with large parking lots and NOT fast food restaurants and cafes, ice cream shops would be a pleasant addition. Again, another family oriented place where people could meet. | Feb 22, 2012 6:08 AM |
| 25 | Love the idea of a walkway. Cafes or restaurants might be cool, too. I also like the concept of places where people can hang out, but we already have problems with teens monopolizing existing locations that lend themselves to this purpose. Not that teens shouldn't have places to hang out, but their presence is a strong deterrent to adults and families wanting to spend time there, and teens often use poor judgment about littering and vandalizing the very places they want to be allowed to congregate. | Feb 19, 2012 5:36 PM |
| 26 | no comment | Feb 19, 2012 2:19 PM |
| 27 | I think a nice relaxing place would be great for families to bring their kids and get outside | Feb 19, 2012 7:16 AM |
| 28 | fantastic idea - | Feb 19, 2012 6:08 AM |
| 29 | i did not even know there was a brook. i would love to take my son there to play if there was a pathway and places to sit and relax, maybe get a bite to eat. | Feb 18, 2012 10:42 PM |
| 30 | Cool idea! Love it so much. | Feb 18, 2012 8:20 PM |
| 31 | All of the above! | Feb 18, 2012 12:19 PM |
| 32 | The idea of businesses is great - as long as local residents will commit to supporting them. Attracting families is important these days. | Feb 18, 2012 11:36 AM |
| 33 | I don't like the expression "hang out." I would like to see the area described as places where families can spend time together and enjoy the country settings. "Hang out" to me has a negative air to it. | Feb 18, 2012 8:33 AM |
| 34 | Let's do it! | Feb 18, 2012 7:49 AM |

Page 8, Q5. 24. In the future, which of these would you like to see along the Chicopee Brook in Monson Center? (Check all that apply)

| | | |
|----|--|-----------------------|
| 35 | Public spaces & pathways along the brook is a fantastic idea!!!! I really love the idea of it. New businesses with outdoor dining would also be very cool...just maybe one or two though, more might be too much. I would love more businesses in Monson, but I do love that Monson is pretty quiet and doesn't have a lot of commercial-like space (buildings that look new & characterless). If the new businesses were built to blend in with the older buildings in town that would be really appealing. | Feb 17, 2012 6:59 PM |
| 36 | A mix of all 3 would be nice. | Feb 16, 2012 4:38 PM |
| 37 | Flooding may be a concern to development of buildings, but it would add a nice touch to the town if such a business wanted to take the chance to build near it | Feb 16, 2012 3:55 AM |
| 38 | walking route would be great or a nice park | Feb 15, 2012 4:28 PM |
| 39 | Anything developed in this area would be terrific, just watch out for those wet land folks there might be a cabbage leaf discovered and poof the whole thing is squelched | Feb 15, 2012 10:20 AM |
| 40 | Oh Oh Oh, these would all be so LOVELY! | Feb 15, 2012 9:41 AM |
| 41 | It's all good. | Feb 15, 2012 5:14 AM |
| 42 | Business development might be limited because of the riverfront limitations. Anything would have to be closer to the downtown area so that it is accessible by many | Feb 15, 2012 3:43 AM |
| 43 | It would be nice to have a place just to walk. A bench or two would be nice but I think picnic tables are going to make trash an issue along the brook and very noisy, as well as restaurants. A quiet place to walk and bike would be wonderful. | Feb 14, 2012 8:04 PM |
| 44 | All the above would add to the community. I am excited of the thought to have such great improvements made to our town along the Chicopee Brook. | Feb 14, 2012 12:25 PM |
| 45 | This can be a huge asset to our downtown, if allowed and properly orchestrated. | Feb 14, 2012 12:09 PM |
| 46 | The public spaces should be open so as not to encourage teenage hideouts. Would love a restaurant with outdoor dining next to the river, but not the presence of any commercial buildings. | Feb 14, 2012 11:58 AM |
| 47 | Monson has the potential to become a "Mini Stockbridge". Expand on the Historical and Cultural inheritance of the community. A beautiful New England Town with the colonial White Church on the hill, overlooking a newly greated landscape with a very bright future. | Feb 14, 2012 9:41 AM |

PLEASE JOIN US!

MONSON VISIONING WORKSHOP

A community dialogue about the future of Monson

SCHEDULE OF EVENTS

6:30-7:00 p.m.

Presentation on long-term recovery and what to expect. Information on resources and funding available to assist with rebuilding efforts that incorporate energy efficiency and historic preservation elements.

FEMA and Pioneer Valley Planning Commission

7:00-8:30 p.m.

Working sessions to set goals and priorities for rebuilding efforts in the downtown and adjacent neighborhoods.

Pioneer Valley Planning Commission

Pizza and soft drinks will be provided. Event FREE and OPEN TO THE PUBLIC.

For more information contact:

*Gretchen Neggers
Town Administrator
413/267-4100
townadmin@monson-ma.gov*

Wednesday, September 14, 2011

6:30 p.m. to 8:30 p.m.

Monson High School Cafeteria



Come participate and voice your opinion on best ways to rebuild downtown and affected neighborhoods



Monson residents discuss vision for town in wake of tornado

Published: Thursday, September 15, 2011, 2:00 PM



By **Lori Stabile, The Republican**

MONSON - Residents were asked to give their vision for Monson, and they responded with requests for underground utilities, walking trails, a bike path, teen center, spray park, improved sidewalks, more trees.

They also asked for a new Town Building downtown that still has a historical look. And for Veterans Field to be rebuilt so that it no longer floods, as well as new tennis courts and a skate park. They suggested moving the police station to where the tornado-damaged old Monson Academy buildings sit now.

But Leslie Duthie, a conservation commissioner, may have summed up what some residents were feeling when she said, "I liked the way it looked before."

"Before" was prior to June 1, the day the tornado struck Monson on its 39-mile path of devastation from Westfield to Charlton.

On Wednesday night, the **Pioneer Valley Planning Commission** held a "visioning workshop" at Monson High school for residents to talk about what would like to see happen during the rebuilding effort.

Downtown Monson was hit particularly hard, from homes to businesses. The Town Office Building on Main Street lost its roof, and has been plagued by leaks. It has been closed since the tornado, and officials are weighing their options for the building.



Photo by Lori Stabile / The Republican

James M. Mazik, right, deputy director of the Pioneer Valley Planning Commission, talks with residents at the Monson Visioning Workshop on Wednesday night at Monson High School. Holding the posterboard behind him is Erica Johnson, also with PVPC.

"This is about thinking big . . . What do you want to see there," said Jessica J. Allan, principal planner with the Pioneer Valley Planning Commission. "Think about what you did like best . . . What were the elements that you didn't like as much and would like to see changed?"

The audience was split into four focus groups, with about 15 people each, and they discussed their likes and dislikes, as well as their top five suggestions for the future.

One group suggested using Memorial Hall more for community events. Another suggested reducing the speed limit downtown.

James M. Mazik, deputy director for the Pioneer Valley Planning Commission, said the results of the meeting would be compiled and the commission would return in a month with a report of its findings and recommendations.

By that time, he said he should know about the status of two federal and state grants, through the Economic Development Authority, and Department of Housing and Community Development, that would help fund a review of zoning bylaws and a master plan update, as well as community outreach and public hearings.

Valerie A. Beaudoin, of Country Club Heights, said she felt the meeting was informative. The tornado damaged her home's roof.

"It was nice that the townspeople had a chance to say what they would like to see," Beaudoin said.

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Monson residents keeping character of town in mind

Posted by Steve Fox

September 20, 2011 08:49 AM

By Rachel Roberts

Main Street in Monson may have been torn apart by the June 1 tornado, but the downtown area will be restored to a vital and strong center of the community if residents at last week's Visioning Workshop have anything to say about it.

'Keep (the) character of Monson in the forefront of your mind,' advised Bonnie Parsons, manager of the Pioneer Valley Planning Commission's historic preservation programs, at the Sept 14 meeting.

Replanting trees, repairing the town cemetery, building a new recreation center and filling vacant buildings were some of the priorities discussed. Materials, setting, landscape, historic buildings and architecture that gives the town its character were also established as important features in discussions for rebuilding.

The town is one of the areas hit hardest by an EF-3 tornado that stayed on the ground for nearly 39 miles as its 160 mph winds tore through Springfield and surrounding municipalities.

Reconstructing the nearly 130-year-old Memorial Hall alone will cost nearly \$350,000.

'One of the things I would really like to happen is get our utilities underground, then we wouldn't have had this problem in the first place,' said resident Richard Anable.

The day after the tornado struck 72 percent of Monson was without power.

'Tonight you have an amazing opportunity to think big, think bold, to think how a new downtown and those neighborhoods affected by recent devastation and destruction can look different in the future,' said Jessica Allan of the PVPC.

Residents were asked to look beyond funding and feasibility due to costs. Types of activity, landscaping and streetscapes were to be considered.

What did they like about the old downtown? What didn't they like about the affected neighborhoods?

'It might seem big and out there now, but eventually it could end up being a very specific regulation or policy in the future,' Allan said.

Catherine Ratte, also of the PVPC, discussed grants and loans available to rebuild in an energy-efficient manner. The Patrick-Murray administration recently announced \$8 million to help building owners incorporate renewable energy technologies and strategies like extra insulation and efficient windows that can help save money on energy bills.

The Massachusetts Division of Insurance will be covering \$175 million worth of claims related to the tornadoes in Hampden and Hampshire Counties, while FEMA has approved \$2.5 million in direct assets and the Small Business Association has approved \$1.4 million. Of the 9,500 individual insurance claims filed, nearly 5,000 are homeowners and 3,500 are automobile insurance claims.

Now, as the town looks to incorporate historic preservation and energy efficient re-building, funding is the next obstacle. Funding opportunities will be pursued by the PVPC with the help of FEMA's Emergency Support Function #14 Long-Term Community Recovery.

In about a month, Monson residents will regroup to discuss funding available to help rebuild the heart of the town, including any necessary zoning changes or town policies.

*This blog is not written or edited by Boston.com or the Boston Globe.
The author is solely responsible for the content.*

Monson Visioning Workshop Results

September 14, 2011

*Compiled by:
Pioneer Valley Planning Commission*



BACKGROUND

On June 1, 2011, an F-3 tornado hit Western and Central Massachusetts, causing extensive damage to communities across the state. In Monson, the Downtown Center suffered the most damage as a result of this natural disaster, with total destruction and/or loss for over 300 structures, as well as extensive loss of shade trees in the downtown and local neighborhoods. As most all of the town's municipal buildings and operations are located in the downtown, the losses to and impact upon



Figure 1: Former Monson Academy Buildings

local government has been significant. The “heart” of the town’s downtown and central business district was severely impacted with many commercial properties extensively damaged and forced to temporarily close and/or relocate. Visually, the landscape of the downtown post tornado is barren and devoid of trees, tree canopy, signage and the character that once made Monson the community that it is. The impacts on the downtown residential neighborhoods has been significant as well, with over 290 residential properties impacted, many completely destroyed or

deemed unsalvageable by local and state building officials.

But with this great destruction comes great opportunity. On September 14, 2011, over 70 Monson residents, business owners, and community officials came together to create a vision on how the community would like to rebuild its affected downtown and adjacent neighborhoods. The results of this nearly two-hour workshop will serve to guide future planning activities, such as the adoption of zoning amendments, in order to assist the town to redevelop its downtown residential neighborhoods and central business district. The adoption of new zoning bylaws, design guidelines, and other regulatory and policy changes will ensure that the “new” downtown of Monson meets the vision established by town residents, business owners, and officials.

METHODOLOGY

The workshop on September 14th had two goals: first, to provide information and technical assistance on rehabilitation and renovation of damaged properties; and second, to give residents the opportunity to express their vision for future rebuilding efforts for the downtown and affected adjacent neighborhoods.

During the first 30 minutes of the workshop, PVPC staff and FEMA provided residents information on the long-term recovery process, reconstruction and energy efficiency, historic rehabilitation and other topics.

Bonnie Parsons, a preservation planner at PVPC, spoke about how the number of historic buildings in the area struck by the tornado is much larger than just those that were included in the Monson Center Historic District. She asked attendees to keep in mind the materials, the forms, the details and scale of the historic buildings they care about when they envisioned the future of the Center. She brought technical information on the restoration and rehabilitation of historic buildings for people to use when making decisions on how to treat their historic buildings - both public and private, and spoke of several funding sources for preservation work. More information on these funding sources is available at the website of the Massachusetts Historical Commission and the National Park Service.

Catherine Ratte, Principal Planner of Sustainability at PVPC, informed residents about energy efficiency improvement grants, zero interest loans, and technical assistance made available by the Massachusetts Department of Energy Resources to home owners in those communities impacted by the June 1 tornados. More information on these resources is available on the [DOER website](#).

The remainder of the workshop was dedicated to setting priorities for future development of the downtown and affected neighborhoods. Attendees were placed in working groups of 12-15 people and were asked to respond to three questions:

1. What elements of the “old” downtown and associated neighborhoods did you like best and would like to see rebuilt?
2. What elements did you like the least?
3. Do you have any specific suggestions/recommendations for future rebuilding efforts?

PVPC staff facilitated an hour long discussion on these three questions, and recorded comments and concerns on large note pads. The workshop concluded with a representative from each of the four working groups reporting back the results of the discussion to the entire group. Final results were then compiled by the PVPC after the workshop and summarized for this report.

THE VISION

In Monson’s 2004 Master Plan, which had extensive public engagement as part of the planning process, residents developed a “Vision for the Future”, much of which was consistent with the dialogue heard from workshop participants on September 14, 2011 which focused on tornado recovery. The 2004 Vision statement stated that in the future, “...*The town continues to maintain its historic, rural feel and appearance as well as its sense of tradition and small town character.*” The Vision Statement continues to note “...*The downtown is an active and vibrant center for commercial and civic activities, and residents of the Town support downtown businesses.*”

These sentiments still hold true today, and was resonated at the September 14th visioning workshop. The discussion at each of the four working groups revolved around the creation of a vibrant, pedestrian friendly downtown that provided residential, commercial and recreation activities while preserving Monson’s historical and rural character as well as quality of life. The top six discussion topics of the workshop revolved around the following:

Restoration of street trees

The loss of historical and significantly sized trees in the damaged area was a great concern to many workshop participants. Not only did they provide substantial shade to the street and sidewalks, they represented the beautification of the town that had begun in the mid-19th century through the influence of the Village Improvement Societies that sprang up across Massachusetts. Participants would like to see the town invest in public shade trees and replace as many of the lost / damaged trees as possible.

Invest in sidewalk infrastructure

Many workshop participants believed the existing sidewalk network was inadequate and has deteriorated over the years. Residents would like to see the town upgrade, maintain, and expand the existing network to encourage more pedestrian activity in the downtown area. This includes replacement of existing sidewalks, curb ramps, and crosswalks.

Develop a variety of recreational areas

Residents were concerned with the loss of existing recreational areas but believed there was an opportunity to not only replace but also expand the recreation network throughout the downtown. Recreational areas such as a bike path, “riverwalk”, dog park, walking track, ball fields, and skatepark were all mentioned by workshop participants. This is also consistent with the 1999 Open Space and Recreation Plan, which set one of the goals to “expand and manage additional recreational open-space opportunities”. The 2004 Master Plan also expanded upon this recommendation to maintain and improve Flynt Park. Participants also noted that recreational opportunities should be made available for all ages and abilities, with specific reference to the senior and teen population.

Preserve Historic Character

Monson’s historic buildings are a great cultural asset to the community, and residents would like to see new development be consistent with the historical character of the community. These comments are consistent with several goals and strategies of the 2004 Master Plan. In 2004, residents wanted to ensure that the size and scale of future commercial and industrial development is sensitive to Monson’s historic and natural resources (*Monson Master Plan, p.67*). Residents also stated that the size and scale of downtown should be maintained, and should blend in with existing structures. At September 14th workshop, residents expressed the same opinions regarding downtown redevelopment. Residents at the tornado recovery workshop also mentioned the desire to place all utilities (electric, cable) underground, and to consider installation of street lamps that are more appropriate with the town’s historic character. They also expressed a desire to have date plaques installed on their historic buildings and to put up signs indicating their historic district. Restoration of existing older buildings including church steeples was a priority for many.

Traffic devices

Residents in Monson are proud that there are no traffic lights the length of the core commercial district on Main Street / Route 32. Those in attendance on September 14th expressed their desire to ensure that this remains the same with any new rebuilding efforts. However, it should be noted that traffic signals have very strict requirements for installation. The Manual on Uniform Traffic Control Devices (MUTCD) outlines the minimum requirements that must be satisfied before a signal can be installed. When a signal is required, there are a number of options for decorative poles and mastarms to help blend in with the existing environment.

Build municipal buildings to high energy efficient standards

As one of the designated Green Communities in the state, the town is already invested in building to energy efficient standards through the adoption of the stretch building code. Workshop participants would like to see the town take the lead and build any new municipal buildings, including a new municipal office building, to energy efficient / green building standards.

RECOMMENDATION: REACHING THE VISION

The community could consider the following recommendations to implement the vision for downtown redevelopment, as stated by residents at the September 14, 2011 visioning workshop, and the 2004 Master Plan:

- 1. Apply for funding for public shade tree replacement and planting.** The Massachusetts Department of Conservation and Recreation Urban Forestry Division provides annual grants to communities in Massachusetts to fund projects which will result in sustained improvements in local capacity for excellent urban and community forestry management. One eligible activity is projects that include high visibility community tree plantings that enhance environmental and aesthetic quality, strengthen community involvement, and follow the principles of planting the right trees in the right places. Projects should also result in enhanced public awareness and support for urban and community forestry and / or improved community tree care. Information on Urban and Community Forestry Challenge Grants can be found at:
<http://www.mass.gov/dcr/stewardship/forestry/urban/urbanGrants.htm>
- 2. Conduct a Walkability Assessment for the downtown area and adjacent neighborhoods.** Work with PVPC's Transportation Department to conduct a walkability assessment which would define objectives related to walking, facilitate a public discussion, document existing facilities, identify and prioritize areas for improvement, evaluate alternatives/solutions, and make recommends to the Town related to walking.
- 3. Develop a Streetscape / Sidewalk Improvement Program.** Depending on the type or extent of work, this may qualify under Massachusetts Department of Housing and Community Development Small Cities Community Development Block Grant program or the MassWorks Program. Funding under both of these programs is extremely competitive and limited. Therefore, Chapter 90 or other local funding may be a more relative approach.
- 4. Develop a Greenway Plan for the downtown and adjacent neighborhoods.** Work with a consultant team to inventory existing cultural, historical, recreational and natural resources and determine ways to create a linked network to provide active a passive recreational opportunities to residents and visitors of Monson. Determine appropriate locations or expanded network for active recreational uses such as a bike path, "riverwalk", dog park, walking track, ball fields, and skate park. *Partially funded through tornado recovery planning grants from MA DHCD and U.S. EDA.*

5. **Continue to update the Open Space and Recreation Plan.** According to state records, Monson has an up-to-date Open Space and Recreation Plan that is set to expire in November 2012. The town should continue to keep this plan up-to-date in order to qualify for state and federal land acquisition grants. In this plan, a priority open space and recreation project list should be maintained.
6. **Apply for state and federal funding for the protection and maintenance of green space and recreation lands.** The town could apply to a variety of state or federal programs for funding to land and recreation projects. The town would need to have an up-to-date Open Space and Recreation Plan in order to apply for these funds, specifically the Federal Land and Water Conservation Fund and LAND (Local Acquisitions for Natural Diversity) grants. Information on these grants is available on the [Department of Energy and Environmental Affairs](#) website.
7. **Adopt Design Standards and establish a Design Review Committee.** A Design Review Committee is an appointed local entity which is usually comprised of town officials and citizens that apply adopted Design Standards to an identified area, in combination with the underlying zoning district. Design Standards usually include standards for site design, building form, building materials, pedestrian amenities/connectivity, traffic and parking, landscaping, lighting. The town could require underground utilities to all applicable Design Review projects. *Partially funded through tornado recovery planning grants from MA DHCD & U.S. EDA.*
8. **Continue to use funding from the Community Preservation Act.** Monson adopted the Community Preservation Act in 2006 with a surcharge of three percent on taxable properties, with an exemption on low-income households and for the first \$100,000 of the property's value. The state's CPA website shows Monson has revenue of \$1.2 million since 2008, which includes local revenue and state match. To date, Monson has used the funding for 15 projects (nine historic, two housing, three open space, and three recreation). Monson should continue to use these funds to support the vision for the downtown, specifically for historic preservation and recreation resources. This could include the installation of date plaques and historic district signage. CPA funds may also be used for the restoration of properties listed on the State Register of Historic Places or those deemed "significant" by the local historic commission.
9. **Conduct Comprehensive Zoning Review, especially for the Central Commercial and General Commercial District.** Conduct a review of existing zoning to determine if adjustments to the existing zoning code should be adopted to encourage the type and style of development as discussed in the 2004 Master Plan and this most recent visioning exercise. Amendments for consideration could include a review of dimensional standards, table of uses, and parking standards. *Partially funded through tornado recovery planning grants from MA DHCD & U.S. EDA.*

10. **Consider adopting Mixed Use Development standards for the downtown area.** Consider the adoption of a mixed use village center zoning to provide for pedestrian-friendly “Main Street” shopping districts with attractive facades, parking on the street or behind buildings, tree-lined streets and human scale buildings with offices/apartments above first-floor shops. Adopting standards for mixed-use buildings can combine residential, retail, office, and public institutional uses in compact villages or clusters to provide opportunities for people to live close to work and services. *Partially funded through tornado recovery planning grants from MA DHCD & U.S. EDA.*
11. **Expand the boundaries of the National Register Historic District to include the 19th and early 20th century residential streets in the Center.** They contribute significantly to the Center’s history and architecture and listing will facilitate their preservation. It will also facilitate the use of CPA funding for many of Monson’s historic buildings.
12. **Adopt a Local Historic District.** In general, local historical districts are far more effective for preventing inappropriate changes than a National Register District. In a local historic district, a locally appointed Historic District Commission reviews proposed changes to exterior architectural features visible from a public way. Many Historic District Commissions have developed Design Guidelines that clarify how proposed projects should respect the existing historical character. Local districts are established by a 2/3 majority vote at Town Meeting.
13. **Require a lower threshold for traffic studies in the downtown area.** The town could evaluate the current threshold for vehicle trips generated and lower the threshold to require traffic studies for a wider array of projects.
14. **Adopt Low Impact Development Standards.** One way for the community to build more sustainability is to adopt Low Impact Development standards for the zoning bylaw or subdivision regulations. LID is a form of storm water management that is accomplished as a two-step process: 1) thoughtful site planning, and 2) incorporation of best management practices (BMPs). Thoughtful site planning begins with an approach that identifies critical site features such as wetlands, poor soils, or drinking water protection areas that should be set aside as protected open space. After the critical open space areas are identified and set aside, sustainable development areas are then identified as building envelopes. Within the delineated building envelopes, a broad range of design techniques or BMPs, such as shared driveways, permeable pavers, and bioretention are used to reduce the level of impervious cover and improve the quantity and quality of storm water drainage. Other LID design techniques include green roofs, rain barrels, rain gardens, grassed swales, storm water infiltration systems, and alternative landscaping. Through these techniques, natural drainage pathways are conserved, open space is preserved, and the overall impact from development is significantly reduced.

