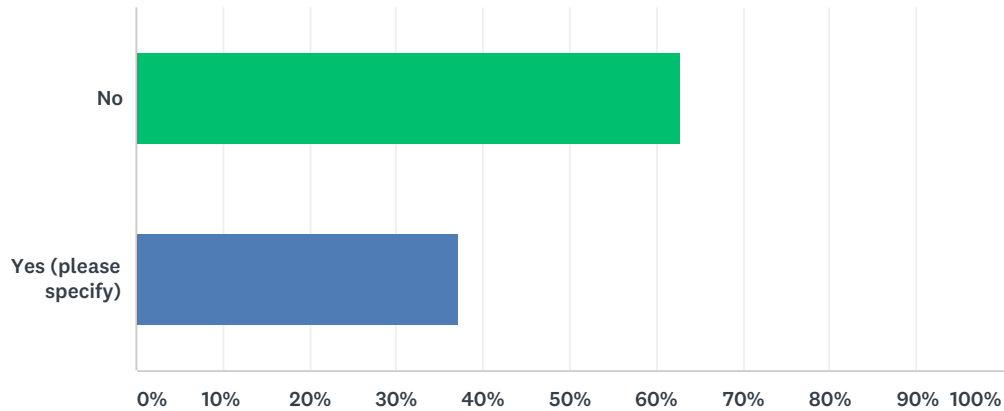


## Envision Concord Survey Results – Open Questions/Comments Attachment

This attachment is to be viewed as an addition to the [Envision Concord Survey Results](#) document. The only questions and responses included in this attachment are those that had open questions or space for comments. The responses have been included in-full.

### Q3 Is there a topic or quality missing from the above?

Answered: 457 Skipped: 1



ANSWER CHOICES	RESPONSES	
No	62.80%	287
Yes (please specify)	37.20%	170
TOTAL		457

#	YES (PLEASE SPECIFY)	DATE
1	rural feel	10/16/2017 5:51 PM
2	Public health--housing near superfund site, tick born disease epidemic, drug use, suicides	10/16/2017 5:43 PM
3	Minimization of development interests, which I would rank highly	10/12/2017 9:47 PM
4	diversity of population	10/12/2017 8:24 PM
5	schools	10/12/2017 5:02 PM
6	Town service	10/11/2017 9:55 PM
7	FREE PARKING in support of businesses	10/11/2017 9:15 PM
8	Diversity	10/11/2017 4:26 PM
9	Nanny laws such as the plastic water bottle ban	10/11/2017 10:29 AM
10	undeveloped land	10/11/2017 8:01 AM
11	public employees	10/10/2017 8:34 PM
12	management of tourism and overcrowding of visitors	10/10/2017 8:06 PM
13	Health of wildlife	10/10/2017 8:04 PM
14	the intangible sense of community and civic participation and engagement	10/10/2017 7:21 PM
15	communications between citizens and govt. and process of governance	10/10/2017 4:15 PM
16	1. Residents' commitment to maintaining Concord's character. 2. Diversity, people with various backgrounds, income levels	10/10/2017 4:04 PM
17	Rush hour traffic congestion sites on 2. 2A, and Lowell Road. Build overpass at rotary now for Rte 2 through traffic.	10/10/2017 12:13 PM
18	Governance	10/10/2017 11:22 AM
19	Affordability of "ordinary" homes, not just one-percenters	10/10/2017 10:21 AM

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20	(1) Spaces that encourage people to talk to each other. (2) Transparent town government.	10/9/2017 11:27 PM
21	Scholarly activity which benefits the community, such as the festival of authors, and the quality of the library	10/9/2017 9:39 PM
22	Maintaining integrity of architecture in Concord's established neighborhoods e.g. Conantum	10/9/2017 8:33 PM
23	Planning of land use and adherence to current land use bylaws.	10/9/2017 7:34 PM
24	Property tax rate	10/9/2017 4:22 PM
25	town government - disenfranchisement caused by Town Meeting, no term limits for Town Manager	10/9/2017 4:07 PM
26	Community building: allowing and helping all residents to connect with each other	10/9/2017 3:15 PM
27	Gathering places and events that bring residents together and create community AND is Concord a good place to work - jobs, public transportation, parking, etc	10/9/2017 2:34 PM
28	Role of town governance	10/8/2017 6:08 PM
29	Zoning, land use planning and adherence to existing bylaws	10/8/2017 10:38 AM
30	Parking for shoppers be free. To be able to Park Fee to spend money;	10/8/2017 8:42 AM
31	Lowering speed limits in Concord to 25 mph or below; current speed limits prioritize cars over adult and child safety walking and biking.	10/7/2017 8:04 PM
32	Diversity of culture	10/7/2017 7:17 AM
33	Feeling of diversity and inclusiveness for individuals with disabilities and of different racial/ethnic backgrounds	10/6/2017 8:05 PM
34	Concord is an very expensive town,the price so could go lower,also many buisness are closing because of that	10/6/2017 8:03 PM
35	Fostering/preserving economic diversity	10/6/2017 5:04 PM
36	Preserving the unique feel the town's varied neighborhoods	10/6/2017 3:26 PM
37	vibrant, eclectic downtown area	10/6/2017 3:18 PM
38	Economic Development Grants for local residents to start sustainable businesses	10/6/2017 2:10 PM
39	Economic category is too broad. I support local shops and small businesses that service residents, but I don't think bigger businesses need additional support. We certainly don't need more banks, investment services, or mortgage brokers.	10/6/2017 12:23 PM
40	access for all	10/6/2017 9:27 AM
41	Cost of living	10/5/2017 9:19 PM
42	Real estate taxes to support improvements. Real estate taxes have gone up 50% over the past 10 years so while all of the topics above are important, the town also needs to be somewhat focused on keeping spending in check.	10/5/2017 6:20 PM
43	Community/family events	10/5/2017 3:55 PM
44	Preservation of historic character of town, avoiding overdevelopment of housing	10/5/2017 2:42 PM
45	quality of restaurants, food shopping and PRICES of everything	10/5/2017 1:21 PM
46	It is difficult to rank these items, some deserve the same ranking	10/5/2017 1:03 PM
47	Addressing inclusion of racial and ethnic diversity	10/5/2017 5:45 AM
48	walking dogs off leash in conservation areas	10/4/2017 9:23 PM
49	While you have sustainability, in its broadest sense it encompasses many elements in the other categories.	10/4/2017 11:35 AM
50	Important that Concord be seen as a safe and welcoming community for people of all races, national origins and sexual orientations	10/4/2017 11:32 AM
51	Transparency in governance. This ranking is forced and doesn't reflect the nuanced balance among all elements. Community engagement in town governance is equally important.	10/3/2017 8:32 PM

## Envision Concord Survey

52	We need an overall sustainability systems/net zero carbon emissions approach to guide all our decision making. This was voted on town meeting 2017 in Article 51. Those goals should be incorporated in all town planning.	10/3/2017 6:47 PM
53	Community Services (Ex. programs for children, the elderly, or disabled people)	10/3/2017 4:53 PM
54	encouraging diversity	10/3/2017 4:27 PM
55	community and human services provided to meet the changing demographics of the community	10/3/2017 12:11 PM
56	Commitment to Social Justice	10/3/2017 10:29 AM
57	Above exercise is not useful. All of these things are very important	10/3/2017 10:14 AM
58	Education and income range are ot specifically mentioned althouh I read them as there by implication	10/3/2017 9:10 AM
59	Education is not on the list of 8 - that's in my top three... maybe first. That's a key element of Concord's attractiveness to young families, the lifeblood of the town's future.	10/3/2017 7:50 AM
60	It is getting difficult to navigate the Village as a pedestrian because of increasing traffic.	10/3/2017 7:27 AM
61	Figuring out how to share our wonderful natural and historic resources with the greater public without ruining them in the process. It is important not to become an exclusive community, but to preserve our resources. To achieve this will cost money.	10/2/2017 10:41 PM
62	accessibility	10/2/2017 7:49 PM
63	The great negative impact of pressure to grow. This must be resisted or nothing else will matter.	10/2/2017 3:02 PM
64	Welcoming and embracing diversity - racial, economic etc. & also ensuring that needs of elders & the disabled are met.	10/2/2017 1:57 PM
65	Ranking of issues seems somewhat bizarre. Sustainability ought to embody all of the above.	10/2/2017 1:09 PM
66	Residential neighborhood: inter-resident communcation, community building and sustainability	10/2/2017 11:20 AM
67	Schools lumped into 'facilities', but education <u>quality</u> is a big driver in 'desirability', which was the question.	10/2/2017 9:26 AM
68	Capacity and capabilities for ongoing innovation, both short term and long term. Concord will continue to need to reinvent itself and respond to rapidly changing lifestyle trends.	10/2/2017 8:53 AM
69	Services for seniors	10/2/2017 7:33 AM
70	Preserve and protect open spaces	10/1/2017 8:23 PM
71	traffic specifically non local automobiles cutting through town to avoice route 2	10/1/2017 8:21 PM
72	Tourism	10/1/2017 7:49 PM
73	Zoning to limit developer-bought properties getting knocked down to build mansions well beyond the needs or desires of buyers.	10/1/2017 7:23 PM
74	a combination of open space and land use: the unusual % of active farms and the importance of their existence as part of our town	10/1/2017 7:15 PM
75	Public Schools should be separate fromther infrasturcture. Many categories could be revised for clarity and comprehensiveness	10/1/2017 7:14 PM
76	Improving Public Transportation, including free all day parking for monthly pass holders.	10/1/2017 7:00 PM
77	Houses that are oversized and use more than their fair share of resources are the gorilla in the room	10/1/2017 6:31 PM
78	safety	10/1/2017 12:50 PM
79	Senior services	10/1/2017 11:10 AM
80	tighter enforcement of laws (ex denial of MOST exceptions)	10/1/2017 10:58 AM
81	wetland preservation to reduce flooding and preservation of wildlife habitat and wildlife corridors	9/30/2017 6:31 PM
82	Local Restaurants/bars - We make this way too difficult on new businesses.	9/30/2017 6:03 PM
83	Addressing the needs of a more diverse population	9/30/2017 11:58 AM

## Envision Concord Survey

84	Types of local businesses (avoiding chains and franchises for example)	9/30/2017 11:54 AM
85	ACCESS to open space and conservation land is key. Right now, they are threatened by abutting landowners limiting parking, lack of signs as well as misguided regulation attempt such as trying to limit off-leash dog walking.	9/29/2017 1:10 PM
86	Education, early childhood, school-aged, and contineing/adult.	9/29/2017 12:01 PM
87	% of capital spent on schools. Education should be priority	9/29/2017 11:17 AM
88	Social Engagement - Promoting citizen participation, neighborliness and a sense of identification/belonging with being a "Concordian"	9/29/2017 10:00 AM
89	Traffic / Road planning and congestion	9/28/2017 7:32 PM
90	FARMS!!!! We need them in town. And we need to have more farmers markets in town, not just once a year.	9/28/2017 6:12 PM
91	agriculture	9/28/2017 3:36 PM
92	Affordability regarding property taxed	9/28/2017 3:29 PM
93	Services - Expanding Emergency Service to grow with the town, COA - Keeping older residents able to stay here	9/28/2017 10:08 AM
94	Social cohesion.Social interaction events.	9/27/2017 7:59 PM
95	Questions 1 and 2 seem very similar, but differ in voting method, which is puzzling. Also, question #2 does not include public schools.	9/27/2017 12:22 PM
96	preserving the character of concord (open space, protected land, agriculture, history, arts). In fact there is little mention of agriculture in the proposed plan. Agriculture in Concord has been a growth area in the last few years as evidenced by Ag Day. PS, who ever set up this survey is an idiot for allowing this free text question to be in a single line text box. it's almost like you don't want anyone to respond in any meaningful way.	9/27/2017 6:40 AM
97	Schools	9/27/2017 4:29 AM
98	School quality in terms of education and not just faciilites	9/26/2017 2:13 PM
99	not missing, but everything is a number 1 really	9/26/2017 11:05 AM
100	better pedestrian and bicycle safety and road AS WELL AS increasing driver awareness and education	9/26/2017 10:30 AM
101	Cell phone coverage!	9/26/2017 8:42 AM
102	Senior services/community services	9/26/2017 7:03 AM
103	I don't see these things as mutually exclusive, so the ranking isn't an accurate viewpoint	9/25/2017 11:12 PM
104	mobility should be split. Mobility by bike, on foot, or public transport is very different from car.	9/25/2017 9:05 PM
105	Electric Car Parking infrastructure	9/25/2017 8:41 PM
106	public support of people with limited means--like the elderly.....having a hospital	9/25/2017 8:41 PM
107	The importance of Farm Land!	9/25/2017 4:23 PM
108	Sustainable habitat for wildlife. Maybe that is part of but not the focus of Open Space and Natural Resources, but it doesn't seem to have enough emphasis. And it should be a major part of Land Use.	9/25/2017 12:38 PM
109	Schools! It's the no. 1 reason most families move to Concord.	9/24/2017 8:32 PM
110	Would be great if shops in Concord Center served residents vs. tourists. Less expensive and good ethnic restaurants are needed.	9/24/2017 7:23 PM
111	Tax Fairness	9/24/2017 3:31 PM
112	Concord is getting too congested, urban and built-up. It used to have a more serene, bucolic feel. And the new parking meters are a monstrosity.	9/24/2017 2:36 PM
113	wildlife conservation	9/24/2017 11:12 AM
114	bike lanes; preventing cars from cutting through and clogging up concord roads	9/24/2017 9:57 AM