15. **Consider Green Performance Standards.** Green Performance Standards are a new set of standards that can be incorporated into the Special Permit / Site Plan Review Process. Green Development Performance Standards promote high quality developments that preserve and enhance natural resources and minimize environmental impacts to the built environment. Standards could include tree protection, water reduction, parking and vehicle trip reduction, pedestrian and bicycle access, light pollution, collection and storage of recyclables, construction waste management and topsoil recovery, use of solar energy, and reduction of heat pollution. *Partially funded through tornado recovery planning grants from MA DHCD & U.S. EDA.*

16. **Consider Smart Parking Techniques.** Parking standards and strategies play an important role in determining the quality of the built environment in cities and towns of all scales. Currently, many municipalities rely on antiquated parking standards that result in an overabundance of parking at the costs of community character and vitality, an increased "urban heat island effect", loss of recharge to drinking water supplies, less desirable aesthetics and more polluted runoff. Smart parking approaches can address these issues through a variety of techniques including: tailoring standards, managing demand, and improving parking facility design. A well planned and executed parking program is essential to establishing and maintaining a human-scale environment that emphasizes parking efficiency over supply. *Partially funded through tornado recovery planning grants from MA DHCD & U.S. EDA.*

17. **Consider adoption of standards for green building for those buildings not subject to the stretch building code.** The stretch building code in MA is applicable to residential buildings and those commercial buildings over 5,000 square feet in size. Uses that we traditionally think of as institutional (hospitals) and municipal are considered "commercial" under the stretch code if they are over 5,000 square feet in size. If the town would like to regulate municipal buildings under 5,000 square feet in size, the town could consider adopting a green building bylaw that would be applicable to those uses not required to built to the stretch code. The stretch code will be a required for all residential and commercial buildings over 5,000 square feet in Monson in January 2012.

IMPLEMENTATION

Through a combination of Pioneer Valley Planning Commission, United States Economic Development Administration and Massachusetts Department of Housing and Community Development Funds, the following will be undertaken:

Step 1: Develop a Downtown Recovery Planning Oversight Committee

Establish an oversight committee to work with consultant team and review products and process for the accomplishment of the following tasks.

Step 2: Continued Workshops and Focus Groups

Based on the first visioning workshop, PVPC staff will facilitate more in-depth discussions of the top priorities for future development. An on-site “visual preference survey” will be conducted to determine elements of urban design that are most appealing to town residents. The discussion will also focus on the regulatory (zoning) tools and policies that could be adopted by Monson to help the town reach its vision and determine which tools have public support and which do not.

Step 3: Site Assessment and Visualizations

An in-depth site analysis of the affected areas, including parcel analysis and dimensional requirements will be conducted. Staff will also conduct a zoning analysis and identify opportunities and constraints in meeting the established vision. PVPC staff will create hand drawn and computer generated visualizations to create a graphic representation of the expressed vision of the residents. Staff will provide up to three different “scenarios” of the vision that will address: building form, mass, and scale; pedestrian amenities; landscaping; lighting; signage; and architectural features. The PVPC will hold multiple meetings throughout the process for feedback and comments to the assessment and scenarios. Final product will be a report with an agreed upon vision for the affected areas, visualizations, and recommendations for zoning changes.

Step 4: Plan Updates

Conduct master plan update. Develop recommendations and an action plan for the Monson Center passive recreation lands.

Step 5: Regulatory Modifications

Draft new zoning bylaws and desired modifications. Develop design standards. Develop and implement a streamlined permitting process.

Step 6: Adoption

Conduct required outreach (information sessions, public meetings, public hearings, town meeting, brochures, etc.) for planning board, board of select and finally town meeting approval.

Upon completion of the proposed tornado planning recovery activity, the Town of Monson will have revised zoning bylaws, design standards, a revised master plan, a streamlined permitting process and an action plan for the town center passive recreation lands.

| # | Strategy | Master Plan (2004) | Open Space and Recreation Plan (2005) | Valley Vision (2010) | State Sustainable Development Principles | Implementation Strategy |
|---|--|--------------------|---------------------------------------|----------------------|--|--|
| 1 | Apply for funding for public shade tree replacement and planting | | | | | Apply for funding through MA DCR Urban Forestry Grants |
| 2 | Conduct a Walkability Assessment for the downtown area and adjacent neighborhoods | | | X | X | Request technical assistance from PVPC through the annual Unified Planning Work Program (UPWP) |
| 3 | Develop a Streetscape / Sidewalk Improvement Program | X | | | X | Local / state / federal funds |
| 4 | Develop a Greenway Plan for the downtown and adjacent neighborhoods | | X | X | X | Could be accomplished as part of next OSRP update |
| 5 | Continue to update the Open Space and Recreation Plan | X | X | | X | Ongoing implementation |
| 6 | Apply for state and federal funding for the protection and maintenance of green space and recreation lands | X | X | X | X | Federal Land and Water Conservation Fund grants; LAND grants |
| 7 | Adopt Design Standards and establish a Design Review Committee | X | | X | X | Partially funded through a tornado recovery planning grants from MA DHCD & US EDA. |
| 8 | Continue to use funding from the Community Preservation Act | X | X | X | X | Can be used for historic preservation, land protection, recreation, and affordable housing |

| # | Strategy | Master Plan (2004) | Open Space and Recreation Plan (2005) | Valley Vision (2010) | State Sustainable Development Principles | Implementation Strategy |
|----|---|--------------------|---------------------------------------|----------------------|--|---|
| 9 | Conduct Comprehensive Zoning Review, especially for the Central Commercial and General Commercial District | X | | | X | Partially funded through a tornado recovery planning grants from MA DHCD & US EDA |
| 10 | Consider adopting Mixed Use Development standards for the downtown area. | | | X | X | Partially funded through a tornado recovery planning grants from MA DHCD & US EDA |
| 11 | Expand the boundaries of the National Register Historic District to include the 19th and early 20th century residential streets in the Center | | | | X | Work with local Historic Commission and PVPC |
| 12 | Adopt a Local Historic District | | | X | X | Established by a 2/3 majority vote at Town Meeting |
| 13 | Require a lower vehicle trips threshold for traffic studies in the downtown area | | | | X | Review current standards and amend as necessary. |
| 14 | Adopt Low Impact Development Standards | | X | X | X | Applicable to Site Plan Review and Special Permit permitting applications |
| 15 | Consider Green Performance Standards | | | X | X | Consultant assistance and adopt at Town Meeting |
| 16 | Consider Smart Parking Techniques | X | | X | X | Partially funded through a tornado recovery planning grants from MA DHCD & US EDA |
| 17 | Consider adoption of standards for green building for those buildings not subject to the stretch building code | | | X | X | Consultant assistance and adopt at Town Meeting |

PLEASE JOIN US!

MONSON VISIONING

A community dialogue about the future of Monson

SCHEDULE OF EVENTS

6:30-7:00 p.m.

Presentation on the results of the Visioning Workshop held September 14, 2011

Pioneer Valley Planning Commission

7:00-7:20 p.m.

Opportunity for additional feedback on rebuilding efforts from Monson residents

7:20-7:30 p.m.

Update of tornado recovery planning grants

Pioneer Valley Planning Commission

Cider and doughnuts will be provided. Event FREE and OPEN TO THE PUBLIC.

For more information contact:

*Gretchen Neggers
Town Administrator*

413/267-4100

townadmin@monson-ma.gov

Wednesday, October 26, 2011

6:30 p.m.

Monson High School Cafeteria



**You spoke, and we listened.
Come hear the results of the
September 14th Visioning
Workshop and recommendations
for future rebuilding efforts.**

SUMMARY REPORT
MONSON VISIONING WORKSHOP
September 14, 2011

The discussion at each of the four working groups revolved around the creation of a vibrant, pedestrian friendly downtown that provided residential, commercial and recreation activities while preserving Monson's historical and rural character as well as quality of life. The top six discussion topics of the workshop revolved around the following:

ONE: Restoration of Street Trees

The loss of historical and significantly sized trees in the damaged area was a great concern to many workshop participants. Participants would like to see the town invest in public shade trees and replace as many of the lost / damaged trees as possible.

Recommendations

- **Apply for funding for public shade tree replacement and planting** through the Department of Conservation Urban Forestry program

TWO: Invest in Sidewalk Infrastructure

Many workshop participants believed the existing sidewalk network was inadequate and has deteriorated over the years. Residents would like to see the town upgrade, maintain, and expand the existing network to encourage more pedestrian activity in the downtown area.

Recommendations

- **Conduct a Walkability Assessment for the downtown area and adjacent neighborhoods** which would identify and prioritize areas for improvement, evaluate alternatives/solutions, and make recommends to the Town related to walking systems.
- **Develop a Streetscape / Sidewalk Improvement Program** using local, state, or federal funds.

THREE: Develop a Variety of Recreational Areas

Residents were concerned with the loss of existing recreational areas but believed there was an opportunity to not only replace but also expand the recreation network throughout the downtown including a bike path, "riverwalk", dog park, walking track, ball fields, and skatepark.

Recommendations

- **Develop a Greenway Plan for the downtown and adjacent neighborhoods** to inventory existing cultural, historical, recreational and natural resources and determine ways to create a linked network to provide active a passive recreational opportunities to residents and visitors of Monson.
- **Continue to update the Open Space and Recreation Plan** in order to qualify for state and federal land acquisition grants.
- **Apply for state and federal funding for the protection and maintenance of green space and recreation lands** under the Federal Land and Water Conservation Fund and LAND (Local Acquisitions for Natural Diversity) grants

FOUR: Preserve Historic Character

Monson's historic buildings are a great cultural asset to the community, and residents would like to see new development be consistent with the historical character of the community. There is also the desire to place all powerlines underground, and to consider installation of street lamps that are more appropriate with the town's historic character.

Recommendations

- **Adopt Design Standards and establish a Design Review Committee.** Design Standards usually apply to projects within a designated district and include standards for site design, building form, building materials, pedestrian amenities / connectivity, traffic and parking, landscaping, lighting.
- **Continue to use funding from the Community Preservation Act** to support the vision for the downtown, specifically for historic preservation and recreation resources.
- **Conduct Comprehensive Zoning Review, especially for the Central Commercial and General Commercial District** to determine if adjustments to the existing zoning code should be adopted to encourage the type and style of development.
- **Consider adopting Mixed Use Development standards for the downtown area** to provide for pedestrian-friendly "Main Street" shopping districts with attractive facades, parking on the street or behind buildings, tree-lined streets and human scale buildings with offices/apartments above first-floor shops.
- **Expand the boundaries of the National Register Historic District to include the 19th and early 20th century residential streets in the Center.** They contribute significantly to the Center's history and architecture and listing will facilitate their preservation.
- **Adopt a Local Historic District.** In general, local historical districts are far more effective for preventing inappropriate changes than a National Register District.

FIVE: Traffic devices

Residents in Monson are proud that there are no traffic lights the length of the core commercial district on Main Street / Route 32. Those in attendance on September 14th expressed their desire to ensure that this remains the same with any new rebuilding efforts.

Recommendations

- **Require a lower threshold for traffic studies in the downtown area.** The town could evaluate the current threshold for vehicle trips generated and lower the threshold to require traffic studies for a wider array of projects.

SIX: Incorporate high energy efficient standards / green building techniques

As one of the designated Green Communities in the state, the town is already invested in building to energy efficient standards through the adoption of the stretch building code.

Recommendations

- **Adopt Low Impact Development Standards** for stormwater management
- **Consider Green Performance Standards** promote high quality developments that preserve and enhance natural resources and minimize environmental impacts to the built environment.
- **Consider Smart Parking Techniques** to address the impact of an overabundance of parking.
- **Consider adoption of standards for green building** for those buildings not subject to the stretch building code, such as commercial buildings under 5,000 square feet in size.

Monson Tornado Recovery Planning Assistance **October 26th 2011 Visioning Results Summary**

PVPC and the Town of Monson held a community meeting on 10/26 to review the results of the visioning meeting that took place on September 14th, 2011. Approximately 30 residents were in attendance, including two members of the Select Board. Copies of the Monson Visioning Workshop Results as well as a summary report of the findings of the Town's September 14th visioning workshop were distributed for review and comment.

PVPC staff provided a review of the September meeting as well as a summary of the key findings. PVPC staff also provided information on Department of Housing and Community Development (DHCD) and Economic Development Administration (EDA) funding received by the Town for tornado recovery as well as an overview of the program deliverables for each. The projected timeline for the two grants is 12-18 months.

Key program deliverables include;

- workshops and focus groups to identify the recovery and restoration needs of Monson's downtown;
- a downtown zoning analysis;
- zoning updates if deemed necessary and feasible;
- visualization survey of residents;
- updates to town plans – specifically, the town's Master Plan & Open Space & Recreation Plan; and
- adoption of these updated plans and/or revisions by the town.

Community participants were overwhelmingly receptive and in agreement with the Visioning Workshop findings presented. The following is a list of comments recorded during the meeting:

- Most of Monson's recreational areas were damaged by the tornado. A desire to restore these spaces as expressed, as well as an opportunity to revise and update the Town's Open Space and Recreation Plan.
- A resident asked if there were grants available specifically for recreation sites. The potential use of CPA funds was offered as an option to preserve open space.
- A concern was raised by the 12-18 month timeline of the DHCD and EDA planning projects and the potential for private improvements to be completed before the planning recommendations are completed and adopted by the town. PVPC agreed to reorganize the scope and timeline and bring the public participation piece of each project to the beginning of the grants.
- The town has CPA funds available now that can be used for affordable housing. It was questioned whether it would be feasible for the town to administer a housing program using these funds. PVPC staff agreed to assist the CPA committee to develop a plan to utilize these funds.
- The town's skate park was damaged in the tornado but was insured. There is a question as to where it should be rebuilt. Currently, the former skate park site is

housing the temporary trailers being used by the Town' Police Department that was displaced by the tornado.

- Town Hall/Police Department site uncertain as the town waits on insurance money for the badly damaged structure. Discussion of whether the Police Department will remain in Town Hall when restored.
- The project timeline was stressed by another resident who indicated the need for immediate action – not a 12-18 month process. PVPC staff stressed the importance of a completed planning process in the requesting and receipt of future grant funds for more 'action-oriented' projects. A change in current bylaws will allow for community vision to be realized.
- In relation to potential zoning revisions, a participant added the importance of adopting the Stretch Code and green building standards.



Vision for post-tornado Monson discussed at workshop

Published: Wednesday, October 26, 2011, 10:07 PM Updated: Thursday, October 27, 2011, 8:17 AM



By **Lori Stabile, The Republican**



Photo by Neil A. Hawley

James M. Mazik, deputy director of the Pioneer Valley Planning Commission, speaks at the Monson Visioning Workshop meeting held at Monson High School on Wednesday.

MONSON – The second part of the visioning workshop for post-tornado Monson was held Wednesday night at the high school, and residents were told that it could take as long as 12 to 18 months before some of the suggested changes could even take effect.

James M. Mazik, deputy director of the **Pioneer Valley Planning Commission** summarized the results of **last month's meeting**, where residents suggested the following improvements – replanting public shade trees, improving sidewalks, developing recreational areas, preserving the community's historic character and maintaining a traffic light-free town.

"There is real pride that there is no traffic light in town. That came across loud and clear," Mazik said.

Copies of a draft report detailing the visioning workshop results were distributed to the approximately 35 people in attendance.

While some steps can be taken immediately, such as applying for funding for public shade tree replacement through the Department of Conservation Urban Forestry Program, others will take longer, to the dismay of some residents who want to see the community return to its former glory sooner rather than later in the aftermath of the **June 1 tornado**.

Mazik told town officials that the first step would be to create a downtown recovery planning oversight committee that would work with the planning commission and Board of Selectmen. Workshops and focus

groups would continue to be held, and the group would study some of the limitations in the current zoning bylaws and recommend changes. That process could take as long as 18 months, he said.

Zoning bylaw changes could be needed to ensure new development is in line with the historical character of the community. Any changes to the zoning bylaws would have to be approved by voters at a town meeting.

Selectman Edward A. Maia said after the meeting that recovering from a disaster like the tornado is a long process. Close to 300 residential properties were affected by the tornado – some blown completely from their foundations.

"I think some people get disheartened. People are starting to realize how long this will take," Maia said.

Lifelong Monson residents M. Chris Clark of Main Street and Janice G. Muldrew of Washington Street later said progress is happening, slowly. They both had damage to their homes from the tornado, and Clark said she drives through the damaged areas weekly to monitor rebuilding efforts.

Mazik said a combination of state and federal funding, from the Economic Development Administration and Department of Housing and Community Development, will help with some of the initiatives, in particular launching the downtown recovery committee and bylaw review.

Mazik and Erica Johnson, also with the Pioneer Valley Planning Commission, discussed the community development block grant program and how the grant that is being applied for this year will include funding for housing rehabilitation to income-eligible residents, as well as housing restoration for tornado-damaged properties. The latter will not have income restrictions. A public hearing on this application will be held at the selectmen's Nov. 8 meeting at Hillside School.

Sidewalk improvements could qualify under the block grant program as well, but funding is competitive and limited, according to the draft report.

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Monson Downtown Concepts

This presentation contains images and text presented to Monson residents at an open house on May 30, 2012 at Town Offices.

All graphics are conceptual. They were developed to respond to community comments received during planning workshops in the Town of Monson in the fall of 2011 and spring of 2012.

Before & After: Town Hall



Before

- Grade change creates more difficult access from Main Street to Town Hall. Town Hall is lower than Main Street.
- Parking occupies significant portion of site
- Veterans Field, skate park and tennis courts are hidden from Main Street.



After

- New Town Hall set on street to signal entrance to downtown district, slow traffic, and improve pedestrian access from Main Street and Senior Center to Town Hall
- An equivalent amount of covered parking is located below building, creating more recreation space
- Greenspace with pathway adjacent to Town Hall creates stronger connection from Main Street to downtown recreation amenities

Before & After: Town Square



Before: Gas station, curb cuts and parking lots along Main Street



After

- Town square with commons for community events, farmer's market, etc.
- Buildings and shops surround the green, with parking located behind buildings

Before & After: Adams Market



Before

- Underutilized parking lot in front of store
- Problems with traffic flow (it is difficult to exit lot, and entering lot backs up main vehicle entrance to Adams)
- Locating parking in front of downtown buildings orients development to cars instead of people and forces pedestrians to traverse parking lot to access buildings



After

- Creates street life by transforming lot into a pedestrian space and a place where people can eat outside
- Beautifies downtown by replacing asphalt with landscaping and trees
- Establishes Main Street as a place for pedestrians, with vehicles parked behind and to the side of buildings

Connections Community Goals

- Connect Main Street with Cushman and Veterans Fields, Chicopee Brook and Colonial Village areas.
- Reduce breaks in sidewalks.
- Improve walking loop.
- Minimize grade changes for seniors, provide resting areas.

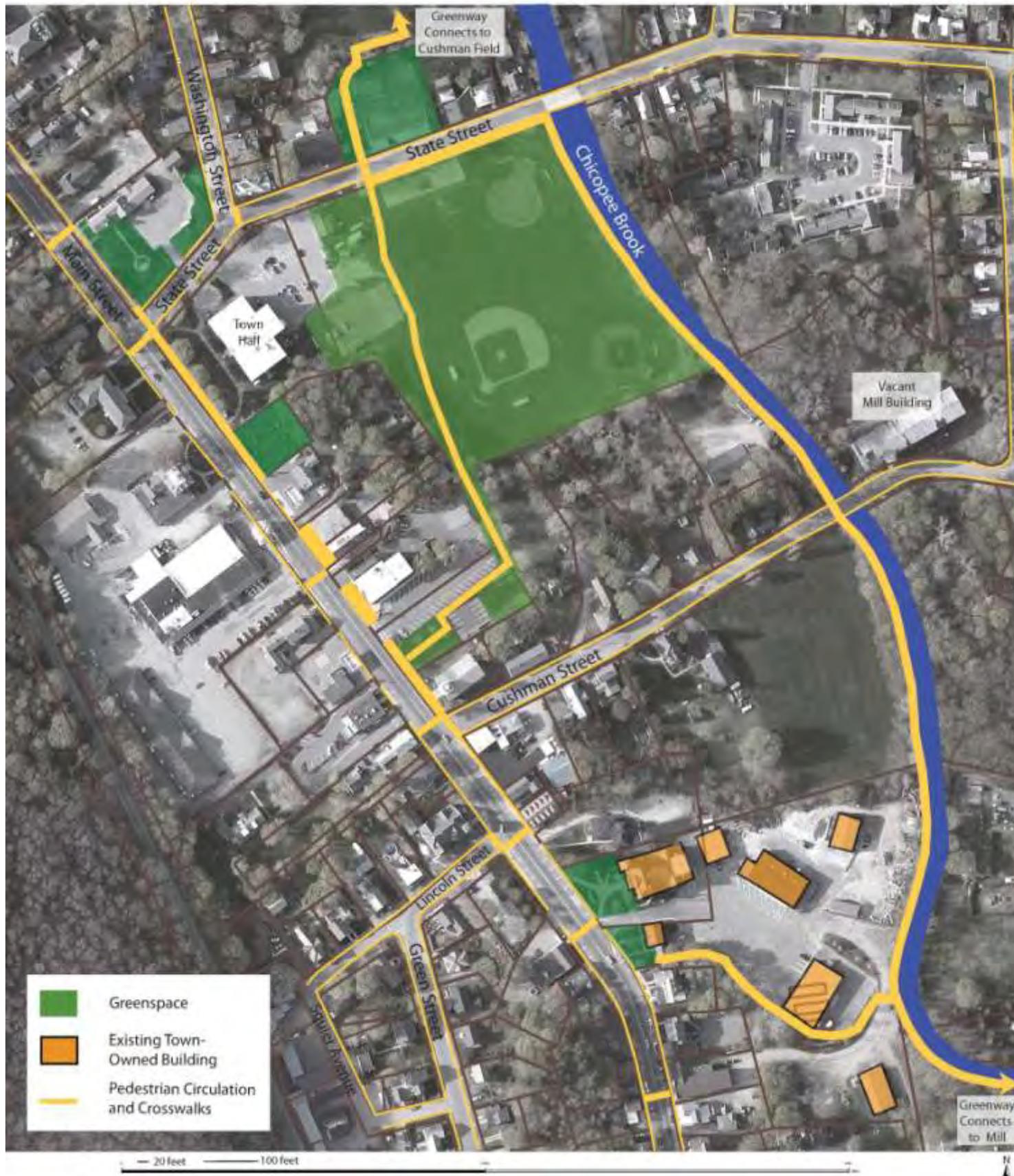
Connections 1



Connections Concept 1

- Northerly connection via Town Hall, cemetery, or gas station properties.

Connections 2



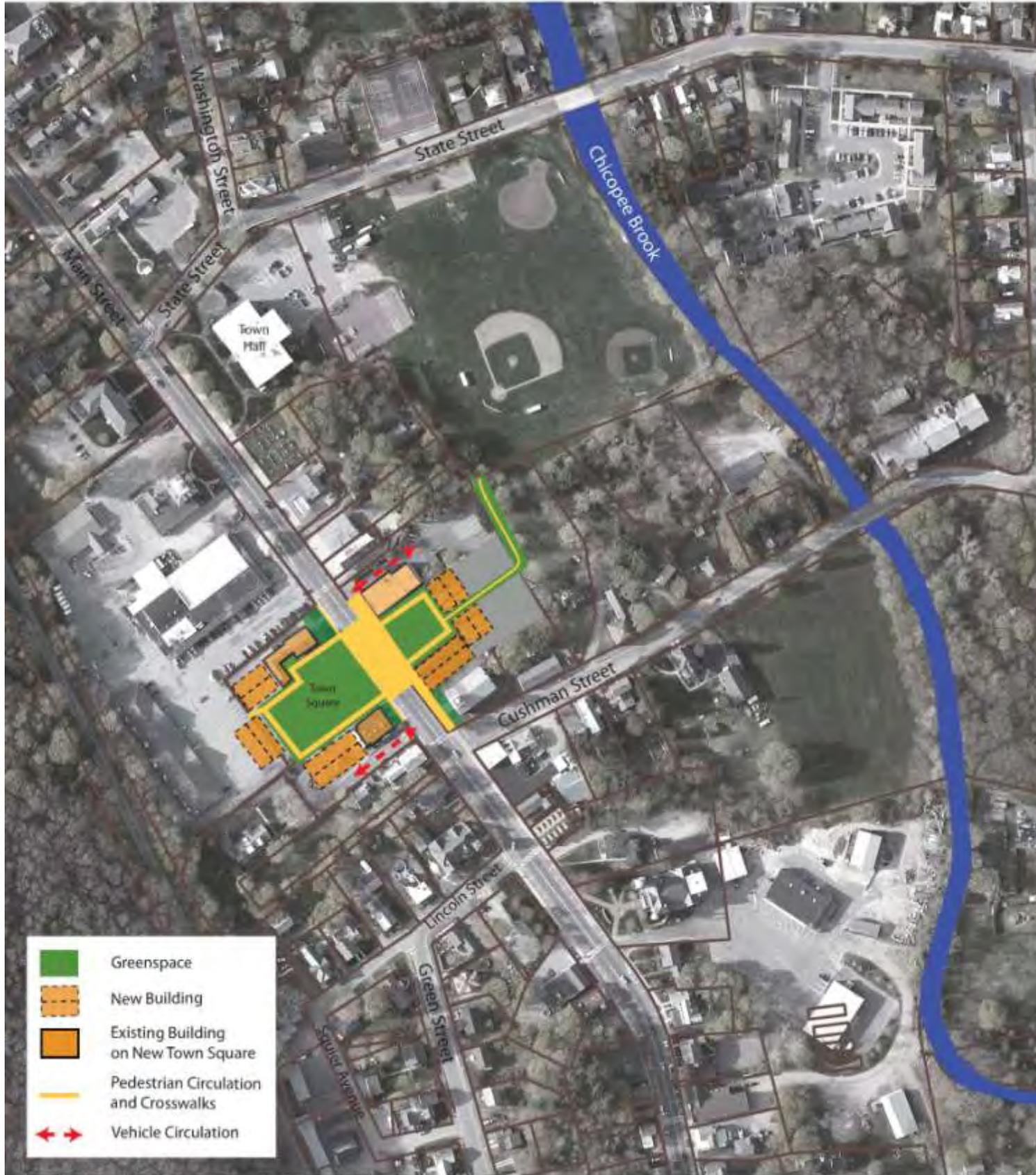
Connections Concept 2

- Central area connection via easement on bank property.

Town Square Community Goals

- Create a larger, more usable Town Square.
- Address under-used public spaces at south end of downtown.
- Enhance Memorial Hall.
- Restore skateboard park.

Town Squares 1



Town Square Concept 1

- Central Town Square with surrounding commercial buildings.

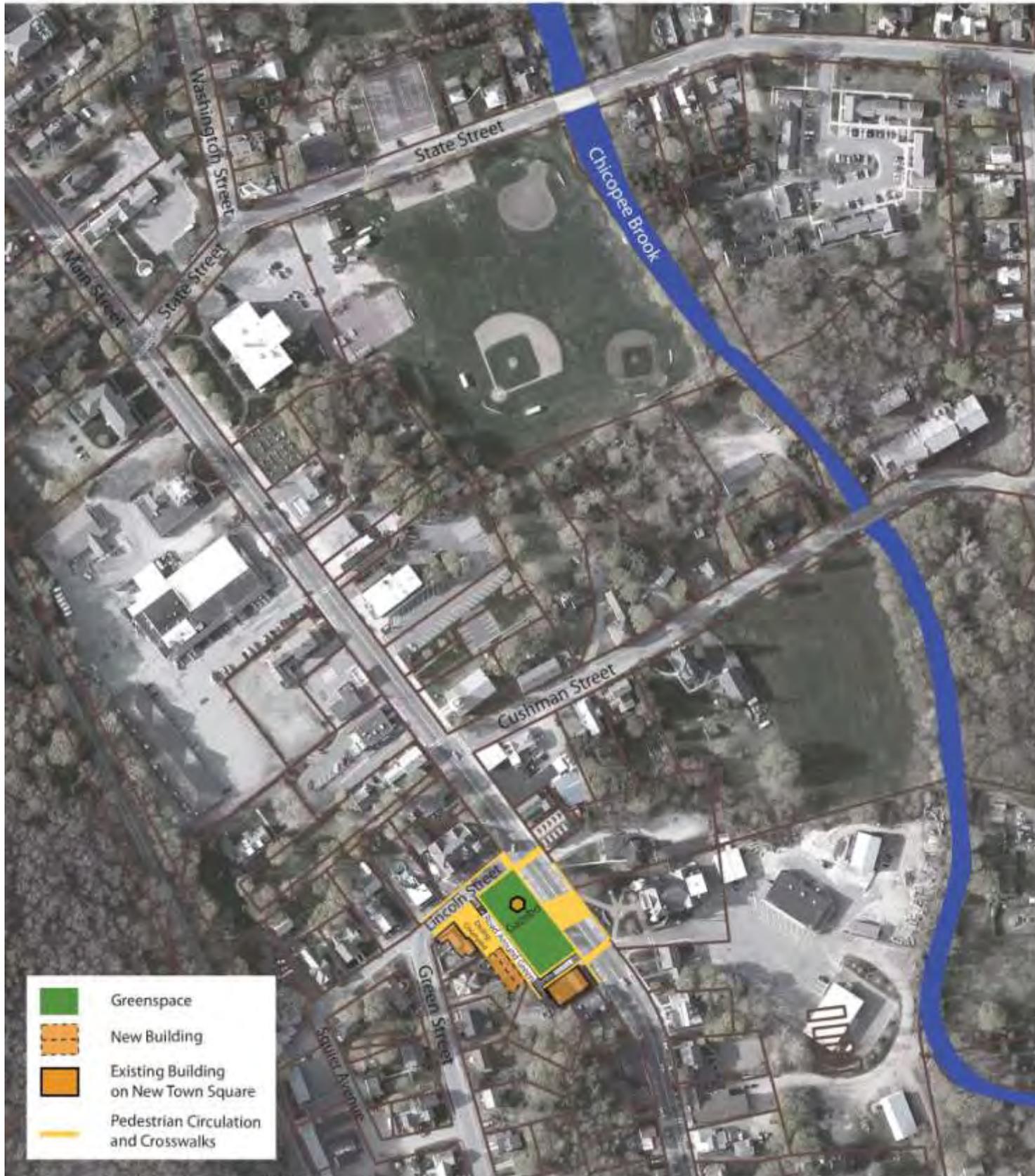
Town Squares 2



Town Square Concept 2

- Town Square next to future Town Hall.

Town Squares 3



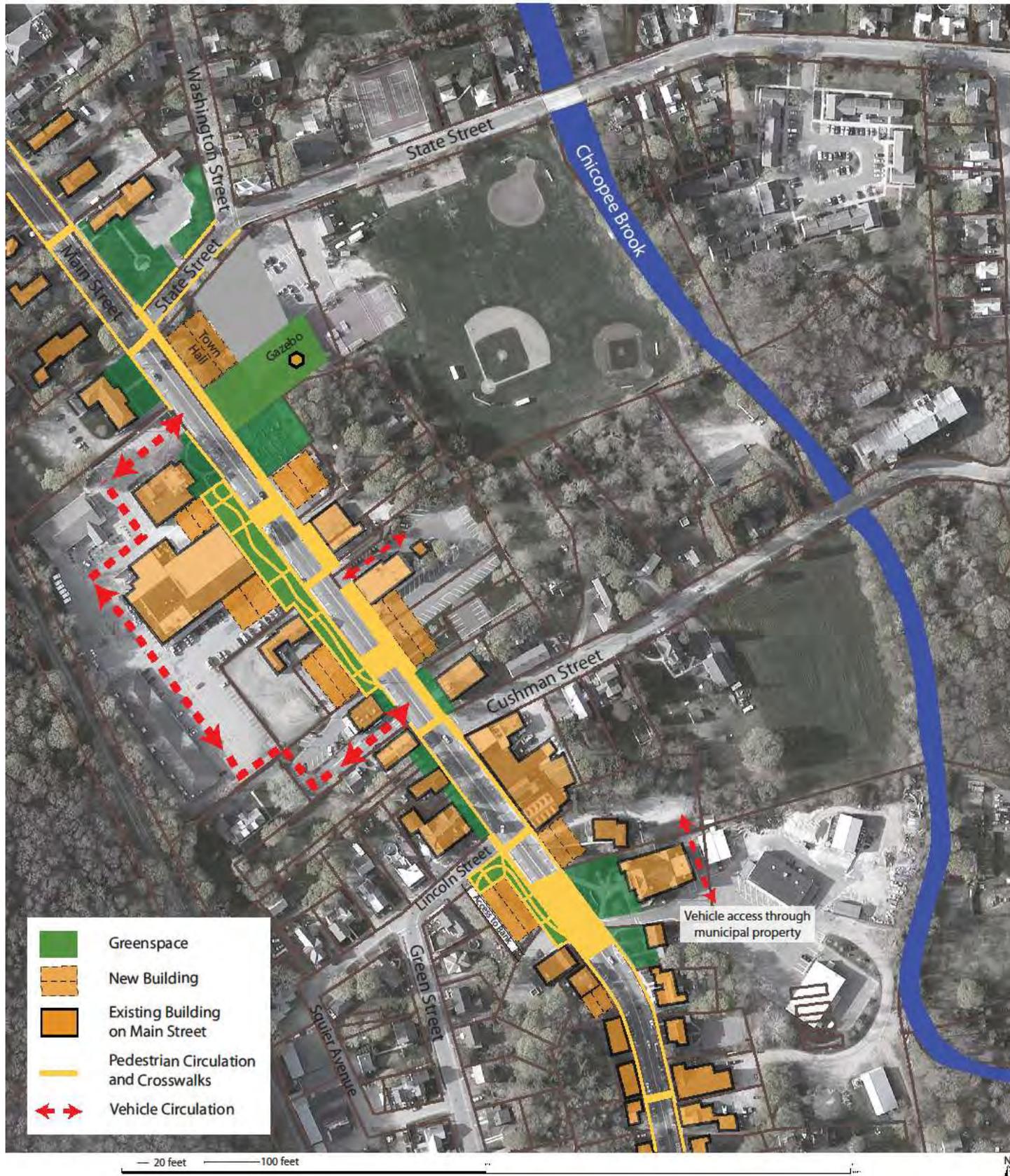
Town Square Concept 3

- Enhance existing public space at Gazebo.

Streetscapes Community Goals

- Reduce curb cuts.
- Improve business access.
- Improve pedestrian accessibility and safety.
- Encourage “park once” for shopping and errands.

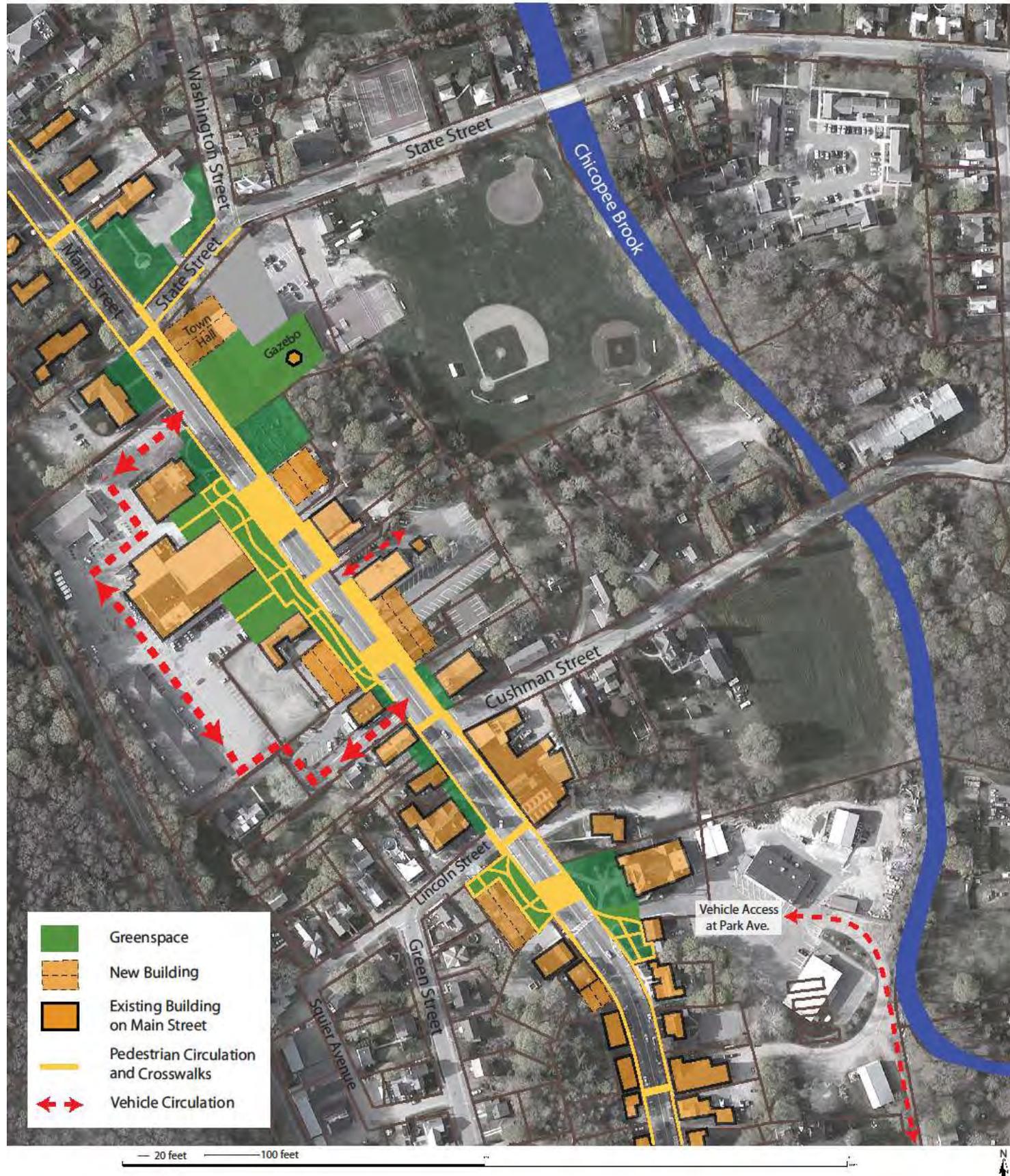
Streetscapes 1



Streetscapes Concept 1

- Bring future Town Hall to street.
- Create central plaza with café seating/resting area.
- Improve traffic flow with central “park once” lot.
- Develop parcel opposite Memorial Hall; add street pedestrian treatment.
- Relocate gazebo.

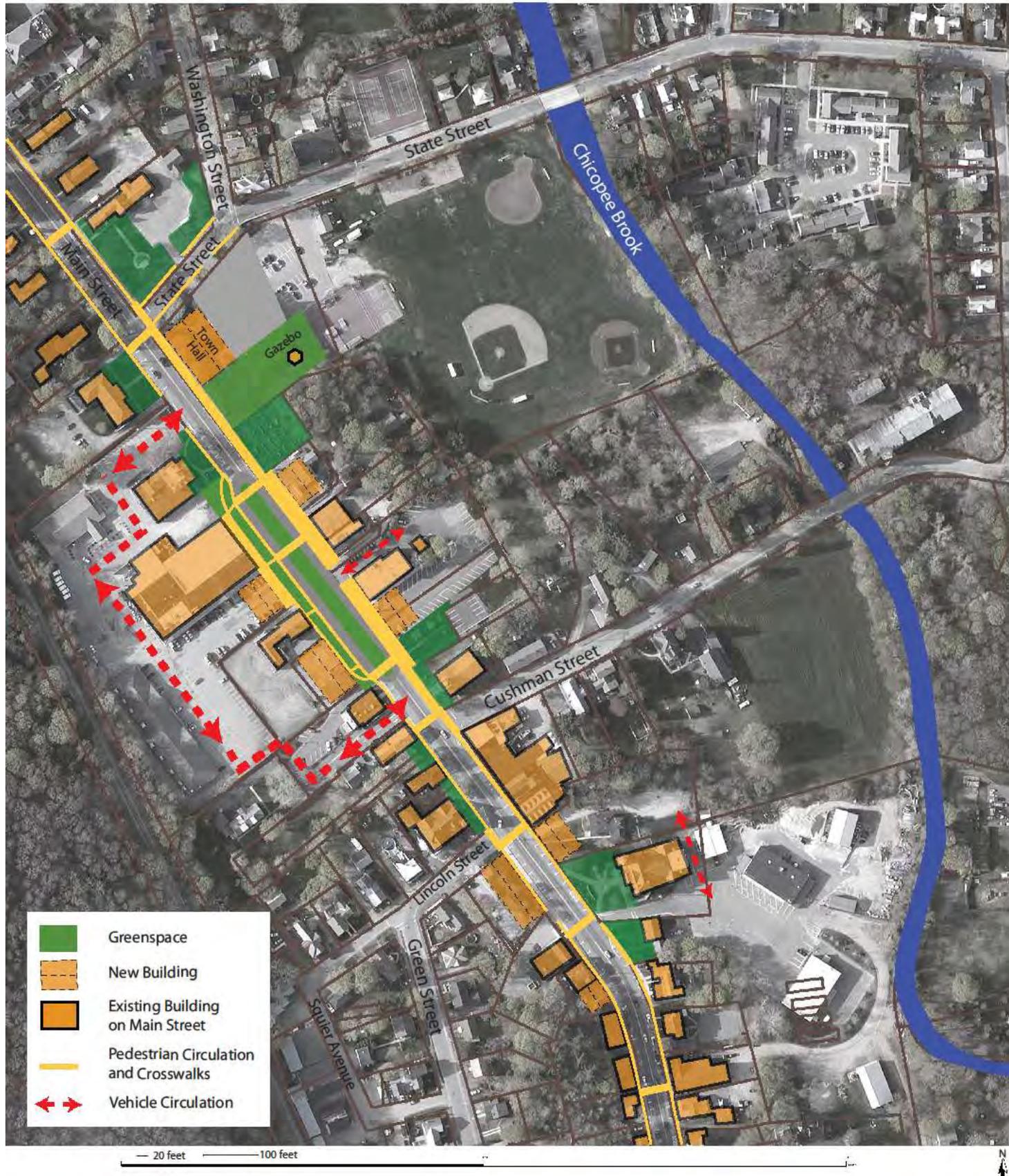
Streetscapes 2



Streetscapes Concept 2

- Add green space near central “park once” lot.
- Access municipal parking lot via Park Ave.

Streetscapes 3

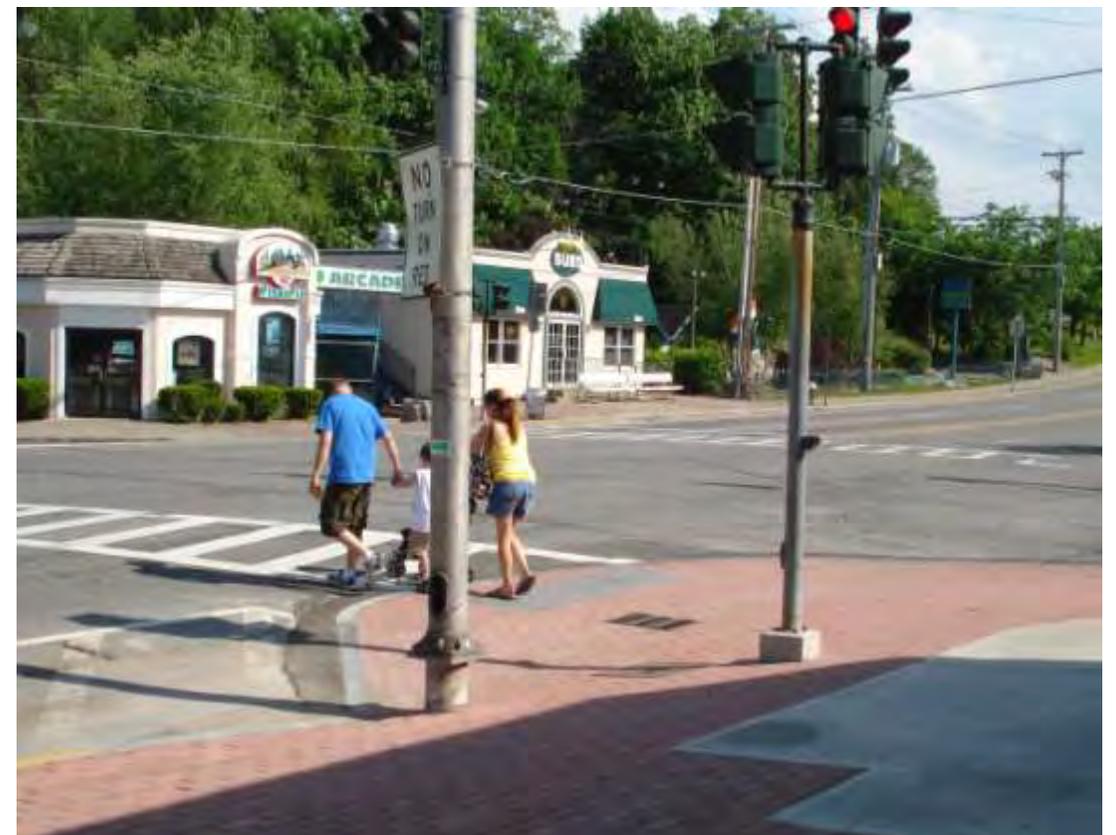


Streetscapes Concept 3

- Create green center median.
- Bring sidewalks, on-street parking and roadway closer to business buildings.