## Envision Concord Survey

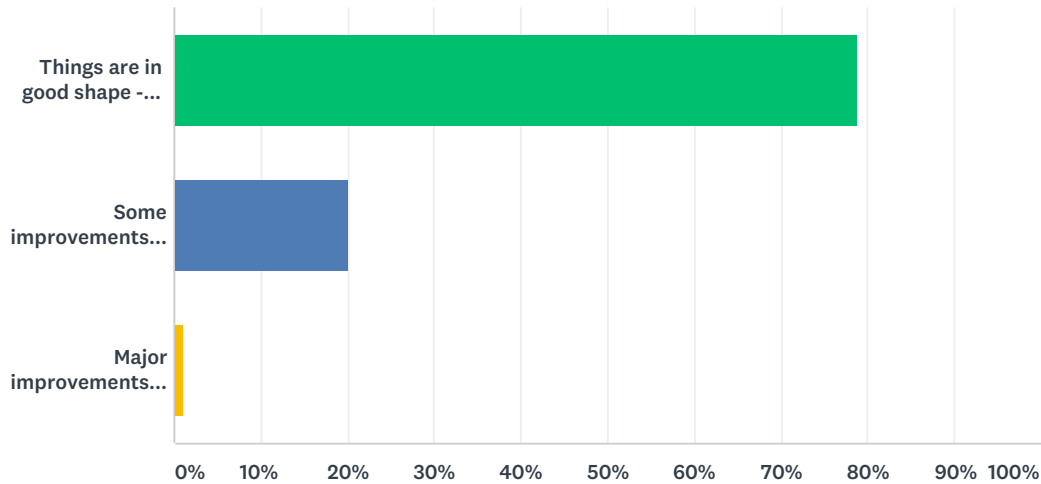
115	abrupt adaptation to abrupt climate destabilization based on latest climate science = 10% emission cuts per year for developed countries. "Sustainability" element greenwashes the existential issue for the sake of a popular plan.	9/24/2017 7:22 AM
116	Services like town internet	9/23/2017 1:03 PM
117	cultural diversity	9/23/2017 11:07 AM
118	health of land and people - Deer caused habitat loss, invasive plant species, tick borne diseases	9/23/2017 7:01 AM
119	Keeping taxes reasonable	9/23/2017 6:55 AM
120	More sidewalks! If there were more kids could safely travel around town.	9/22/2017 7:57 PM
121	Important to have more info get to citizens that cannot attend committee meetings. Small group imposing their ideas.	9/22/2017 4:22 PM
122	Neighborlyness	9/22/2017 12:09 PM
123	public schools and lifelong learning	9/22/2017 6:58 AM
124	Finance focus/responsibility for town wide initiatives	9/21/2017 8:40 PM
125	Responsive and supportive town administrators	9/21/2017 7:47 PM
126	relates to "mobility" - ease of walkability, bike lanes/racks, ease of parking. in a car-dependent town, it's unsustainable and reckless to charge for parking in the current model. even Arlington doesn't charge for parking in most places, and there are quantifiably more opportunities and resources there!!	9/21/2017 5:02 PM
127	Climate resiliency. Also, examples of open space should include wildlife habitat and protection of ecosystems.	9/21/2017 4:51 PM
128	Quality of public services and their offices/headquarters. We do really well in some areas and could do better for others (i.e. better facilities for our police and fire departments, etc)	9/21/2017 3:19 PM
129	Not exactly, but to rank these separately is difficult - they are ALL important and relate to each other. A plan has to put a lot of these on equal footing. Housing development and destruction of natural resources is out of control. Slow things down, make it hard, get more volunteers to keep an eye on things, we want to help stop developers from bending/skirting the rules.	9/21/2017 11:37 AM
130	More affordable and ethnic restaurants	9/21/2017 11:12 AM
131	Recognition of the needs, abilities & limitations of older population	9/21/2017 10:39 AM
132	Schools	9/21/2017 7:54 AM
133	More emphasis on viable, timely transportation in/out of town	9/20/2017 9:18 PM
134	Affordability. It doesn't do much good to have houses, shops and restaurants if they are out of reach.	9/20/2017 9:13 PM
135	agriculture local farms and farmstands	9/20/2017 8:20 PM
136	Public Schools	9/20/2017 8:03 PM
137	Governance.	9/20/2017 2:44 PM
138	churches	9/20/2017 12:31 PM
139	traffic concerns	9/20/2017 10:22 AM
140	Community participation	9/20/2017 10:07 AM
141	small houses being torn down and replaced by oversized McMansions	9/20/2017 8:37 AM
142	This is a test response. Please disregard	9/20/2017 7:20 AM
143	The total change of our town due to mansionizing.	9/20/2017 7:09 AM
144	Taxes	9/20/2017 5:18 AM
145	Quality of schools!	9/19/2017 9:11 PM
146	Affordable housing	9/19/2017 8:58 PM
147	Being sure to balance budgets, taxes, cost with quality of life, true needs and Concord priorities.	9/19/2017 8:31 PM