Example Pedestrian Crossings and Street Treatments





MEDIA RELEASE

CONTACT: Danielle McKahn, PVPC Planner, (413) 781-6045

FOR IMMEDIATE RELEASE
February 27, 2012

Tornado Recovery Visioning Workshops Will Address Monson's Future

Citizens of Monson are invited to attend the first of a series of visioning workshops for a tornado recovery plan on **Wednesday, March 14** from 6:30 p.m. to 8:30 p.m. at the Hillside Building, 29 Thompson Street.

The workshop will focus on determining the types of development residents would like to see in and near Monson Center as the town moves forward with rebuilding efforts.

Prior to the workshop, residents are encouraged to participate in an online survey about Monson Center at www.surveymonkey.com/s/MonsonCenter. Survey results will be tabulated and presented at the workshop, and will reveal the preferred development patterns of survey participants, such as streetscape treatments, building types and styles, recreation, and civic spaces.

Over the next five months, staff from the Pioneer Valley Planning Commission will host additional public workshops to present data and gather feedback about the impacted areas. The results of these workshops will be used to develop an updated Master Plan and Recreation Plan for the downtown residential neighborhoods and central business district, including recommendations for zoning amendments.

For more information about the visioning workshops, please contact Danielle McKahn at the Pioneer Valley Planning Commission at (413) 781-6045.

Monson Tornado Recovery Planning Assistance
March 19th 2012 Community Meeting #1 Summary

PVPC held a community meeting on 3/19 to review project goals and the results of the community survey and downtown zoning analysis. Approximately 20 residents were in attendance, including one member of the Planning Board. Community participants were receptive to the analysis results and proposed zoning strategies, and asked what they could do to support Planning Board efforts to make zoning reforms. The following is a list of comments recorded during the meeting:

- Is the current sidewalk width sufficient? (PVPC: Consider widening sidewalks to meet desire for sidewalk dining expressed in community survey.)
- 2 old gyms being demolished: What is going on with that property?
- Above-ground utilities are ugly, especially with no trees
- Ensure that signs are less invasive / no neon
- Address redevelopment of non-conforming lots, variance and special permit requirements, current non-conforming downtown, and older residential homes built before zoning
- Flexibility is desirable – residential and community development balance
- Adams parking lot has difficult traffic flow pattern. Difficult for pedestrians and cars.
- Academy properties – What to do NOW to protect/preserve these properties?
- Current commercial design standards offer some protection (PVPC/Bill Scanlan zoning analysis)
- Current zoning – Any “easy” zoning bylaw changes we can do now?
- There is support for conversion of mills to housing
- Address TRAFFIC issues NOW, Address seasonal traffic increases, business impacts on traffic, effect of casino development
- Traffic flow and parking study (PVPC recommendation)

Next Steps: PVPC/Consultant Bill Scanlan will meet with the Planning Board to develop strategies and recommendations. The next community meeting, scheduled for April 25th will discuss recreation, open space connections and walkability, including the residential neighborhoods near downtown.

Notes of Meeting

Meeting: **Monson Tornado Recovery Planning – Public Forum #3**
Date: Wednesday April 25, 2012
Location: Hillside Building, 29 Thompson St
Attendees: Carrie Kozkowski, Tim Pascale, Emmaland Shepard, Deb Mahar, Craig Sweitzer (planning board), Bill Domin___, Susan Domin___, Gretchen Neggers
Staff: Dani McKahn, Bill Scanlon, Joe Krupczynski, Erica Johnson, David Elvin
Notes by: D. Elvin, PVPC

Dani presented findings of the online visual preference survey taken by approximately 200 residents.

Dani and Bill presented updated information on the zoning analysis on the downtown. As is common in older New England towns, a majority of structures in areas built before local zoning do not conform to regulations adopted later for setbacks, frontage and other items. However, comments received at previous meetings, as well as the online survey, reflect that most residents strongly prefer the existing structures and street environment that they create.

Joe described the Sustainable Knowledge Corridor project and showed a short video featuring Monson Russell Bressette.

Breakout Group Comments:

Group 1:

- “Downtown” is generally considered to be Adams Market south to Memorial Hall.
- Gaps in sidewalk routes are a problem: Chestnut Street is missing a section; connection is lacking between Park Rd and Ely Rd; Washington St is a problem; Pease loop.
- Most walkers use sidewalks, not trails. People walk both for exercise and shopping/errands.
- A walking loop is desired and used by many people already—State St to Fountain St. The large parcel between Cushman and Veterans Fields could be a good new pedestrian connection.
- Vacant lots north of Adams Market need special attention in redevelopment, especially the old gym site.
- Could the older mills become condos?
- Churches are an active and important use, especially those in the southern end of downtown. How can they be engaged?
- Greater use of Memorial Hall is desirable, especially for concerts and public events.

Group 2:

- Gaps in sidewalk routes are a problem, especially for daily exercise walkers and seniors: Chestnut Street missing section; Bethany Rd; connection between Park Rd and Ely Rd; Bliss/Bridge St.
- A walking loop is important, and new connections via Veterans Park, Cushman, and schools would improve it. Consider walking loops within the parks themselves.
- A pedestrian connection to old mill is desired (former greenway existed there).
- Key downtown destinations for vehicles and pedestrians are Adams Market/Rite Aide/Post Office/Bank (shared lot); County Store and shops.
- Vehicle and pedestrian safety are a concern at the Adams/Rite Aide parking lot. Could a raised sidewalk from Main St to Rite Aide help, and also provide access to Post Office? Could walking loops be incorporated into this lot? Could landscaping be incorporated to buffer walkers from cars? Could parking area in front of Adams Market be relocated so the façade could be improved, greenery added and/or café-type storefront? Could new signage and enforcement help address the traffic and pedestrian conflict problems?
- Bike connection/spur to downtown from future Grand Trunk Trail
Brimfield/Palmer/Monson bike trail is desired; but dedicated bike lane/path for the connection is not necessary; on-street bike lane or simply signage is adequate. Also, consider connection to Old Quarry rail trail. Add signage to seasonal bike trail related businesses (ice cream shops) and other existing shops that bikers like.
- Add bike racks at playing fields and in downtown.
- Parking is a concern at Flynt Park, Veterans Field.
- Cushman Field is under-used. More activities are desirable.
- Remove first section of fence at Veterans Field to improve circulation and walkability; consider replacing with difference type of fence (not chain link).
- Dedicated skate board park or some other alternative is needed for youth; damage to Rotary Club Gazebo is occurring.
- How to maximize the civic space in front of Memorial Hall and House of Art? Pavement treatment to connect with Gazebo area, and traffic calming to reduce vehicle speeds? Gazebo area is too small. Could parking be relocated?

Next Meetings

- Tuesday May 15, 2012 – Planning Board
- Tuesday May 30, 2012 – Community Forum #4

MEDIA RELEASE

FOR IMMEDIATE RELEASE
May 16, 2012

Monson Tornado Recovery Planning Workshop #4: Options for Moving Forward

Monson residents are invited to the fourth and final public workshop for tornado recovery planning on:

**Wednesday, May 30, 2012
6:30 p.m. to 8:30 p.m.
Selectmen's Meeting Room
Hillside Building, 29 Thompson Street
(Refreshments provided)**

Residents will be asked to give their opinions about options that have been developed in response to the goals for improving downtown that have been expressed in the three previous workshops. These include:

- Better sidewalks, crosswalks and recreation paths and connections
- Improvements to parking and driveways
- Streetscape improvements
- Improved public gathering spaces

The workshop will be an "open house" format. Participants are invited to come when they can and stay as long as they like.

Presentations and notes from the earlier workshops are available at www.monson-ma.gov.

CONTACT: David Elvin
Pioneer Valley Planning Commission
(413) 781-6045
delvin@pvpc.org

END

Welcome!

Monson Center Forum #2: Open Space, Neighborhoods & Walkability



Monson Center Forum #2: Agenda

- History and Purpose of Project
- What We've Learned So Far...
 - Monson Visioning Workshop (September 2011)
 - Monson Center Survey (Open February 14th – March 12th 2012)
 - Monson Tornado Assistance Planning Workshop #1 (March 19, 2012)
- Village Residential Zoning District
 - Survey Results
 - Zoning Analysis
 - Traditional Neighborhoods, Walkability and Economic Development
- Open Space, Recreation & Walkability
 - Open Space and Walkability Analysis
 - Open Space Connections, Walkability & Downtown Recreation Planning Activity

Monson Center Forum: History & Purpose of Project

➤ MA DHCD Tornado Recovery Planning Assistance Grant

➤ Phase I: Planning

1. Find out what residents want for Monson Center (forums, survey)
2. Assess whether the zoning and other town policies allow and encourage the types of development the community wants
3. Develop strategies to meet community goals
 - Create VISUALIZATIONS to demonstrate the effects of these strategies
4. Update the Master Plan with a new chapter focused on downtown, including:
 - Downtown development
 - Streetscaping and trees
 - Recreation and open space connections
 - Walkability

➤ Phase II: Implementation

- Zoning Amendments, Design Standards, Town Policies and Next Steps, etc.

A Note About Development

- We Encourage You to Think About Development Comprehensively
 - Development is improvement of the landscape in various ways:
 - Mix of different land uses in a community
 - How private properties are developed
 - Creation of public amenities like parks, trails, street trees, street improvements, etc.

- Public versus Private Development
(Infrastructure Investments versus Zoning Regulations)
 - Private development is determined by zoning and individual investments
 - Public development in right-of-ways or on public property consists of infrastructure investments

What We've Learned So Far...

- A Visioning Workshop was held on September 14th, 2011
 - Over 70 residents attended
 - Residents said they wanted...
 - Replacement of lost street trees
 - More pedestrian activity in the downtown area
 - Improved sidewalks and crosswalks
 - A “riverwalk” and other recreational opportunities in and near Monson Center
 - New development that is consistent with the historical character of the community
- PVPC launched a community survey and conducted a zoning analysis
 - Workshop #1 presentation of results available at www.monson-ma.gov
 - Workshop #2 presentation of results in just a few slides...

What We've Learned So Far...

- A community workshop was held on March 19
 - Approximately 20 residents attended and said they wanted...
 - Wide sidewalks downtown
 - Traffic flow & parking patterns that support walking / Traffic issues to be addressed
 - Conversion of old mills to housing
 - Utilities put underground
 - Less invasive signs
 - Flexible development (downtown) that balances residential and community development
 - Support for redevelopment of non-conforming lots to be addressed through zoning revisions

What We've Learned So Far...Monson Center Survey

- We created a web survey that was open for a month, and 269 residents gave us their input!

Monson Center Survey

1. Welcome!

Welcome to the Monson Center Survey!

This survey is being conducted as part of the Monson Tornado Recovery Planning Effort to get community input on the types of development residents would like to see in and near Monson Center in the future.

Please note that this survey shows a range of images to find out what types of development residents like and don't like. Also, we encourage you to think of "development" comprehensively: Development is improvement of the landscape in various ways, and can refer to the mix of different land uses in a community, how private properties are developed, the creation of public amenities like parks, trails and street trees, etc.

Your answers are entirely anonymous. Your input will be used to assess Monson Center's zoning regulations and other strategies to strengthen Monson Center and promote the kinds of development that residents want to see in Monson.

This survey takes about 20 minutes to complete. The survey will be open through Tuesday, February 28th.

Thank you for your time and input!



Monson Center Survey

- We used different images to ask residents what kinds of private development they would like to see in the neighborhoods near Monson Center.

7.

This page is about residential development near Monson Center. Imagine these residential buildings in the areas directly behind and within walking distance of Monson Center. Please rate each image based on whether you would like to see this type of development in these residential areas.

30.



Rate how well you would like this type of development in the residential areas near Monson Center.

Rating

| | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
| <input type="radio"/> |

Monson Center Survey: Examples of Images Rated by Residents

- The images correspond to different development characteristics that are governed by zoning, including lot sizes, frontages, setbacks, building heights and massing, density, parking, etc....



Survey Says...

Rate how well you would like this type of development in the residential areas near Monson Center.

Strongly Dislike

Dislike

Neutral

Like

Like Quite a Bit

Rating

①

②

③

④

⑤

- Only new development images were shown
- No images shown received an average rating between 4 and 5



Survey Says...

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
|--------|------------------|---------|---------|------|------------------|
| Rating | ① | ② | ③ | ④ | ⑤ |

This is the image residents liked best:



- Average Rating: 3.75 (“Like”)
- Small single family home on small lot in a “Traditional Neighborhood Development”
- 1.5 stories
- Front porch
- Small front setback (~5’)
- Side setback not shown, but at least 15’
- No vehicles visible
- Landscaping, mature trees

Survey Says...

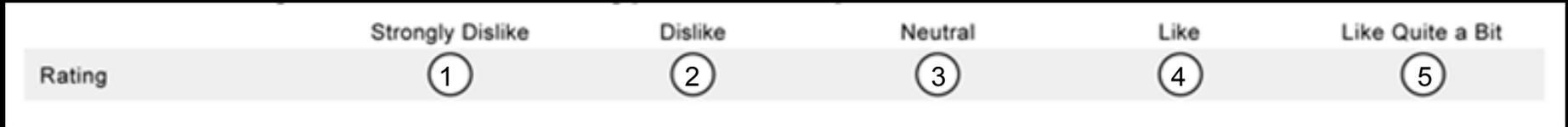
| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
|--------|------------------|---------|---------|------|------------------|
| Rating | ① | ② | ③ | ④ | ⑤ |

This is the image that residents liked second best:



- Average Rating: 3.59 (“Like”)
- Three attached townhomes with porches
- Two stories
- Set directly on a private sidewalk for the development, parking in front
- (No information as to how this development relates to the street)

Survey Says...



Some images that residents liked / felt slightly positive about:



- Average Rating: 3.51 (“Like”)
- Single family homes
- Big front setbacks (40-50’)
- 2 Stories



- Average Rating: 3.43
- Three similar single family homes in a row
- Homes set directly on sidewalk (0’ setback)
- Homes close together / small side setbacks (~5’)
- 2 stories

Survey Says...

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
|--------|------------------|---------|---------|------|------------------|
| Rating | ① | ② | ③ | ④ | ⑤ |

An image residents felt slightly positive about:



- Average Rating: 3.23
- Single family home
- Front setback (20-30')
- 1 story
- Large, visible garage facing street

Survey Says...

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
|--------|------------------|---------|---------|------|------------------|
| Rating | ① | ② | ③ | ④ | ⑤ |

Some images that residents didn't like:



- Average Rating: 2.56
- Row homes with many units in a row
- Quite a few units (at least 9, could be more)
- 3 Stories
- (No information on relationship to street)



- Average Rating: 2.05
- Row homes with many units in a row
- Quite a few units (9-10)
- Homes set directly on sidewalk (0' setback)
- 2 stories

Survey Says...

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
|--------|------------------|---------|---------|------|------------------|
| Rating | ① | ② | ③ | ④ | ⑤ |

An image residents strongly disliked:



- Average Rating: 1.42 (“strongly dislike”)
- Multi-unit apartment/condo building (many units)
- Three stories
- Large building footprint / more massive building compared to other images
- Small front setback (0-5’)

Residential Preferences: What We Learned

- Residents liked residential images with:
 - Small single family homes on small lots
 - Attached townhomes with a few units
 - Homes with porches
 - 1.5 to 2 stories
- Residents disliked residential images with:
 - Rowhomes with many units
 - Larger footprint buildings with many units (larger apartment or condo buildings)
 - 3 Stories
- At the community meetings, we learned that residents like:
 - Residential uses in old mill buildings
 - The town's older / historic neighborhoods

Monson Center Survey

- We used different images and open response questions find out what kinds of development residents would like to see along the Chicopee Brook...

38.



Rate how well you would like this type of development next to the Chicopee Brook in or near Monson Center.

| | | | | | |
|--------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
| Rating | <input type="radio"/> |

Survey Says...

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
|--------|------------------|---------|---------|------|------------------|
| Rating | ① | ② | ③ | ④ | ⑤ |

Some images that residents liked most:



- Average Rating: 4.60 (“Like Quite a Bit”)
- Dirt pathway next to water



- Average Rating: 4.44 (“Like”)
- Picnic benches overlooking water

Survey Says...

| | Strongly Dislike | Dislike | Neutral | Like | Like Quite a Bit |
|--------|------------------|---------|---------|------|------------------|
| Rating | ① | ② | ③ | ④ | ⑤ |

Images residents liked:



- Average Rating: 3.89 (“Like”)
- Gravel pathway next to water
- Split rail fence



- Average Rating: 3.70 (“like”)
- Outdoor dining
- Old barn redeveloped

Survey Says...

- 90% of respondents said they would like to see a pathway along the Chicopee Brook that is open to the public
- 83% of respondents said they would like to see public spaces where people can hang out near the brook, including benches and picnic tables
- 63% of respondents said they would like to see new businesses that use the brook, such as restaurants or cafés with outdoor dining



Zoning Analysis: What We Learned

- PVPC analyzed all properties zoned Village Residential within a ¼ mile “walking distance” of the Central Commercial zoning district.
 - There is a mix of single family, two family and some three family homes
 - There are some multi-unit developments
 - There are some community and religious uses
 - **Existing zoning requirements do not match the actual characteristics of Monson’s residential village properties...**

Zoning Analysis: What We Learned

- Based on lot size, frontage and front setback requirements, how many properties in the downtown residential neighborhoods conform to zoning?



Zoning Analysis: What We Learned

➤ Very Few!



Zoning Analysis: What We Learned

- Based on lot size, frontage and front setback requirements, how many properties in traditional residential neighborhoods (built before zoning) conform to zoning?



Zoning Analysis: What We Learned

- Based on lot size, frontage and front setback requirements, how many properties in traditional residential neighborhoods (built before zoning) conform to zoning?



Zoning Analysis: What We Learned

➤ Taken Together:

93% of properties assessed in the Village Residential zoning district (properties within $\frac{1}{4}$ mile of the Central Commercial district) do not conform to lot size, frontage and/or front setback requirements!



Zoning Analysis: What We Learned

- 61% of assessed residential village properties do not meet the minimum lot size requirement of 20,000 square feet for single family residential or 31,000 square feet for multi-unit properties...



Flynt Avenue – 9,147 Square Foot Lot

Zoning Analysis: What We Learned

- 67% of assessed residential village properties do not meet the frontage requirement of 125 feet...



Flynt Avenue – 75 Feet of Frontage

Zoning Analysis: What We Learned

- 82% of assessed residential village properties do not meet the setback requirement of 40 feet...



Harrison Avenue &
Pleasant Street –
Typical setbacks of 7 to 30 ft



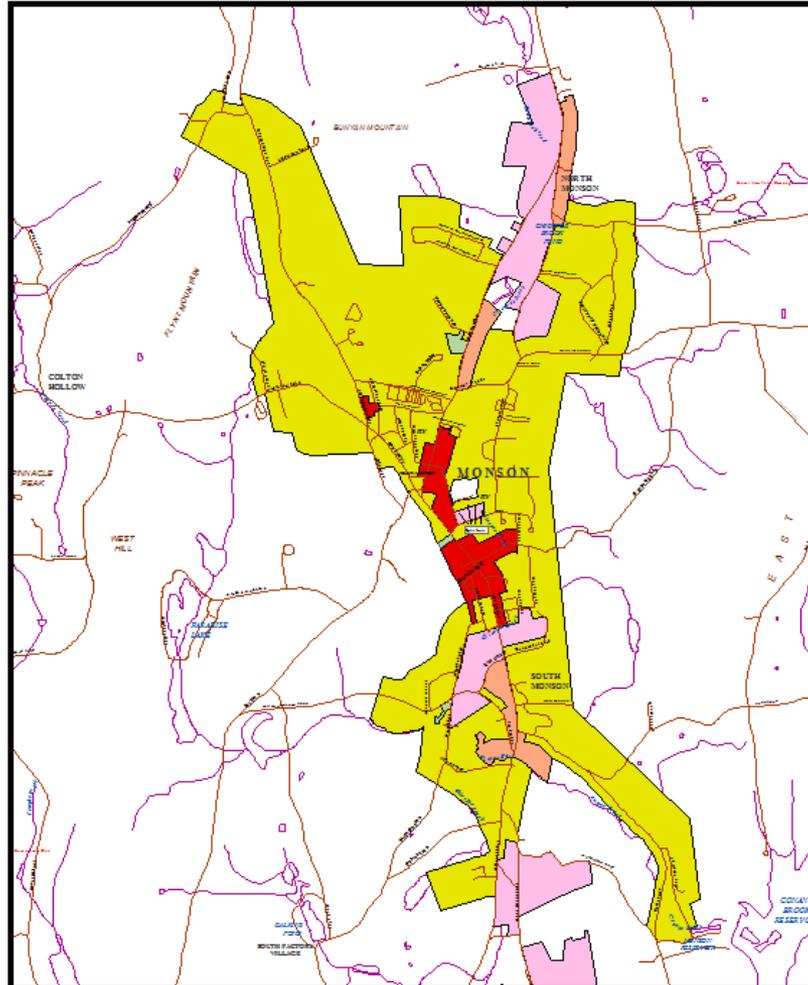
Zoning Analysis: What We Learned



Overview of the Village (RV) District

- Ideally growth should be directed to the Village district in order to preserve open space and natural resources in rural parts of town.
- With public water and sewer systems, higher intensity development is appropriate.
- Topographically, the district lies in the valley of the Chicopee Brook and consists of flat land to gently rolling hills.
- Higher residential intensity supports commercial services in the town center.
- Smaller lot sizes encourage use of sidewalks, and interconnected streets disperse traffic through a street grid.
- The RV district recognizes the traditional development pattern of neighborhoods surrounding the town center and extends outward along main roads.

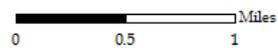
Monson Residential Village (RV) District



Legend

- Central Commercial
- General Commercial
- Industrial
- Multiple Dwelling
- Residential Village

The RV district has 1,824 acres and comprises 6.7% of the Town. The District contains about 900 single family homes, 100 two and three-family dwellings, 15 mobile homes, 16 condominiums, and 19 dwellings with 4-8 units.



RV Dimensional Requirements

| Dimension | Standard | % Non-Conforming |
|--|--------------------|------------------|
| ➤ Minimum Lot Size | 20,000 sq. ft. | 61% |
| ➤ Minimum Frontage | 125 ft. | 67% |
| ➤ Minimum Front Yard | 40 ft. | 82% |
| ➤ Minimum Side Yard | 15 ft. | 50% |
| ➤ Minimum Rear Yard | 40 ft. | NA |
| ➤ Maximum Height | 40 ft. / 3 stories | 0% |
| ➤ Total Non-Conforming Lots in Area of Interest | | 93% |
| ➤ Clearly, the dimensional standards do not fit the built environment! | | |

RV Buildout Analysis

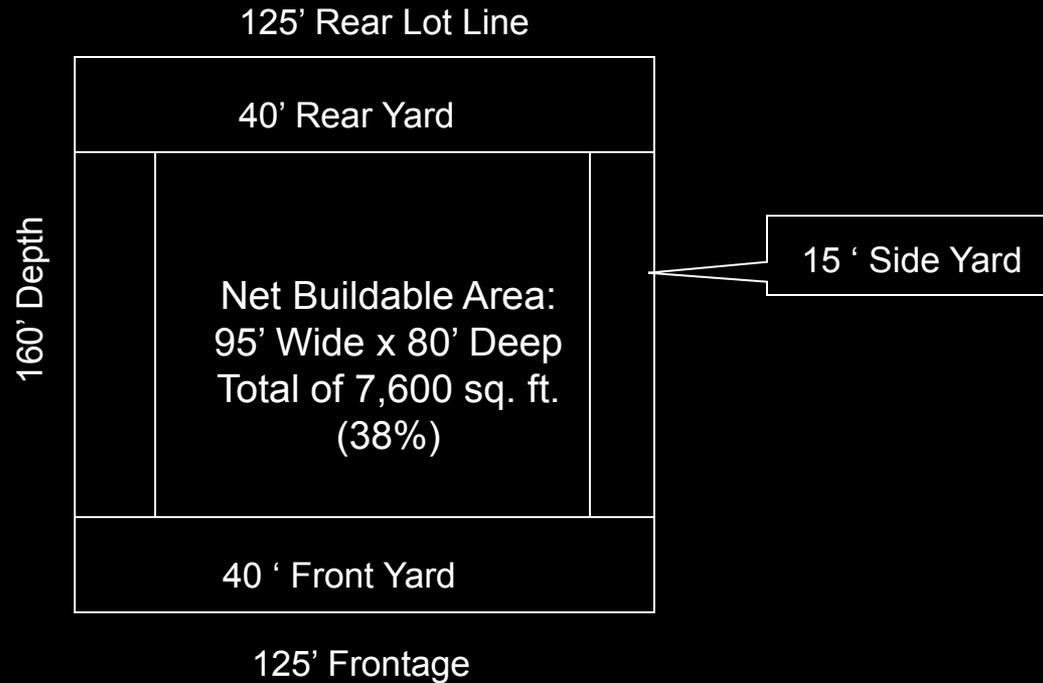
- According to state law (MGL c. 40A §6), a lot in single ownership at the time of a zoning change that made the lot nonconforming may be built upon for a single or two family use if it contains at least 5,000 sq. ft. and has 50' of frontage. These lots are “grandfathered”.
- According to Assessors records, there are approximately 25 vacant lots in the entire RV zone that contain between 5,000 and 20,000 sq. ft.
- Some of these lots may be buildable if they meet the test noted above. Changing the lot size or frontage requirements will not vary the number of homes that could be built on these lots.

RV Buildout Analysis

- According to Assessors' records 55 vacant lots in the RV district contain more than 20,000 sq. ft. However, only a handful of these lots contain sufficient area and frontage to create additional buildable lots.
- Altogether, these 55 vacant lots could accommodate about 100 new single family homes at the current area and frontage requirements. The actual number of lots will depend upon soil conditions, topography and the availability of public water and sewer services
- In summary, the district can accommodate a small amount of new growth on vacant land, which will not change the overall character of the district.
- Given its location and infrastructure advantages, Monson might consider higher intensity development or redevelopment here to accommodate its housing needs while reducing pressure on outlying areas.

Net Buildable Area on a 20,000 Sq. Ft. Lot

20,000 Sq. Ft. Rectangular Lot



- Monson's large front and rear setbacks in the RV district take up a large portion of the buildable area of a lot. 62% of the lot is not usable for dwelling purposes.

Setback Revisions

- In the visual preference survey, residents expressed a strong preference for placing residences closer to the street in village neighborhoods.
- In the Pictometry Analysis, 82% of the existing dwellings did not conform to the 40-foot front setback. The median setback for the study area was 25'.
- We recommend reducing the front setback to 15' or 20' in the RV district, which is more than adequate to maintain peace and quiet within the home in a residential neighborhood.
- It would increase the depth of the rear yard, which most people prefer for outdoor enjoyment due to greater privacy. Large front yards are generally unused and are typically planted with grass for aesthetics.
- Alternatively, the Bylaw could allow “front yard averaging”, where new buildings would be set back the average of homes within 300' of the lot. This helps to maintain a consistent building line among similarly situated lots.

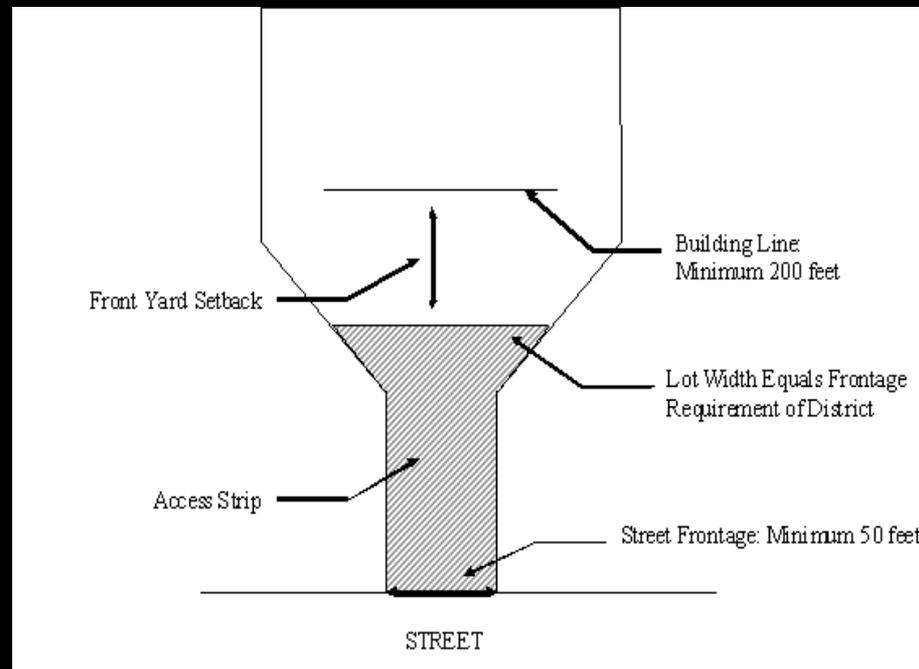
Permitted Uses in RV

- The Zoning Bylaw allows an appropriate mix of uses to establish comfortable residential neighborhoods within walking distance to the Town Center.
 - Single family homes and home occupations are allowed by right
 - Uses that require a special permit include:
 - Conversion of single family homes to 4 units
 - Multi-family dwellings
 - Congregate housing for the elderly/nursing homes
 - Bed and breakfast inns
 - Private clubs
 - Most commercial uses are prohibited.

- Home occupations are allowed by-right in RV and RR districts. The Bylaw offers reasonable controls to protect abutters.
 - No more than two non-residents may work on the site
 - The owner must live in the dwelling
 - No external alterations may be made which change the residential appearance of the home
 - All operations must take place within the home or accessory building

Estate Lots

- Estate lots are not permitted in the RV district, but could provide a means of intensifying residential development on excess land. They are suitable in cases where a lot contains a large amount of back land but not enough frontage to create a new building lot.
- The minimum area for an estate lot in an RV district could be set at twice the minimum area for the district, i.e. 40,000 sq. ft.
- Current regulations for the RR district establish a minimum frontage of 40' and an access width of not less than 40' from the front lot line.



Open Space Communities

- Open Space Communities are not permitted in the RV District.
- The concept is a good one, and should be allowed in RV. Several lots might be able to use it to good advantage.
- Smaller lots would be consistent with the traditional neighborhoods and still provide adequate room for a house with private open space.
- It can help to preserve open space and steer development away from environmentally sensitive areas.
- Some changes would be helpful:
 - Eliminating the 10-acre minimum area requirement
 - Allowing attached units in addition to single family homes in areas where public water and sewer services are present
 - A higher overall density than that permitted in the Rural District is appropriate here given the Town policy of promoting higher density development in the Village
 - Lot sizes in the range of 10,000 - 12,000 sq. ft. would not be out of character with existing neighborhoods and would result in sizable open space set-asides
 - Since this form of development has significant advantages over conventional subdivisions, Monson should consider removing the special permit requirement

Traditional Neighborhoods & Downtown Economic Development

Are Monson's high levels of nonconformity with zoning regulations unique?

- No! We see this all across the region, state and country!



So How Did This Happen?

Our city, town and village centers were built prior to the existence of zoning. They were compact and walkable because, before the automobile, they had to be...



Neighborhoods Near Downtown

Characteristics of Traditional Neighborhoods

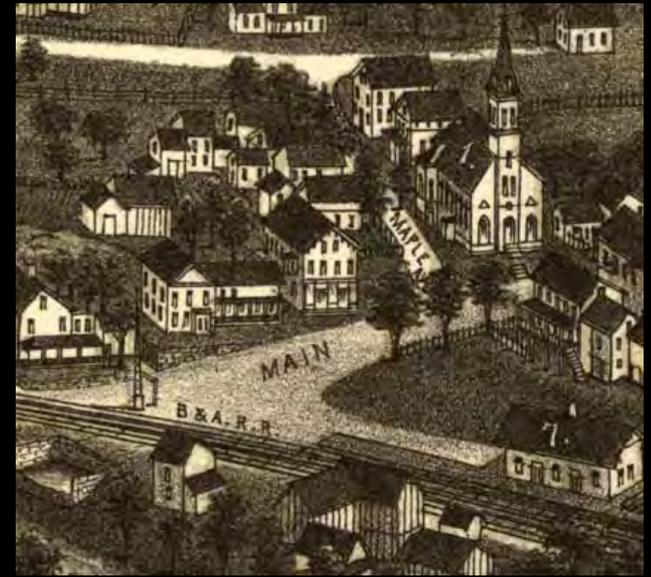
- Lot sizes are often 1/8 acre (~5,000 sq. ft) and sometimes smaller!
- Front setbacks are often between 5 and 15 feet
- Narrow lots (50 - 60 feet of frontage) are typical!
- Side setbacks are often small (5 - 10 feet)
- Multi-family homes are common



So How Did This Happen?

After World War II, many communities across the country began to adopt their first zoning ordinances. The model ordinances of the time combined the earlier idea of separate zones for separate uses with new cultural preferences for large lots and automobile access...

- These new zoning ordinances were often stamped on top of the pre-existing settlement and adopted without regard for what was already there!
- The result: Large numbers of properties in our city, town and village centers became “non-conforming” – their condition was grandfathered but no longer promoted.
 - “Non-conforming” status limits a property’s possibilities for transformation to new uses over time.



Broken Zoning: The Importance of Traditional Neighborhoods

- Traditional neighborhoods built before the automobile (and zoning) are compact & walkable
 - Small or multi-family homes within walking distance of downtown
 - Small lots with small frontages and setbacks
 - Most of population lives within short walk of downtown
- Zoning regulations that make traditional neighborhoods “non-conforming” ...
 - Cause a slow loss of residents over time in built-out areas...Multi-family homes converted to fewer units can never be converted back
 - Prevent new developments from being compact like the older traditional neighborhoods

The Result: Fewer people living near downtown. Why does this matter to downtown?....



Why Traditional Neighborhoods Matter

1. More people living within walking distance of downtown to support the downtown...
 - E.g. in Northampton:
 - 25% of residents live within “easy walking distance” (1/2 mile from center) of downtown
 - 40% of residents live within “reasonable walking distance” (1 mile from center)
2. In-town residents provide disproportionate economic support to downtown
 - Studies show that people who live in and near downtown spend more money downtown
 - E.g. in Concord, NH an average downtown resident spends upwards of \$14,000 a year in downtown stores and restaurants (vs. a downtown employee: \$2,500 - \$3,500 / yr)



How Do These Principles for Apply to Monson?

Traditional Neighborhoods, Walkability & Downtown Economic Development

- **Village Residential District Areas within ¼ Mile of Downtown:**
 - 205 properties total: 163 single-family homes, 34 two-family homes, 5 three-family homes, 6 multi-family properties and 7 properties with commercial, community or religious uses
 - 19% of properties assessed are 2 or 3-family homes
 - Estimated population within ¼ mile of downtown is ~700 people

 - Estimated population within ½ mile of downtown is ~1,400 people
 - Using rule of thumb of ~1 mile downtown commercial supported per 4,000 residents within ½ mile walking distance, Monson Center could support ~1/3 mile of downtown commercial. Town currently has approximately one mile zoned in Central Commercial District.

- **The community survey indicated both support for more destinations downtown, as well as support for traditional neighborhoods.**
 - Traditional neighborhoods help support downtown destinations
 - Downtown destinations create downtown recreation opportunities and make the community more walkable

- **There is a need for more residents within walking distance of downtown to help support downtown commercial services**
 - Studies show that downtown residents provide disproportionate economic support for downtown, e.g. upwards of \$14,000 / year in a study conducted in Concord, NH



Open Space Analysis: Recreational Resources

➤ Pavilion

- Downtown open space / gathering space, approx 1/2 acre
- Significant portion of site covered by parking lot

➤ Veterans Field, Skate Park & Tennis Courts

- 8 acres, town-owned, close to downtown
- Softball, baseball, soccer, playground, basketball, skate park, tennis
- Skate park / tennis courts destroyed by tornado and now have Police Department trailers
- Significant community interest in restoring damaged amenities, damage inventory in process
- Potential project: Developing of a greenway along the Chicopee Brook
- High priority site for rebuilding efforts and recreational funds investment

➤ Cushman Field

- 8 acres, town-owned, close to downtown with baseball, softball and soccer
- Could be connected along Chicopee Brook greenway to Veterans Field park

➤ Flynt Park

- 148 acres, town-owned, near downtown neighborhoods, accessed at intersection of High/Spring St
- Trails (hiking/snowmobiling), views, soccer fields, baseball
- Considerable tornado damage, community support for restoration

Open Space & Walkability Analysis: What We Learned

- **Downtown area has extensive and mostly continuous sidewalk network**
 - Sidewalk widths are adequate for walking (5-7')
 - Some discontinuity along Washington Street (northern part) and west side of Main Street near Hillside Cemetery
- **Cars on Main Street go relatively fast, but they do typically stop for pedestrians at crosswalks. Cars go fairly slowly on neighborhood streets**
- **Few village center commercial destinations to walk to, but plentiful recreational destinations**
 - Pavilion, Veterans Field, Cushman
 - Shops on Main Street near Green Street intersection
 - Other destinations to walk to?
- **Potential to connect downtown parks and open spaces along a continuous walking/biking route with sidewalks and a pathway along the Chicopee River**
 - Small loop could include Pavilion, Veterans and Cushman
 - Large loop could include Pavilion, Veteran's, Cushman, Hillside Cemetery and Flynt Park
- **Additional potential open space connections**
 - Through/near Hillside Cemetery to Quarry Hill School and Monson High School
 - From Flynt Park to Keep Homestead Museum
 - Need to assess sidewalk continuity to reach these amenities



Flynt

Cushman

Veterans

Pavilion

SPRING ST

PLEASANT ST

HIGH ST

PARK ROAD

FOUNTAIN ST

MAIN STREET

WASHINGTON ST

WAYNE ROAD

STEWART AVE

STATE ST

GUEST ST

CUSHMAN ST

LINCOLN ST

PARK AVENUE

Downtown Recreation Planning Activity

Open Space Connections, Walkability & Downtown Destinations

Goals:

- Identify types and locations of downtown destinations residents would like to be able to walk to
- Identify opportunities for connecting open spaces and the downtown / Identify good walking loops that connect amenities in and near downtown
- Identify desirable improvements to downtown open spaces

Possible Discussion Questions:

- Do you walk downtown? Why or why not? What types of destinations do you want to be able to walk to and where might these destinations be appropriate?
- Are there locations where sidewalks, crosswalks or traffic improvements are needed to improve walkability or to connect to key recreational resources?
- What key improvements to downtown open spaces would you like to see?

Thank You!

Monson Center Forum #3:
Draft Downtown Monson Plan -
Physical Concept Plan, Right-of-Way Improvements,
Key Properties & Recommendations

May 30, 6:30 to 8:30 p.m.



Zoning Analysis of Monson Center



PREPARED FOR THE PIONEER VALLEY PLANNING COMMISSION

PREPARED BY WILLIAM SCANLAN, AICP

JUNE 12, 2012

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Chapter __ Zoning Analysis of Monson Center

Overview

Monson Center evolved from a small agricultural center in the 18th century to a thriving mill town in the 19th century. Mill villages are a hallmark of a rich New England tradition that strongly influenced land use development until the post-war baby boom era. Several large industries grew along the Chicopee Brook to take advantage of water flow for power generation and discharge of process wastewater. Compact neighborhoods emerged around the mills to house workers and managers of the factories. Commercial development followed to supply goods and services to a growing population. The railroad and highway system enhanced transportation access to Monson Center. Civic and religious institutions developed here to provide services to the growing population.

Monson Center today is an active, mixed use village that plays a prominent role in the life of the community. Main Street contains a lively mix of commercial uses including shops, restaurants, gas stations, offices, and service establishments. Quiet residential neighborhoods flank Main Street and extend about one mile north and south along secondary thoroughfares. Civic uses include the Library, Fire Station, Highway Garage, municipal building (currently vacant due to tornado damage), and several churches.

The Monson Master Plan (2004) characterizes the downtown as a “convenience center for local residents.” It notes the presence of historic properties, community facilities, and a diverse mix of businesses. The Plan found flaws in some of the zoning requirements for the district and noted that “Because of these laws, new development is essentially prohibited from following the traditional downtown development pattern characterized by small setbacks and buildings abutting the sidewalk.” (page 50)

An important goal of the Plan is to “Maintain the existing scale and character of the Downtown.” (Goal 13, page 69) Accordingly, this report focuses on some of the zoning provisions that may actually hinder achieving this goal and identifies strategies Monson can pursue to align its Zoning Bylaw with the avowed vision of residents. The Town has already implemented two important Master Plan recommendations for Monson Center: limiting the size of individual developments and establishing additional review procedures for large projects (page 77). But it has not yet addressed some of the thornier issues regarding the unwanted consequences of the current development scheme.

The primary intent of this chapter is to re-examine the zoning characteristics of the Town Center in light of the severe damage in the area caused by the tornado of June 1, 2011. This chapter audits the Zoning Bylaw provisions that set forth the rules that regulate development in the Downtown, with particular emphasis on regulations that are inconsistent with goal of preserving the defining character of the village. Residents are quite fond of their Downtown, and zoning regulations should perpetuate the same urban form rather than forcing new development into a different model.

Physical Characteristics of Monson Center

The land use pattern of Monson Center is partly a result of its topography and physical features. The chief natural feature of Monson Center is Chicopee Brook. The Brook arises in southwest Monson along the slopes of Peaked Mountain. It flows in a northerly direction

roughly parallel to Main Street (Route 32). In Monson Center its course runs easterly of Main Street before it discharges into the Quaboag River about 3 miles north of the downtown.



Chicopee Brook in Monson Center

hydrological studies and represents the 100-year flood, the area that has a 1 percent chance of flooding in any year.

Strongly associated with the Brook is an extensive aquifer system. An aquifer consists of deep deposits of sand and gravel that contain substantial volumes of water and allow a rapid transmission through the water table. The aquifer was formed by deposits left by melting glaciers that receded from the valley about 10,000 years ago. The aquifer extends from South Monson near the Connecticut line and lies beneath the Brook for its entire length. The aquifer supplies clean water to the Town's municipal wellfields. The Bethany Road and Palmer Road wells lie north of the Town Center and east of Route 32. Wells located in this type of aquifer have a high vulnerability to contamination from surface land uses due to the absence of barriers that can prevent migration of contaminants. The aquifer extent is depicted on Map __.

Monson has adopted a zoning overlay district to regulate land uses above the aquifer. The Water Supply Protection District (WSPD) consists of the MassDEP approved Zone II, which is the primary recharge area of the Town's wells. The high rate of water transmission in the aquifer means that contaminants could travel quickly through the ground and enter the Town's water supply. The Bylaw prohibits uses such as landfills and junkyards that could contaminate the Town's water supply from a leak or spill of hazardous materials. Other potentially threatening land uses require a special permit from the Planning Board provided they meet specific performance standards.

The WSPD covers residential, commercial, and industrial districts and directly effects development in Monson Center. Of particular importance is the provision that calls for a special permit for any land use that will render impervious 15% of a lot or 2,500 square feet, whichever is greater. (§4.2.6.C.3) It is very likely that new commercial or industrial uses will exceed this figure. As a result, almost any new development in the Downtown will require a special permit to comply with this important environmental safeguard.

Finally, hillsides rise steeply from the valley floor on the east and west sides of Monson Center. These slopes contain growth and help to establish a compact village center. Monson is generally a hilly town, which limits the overall intensity of development. The hilly terrain steers development to the valleys of Chicopee Brook and the Quaboag River and maintains a rural lifestyle for much of Monson. The Zoning Bylaw does not regulate development on steep slopes, but there is a “Scenic District” whose purpose is to preserve areas of natural beauty, such as ridgelines and vistas. Any new construction, alteration of a building, or any activity that results in the filling or alteration of land requires a special permit from the Board of Appeals. However, there is no map that depicts the district, which negates any positive benefits it would provide. Monson officials should draw the District to include locations where important natural features and scenic views require special protection.

Zoning Pattern

Map 1. displays the location of the zoning districts that comprise Monson Center. Development occurs primarily in the Central Commercial (CC), General Commercial (GC), Village Residential (RV), and Industrial (IND) districts. Of principal interest to this report is the CC district, which contains the core of the downtown area.

In its evolution from a rural hamlet to a robust mill village, Monson Center developed into its present form during the late nineteenth and early twentieth centuries, well before the Town adopted its first Zoning Bylaw. The early planners drew zoning boundaries around development in place at that time to try to legitimize existing uses by placing them into the appropriate zoning district. Predominantly small lot residential neighborhoods became RV, commercial uses became CC or GC, and factories became IND. To a certain extent, this effort was a success, but not entirely. Today a considerable number of residential properties fall within CC boundaries and are therefore out of conformance with the single purpose nature of the district. The difficulties inherent in regulating nonconformities are examined in some detail in the following section. Later sections address some of the inconsistencies with the Downtown zoning scheme and offer suggestions for modifying districts and dimensional standards to better fit the prevailing development pattern.