## Envision Concord Survey

148	Public schools	9/19/2017 7:32 PM
149	Schools should be called out separately - hugely important	9/19/2017 7:31 PM
150	maybe ask what the biggest problems are	9/19/2017 7:05 PM
151	School quality	9/19/2017 6:42 PM
152	Public Schools by itself	9/19/2017 6:26 PM
153	Feeling safe - police, fire fighters, lack of crime	9/19/2017 4:51 PM
154	Schools	9/19/2017 4:30 PM
155	Encouragement of civic participation by residents	9/19/2017 4:27 PM
156	Civic participation, engagement of the public in decision-making	9/19/2017 4:25 PM
157	Low Income Housing	9/19/2017 4:18 PM
158	West Concord traffic must be slowed down on Rte 62 (25 mph) and down town (15 mph) Maintenance of walk ways should be sustained.	9/19/2017 4:02 PM
159	Diversity - cultural, racial, ethnic, socioeconomic	9/19/2017 4:01 PM
160	continued community values, cooperation, and initiatives (it has worked thus far!!!)	9/19/2017 3:58 PM
161	Health and human services	9/19/2017 3:55 PM
162	Replacing older homes with newer homes having a much larger footprint or height.	9/19/2017 3:46 PM
163	Reduced tax rate and decrease size of government	9/19/2017 3:30 PM
164	Environmental concerns such as pesticide use...	9/19/2017 2:45 PM
165	justice / equity	9/19/2017 2:43 PM
166	establishment of a community center within walking distance of town that can be rented out (affordable), for special events, etc	9/19/2017 2:42 PM
167	noise control or minimizing noise	9/19/2017 2:42 PM
168	Slow down our runaway taxes!	9/19/2017 2:39 PM
169	diversity--how much do we want demographics to change	9/19/2017 2:36 PM
170	A look at demographics over time. Do people come for the schools then leave? Do we have a diversity problem? Etc	9/19/2017 2:31 PM

## Q4 Do the town's cultural and historic resources need improvements?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES	
Things are in good shape - we should maintain what we have and we don't need improvements or changes	78.82%	361
Some improvements/changes are needed (please specify below)	20.09%	92
Major improvements/changes are needed (please specify below)	1.09%	5
<b>TOTAL</b>		<b>458</b>

#	SPECIFY IMPROVEMENTS/CHANGES HERE	DATE
1	Emerson Field- Major ___ has inadequate parking. Riverfront near public works should be developed as a park-has municipal parking too	10/17/2017 10:41 AM
2	Don't feel I can answer this question adequately	10/16/2017 5:43 PM
3	I don't know specifics, I do know that Concord cultural and historical resources are one of our most valuable assets, and anything old is going to need ongoing upkeep--well worth it!	10/16/2017 5:22 PM
4	Increased funding to ensure all historical structures are adequately maintained	10/12/2017 9:47 PM
5	local businesses need support - they are part of the "culture"	10/12/2017 8:24 PM
6	some of the historic buildings / sites looks a little run down	10/12/2017 5:02 PM
7	Acessibility and partnering wiht local businesses	10/12/2017 7:59 AM
8	protect town's trees and residences built 1920s-1950s	10/11/2017 9:15 PM
9	More effort to get residents (not just visitors) involved	10/11/2017 9:11 PM
10	Better signage and info about what exists. Maintain physical properties.	10/10/2017 11:37 PM
11	management and coordination of multiple sites	10/10/2017 8:06 PM
12	We need to resist the forces that are changing the character of Concord, such as the pressures to build more housing for transient people who may have a lot of money but are only here while their kids are in the school system and have no long term commitment.	10/10/2017 4:04 PM
13	Managing the ever increasing numbers of visitors to our town especially on conservation land.	10/10/2017 11:07 AM
14	The town needs to be livable to the residents	10/10/2017 10:21 AM
15	The gravel sidewalks need to be properly cleaned and maintained. They are a mess after rain or snow.	10/10/2017 9:27 AM



## Envision Concord Survey

16	regular maintenance and upkeep to maintain what is truly historic	10/9/2017 9:39 PM
17	Some minor infrastructure improvements needed.	10/9/2017 4:12 PM
18	i am not informed sufficiently to answer this Q, but I believe that the town is sufficiently due diligent regarding this issue.	10/9/2017 2:47 PM
19	Welcoming, parking, access	10/8/2017 10:02 AM
20	Large bronze figures on Monument sq. Thoreau, Emerson, Frech, Louisa May Alcott, Sarah Ripley, Squah Shchem, Peter Bulkley, Somond Willard. (8) in all	10/8/2017 8:42 AM
21	Better Signage; Improving walkability and bike-ability to all historic areas in Concord; pedestrians + bikers are 2nd class citizens in Concord; this is not the case in cities like Stockholm or Copenhagen...Concord planning should emulate these progressive safer-to-walk-+-bike-places	10/7/2017 8:04 PM
22	extend the Minuteman Bike Trail from Bedford to Concord	10/7/2017 7:17 AM
23	There are many broken trees,	10/6/2017 8:03 PM
24	Rich resources which continue to evolve & be supported	10/6/2017 5:04 PM
25	Most are in good shape; my concern is that people want to take over beautiful antique homes, tear them down, and create new mansions.	10/5/2017 9:19 PM
26	The right improvements are underway at Concord Museum	10/5/2017 2:42 PM
27	Improvement such as building maintenance is always needed	10/5/2017 1:03 PM
28	Keep them in good repair	10/5/2017 10:56 AM
29	The revolutionary war museum exhibits are tired and dated given the importance of the event and tourism interest.	10/4/2017 6:27 PM
30	Activities for seniors	10/4/2017 1:55 PM
31	The new Park Service Director spoke at Board of Selectmen mtg recently, outlining ideas to maximize under/unused park buildings and open land, in sustainable/educational ways. Sounded like an excellent opportunity for Concord.	10/4/2017 11:16 AM
32	One always can improve upon both resources, but that's why we have an arts council, historic commission, and other citizen led organizations to discuss priorities.	10/3/2017 8:32 PM
33	We need better meeting places for community activities	10/3/2017 8:31 PM
34	It would be great to have a good venue for concerts and theater - 51 Walden does not have comfortable seating and has limited space	10/3/2017 7:27 PM
35	Suggest the town increase the CPC funding from 1.5% to 3% which has been very helpful in keeping our historic assets in good shape	10/3/2017 6:47 PM
36	Keep the cultural traditions of Folk Dancing and Folk Music alive in Concord. The efforts at the Scout House and Umbrella Arts Center are especially deserving of support and publicity. Some organizations doing great work here are the Folk Arts Center of New England, the New England Folk Festival Association, and the Roaring Jelly band. They all should be recognized for their great work. The folk tradition in Concord is one of the main reasons I visit as often as I do.	10/3/2017 4:53 PM
37	need to safeguard historic housing stock	10/3/2017 4:27 PM
38	historic municipal buildings need improvements for 21st century design and energy efficiency; cultural landscapes need protection from development	10/3/2017 12:11 PM
39	Always need to vigilant in historic community	10/3/2017 10:14 AM
40	Better ways to reach the non reading public?	10/3/2017 9:10 AM
41	accessibility; master plan for town-owned parcels/structures	10/2/2017 7:49 PM
42	Parking and access seem to be falling behind demand	10/2/2017 7:04 PM
43	Unknown	10/2/2017 1:57 PM
44	unsure what needs work but those "in the know" should be consulted	10/1/2017 7:15 PM
45	Concord should accelerate the move to sustainable energy and water use	10/1/2017 6:31 PM
46	better signage for info & parking, fewer road/other signs	10/1/2017 10:58 AM

## Envision Concord Survey

47	Public opportunities for a broader range of musicians and artists	9/30/2017 6:31 PM
48	More support for the arts, especially in the face of cuts in public support at other levels of government	9/29/2017 10:00 AM
49	better coordination among cultural/historic institutions	9/29/2017 7:39 AM
50	Other than Patriots Day each year, you would not know that the revolution started here! One of the best kept secrets ever!	9/28/2017 10:08 AM
51	Emphasis on conserving green spaces, both on private and public land	9/27/2017 11:12 AM
52	Diversity	9/27/2017 4:29 AM
53	Our farms need more support.	9/26/2017 3:04 PM
54	51 Walden upgrade	9/26/2017 10:03 AM
55	Key will be adequate maintenance moving forward and protecting physical context from over-development	9/26/2017 6:39 AM
56	don't know enough but making an assumption	9/25/2017 8:41 PM
57	More public involvement is needed!	9/25/2017 4:23 PM
58	Don't let things get shabby.	9/24/2017 3:31 PM
59	Wayside and some of the other "lesser" sites needs better access and visibility	9/23/2017 7:01 AM
60	Dogs should be banned from Sleepy Hollow.	9/22/2017 10:58 AM
61	Sustainability	9/21/2017 4:51 PM
62	There needs to be a coherent walking or biking LOOP - not a straight line walk - designated and maintained to connect and make access to residents and visitors better.	9/21/2017 3:19 PM
63	avant-garde arts	9/21/2017 2:13 PM
64	lots has been done recently	9/21/2017 1:13 PM
65	There needs to be far better information explaining all that is available. Clear explanation of all the charities and non profits in town, who compete for money for similar causes i.e. Concord land trust, Trustees or reservation etc. etc.	9/21/2017 11:37 AM
66	Town needs better meeting/public spaces for large groups. Currently churches offer this in a limited way.	9/21/2017 6:00 AM
67	Most of the cultural and historic resources raise their own funding to maintain and improve.	9/20/2017 8:20 PM
68	Performing arts venues are currently uninspired. I believe that both The Umbrella and 51 Walden have plans to renovate. With hope this will bring more vitatlity to the venues.	9/20/2017 4:21 PM
69	Signage and restrooms and more free parking for tourists.	9/20/2017 12:31 PM
70	n/a	9/20/2017 8:04 AM
71	This is a test response. Please disregard	9/20/2017 7:20 AM
72	Definitely need to take care of what we have.	9/20/2017 7:09 AM
73	The culture of the town needs to include a sense of community. How do we support our fellow Concordians?	9/19/2017 8:58 PM
74	Resources are fine, but we need better alignment and marketing across the resources	9/19/2017 7:31 PM
75	continue to provide appropriate landscapes around the historic and cultural resources. Stop painting parking lines on the streets, adding signage (e.g. pay for parking signs, meters), over-using granite curbs, adding more traffic signs	9/19/2017 7:05 PM
76	Continue upkeep on town owned buildings, address issue of middle school	9/19/2017 6:25 PM
77	I would like to see the historic districts and/or preservation expanded.	9/19/2017 4:54 PM
78	Better signage	9/19/2017 4:29 PM
79	that are not crucial	9/19/2017 3:58 PM

## Envision Concord Survey

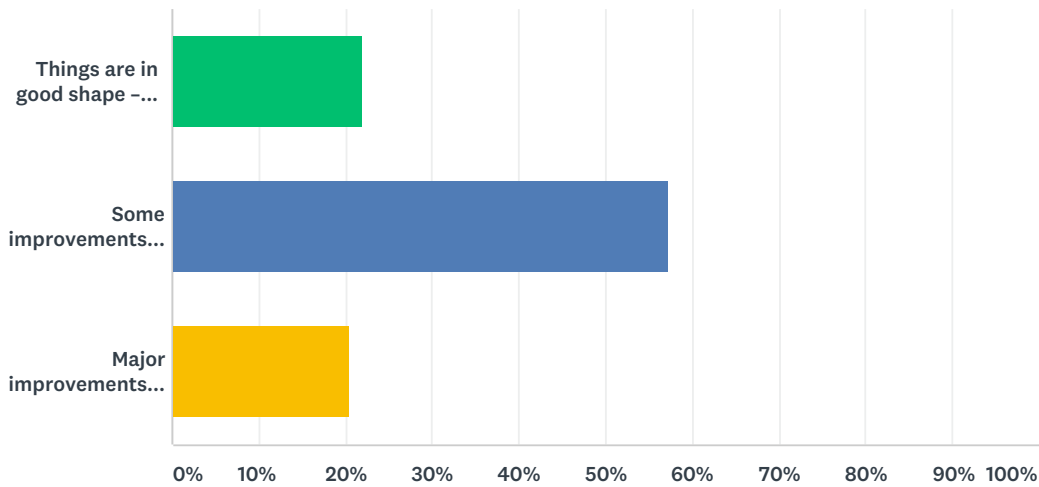
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80	The historic houses need continuing improvement/upkeep. There should be less emphasis on the "Cultural resources" of the town.	9/19/2017 3:30 PM
81	More free parking for visitors	9/19/2017 2:45 PM
82	the space between building should be considered to maintain historic landscapes	9/19/2017 2:43 PM
83	better lighting needs to encourage pedestrian activity at night (roads leading into town are pitch black and unsafe); town should encourage broader range and diversity in restaurants and retailers....ethnic restaurants / food would be great, along with retailers	9/19/2017 2:42 PM

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## Q6 Do the town's commercial centers and business areas need improvements?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
Things are in good shape – we should maintain what we have and we don't need improvements or changes	22.05% 101
Some improvements/changes are needed (please specify below)	57.42% 263
Major improvements/changes are needed (please specify below)	20.52% 94
<b>TOTAL</b>	<b>458</b>