Commercial Zoning

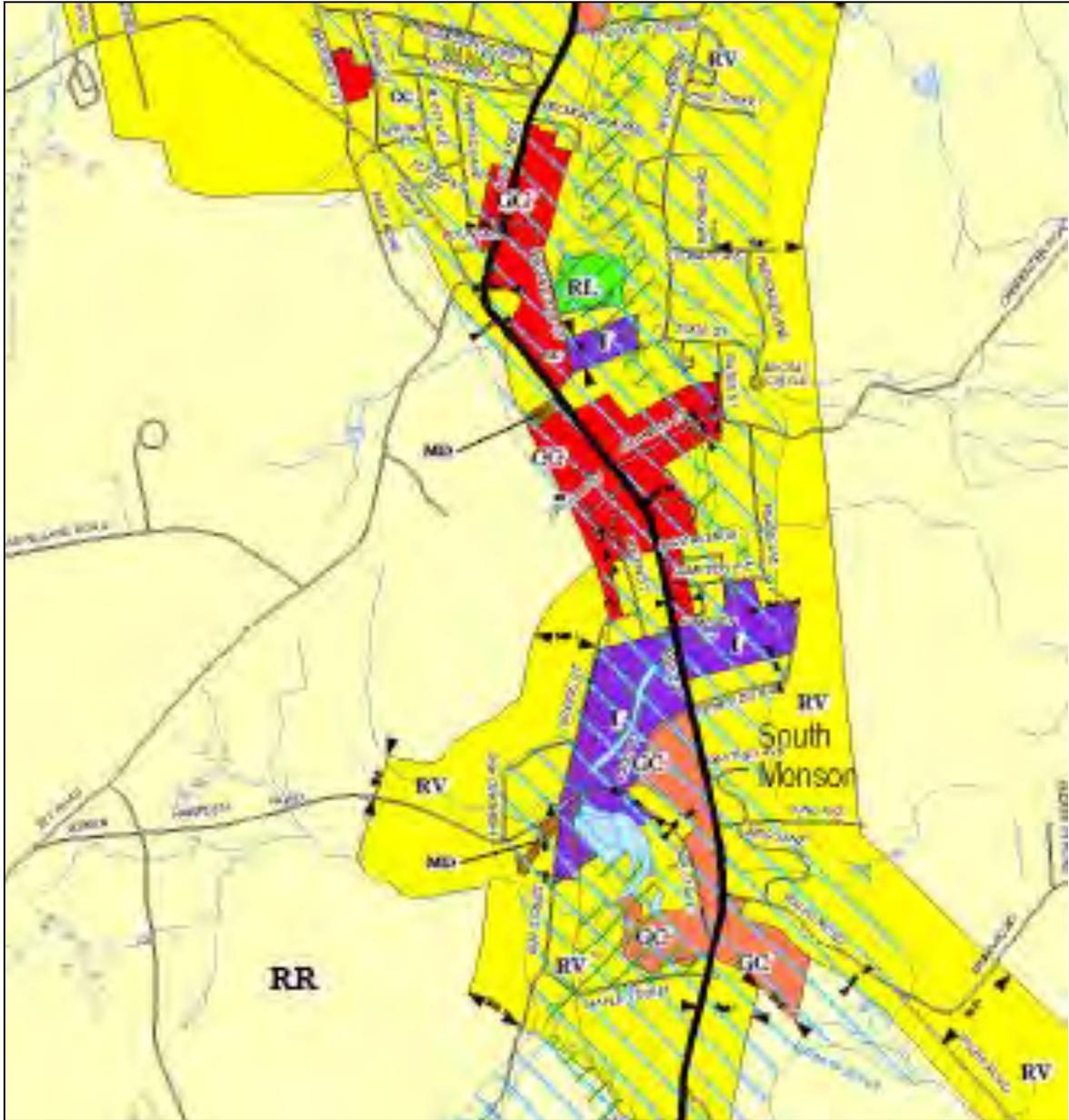
Monson’s two commercial districts address two distinct needs.

The GC district governs commercial development in Monson’s highway corridors. Its purpose is to promote responsible development with a focus on automobile access in stand-alone retail plazas or office buildings. GC districts in the Route 20 Corridor contain miscellaneous business and service uses surrounded by large areas of pavement for customer parking. Small GC districts also exist on the outskirts of Monson Center; these also have a



GC District North of Monson Center

Map 1.
Zoning Districts in Monson Center¹



- | | | | |
|---|--|---|-----------------------|
|  | Rural Residential |  | Industrial |
|  | Residential Village |  | Commercial Recreation |
|  | Multiple Dwelling |  | General Commercial |
|  | Reserved Land |  | Central Commercial |
|  | Floodplain Overlay District | | |
|  | Water Supply Protection Overlay District | | |

¹ Monson Zoning Map, Pioneer Valley Planning Commission, February 2009

highway-oriented look and possess a different character than the Town Center. It appears that much of the development in these districts pre-dated the adoption of zoning. Over time, owners will replace the older, worn-out properties, which will present important opportunities for land use boards to dramatically improve their appearance and operation.

The CC district encompasses the commercial core of the Downtown. From the numerous comments made during the visual preference presentations for this project, and in previous studies including the Master Plan, it is clear that Monson residents highly value the special small-town attributes of the Town Center. Ironically, the Zoning Bylaw's dimensional regulations would not allow Monson Center to be built today. Use regulations permit a wide variety of retail, office and service uses, most of which are by-right uses. The Bylaw requires site plan review and approval of all commercial structures, which provides an appropriate level of oversight by the Planning Board on proposed projects. Manufacturing and distribution firms are prohibited. The former M&M Chemical plant on Cushman Street is the only nonconforming industrial use in the CC district.

Residential uses present an interesting dilemma. The Town Center contains a dynamic mix of single-family, two-family, and multi-family residential properties, but the Zoning Bylaw prohibits such uses. The housing prohibition makes these properties nonconforming. Based on Assessors' land use codes, **62% of the properties in the CC district are nonconforming because they are residential.** (This does not count mixed-use properties, which zoning allows by special permit.) It is unwise for a zoning district to prohibit uses which are so clearly prevalent. Later sections of this report will discuss ways to remedy this situation. Notwithstanding their prohibited status, residential properties play a vital role in shaping the character of the district.

While stand-alone residential uses are prohibited, a mix of residential and commercial uses in a building is allowed by special permit of the Board of Appeals (Section 6.13) in the CC and GC districts. This provision allows owners to conduct a retail or service business on the first floor and to provide apartments on upper floors. The CC district contains 14 such properties. Large older homes can often accommodate professional offices or boutique retail shops on the first floor and can add a distinctive touch to the ambience of the Downtown. The Bylaw allows the Board of Appeals to relax zoning provisions applicable to existing nonconforming structures for the residential components in order to overcome constraints such as a small lot size and a high building coverage percentage. Similarly, Monson officials should consider allowing like flexibility to accommodate commercial uses in residential properties in the CC district to promote first floor commercial use in the large older homes on Main Street. A new line for the Mixed Use provision should also be added to the Schedule of Use Regulations to clearly note its availability for landowners.

In the CC district, some institutional uses require a special permit but should be allowed by right subject to site plan approval since they belong in a town center. These include public library/museum, parks and playgrounds, and private museum/art gallery. Used car lots are wisely prohibited in the CC district. New car dealers should also be prohibited here since such uses require large lots with a long frontage, and they have extensive parking areas for new vehicles. Car dealerships usually have single story buildings, which would be out-of-character with most buildings in the Downtown. Such uses discourage pedestrian activity due to monotonous visual quality. New and used car dealers are appropriate for the GC highway corridor districts.

Industrial Zoning

Two IND districts are part of the Downtown zoning fabric. First, the industrial district at the corner of Main St. and State St. is now largely occupied by residential uses. Given the neighboring residential and institutional uses, redevelopment for industrial purposes appears unlikely and is no longer appropriate for the site. The district should be re-zoned to RV to better reflect its existing character. Residential uses which are nonconforming now would become conforming by the zoning change.

Secondly, the former Zero Corp. site at 288 Main St. is now vacant but appears structurally sound. Typical of many old mill complexes, the structure presents significant obstacles for modern manufacturing operations. Today, such users prefer single story buildings with uninterrupted floor spans and updated building systems to allow them to install sophisticated equipment and meet stringent manufacturing standards in a highly competitive marketplace.

Many such properties in New England have been redeveloped for other uses, and residences often occupy a significant part of the mix. Old factories can provide amenities that residents seek, such as exposed beams, brick walls, high ceilings, and riverfront views. Conversion for housing could meet local needs. Long-term residents might wish to down-size from a large single family home, and they might prefer a renovated mill apartment or condominium Downtown. To



Former Zero Corp. Factory in the Downtown

facilitate redevelopment, Monson should consider a new zoning designation. A Mill Conversion District or a Mixed Use District would allow a medley of uses, including residences, artist studios, offices, etc. New office and service uses should complement the commercial core and not detract from the viable businesses in the area. Its location in the Downtown near commercial services may attract residents who desire to stay in Monson. Successful redevelopment here would provide a southern anchor for the Downtown and improve the entire market for business owners. A new district would provide the owner with development options to better respond to the local market dynamics. The Bylaw should contain design standards that prevent negative effects on surrounding property.



M&M Chemical Sales Co. Factory

Thirdly, the M&M Chemical Sales Co. factory (former S. F. Cushman Woolen Mill) on the corner of Cushman and Gates Streets appears abandoned and may be unsalvageable. It would be helpful for the Town and owner to cooperate on a feasibility study that contains a structural evaluation of the building to determine its potential for reuse. The property falls within a CC district, but is nonconforming since industrial uses are not permitted in the district. Nonconforming structures and uses abandoned or not used for two years lose their protection and may not

renew their nonconforming activity. Given its location in the midst of a residential neighborhood, development for residential purposes is an appropriate use of the property. Its close proximity to the Housing Authority's Colonial Village project on State Street may provide an opportunity to promote additional affordable housing here. If it turns out that the structure is indeed salvageable, zoning should encourage a mixed use development concept to provide flexibility in responding to market forces. Prospective uses should strengthen and complement Main Street's role as the commercial center of Monson.

Federal historic tax credits may be available for substantial rehabilitation of the old mills in the Downtown. Properties must be income-producing and be on the National Register of Historic Places. Neither mill property is currently on the Register. The Monson Center Historic District contains nine buildings, one structure, and two associated objects in a one-block section of Main Street.² Prospective developers may find it beneficial to comply with historic standards for rehabilitation in order to receive these incentives. Monson officials could help prepare nominations to list the properties on the National Register to preserve an important part of the Town's history.

Residential Zoning

The fourth district that comprises the Downtown is Village Residential (RV). The district allows medium density residential uses. The district contains many fine older homes, and residential neighborhoods offer quiet amenities geared primarily to those who desire single family living. The gently sloping topography of the Valley and presence of public water and sewer systems allows a greater density than is possible in outlying areas. Today, the traditional neighborhoods with sidewalks and an inter-connected street grid add vitality to the Downtown. Residents can easily access services near-by, and in turn, businesses have a substantial customer base to draw upon to support local goods and services.

Part of Main St. is in the RV district, with stately homes contributing to the architectural fabric of the Downtown. Owners have converted some of these homes to two and three-family structures, or have added home occupations to capture the busy vehicular and pedestrian traffic along Main Street. The Zoning Bylaw requires that only residents of the

² Monson Master Plan, page 37.

home may engage in the business. Stand-alone commercial uses, or businesses run by non-residents, are not permitted. Thus, these structures have remained primarily residential with an occasional business run by a family member.

Interestingly, many residences fall within the boundaries of the CC district. These homes are non-conforming since single-family, two-family, and multi-family dwellings are not permitted in the CC district. As a result, the Town's zoning policy actually encourages the conversion of these dwellings to commercial or mixed use properties. If left in the CC district, no doubt over time many of these homes would convert to commercial purposes since zoning and market forces will hold sway. In certain locations, this may be acceptable. However, some CC districts are clearly residential in nature and should not be allowed to convert.

Regulation of Nonconforming Uses, Lots. and Structures

When a community adopts a zoning amendment that causes some properties to fall out of compliance with the Bylaw, the properties become non-conforming and are said to be "grandfathered". Many properties in the Downtown are non-conforming. These consist of a) uses that are not permitted in their district; b) lots that do not conform to minimum area and frontage standards; and/or c) structures that violate a front, side or rear yard setback. Non-conformities pose significant difficulties for property owners, particularly when seeking to expand or alter a use. Implicit in the concept of zoning is the understanding that all non-conforming uses and structures must eventually comply with district regulations to prevent the harmful effects of incompatible uses on adjacent properties.

Grandfathered uses and structures may continue unabated since zoning cannot be used to compel owners to make the necessary changes to bring about conformance with the new regulations. However, zoning can regulate the change, expansion, or alteration of existing non-conforming uses and structures. Thus, consideration should always be given to the extent of non-conforming situations that will be created through proposed amendments. Valid reasons may exist for doing so, but amendments that result in whole neighborhoods becoming nonconforming should be re-examined. In the case of the Downtown area, Monson's zoning has brought a high percentage of properties to a non-conforming status. Some revisions to dimensional requirements can help to correct this situation.

The Zoning Bylaw typically requires owners of nonconforming property to obtain a special permit before making any changes. The Board of Appeals may approve a special permit to:

- Change a nonconforming use to another nonconforming use that is less detrimental to the neighborhood, or
- Extend, reconstruct, or structurally change a nonconforming structure that is not substantially more detrimental to the neighborhood.

The Bylaw specifies that in order to extend or change a nonconforming structure that increases an existing nonconformity or creates a new nonconformity the owner must obtain a variance from the Board of Appeals. On its face, this is a reasonable provision since such a request would in fact violate the dimensional standards of the Bylaw. A variance entails a much higher level of proof than a special permit, and requires a unique physical characteristic of the lot which creates a hardship to the applicant. Such approvals should occur only sparingly. Where large setback requirements exist, the difficulty in satisfying the

strict variance criteria may unduly prevent otherwise reasonable expansions that would not adversely affect abutters.

Somewhat different rules apply for single and two-family uses. Recognizing that most properties are single family homes, and that alterations and expansions of such uses generally do not have profound impacts on abutters, the Bylaw allows their reconstruction or alteration by virtue of a simple building permit provided there is no increase in the nonconforming nature of the structure. This provision acts to curtail the number of applications to the Board of Appeals, which otherwise might be inundated with homeowner requests in light of the very high number of nonconforming situations in the Downtown. If the proposed action would increase the nonconforming nature of the structure, the Board of Appeals has the authority to grant a special permit if it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

Finally, certain rules apply to nonconforming structures that are demolished or destroyed by a natural catastrophe. In such cases, owners may rebuild on the lot if:

- The reconstruction commences within two years of the catastrophe or demolition; and
- The reconstructed building is on the same footprint as the original nonconforming structure and does not contain a greater volume of space than the previous structure.

Given the unfortunate devastation caused by the tornado, a number of nonconforming properties in the Downtown experienced extensive damage, thus invoking the provisions noted above. Two amendments to the demolition and abandonment clause may help to ease difficulties experienced by property owners in attempting to re-build:

- Modify the temporal clause to extend the time period permitting reconstruction, perhaps to three years. This may help owners who must wait to settle insurance claims, some owners may have complex legal issues, properties may be in the foreclosure process, etc.
- Modify the footprint clause to allow reconstruction in a location other than the original footprint. For example, the previous structure may have encroached on a setback, and the situation may be improved by moving the home to a new location. Rather than prohibiting a different location on the lot, which could improve the existing nonconformity, the Board of Appeals might allow siting the structure in a better location by special permit.

Dimensional Requirements and Nonconforming Structures

Appendix 2 contains the Dimensional Standards for all districts from the Zoning Bylaw. The standards for the CC and RV districts that comprise most of the Downtown are here:

Table 1
CC and RV Dimensional Standards

| | CC | RV |
|----------------------------|-----------|-----------|
| Minimum Lot Size (sq. ft.) | 15,000 | 20,000 |
| Minimum Frontage | 100' | 125' |
| Minimum Front Yard | 20' (a) | 40' |
| Minimum Side Yard | 10' | 15' |
| Minimum Rear Yard | 20' | 40' |
| Maximum Building Coverage | 50% | 25% |

To assess the reasonableness of these standards for the Downtown, PVPC staff laid the Town's parcel coverage over oblique photo imagery from Pictometry International Corp. An analyst could quickly measure distances such as frontages and building setbacks from property lines. The parcel coverage also contains a field for lot area, which makes it possible to determine compliance with this standard. A sample image of this approach is shown in Figure 1. A red 'X' in the image shows a nonconforming situation and a green 'O' shows a lot that conforms to the Zoning Bylaw. This image depicts numerous lots as nonconforming.

Figure 1
Main St. Zoning Conformity Analysis



Conformity Analysis of Main St. Lots

Based on this technique, a high percentage of lots in both the CC and RV districts are nonconforming. In the CC district:

- 59% of the properties do not conform to the minimum lot size of 15,000 sq. ft.
- 68% of the properties do not conform to the minimum frontage of 100 ft.

- 65% of the properties do not meet the minimum front setback of 20 ft. 36 lots (33%) are set back 10' or less from the front lot line, and 15 lots have no front yard at all.
- *Altogether, 86% of the properties in the CC district are dimensionally nonconforming, i.e. they do not conform to lot size, frontage, and/or front setback requirements.*

A similar state of affairs exists in the RV district. Within a ¼ mile of the CC district, a proxy for comfortable walking distance, most lots do not conform to the dimensional standards in at least one respect:

- 61% of the properties do not conform to the minimum lot size of 20,000 sq. ft. for a single family home or 31,000 sq. ft. for a multi-family dwelling.
- 67% of the properties do not conform to the minimum frontage of 125 ft.
- 82% of the properties do not meet the minimum front setback of 40 ft.
- *Altogether, 93% of the properties in the RV district within ¼ mile of the CC district are dimensionally nonconforming, i.e. they do not conform to lot size, frontage, and/or front setback requirements.*



Lots in the RV District - Nonconforming in Area, Frontage, and Front Setback

Recommended Dimensional Changes

It is not the intent of zoning to create a high number of nonconformities. In fact, just the opposite should be true – most lots should conform to the standards. First, most property owners should not have to apply to the Board of Appeals for dispensation to alter or extend their structure. Excessive setbacks, for example, can force owners to apply for a special permit when a building enlargement would not adversely adjacent property. Secondly, use and dimensional regulations should try to promote new development that is compatible with existing neighborhoods. In Monson Center, the Town's standards would force new development to adopt a form that is not compatible with current conditions.

RV District

The Village district is composed of quiet residential neighborhoods with attractive single and two family homes. Most homes are on small lots with narrow frontages and shallow setbacks. Requiring new homes to be set back at least 40 feet from a street, for example, while its neighbors are generally within 15 feet of the front lot line, would be out of

character with the prevailing building pattern on the street. It is best for the neighborhood if new development fits seamlessly into the existing street fabric.

In an area that has public water and sewer systems, it is not necessary to require large lots for private wells and septic systems. Perhaps one reason for adopting the 20,000 sq. ft. lot size (almost a ½-acre) was to limit the ultimate density that might arise in the district. However, in examining the parcel coverage for the potential to create new lots, it so happens that there is not a great deal of suitable land for new dwellings in the district. There are approximately 25 vacant lots that enjoy grandfathered protection for single or two family use. (Per G. L. c. 40A §6, lots must have been in existence and in single ownership at the time of the zoning change, and have at least 5,000 sq. ft. and 50' of frontage.) Future zoning changes will not affect the status of these lots.

Secondly, only about 55 lots in the district have sufficient area and frontage to accommodate a new home, and of these, only a few lots have sufficient area to allow for new subdivision development. A rough estimate is that a maximum of 100 new lots could be created in the RV district at the current 20,000 sq. ft. minimum lot size, provided public water and sewer mains are present to serve the lots.

For the RV district, Monson should consider the following changes:

- Lower the front setback from 40 feet to 10 feet. Large front yards do not serve a valid purpose here since street traffic is generally light and speeds are slow through established neighborhoods. This would result in larger rear yards, which residents favor for their greater privacy and utility for outdoor activities. This change would cause 96% of the lots in the district to conform to the front setback requirement.
- Reduce the minimum lot size from 20,000 sq. ft. to 10,000 sq. ft. in areas that have access to public water and sewer services. As noted above, the buildout for the district is relatively small, and setting a smaller lot size would be in keeping with the character of the district. Furthermore, sound planning should promote higher density development where it is most suitable to occur. Growth in the RV district would benefit the merchants in the CC district by increasing the customer base within a close distance of services, while also lessening development pressure in rural parts of Monson. This change would cause 88% of the single family lots to conform to the minimum lot size requirement.
- As an alternative to lowering the minimum lot size, allow Open Space Communities in the district. This approach encourages open space preservation by lowering minimum lot size and frontage requirements, but not by changing the number of lots that would otherwise be possible under current zoning and subdivision regulations. Smaller lots would be consistent with the traditional neighborhoods in the district and still provide adequate room for a house with private open space. Land not included in house lots can help to protect sensitive resources or allow for public access to increase passive recreation opportunities. To accomplish this purpose, the 10-acre minimum area requirement should be removed, lot sizes lowered, and the special permit requirement changed to a site plan review procedure.

CC District

The development pattern in the Downtown was firmly set well before the adoption of



Typical Building Placement in the CC District

Zoning. In fact, if today's dimensions had governed development in the CC district, quite a different result would have emerged. Very few buildings conform to the 15,000-sq. ft. minimum lot size/100-foot frontage/20-foot front setback requirements. Part of the charm of the district is that it does not fit a corridor pattern of development, with each lot having uniform setbacks, parking areas surrounding buildings, one story heights, and single-purpose buildings. Here, buildings conformed to the particular dimensions of their lots, which encouraged custom designs, pedestrian scale, and a harmonious composition that give Monson Center its own personality.

Zoning provisions should allow new building to replicate this style of development. It is important for visitors to feel welcome, to park once and walk to different stores, to engage in casual window shopping, and have a sense of appreciation for visiting an exceptional place. Some of the lot forms that contribute to this impression include:

- Most buildings are over one-story in height and have varied roof lines.
- Front setbacks are shallow - most building facades are either directly on the sidewalk or within 10 - 15 feet of the sidewalk.
- Convenience parking is located on the street and parking lots for longer stays are located behind buildings, helping to minimize the negative effects from the public street of large expanses of asphalt.

Modifications to zoning standards for the CC district would reduce the number of nonconformities and prevent new development from altering the existing village fabric.

- Reduce the minimum lot size in the district to lessen the number of nonconforming lots.
- Prohibit single-story buildings in order to maintain a height rhythm along Main St.
- Prohibit parking lots in front of buildings.
- Establish a maximum front setback of 20'. Rather than disconnecting the



Corridor-Style Development in Monson Center

building from the street, a maximum setback brings buildings closer to the street for pedestrian convenience and maintains a consistent building wall along the street. Owners could still opt for a small setback with landscaped plantings and street furniture to enhance visual appeal of the premises.