#	SPECIFY IMPROVEMENTS/CHANGES HERE	DATE
1	stupid parking meters. What were they thinking?!	10/17/2017 10:41 AM
2	Free limited parking in front of post office (very common in other towns and cities)	10/17/2017 10:32 AM
3	Need more grocery / restaurant options in west concord	10/16/2017 9:33 PM
4	more focus on getting corner in downtown concord to have retail up and running	10/16/2017 8:33 PM
5	Parking, Downtown vacant shops,	10/16/2017 8:29 PM
6	parking meters everywhere as planned is a serious detriment to encouraging local shopping by Concord residents.	10/16/2017 5:43 PM
7	We need to find every way we can to keep local businesses IN business. If that means removing parking meters, then let's do it! If means forming some kind of a committee to find ways to keep businesses going, let's do that too!	10/16/2017 5:22 PM
8	Providing planning, smart zoning and buy local campaigns for merchants. Provide office/light industry space. West Concord is the best model	10/16/2017 2:21 PM
9	wish there was a supermarket and a drug store in West Concord	10/16/2017 5:39 AM
10	traffic in these areas	10/13/2017 4:52 PM
11	Online business continues to challenge local business. Ensure rents are fair and never above market rates.	10/12/2017 9:47 PM
12	town needs to be more "bike friendly" with bike lanes, and other facilities	10/12/2017 8:24 PM
13	shops and cafes needed - affordable rent necessary for these business owners	10/12/2017 5:02 PM
14	No banks !	10/12/2017 3:20 PM

## Envision Concord Survey

15	More eateries and accessibility to tourists	10/12/2017 7:59 AM
16	Need more businesses	10/12/2017 6:00 AM
17	Traffic flow is impeded by "calming" bumpouts being added, esp dangerous for bikes. Consider raised speed tables, instead of bumpouts. Better connect walking & biking routes to avoid death-defying intersections throughout Conc & W Conc.	10/11/2017 9:15 PM
18	Concord center feels more directed to visitors than residents	10/11/2017 9:11 PM
19	Business centers look terrible due to shops going out of business and therefore being forced to leave. Something needs to be done so that our business centers look presentable again.	10/11/2017 6:20 PM
20	More restaurants and variability in shops	10/11/2017 6:19 PM
21	More local businesses need to be added and less empty storefronts	10/11/2017 5:38 PM
22	Too car-centric. Fragmented private parking lots are inefficient. Too many useless boutiques and galleries (but hard to support real businesses in the age of online shopping). Large open-space requirements for limited business districts result in too much wasted high-maintenance lawn; space should be left wild -- or businesses should be denser and provide more jobs, but would need better transit options.	10/11/2017 4:26 PM
23	Not enough free parking in town centers - limiting businesses may help. Having to pay to visit the library is just plain wrong, especially since there are no public transit options.	10/11/2017 10:29 AM
24	It is too hard for small businesses to stay in business. Having to use a cell phone to pay for parking is untenable.	10/11/2017 8:01 AM
25	Provide fee parking for shoppers. Develop all-day lots for employees of businesses. Encourage cheaper rents so there are not so many empty store fronts for so long.	10/10/2017 11:37 PM
26	I perceive that Concord Center is getting somewhat rundown - or maybe it's that the cleanliness/maintenance of the shopfronts is variable. I do try to shop in Concord Center or West Concord Center for specific things I need. I find things I like and I want the shops and stores to stay. When I compare the level of activity in Concord Center to my mom's town Plymouth, MI, where I was on the email list for all the happenings and shopped/dined w/her while she lived there, I feel like both the town centers could do more to proactively attract business. There is strength in all these independent businesses banding together and having late hours shopping periodically, or having a dinner + movie in the park night, or Taste of Concord. I think if we have to make a concerted effort to turn both the town centers into destinations, otherwise they might just fade away.	10/10/2017 9:25 PM
27	long term plan for parking and access through town, encouragement of rail usage	10/10/2017 8:06 PM
28	I'm concerned about the vacancies in Concord Center, but I think that the infrastructure is good and parking is sufficiently convenient.	10/10/2017 7:21 PM
29	1. Local businesses are being hurt by on-line vendors. We need to encourage businesses that less susceptible. 2. Parking is becoming a problem. We are discouraging visitors by requiring them to install apps on their smart phones (assuming they have them) or restricting the time they can be in town.	10/10/2017 4:04 PM
30	Wish there wer things/ stores for tweens/ teens to do downtown	10/10/2017 3:59 PM
31	too many open retail spaces	10/10/2017 2:22 PM
32	Some of the buildings on Monument Square need better maintenance. Seems like they could be put to better use	10/10/2017 2:12 PM
33	Expansion	10/10/2017 1:48 PM
34	Rising rents are forcing out the small, friendly shops and replacing them with high end clothiers, etc	10/10/2017 12:33 PM
35	Parking, including bikes / Pedestrian access and safety	10/10/2017 11:22 AM
36	Please consider free parking for Concord Center and West Concord to help out the merchants who are already suffering due to e-commerce.	10/10/2017 11:07 AM
37	Need more rational parking -- no "pay by phone" meters, please! Need good anchor stores in Concord Center, and more shops that aren't just for tourists.	10/10/2017 10:51 AM

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38	Fewer shops for the high end expenditures	10/10/2017 10:21 AM
39	The parking plan for town residents needs to change in order to encourage local shopping. Residents should have a resident sticker on their cars allowing no charge parking anywhere in town.	10/10/2017 10:09 AM
40	parking--not the new meters!	10/10/2017 9:39 AM
41	Parking is confusing.	10/10/2017 9:27 AM
42	We need a variety of businesses, not only high end ones . We need to create parking which invites visitors, especially downtown. I was sad to see the blacksmith go. We need to keep the cobbler, and invite the seamstress back!	10/9/2017 9:39 PM
43	Parking meter situation needs careful, further study.	10/9/2017 8:33 PM
44	Please do not require mobile phones for parking! The town needs to maintain a variety of shops. Vacancies detract from the quality of the town.	10/9/2017 8:13 PM
45	Support for car-free transport (including cycling and walking) and major energy sustainability improvements. Concord could and should be a model community in these respects.	10/9/2017 8:13 PM
46	Parking is a problem.	10/9/2017 8:07 PM
47	New commercial developments like Millbrook Tarry should not be approved when it is obvious traffic and parking will be a problem	10/9/2017 6:35 PM
48	Local businesses need to be supported by town residents to a greater extent.	10/9/2017 6:20 PM
49	fewer boutiques; more general stores and businesses	10/9/2017 5:27 PM
50	Sidewalks in Concord Center very narrow-hard to walk when busy	10/9/2017 4:22 PM
51	Additional parking available- part of the "getting in to and out of town" which brings people from away	10/9/2017 4:14 PM
52	It would be good to see much more sustainability - solar power, better insulation, public transportation.	10/9/2017 4:12 PM
53	More concern that things are already changing with increasing rents, increase in parking fees. need to do more to retain/attract small independent businesses	10/9/2017 4:07 PM
54	New plan for Thoreau Street/Crosby's Corner area to revitalize	10/9/2017 3:50 PM
55	attract new business in existing retail space	10/9/2017 3:11 PM
56	I think that there is a trend towards eating out more. The town's restrictions on restaurants seems to make this very difficult	10/9/2017 2:47 PM
57	parking, available public transportation to get to commercial centers (probably related to another Q)	10/9/2017 2:47 PM
58	Finding uses for empty storefronts. I am upset at the new parking rules which make it difficult for those of us who work in town center and need full day parking	10/9/2017 2:34 PM
59	The change to parking in Concord Center is a disaster. The town center is now a ghost town, even during the day. West Concord needs better parking options to attract people to the shops there. Having to pay for parking makes it less likely that both residents and visitors will shop and eat in our town centers.	10/9/2017 2:16 PM
60	Make sure rents allow local businesses to stay	10/9/2017 2:12 PM
61	a better mix of offerings; too much chichi clothing and expensive tchotchkes, banks, lack of down-to-earth clothing	10/9/2017 1:50 PM
62	It's a shame seeing the vacancies in the town center. Wishing for more variety in restaurants and shops rather than having to go to neighboring towns.	10/9/2017 11:11 AM

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63	New parking meters are bad..elderly can't use and complain. Construction project in West Concord next to Teacakes and fish market is hurting business. Those businesses are losing parking and sales. On an initial looks it seems like that project should have been done a few weeks, not months. The town should consider buying the empty lot next to Nashoba Brooks on Comm Ave (near entrance to new apts) and make it into a parking lot for West concord biz. It seems like West Concord is trying to reduce car traffic (tough to use meters, Rideout looks like reduced parking, spots being taken to make bigger crosswalks). As much as we want people to walk and bike and carpool, the reality is that people want to drive themselves. And eventually they will avoid West Concord businesses if they repeatedly can't find parking and that will be bad for the area as a whole.	10/8/2017 10:51 PM
64	More diversity in shopping options	10/8/2017 9:31 PM
65	The pay on line parking meters by the library are ridiculous.	10/8/2017 6:15 PM
66	Some buildings in Concord Center need maintenance e.g. Old toy shop building	10/8/2017 6:08 PM
67	more free parking needed	10/8/2017 4:17 PM
68	parking, welcoming, rent control on Concord center buildings to ensure variety of independent stores.	10/8/2017 10:02 AM
69	Remove paid parking, Install Free Parking 3 hr. limit in place of meters.	10/8/2017 8:42 AM
70	Make them much easier to walk+bike in...much of West Concord roadways...that lead directly to West Concord business district...don't have safe sidewalks to get there...it's crazy + hugely unfortunate	10/7/2017 8:04 PM
71	Adequate parking, affordable products for sale	10/7/2017 4:09 PM
72	too many expensive and useless shops. wish the mom and pop type stores would survive. big parking lots and big stores wreck the feeling of the town	10/7/2017 12:24 PM
73	more utility stores supermarketsgeneral stores etc.We are over-run with boutiques consignments stores etc	10/7/2017 10:45 AM
74	Parking meters are very annoying.	10/7/2017 9:31 AM
75	Concord Center has too many real estate offices and banks AND no toy store, West Concord lacks a grocery	10/7/2017 7:17 AM
76	New shops need to go into old toy shop space.	10/6/2017 8:30 PM
77	Resolve vacant storefronts in concord center, wider variety of cuisine and shopping opportunities	10/6/2017 8:05 PM
78	Many of the spaces are closing because the price is going up	10/6/2017 8:03 PM
79	Traffic, empty stores	10/6/2017 3:26 PM
80	need to see more variety in terms of restaurants & shops downtown - midrange prices for restaurants; independent (not chain) for restaurants & retail shops	10/6/2017 3:18 PM
81	Main Street needs to be BLOCKED OFF to have a greenspace to make it a destination. Traffic will be fine routed around the downtown West Concord strip.	10/6/2017 2:10 PM
82	municipal parking lots need paving.Traffic flow at Starbucks needs to be better monitored (too many people block intersection waiting to get into that lot or turn left getting out of that lot)	10/6/2017 1:39 PM
83	Rent needs to be lowered so business can survive in concord center and west concord	10/6/2017 12:38 PM
84	We need to find ways to support local shops and small businesses.	10/6/2017 12:23 PM
85	no more banks/real estate/chain restaurants	10/6/2017 11:39 AM
86	more bicycle friendly, ease of parking.	10/6/2017 9:27 AM
87	Variety in type of commerce	10/6/2017 8:52 AM
88	There could be some beautification of the shopping areas in Concord Center and West Concord.	10/5/2017 9:19 PM
89	Affordability of rents for more businesses such as restaurants and shops that are focused on residents.	10/5/2017 6:20 PM
90	Rent is too high for mom and pop businesses. Concord needs these shops to keep its charm. If this issue is not addressed Concord will look like every other strip mall.	10/5/2017 4:14 PM