- ▼ Consider a special permit requirement that regulates the creation of large lots to control tear-downs of abutting residential structures in order to build a new structure that is out of scale with the character of the surrounding neighborhood.

Design Standards for the CC District

The Zoning Bylaw contains comprehensive design standard that control site planning and architectural details of development in the CC district. Monson officials have done a good job identifying development characteristics they feel are appropriate for the community. The pertinent sections of the Zoning Bylaw that apply to Monson Center include:

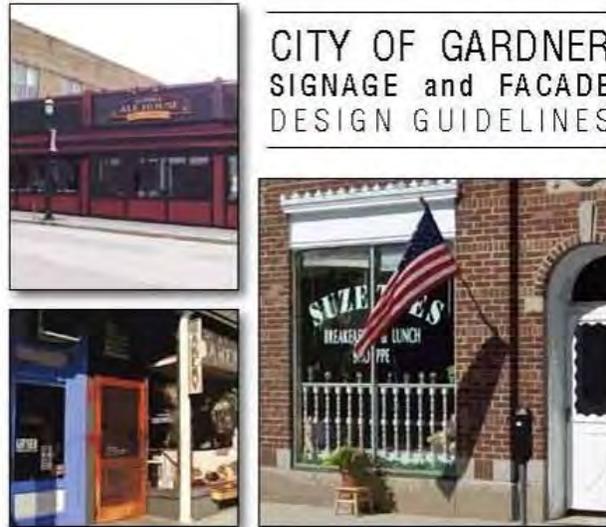
- §5.1, Performance Standards for General and Central Commercial and Industrial Uses
- §5.2, Commercial Development and Landscaping (Oddly, this section contains no landscaping standards and deals only with vehicular access and traffic circulation.)
- §6.13, Mixed Uses
- §6.21, Common Access Driveway, applicable to RR and RV only. §5.2 allows common driveways in commercial districts to minimize the number of curb cuts and improve traffic circulation.
- §6.22, Commercial Development
- §7.4.6, Site Plan Review Criteria

In addition, overlay districts that cover the Downtown have additional standards to help protect the Town's resources; these include the Flood Plain District, the Water Supply Protection District, and the Scenic District. It is not necessary here to describe in detail all of the standards and criteria that govern development in the Downtown. Rather, the team offers some suggestions to improve the design of new development.

1. Architectural Standards: The Bylaw contains many architectural standards to avoid imposing franchise architecture, strip commercial development, and modern styles that conflict with the integrity of Monson's architectural heritage. For example, §6.22.3.2 states:

Facades visible from a public way greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade so that no uninterrupted façade shall exceed 100 horizontal feet; or incorporate other types of articulation, facades, displays, or texture which meets the above standard without forcing structural changes to the core structure.

There is no doubt that this standard will help to integrate commercial buildings into the fabric of the CC district. But it may be difficult for board members to evaluate whether a proposed building complies with the standard. Applicants may also have a different interpretation. It would be helpful for Monson to prepare a Design Guidelines Manual that contains graphic representations of each of the standards, illustrates treatments to encourage, and depicts examples of features to avoid. 'Guidelines' of course are not mandatory, but they provide a vehicle to help developers, engineers, and architects understand design features the community finds desirable. Design professionals would analyze existing conditions and work with residents and business owners to develop a consensus.



2. Design Review: Alternatively, Monson could create a Design Review Committee (DRC) to assess development proposals in the CC, GC, and IND districts. Members usually have special expertise in the development process and may include Architects, Engineers, Landscape Architects, Attorneys, Planners, Graphic Designers, Historic Preservationists, and representatives of local business groups. The Committee would review copies of site plans and special permit applications and provide advisory comments to the approving board. The DRC may negotiate with applicants for changes in the project design and relieve the approving board of dealing with design issues. As an advisory body, it must complete its review within a short period of time, e.g. before the public hearing on a site plan or special permit application.

The Zoning Bylaw contains a provision to create a Scenic District Review Board to review development proposals within the Scenic District and to make advisory recommendations to the decision making board. However, the Town has not established the Scenic District nor has it formed the Board. Since the concept of design review already exists, the Town could consider revising its Scenic District Review process in favor of the Design Review Committee. The advantage is that the process can apply to existing zoning districts and it eliminates the need for a special purpose map.

3. Parking: In the Downtown survey, patrons sometimes complained about the lack of sufficient parking spaces. While on-street spaces provide convenient parking for quick errands, there is a perception that a shortage of spaces exists. The Master Plan found parking is generally adequate, except during holidays and community events. Often residents mistakenly perceive a shortage when in fact there may be adequate parking in the area that is not fully utilized. A parking study may be in order. By surveying use of existing street spaces and parking lots, a parking analysis may reveal options for better managing the supply. If the study finds that a real shortage exists, property owners and local officials should work together to construct a new public lot, preferably behind

Main Street buildings. Owners could also consider a communal usage of their abutting private lots. Re-grading, restriping and collective management/maintenance could result in an increased number of spaces, better flows, and fewer curb-cuts.



Corridor Parking Model in Monson Center

Parking is one of the key features that distinguishes strip highway development from compact Town Centers. Corridor parking standards should not be applied in downtowns because land is more valuable, lots are smaller, and buildings occupy a higher percentage of the lot. The model of an isolated building in the center of its lot surrounded on all sides by parking would destroy the village fabric of Monson Center. On-street spaces appear to satisfy much of the need here, and many lots have parking areas behind buildings. In Town Centers, parking lots belong

behind Main St. buildings to minimize the negative visual impact of large parking lots and avoid interruptions in the building line along the street.

§6.22.7, Parking Lot Orientation, specifies that parking areas should be distributed around large buildings, presumably to shorten distances from parking spaces to entrances. However, there is a strong consensus among planners that parking lots should not be located in front of the uses they serve. In the Downtown, the building itself should be the focal point of visual interest. Parking in front of buildings prevents a direct connection between the street or sidewalk and the building. Pedestrians do not feel comfortable crossing parking lots to reach the front entrance. Monson Center is a pedestrian-oriented shopping district, and lot layouts should promote greater pedestrian use. The Zoning Bylaw should restrict parking in the front yard in the CC district. Adopting a maximum front setback requirement, while maintaining a building line on the street, would also effectively prohibit parking from front yards. Many communities have adopted a parking-in-the-rear policy in their commercial corridor districts as well because of the visual improvement it renders.

Recognizing that most commercial uses in the CC district are unable to provide the number of spaces that the Bylaw specifies, §2.4 grants a blanket waiver from compliance to existing uses and for expansions of such uses that amount to less than 20% in floor area. New uses must comply, however. Because of the presence of on-street spaces and common parking lots, downtown uses do not need to provide the same number of spaces as stand-alone projects in a commercial corridor. Lack of on-site parking should not stifle redevelopment opportunities downtown. For new uses and expansions greater than 20% of the existing floor area, Monson could specify that the *minimum* parking ratios in §5.4 may be waived by special permit by demonstrating that sufficient parking is available near-by to meet the needs of the business. This would address an important design goal of minimizing the intrusion of parking into the village fabric. Indeed, the Master Plan recommends lowering the ratios for office and retail uses from one space per 200 sq. ft. of floor area to one space per 250 or 300 sq. ft. (page 83) to encourage additional business development and preserve more open space.

Zoning can also offer some additional relief from providing unnecessary parking:

- As part of site plan approval, allow property owners to share parking if uses have different hours of operation.
- As part of site plan approval, allow and encourage landowners to connect parking lots behind buildings to minimize unnecessary trips onto Main St. Patrons will have a much easier time finding an available space.
- In the CC district set the parking ratios in §5.4 as *maximum* ratios or lower the parking ratios required in the district.

4. Landscaping: §6.22, Commercial Development, provides general standards for landscaping, but it lacks specificity when it comes to parking lots. Landscaping around the perimeter of lots can help to soften the impact of parked automobiles on adjacent properties. Interior landscaping can improve the aesthetics of large parking lots, provide shade, enhance pedestrian access, and help to manage the flow of runoff into public storm drains.



Landscaping Improves Parking Aesthetics

The Bylaw should specify parking lot landscaping provisions, such as:

- Perimeter landscaping around the lot for a width of 8' - 10'
- Interior landscaping for lots over 20 spaces amounting to 5% of the area of the lot
- Ornamental or shade trees at a ratio of one tree for every 10 spaces

Permitting Procedures

Monson's permitting procedures could appear quite daunting for potential applicants seeking to develop property in the Downtown. Presented below is a hypothetical yet possible list of approvals an applicant for a new use in the CC district might face under today's regulations:

- Special permit for expansion of a nonconforming structure, by the Board of Appeals
- Special permit for a use, or a special permit to change a nonconforming use, by the Board of Appeals
- Special permit for covering >15% of a lot or 2,500 sq. ft. with impervious surfaces in the Water Supply Protection District, by the Planning Board
- Stormwater management special permit, by the Planning Board (The CC district is in the regulated area.)
- Site plan review, by the Planning Board
- Scenic District Review (once the Town delineates the district and adopts the Scenic District Map) by the Scenic District Review Board

- Must conform to architectural and site plan standards
- Order of Conditions by the Conservation Commission if development will occur within 100' of a wetland or 200' of Chicopee Brook.

The multiple approvals entail considerable engineering, legal, architectural, and planning costs to prepare the plans and supporting materials required to demonstrate compliance with relevant standards. Application fees and peer review costs can add considerably to the applicant's outlay. Special permits may be required from both the Planning Board and Board of Appeals, who must hold multiple public hearings and prepare written decisions. Each board may hold differing opinions of the project, or one board might impose conditions that require plan revisions and additional reviews by the other board. Thus, both the applicant and local officials are burdened with procedural requirements, which may result in protracted delays before reaching a final decision.

Monson officials should consider ways to streamline this process. A cumbersome approval process can slow economic development, an important goal of the Master Plan. PVPC could render assistance in this regard. The Mass. Association of Regional Planning Agencies (MARPA) has conducted considerable research on streamlining techniques and has prepared several useful manuals that apply to communities with differing needs. Options the Town may wish to consider include:

- Prepare a "Development Guide" to explain the local development rules and walk applicants through the various permits and procedures.
- Hold combined public hearings for special permits and joint Planning Board – Board of Appeals meetings to promote close communication. Going one step further, Monson could consider consolidating multiple approvals into one Combined Permit. This would shorten the approval process, reduce redundancy among different land use boards, and help to achieve the Master Plan Goal 11a, "Encourage the retention of existing businesses and ensure that regulations do not create undue hardships."
- Establish an informal Development Coordinating Team where applicants can present plans to officials from all pertinent departments, such as Building, Police, Fire, Planning, Engineering, Conservation, Water, Sewer, Highway, etc. The group can help to resolve technical questions and public safety concerns before formal submission of plans to land use boards.
- Establish a single point of contact at the local level to serve as ombudsman for assisting developers through the process.
- Consider adoption of G.L. c. 43D, the state's expedited permitting law.

Zoning Map Modifications

Delineation of zoning districts on the Monson Zoning Map typically follows cultural landmarks and natural features. Boundaries may follow a stream, a road, or a railroad, but when boundaries veer away from such features, it has the unfortunate effect of splitting many lots into more than one district. One portion of the lot must conform to the rules of one district, while the other portion must conform to a different set of rules. The Zoning Bylaw makes an allowance for such situations. §2.2.3, Lots in More than One District, allows the provisions of the less restrictive district to extend into the more restrictive district for a distance of not more than twenty-five (25) feet, provided the lot has frontage on a street in

the less restrictive district. Consider a lot that falls in both the CC (less restrictive) and RV (more restrictive) districts. The provisions of the CC district may then extend into the RV district for a distance of 25' provided the lot has frontage in the CC district.

Such a situation can create hardships for a landowner (and may adversely affect adjacent homeowners). Allowing commercial components to extend 25' over a zoning line may not provide enough room to make a commercial use feasible on the property. The effect is not as profound when a lot falls into two residential districts, but in Monson Center, the strong differences between CC and RV renders large portions of some lots unusable. The way to solve that problem is to redraw district boundary lines along property lines. Monson has a good parcel coverage. In the Downtown, zoning boundaries can be shifted to follow parcel boundaries to eliminate the loss of economic value sometimes caused by split-lot situations. Figure 2 below illustrates the effect on lots split by an IND/RV boundary.

Figure 2
Lots Split by a Zoning Boundary

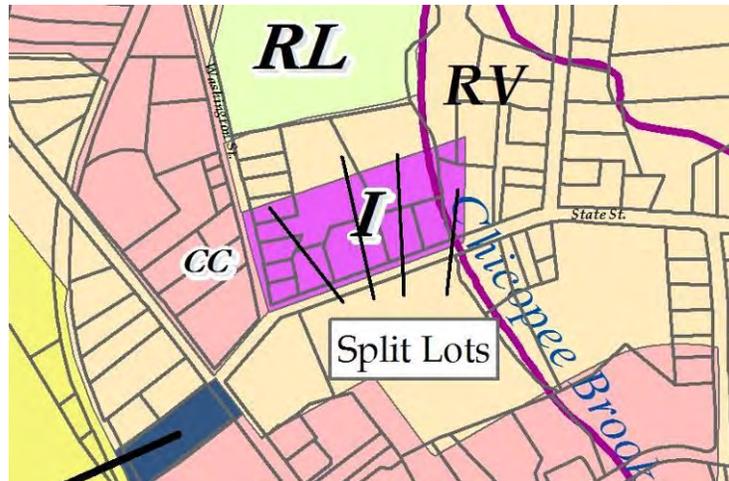
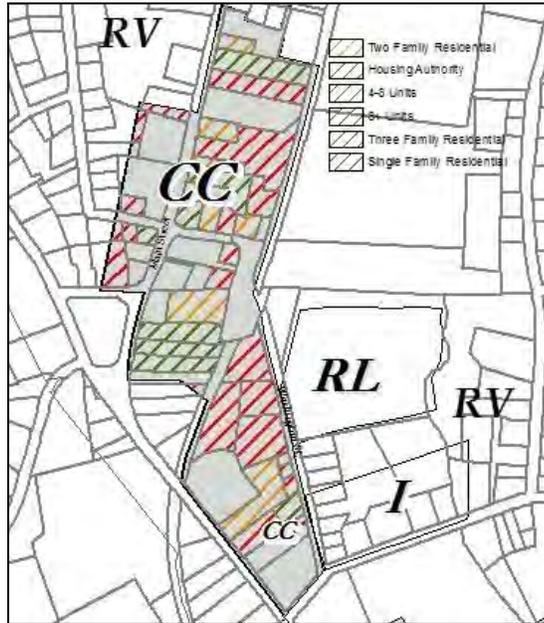


Figure 3 below illustrates a second anomaly in the Monson Center zoning scheme. The CC district in the northern portion of the Downtown contains a high number of properties occupied by residential uses, but dwellings as principal uses are prohibited in the district. Thus, this commercial district is largely composed of nonconforming residential uses. Yet, residential uses are an integral component of the Downtown and enrich the district with vitality and economic stability.

**Figure 3
Residential Uses in One CC District**



Monson should consider re-zoning certain portions of the CC district that are largely residential to RV. The Master Plan actually recommended this approach (page 77). Doing so would remove commercial opportunities for owners, but would place the properties in the district most compatible with their current use. However, it would make a limited number of commercial properties, which now conform to CC rules, nonconforming in the RV district, which does not permit commercial uses.

Other parts of the Downtown area that are largely residential may offer opportunities for new commercial growth and should remain in the CC district. As nonconforming uses, owners may continue to live there, but market forces may act to encourage conversion to commercial uses and strengthen the economic base of the Downtown. The Zoning Bylaw currently allows mixed use properties in the CC district. Without significantly altering the appearance of older homes, the first floor may be restricted to shops and offices, with living quarters remaining on upper floors. First floor commercial uses will extend and enhance the commercial core with viable businesses; upper floor residents will patronize local shops and restaurants and have affordable options for smaller apartments in an active downtown.

Since little vacant developable land exists in the CC district, option one would not spur broad residential growth, but it would help to preserve the existing housing stock and open limited opportunities for new housing. Either solution may be appropriate, which only careful consideration by stakeholders and an in-depth analysis of current conditions can determine.

Summary Recommendations

General Recommendations

1. Form an ad hoc Town Center Zoning Revision Committee to consider the recommendations in this report and present a zoning package to Town Meeting in the spring of 2013.

2. Adopt a Scenic District Map to accompany the Scenic District Review section of the Zoning Bylaw (§4.3).
3. Prepare a Design Manual to illustrate the commercial design standards specified in the Zoning Bylaw (§6.22). The Manual should show typical building and site design elements Monson wishes to promote in the Town Center to assist the Planning Board and Board of Appeals with evaluating site plan applications for conformance with the Zoning Bylaw.
4. Establish a Design Review Committee to advise local land use permitting boards on the quality of commercial development proposals. A Design Review Committee is generally advisory and consists of citizens with expertise in various elements of the development process.
5. Review local permitting procedures and consider ways to streamline the approval process, such as preparation of Development Guide, combined public hearings, formation of a Technical Review Team, etc.
6. Conduct a parking study to identify whether a parking shortage truly exists. If deemed necessary, pursue development of a new public parking lot in cooperation with local merchants.
7. Adopt parking management policies to better utilize existing lots in the Downtown. Work to connect adjacent lots behind Main Street for improved circulation and higher occupancy rates.
8. During site plan or special permit applications, land use boards should review parking plans and seek to coordinate parking layouts with adjacent lots. Allow waivers of compliance with parking ratios if the applicant demonstrates sufficient parking will be available to meet the needs of the project.

Zoning Map Recommendations

Note: Map __ at the end of this section displays the Team's recommendations for Zoning District changes.

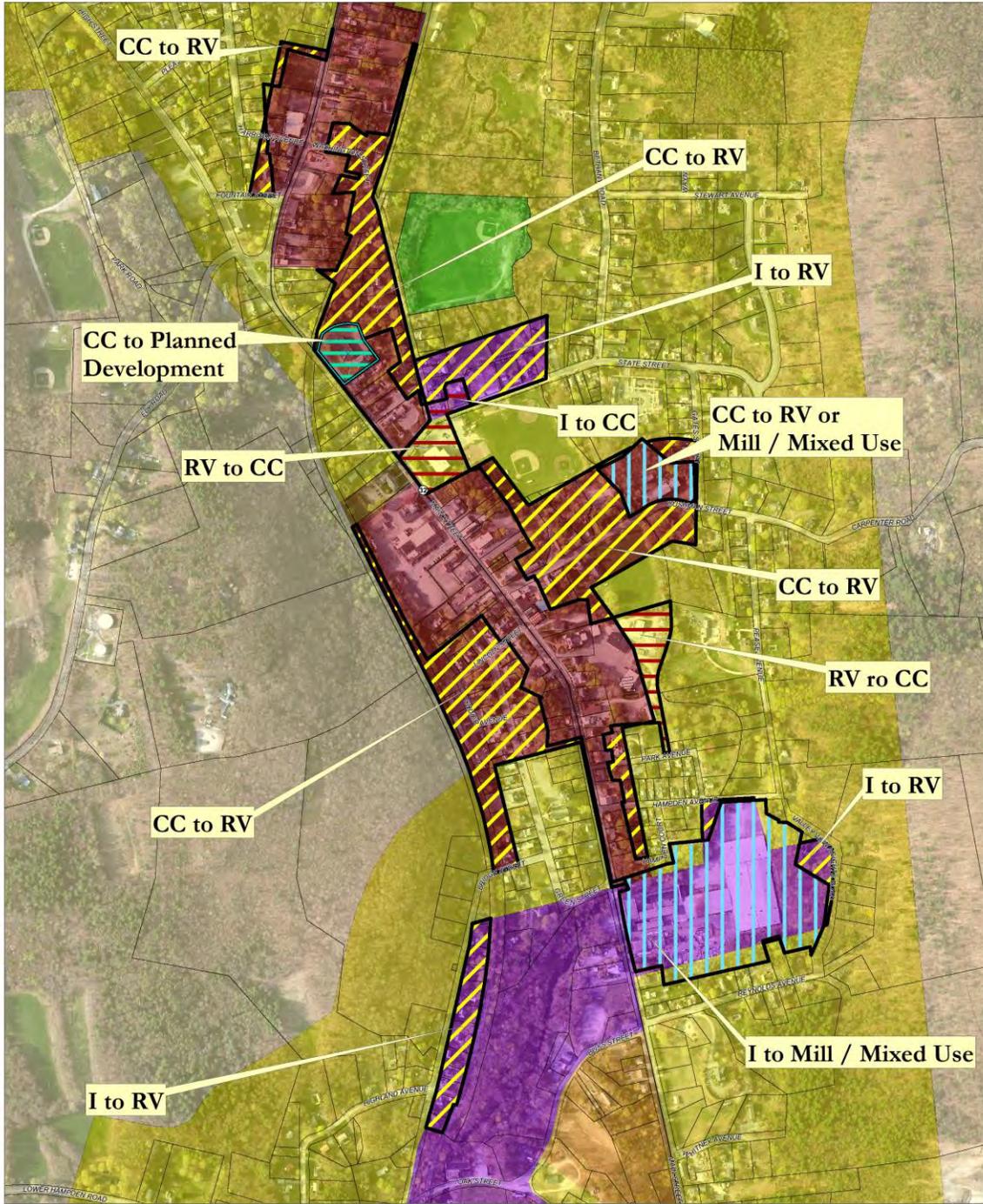
9. Re-zone the IND district at 288 Main Street, the former Zero Corp. property. Officials should consider a new Mill Conversion District or a Mixed Use District to provide new opportunities for the owner to re-develop the site. A mix of uses should be permitted while giving careful consideration to uses that will complement the Downtown and not compete with the strong business base that currently exists.
10. Re-zone certain CC locations, which are predominantly residential in character, to RV. Where over time it is desirable to have residences convert to mixed use properties, retain the CC designation to encourage new activity to the commercial core.
11. Revise the Zoning Map to follow parcel boundaries in Monson Center to allow entire lots to be used for purposes allowed by the district and eliminate 'split lot' issues.
12. Re-Zone the small IND district at the intersection of Main St. and State St. to RV in keeping with its current land use character.
13. Re-zone for former M&M Chemical Co. factory on Cushman St. An RV designation would be consistent with the surrounding neighborhood. Alternatively, the property

could be placed in a new Mill Conversion District or Mixed Use District to facilitate redevelopment of the property and support the economic base of the Downtown.

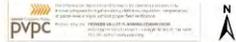
Zoning Bylaw Recommendations

14. Revise the provisions for re-building nonconforming structures demolished or destroyed by a natural catastrophe by: a) extending the time period for reconstruction from two years to three years, and/or b) allowing the replacement structure to occupy a different location on the lot than the previous nonconforming structure if the new location would be less detrimental to surrounding property.
15. In the RV district, reduce the minimum front setback from 40' to 10'.
16. In the CC district, eliminate the minimum front setback of 20' and establish a maximum front setback of 20'; reduce the minimum lot size, perhaps to 5,000 or 10,000 square feet.
17. In the CC district, require a minimum building height of two stories to continue the sense of enclosure formed by building facades.
18. Add the Mixed Use provision as a new line in the Schedule of Use Regulations, and modify Section 6.13 to allow flexibility for adding commercial components in older homes in the CC district.
19. Tweak the permitted uses in the CC district, such as prohibiting new car sales, which are more appropriate for a highway corridor zone.
20. Prohibit on-site parking in front of buildings in the CC district.
21. Allow sharing of parking spaces by uses that have different hours of operation.
22. Adopt parking lot landscaping standards for perimeter and interior landscaping and planting of trees.
23. Reduce parking requirements in CC.
24. Allow Open Space Communities in the RV district and modify the zoning requirements to encourage this use over conventional subdivisions.
25. Require residential uses in CC to be in upper stories or in the rear of larger buildings if sufficient space exists to accommodate new units. Avoid new first floor residential uses with access on Main Street.

Map _ Monson Center Zoning Map Recommendations



Monson Downtown Proposed Zoning Changes



Note: Due to the fact the data layers shown were created at different times and different scales, the zoning does not line up perfectly with the parcel boundaries. Both zoning and flood plain are subject field verification and update.

| | | |
|---------------------|--------------------|--------------------------------|
| Rural Residential | Industrial | Changed to Mill/Mixed Use |
| Residential Village | Central Commercial | Changed to RV |
| Multiple Dwelling | General Commercial | Changed to Planned Development |
| Reserved Land | Changed to CC | Map update: 6/21/2012 |

Appendix 1 Monson Center Zoning Analysis

| | Existing Requirements in Central Commercial District | Existing Conditions in Central Commercial District ¹ | New Urbanism Best Practices Guide ² (2009) and Downtown Zoning Repair Workshop ³ |
|---|---|--|--|
| Min. Lot Size | Most uses: 15,000 sq. ft. Motel or inn: 15,000 plus 2,000 sq. ft per rental unit (but no such uses currently exist) | 58% of the properties in the CC district contain less than 15,000 sq. ft. and are nonconforming. 17% of the parcels have less than 10,000 sq. ft. The average parcel size is 22,350 sq. ft. or about ½ acre. Two properties contain over 2 acres: The supermarket plaza (5.5 ac.) and Paper City Partners, 32 Cushman St. (3.1 ac.) Because so many properties in the CC district do not contain the minimum area, Monson should reduce the requirement to reflect prevailing conditions. | No minimum lot sizes in commercial districts. Lots in smart growth residential zones typically range from 3,000 to 5,000 sq. ft In general, use the low end of prevailing lot sizes in the district as the minimum; fit the standards to neighborhood needs |
| Min. Frontage | 100 ft | 67% of the properties in the CC district contain less than 100 ft. of frontage. Only 7 properties have more than 200 ft. of frontage. The supermarket plaza contains the greatest amount of frontage in the district, over 400 ft. Because so many properties in the CC district do not contain the minimum frontage, Monson should reduce the requirement to reflect prevailing conditions. | No requirement in commercial districts. Residential: 30 - 70 ft for a 1-family home lot ⁴ Use the low end of prevailing frontages as the minimum. |
| Max. Building Height/ # of Stories | 40 ft / 3 stories | Based upon a visual inspection, no properties contain more than 3 stories. No changes are necessary. Existing height limits pose no problems for existing or potential uses. Monson should require that new buildings contain a minimum of two stories to enclose the public domain and provide the level of density appropriate to a Town Center. | Residential: 2.5 stories or 30 ft maximum Not taller than iconic town buildings |
| Front Setback | 20'. In addition, Note A states: Front yards across the street from a residential district shall be landscaped with no parking in such yards. | 65% of properties do not meet the minimum front setback of 20'. 36 lots (33%) are set back 10' or less from the front lot line; 15 lots have no front yard at all, i.e. they are right on the sidewalk. | 5'-25'. Identify a "build-to" line, not a front setback requirement, and no different setbacks for |

¹ Rough estimates determined using Pictometry oblique images and distance measurement tools

² New Urbanism Best Practices Guide (2009) recommendations are based partially on the Transect 4 Urban Neighborhood (or General Urban) Zone, a zone that is primarily residential, but still relatively urban in character. This zone has strongly identifiable neighborhoods, each with their own center that you can walk to in 5 minutes or less. Ideally, the streets have 5' wide sidewalks on both sides, as well as raised curbs. Housing consists mostly of single family homes, duplexes, townhouses and accessory units.

³ Held at the National Conference of the American Planning Association (2011)

⁴ Based on the Transect 4 General Urban Zone. These recommendations are based on lot width ranges for regular shaped lots. Lot depths range from 80' to 130'.

| | Existing Requirements in Central Commercial District | Existing Conditions in Central Commercial District ¹ | New Urbanism Best Practices Guide ² (2009) and Downtown Zoning Repair Workshop ³ |
|--|--|---|--|
| | | <p>The average front setback is about 21.5'.</p> <p>Monson should consider a maximum front setback (build-to line) for the CC district rather than a minimum setback. In town centers it is preferable to locate commercial buildings close to the street rather than set away from the street. Buildings close to the street provide a sense of enclosure and enhance visual interest for pedestrians. Merchants can offer attractive displays for window shopping. Deep setbacks create dead space, which is often filled with parking, and discourage pedestrian activity. Corner lots should have a build-to line on both sides of the lot that have street frontage.</p> | <p>commercial versus residential buildings</p> <p>For commercial uses, use front lot line as build-to line. For residential uses, measure prevailing setbacks to determine the build-to lines to insure new development follows tradition.</p> |
| Min. Side Setback | <p>10'. In addition, Note B states: Side and rear yards shall have a 20-foot wide buffer as described in §5.1.10.</p> <p>Note C states: Where each owner of abutting lots in CC district agrees to build on a common lot line, no side yard shall be required, provided that no building or group of attached buildings constructed on separately owned lots shall result in combined rear yards that exceed 200' in total length between side yards giving vehicular access to a street or way.</p> | <p>65% of the lots contain at least one side yard that does not contain the minimum requirement of 10'. 10 lots (9%) appear to have both side yards that do not contain a minimum of 10'.</p> <p>There appears to be a conflict between the 10' side yard setback and Note B, which requires a 20-foot landscaped buffer.</p> <p>The 10' side setback appears reasonable, and the ability to attach buildings along their sides via Note C may be useful in some situations.</p> | <p>Monson should promote shared driveways or alleys between adjacent lots to provide convenient access to parking lots behind buildings. This may eliminate side-by-side driveways, which add unnecessary turning movements onto Main St. and help patrons find vacant parking spaces.</p> |
| Min. Rear Setback | 20' See Note B above. | <p>Unable to estimate.</p> <p>The 20-foot rear setback is reasonable given the existing building pattern and the need to provide some separation between commercial and residential properties.</p> | |
| Max Bldg Coverage Min. Open Space % | <p>50% Maximum Building Coverage</p> <p>No Minimum Open Space Percentage is required.</p> | <p>Unable to estimate percentage of building coverage from Pictometry analysis.</p> <p>Because many commercial properties are on small lots anyway, it is likely many lots would not comply with this standard. However, most lots are nonconforming with respect to other standards and the maximum building coverage standard by itself probably does not cause many otherwise conforming lots to be nonconforming.</p> <p>This standard does not serve a useful purpose in the CC district since the area is almost fully built out. A minimum open space percentage might provide some open space for passive enjoyment.</p> | <p>Extent of building coverage is not a major concern in a town center where concentrated development creates desirable activity. The quality of open space is more important, especially natural or landscaped areas that encourage contemplation or quiet conversation.</p> |

| | Existing Requirements in Central Commercial District | Existing Conditions in Central Commercial District ¹ | New Urbanism Best Practices Guide ² (2009) and Downtown Zoning Repair Workshop ³ |
|-----------------------------|--|---|---|
| Parking Requirements | <p>§2.4 exempts existing uses in the CC district from complying with parking standards, until a use is expanded by more than 20% after the effective date of the Bylaw.</p> <p>Single-family dwelling: 2 spaces per dwelling unit and accessory apartment. Home occupation: 1 add'l space</p> <p>Multi-family dwelling: 1.5 spaces per unit</p> <p>Retail, office, business, services, banks, etc.: 1 space per 200 sq. ft. on the 1st floor, plus 1 space per 400 sq. ft. on other floors</p> <p>Restaurant, tavern: 1 space per 4 seats</p> <p>Gas station: 3 space per service bay, but not less than 1 space per 100 sq. ft</p> <p>Theater, auditorium: 1 space per 4 seats</p> | <p>Most lots in the CC district do not have sufficient area to provide the amount of parking the Bylaw requires. However, on-street spaces provide an important supply for merchants. While §2.4 benefits existing businesses, it may discourage expansions if businesses are unable to provide the parking spaces required for the existing and new floor area. Lack of parking should not stifle business expansion. More importantly, the Planning Board should review parking lot plans to coordinate the provision of parking in the Downtown and manage traffic circulation. Monson should require site plan review for changes in use or expansions in lieu of requiring parking increases when exceeding the 20% criteria.</p> <p>Anecdotal reports indicate Downtown patrons believe there is a shortage of parking. A parking supply and demand study would identify whether a lack of parking actually exists and determine the number of spaces needed.</p> <p>Monson may wish to consider a variety of parking strategies such as:</p> <ul style="list-style-type: none"> ● Prohibit parking within the front yard in the CC district. Locate lots to the side and rear of buildings wherever possible. ● Lower the parking ratios for uses in the CC district since on-street spaces satisfy much of the demand. ● Allow sharing parking among uses that have different hours of operation. ● Promote cooperation among property owners to allow general public parking where capacity exists. ● Connect parking lots in the rear of buildings to help motorists find an available space. Coordinate parking lot circulation to provide continuous secondary access parallel to Main St. ● Provide a public parking lot in a convenient location. ● Eliminate the requirement to meet the full amount of parking required when an expansion occurs. Instead, allow owners the option of providing parking off-site in a near-by lot. Adopt a flexible provision that allows a parking waiver by gaining credit for mixed use projects, on-street parking, shared parking, or | <p>Varies, but often reduced greatly from conventional zoning codes. Some sources recommend no off-street parking requirement for individual downtown uses and sites. Exhaust parking management approaches before developing a downtown parking lot, and then only when it will not interrupt the primary retail street.</p> |

| | Existing Requirements in Central Commercial District | Existing Conditions in Central Commercial District ¹ | New Urbanism Best Practices Guide ² (2009) and Downtown Zoning Repair Workshop ³ |
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| | | presenting evidence that the proposed use(s) will require less parking than the Bylaw requires. | |
| Accessory Residential Units | Allowed by special permit of the Board of Appeals in CC, GC, RV, RR and RL. A unit may not exceed 700 sq. ft or 35% of total livable area of the dwelling unit, whichever is greater. Only allowed within a single family home. | Accessory apartments are appropriate for the Town Center where water and sewer services are available to accommodate higher density. The Bylaw states that the lot must meet the frontage and area requirement of the district; however, since many homes are on nonconforming lots, the provision would significantly reduce the number of potential cases without obtaining a variance. Conformance with area and frontage requirements should not be required in the CC district. Units could also be allowed in accessory buildings on the lot, provided a unit does not exceed 700 sq. ft. | Accessory units may occur as both interior alterations and in detached structures. They help to increase the supply of affordable units for single person households with little impact on town services. |
| Home Occupations | Allowed by right in RR, RV, CC, and GC. The Bylaw provides strong protections, including limiting non-resident employees to two, prohibiting changes to the appearance of the home, and requiring all operations to take place within the home or accessory building. | The home occupation regulations are reasonable and do not appear to be causing any difficulties in the Downtown. Home occupations are entirely appropriate in this area as a way to expand commercial services in the Town Center. Given that many commercial uses exist side-by-side with residential uses, the protections in the Bylaw should curtail negative impacts on abutting residences. | |
| Residential Uses • 1 and 2 family homes | Single Family and Two-Family Homes are prohibited in the CC District. , Upper Floor Apartments in Mixed-Use Buildings | The prohibition of single and two-family homes in the CC district is not consistent with existing conditions. There are many homes in the Downtown, all of which are made non-conforming by the prohibition. The concentration of commercial development is not so great as to negatively impact residents of single family homes. Home occupations are allowed by right. Dwellings add to the overall vitality of the district. The prohibition of single family homes should be relaxed. This could be accomplished by allowing the use by-right, or by re-drawing zoning boundaries to place concentrations of homes in the RV district. Few undeveloped lots exist in the Downtown, and there is little likelihood that property owners would replace more valuable commercial structures with single family homes. | Decrease emphasis on use and use-separation, place more emphasis on building form. |
| • Multi Family Dwellings | Multi-Family Dwellings are prohibited in the CC district and are allowed by special permit in the RV and RR district subject to §6.2. According to §6.2, dwellings may contain no more than 8 units, structures must be at least 50' apart, | Town-wide, Monson has approved re-zoning 3 properties totaling about 7.7 acres to a Multiple Dwelling (MD) district. One MD district is in the Downtown and contains a three-story apartment building at 105 Main Street on a one-acre lot. This property pre-existed the adoption of zoning. | |

| | Existing Requirements in Central Commercial District | Existing Conditions in Central Commercial District¹ | New Urbanism Best Practices Guide² (2009) and Downtown Zoning Repair Workshop³ |
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| | <p>parking may not occur in a required yard, and no parking area may contain more than 20 spaces.</p> <p>To develop new multi-family uses, owners must obtain a vote by Town Meeting to rezone land to a Multiple Dwelling (MD) district.</p> | <p>The Bylaw does not specify dimensional requirements for the MD district. In the RV district, multi-family dwellings must be on a lot of 31,000 sq. ft. and have 125' of frontage. With a density of 8 units per building, the density equates to 11.2 units per acre. However, Town Meeting must approve a re-zoning to MD to authorize the use.</p> <p>Multi-family dwellings could be allowed by special permit in the CC district, subject to the specifications of §6.2, to add to the vitality of the Downtown.</p> <p>The Use and Dimensional Tables should contain a category for the MD district and specify preferences for density and massing to provide better guidance to prospective developers. A density of 11 units per acre may be greater than Monson residents would prefer. Such a high density would also require a connection to the municipal sewer system.</p> | |
| <ul style="list-style-type: none"> • Mixed-Use Allowed by right with site plan review | <p>Mixed residential and business structures are permitted by special permit in the CC and GC districts.</p> <p>§6.13 regulates the development of mixed use properties. It provides a mechanism to authorize such uses in a reasonable manner with oversight by the Board of Appeals.</p> | <p>This is desirable for the CC district. There are many instances where a first floor contains retail or service uses, and apartments occupy upper-story space. Since it is beneficial to a downtown area to contain residential uses, this provision can add activity to the downtown, especially in the evening when shops close. It provides a reasonable alternative for using upper story space in areas where the demand for commercial uses is not strong enough to fill the space.</p> <p>Because most of the buildings in the CC district pre-date zoning, the bylaw relaxes dimensional regulations for pre-existing structures in order to accommodate mixed use buildings. §6.13 allows a relaxation of the minimum area requirement to accommodate dwelling units in the building “which may be determined by the Board of Appeals as being appropriate”, and the Board may also relax building coverage, open space percentage, etc. as may be reasonable to allow mixed use development.</p> | <p>Planning best practices encourage the use of upper floor space in village areas as apartments to meet a local demand for rental units, particularly in communities that zone most of the land for single family homes.</p> |
| <p>Commercial & Civic Uses permitted by right with site plan review</p> | <p>The CC district allows a variety of institutional and commercial uses as befitting a center of commerce: auto repair, bank, professional office, restaurant, retail, service, veterinary hospital, day care, church, school, theater, etc.</p> <p>Fast Food Restaurants are prohibited.</p> | <p>In the CC district, some uses that now require a special permit should be allowed by right subject to site plan approval. These include public library/museum, civil defense facility, parks and playgrounds, and private museum/art gallery.</p> <p>New car dealers should be prohibited since such uses require large lots with a long frontage and have extensive parking areas for new</p> | <p>Decrease emphasis on use and use-separation, and place more emphasis on building form</p> <p>Bed & Breakfasts and other compatible uses should be allowed. Prohibit uses that</p> |

| | Existing Requirements in Central Commercial District | Existing Conditions in Central Commercial District ¹ | New Urbanism Best Practices Guide ² (2009) and Downtown Zoning Repair Workshop ³ |
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| | | vehicles. Buildings are usually single story, which is not consistent with other buildings in the Downtown. Such uses discourage pedestrian activity due to monotonous visual quality. | undercut the downtown's brand identity as a walkable place, e.g. automotive orientation or service; drive-ins; stand-alone parking; uses that are unsightly or generate unwanted side effects; avoid non-retail uses on the ground floor of the prime retail street face. |

Appendix 2 Dimensional and Density Regulations

| District | Use | Minimum Lot Area (sq. ft. or as noted) | Minimum Frontage (ft.) | Minimum Front Yard (ft.) | Minimum Side Yard (ft.) | Minimum Rear Yard (ft.) | Maximum Height (ft.) | Maximum No. of Stories | Maximum Bldg. Cov. (%) | Minimum Open Space (%) | Other |
|----------|---|--|-------------------------------------|--------------------------|-------------------------|-------------------------|----------------------|------------------------|------------------------|------------------------|--|
| RV | Any permitted use | 20,000 | 125 | 40 | 15 | 40 | 40 | 3 | 25 | | |
| | Multi-family | 31,000 | 125 | 40 | 40 | 40 | 40 | 3 | 25 | 30 | 15 foot landscaped buffer is required along side and rear lots abutting property not already containing a buffer strip along said lot line. Maximum number of dwelling units per structure: 4. |
| | Congregate housing for elderly or handicapped | 31,000 plus 2,000 per bedroom | 125 | 40 | 40 | 40 | 40 | 3 | 25 | 30 | Maximum number of dwelling units per structure: 6 |
| RR | Any permitted use | 60,000 | 200 | 50 | 20 | 50 | 40 | 3 | 15 | | |
| | Congregate housing for elderly or handicapped | Per dwelling unit: 44,000 | For 3 dwelling units: 300 | 75 | 75 | 50 | 40 | 3 | 20 | 40 | Maximum number of dwelling units per structure: 4 |
| | Open space community | 10 acres | 500 (landscaped buffer along a way) | | | | | | | | 500-foot buffer off existing way |
| | | Per dwelling unit: 30,000 | 125 | 40 | 20 | 40 | 40 | 3 | 15 | | New building lot on newly created way |
| | Kennel | More than 3 but less than 10 dogs: 4 acres; ten or more dogs: 10 acres | 200 | 500 | 500 | 500 | 15 | 1 | 10 | | 75-foot landscaped buffer required along side and rear lots abutting property not already containing a buffer strip along said lot line |

| District | Use | Minimum Lot Area (sq. ft. or as noted) | Minimum Frontage (ft.) | Minimum Front Yard (ft.) | Minimum Side Yard (ft.) | Minimum Rear Yard (ft.) | Maximum Height (ft.) | Maximum No. of Stories | Maximum Bldg. Cov. (%) | Minimum Open Space (%) | Other |
|----------|-----------------------------|--|------------------------|--------------------------|-------------------------|-------------------------|----------------------|------------------------|------------------------|------------------------|---|
| | Multi-family | 10 acres | 500 | 150 | 100 | 100 | 40 | 3 | 20 | 30 | Maximum number of units per structure: 8. 75-foot landscaped buffer required along side and rear lots abutting property not already containing a buffer strip along said lot line. |
| | | Per dwelling unit: 20,000 | 200 | 50 | 20 | 50 | | | | | |
| | Estate lots | 10 acres | 40 | 50 | 20 | 50 | 40 | 3 | 25 | | |
| CC | Any permitted use | 15,000 | 100 | 20 note "a" | 10 notes "b" & "c" | 20 note "b" | 40 | 3 | 50 | | |
| | Motel or motor inn | 15,000 plus 2,000 per rental unit | 100 | 20 note "a" | 50 | 75 | 40 | 3 | 50 | | |
| GC | Any permitted use | 50,000 | 200 | 40 note "a" | 12 note "b" | 30 note "b" | 40 | 3 | 40 | | |
| CR | Camping trailer campgrounds | 25 acres | 500 | 200 | 75 note "d" | 75 note "d" | 40 | 3 | 30 | 40 | Maximum number of campsites per acres: 10 |
| I | Any permitted use | 40,000 | 150 | 40 | 30 | 30 | 40 note "f" | 3 note "f" | 40 | | |
| FPD | Any permitted use | 40,000 | Note "e" | 40 | 30 | 20 | 40 | 3 | 25 | | |
| WSP | Any permitted use | Note "e" | Note "e" | Note "e" | Note "e" | Note "e" | Note "e" | Note "e" | Note "e" | | |

Notes for Tables 1 & 2

- Note a Front yards across the street from a residential district shall be landscaped with no parking in such yards.
- Note b Side and rear yards shall have a 20-foot wide buffer as described in Section 5.1.10 of existing Bylaw.
- Note c Where each owner of abutting lots in CC district agrees to build on a common lot line, no side yard shall be required, provided that no building or group of attached buildings constructed on separately owned lots shall result in combined rear yards, exceed 200 feet in total length between side yards giving vehicular access to a street or way.
- Note d Side yard shall have a 100-ft. wide buffer and the rear yard shall have 200-ft. wide buffer as described in Section 5.1.10 of existing Bylaw.
- Note e Within the overlay district, the dimensional regulations of the underlying district shall remain in effect.
- Note f For a maximum building height over 40 feet in the industrial district, a special permit from the Fire Chief must be obtained.
- Note g The raising and keeping of livestock for the private use of the owner is permitted as an accessory use on a parcel which is not agriculturally exempt, but which contains not less than one and one-half (1 1/2) acres of land for the first grazing animal unit and an additional one half (1/2) acre of land for each additional grazing animal unit providing no accessory building for the housing of animals is located within 75 feet of any lot line.
- Note h The Board shall place such reasonable restrictions and conditions upon the granted exception as they deem necessary under the purpose of the Zoning Bylaws.
- Note i Public Utility installations, provided there are no service or storage yards in connection therewith, as a special permit for an exception after approval of the Board of Appeals. The Board of Appeals may require such safeguards as will preserve the residential character of the neighborhood.
- Note j Public utility building or structure, including storage yard, where properly landscape buffered from any other use.
- Note k Automotive service stations, public garages, and repair garages, provided:
- a. No part of such use shall be less than 100 feet from a residence district;
 - b. No vehicular access from such premises to a street shall be less than 300 feet along a street to the nearest part of property used or held to used for a school, library, church, playground, park, recreation, social or community center, or a hospital or institution for the ill, handicapped or feeble;
 - c. Vehicular accesses to such premises shall not be located where they will constitute a traffic hazard; such entrances and exits to street shall be approved by the Board of Selectmen as to location and construction with the intents and purposes of this Bylaw.