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91	Shops need to stay open longer into evening. Better restaurant options	10/5/2017 3:55 PM
92	West Concord needs street, parking, and building improvements.	10/5/2017 3:35 PM
93	Too many vacancies downtown, need to attract & retain local or regional businesses (not banks or more Real Estate offices)	10/5/2017 2:42 PM
94	More casual good restaurants	10/5/2017 2:20 PM
95	traffic issues can be a problem with train and neighboring towns using our main streets. but what to do?	10/5/2017 1:21 PM
96	Filling all the shops, having no empty storefronts. Might mean reduced rents.	10/5/2017 1:03 PM
97	clarify parking	10/5/2017 10:59 AM
98	Need rent reduction; we are pricing everyone out of town	10/5/2017 10:56 AM
99	Allow some chain stores in to fill empty storefronts	10/5/2017 9:11 AM
100	Concord businesses need more affordable stores	10/5/2017 8:42 AM
101	Always good to have a variety of options	10/5/2017 6:16 AM
102	more practical shopping stores- not just fancy clothing shops. Restaurants that serve good healthy food at reasonable prices	10/4/2017 9:23 PM
103	I am aware we have our struggles and but have not given ideas for improvement great thought.	10/4/2017 6:27 PM
104	Too many vacant retail establishments	10/4/2017 3:34 PM
105	We need to fill the empty shops with viable businesses!	10/4/2017 3:08 PM
106	Adequate parking, less expensive rents to encourage retail stores which will encourage people to shop locally	10/4/2017 2:57 PM
107	There are too many big businesses coming in, and too many empty shops.	10/4/2017 1:52 PM
108	Rent needs to be controlled so that ships can afford to set up businesses in town. Otherwise all we will have are real estate offices and banks.	10/4/2017 1:46 PM
109	Concord Center is not business friendly! We desperately need more restaurants!	10/4/2017 1:06 PM
110	Access to local food at reasonable prices, in walking distance from town centers	10/4/2017 11:39 AM
111	streetscape and other traffic calming elements are needed as well as additional landscaping and use of LID techniques	10/4/2017 11:35 AM
112	Lots of traffic through west concord.....un-leased stores in Concord Center, overall though the two commercial centers are a huge asset for concrod	10/4/2017 11:32 AM
113	West Concord needs public bike racks (non-rental), especially as rail trail comes through. On this, very concerned about increased Rte62 traffic flow in WC and plans to run a trail through; increased communication can only help	10/4/2017 11:16 AM
114	This requires discussion, depends on which location you are referencing.	10/3/2017 8:32 PM
115	Parking is a mess, new developments are terrible	10/3/2017 8:31 PM
116	Renovation of older buildings, particularly in West Concord.	10/3/2017 8:05 PM
117	Encourage businesses - there are a lot of empty spaces and banks.	10/3/2017 7:27 PM
118	More variety	10/3/2017 6:52 PM
119	We want to keep our downtown's vibrant and encourage unique shops and restaurants versus chains, banks, and real estate offices.	10/3/2017 6:47 PM
120	many bldgs on Main St are empty, stores cater to tourists. lack of ethnic restaurants. closing hours too early	10/3/2017 4:27 PM
121	we need vibrant downtown areas to meet expectaions of the 1 million tourists but balanced with the needs of residents.	10/3/2017 12:11 PM
122	Too many real estate offices, rents too high so that normal, useful business can't survive. Less fancy more practical and old new england vibe.	10/3/2017 10:29 AM



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123	We need more local businesses for our residents and visitors	10/3/2017 10:14 AM
124	We need to clarify the parking situation.. Possibly the current argument is fueled more by the complicated new technology than the actual meters	10/3/2017 9:10 AM
125	Concord Center's vacant storefronts are a real issue. Not much the town can do on it - that landlord has to come to his senses and lower rates or they'll stay empty (and more will empty out). The loss of the Toy Shop and Concord Cookware is palpable. The center of town was a shopping designation for families but it's becoming a tourist attraction only. The dining options are so important to the livelihood of the center's businesses.	10/3/2017 7:50 AM
126	make the centers more pedestrian friendly; remove on-street parking to designated nearby sites.	10/3/2017 7:37 AM
127	The business owners say business isn't good so something needs fixing. Not sure what.	10/3/2017 7:27 AM
128	Reducing through-traffic flow in main shopping/dining areas would improve walkability and attractiveness to visitors	10/2/2017 7:52 PM
129	accessibility; diversity in shops and restaurants	10/2/2017 7:49 PM
130	wider array and more relevant retailers in Concord Center, additional supermarket	10/2/2017 7:42 PM
131	Parking is hard, particularly in West Concord	10/2/2017 7:04 PM
132	Better coord between business needs & Town development (meters an example of NOT working together), more community events, more customer service using internet	10/2/2017 6:23 PM
133	more practical stores are needed.	10/2/2017 3:25 PM
134	Most parking should be free and hassle free. Growth is the main impediment here, as well as loss of quality of life.	10/2/2017 3:02 PM
135	parking lot between bookshop & post office is in terrible shape! Some roads are in desperate need of repaving and they just keep getting patched.	10/2/2017 2:24 PM
136	no opinion	10/2/2017 1:57 PM
137	Traffic and Parking	10/2/2017 1:21 PM
138	Need to preserve small stores and diverse retail; Don't need any more banks, real estate.	10/2/2017 1:09 PM
139	Downtown Concord: needs a greater diversity of upscale eateries. West Concord: traffic improvements and updating eateries and some shops and signage. Nine Acre Corner: Farm to Table restaurant, upscale cafe, ice cream shop, places for youth/teens to gather, provide easy access/walk/bike ability to 9 acre establishments along busy roads (Rt. 117 & Sudbury Rd.), sidewalk/bike path from nine acre corner to Concord Center	10/2/2017 11:20 AM
140	Viability of brick and mortar businesses at risk everywhere. No easy answer to that.	10/2/2017 9:26 AM
141	Many businesses seem to be closing, especially in Concord center. Need a richer diversity of retail and food that is attractive to a more diverse group of people	10/2/2017 9:23 AM
142	We need a systematic approach to better understand the consumer and business ecosystem and test ideas to improve experiences. A survey can solicit various ideas but it's only in digging into the underlying assumptions of the ecosystem and the ideas, and prototyping and testing the ideas that we can determine which ideas would best serve our goals.	10/2/2017 8:53 AM
143	center of town congested on weekends. suggest a pedestrian only center and route traffic around	10/2/2017 8:48 AM
144	Too many empty storefronts in Concord Center	10/2/2017 7:36 AM
145	Inadequate parking in West Concord shopping area	10/2/2017 7:33 AM
146	Need to keep chains and banks out of Concord Center. Only allow businesses that can sell something to visitors. We don't need the precious downtown storefronts leases to real estate firms and mortgage companies.	10/1/2017 9:05 PM
147	We need to focus on developing businesses that meet the needs of residents, not just tourists.	10/1/2017 8:22 PM
148	if there was better parking more merchants would be attracted to down town	10/1/2017 8:21 PM
149	I am very distressed that the Toy Shop left and that the Bookshop is likely to. Both are lynchpins to the downtown area, adding charm and a wonderful small-town hominess. I would like to see the bookstore get some sort of town tax credit to maintain it in place even as other towns lose their small bookstores. It provides a real service to the town!	10/1/2017 7:23 PM

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150	Unsure what needs attention in terms of infrastructure -- important to consult with those who are familiar with these areas	10/1/2017 7:15 PM
151	Concord center has too many empty storefronts. The new parking meters unfairly require use of smart phones and a credit card to park.	10/1/2017 7:14 PM
152	traffic problems on main street. empty stores are an obvious problem	10/1/2017 7:00 PM
153	Concord and West Concord should be connected by a bike trail!	10/1/2017 6:31 PM
154	The parking meters should be abolished -- shoppers do NOT want to be watching the meter, and even worse, get a parking ticket!!	10/1/2017 6:15 PM
155	Many vacant stores	10/1/2017 3:10 PM
156	Concord Center businesses have some turnover and attention to what attracts town community interaction should be considered for new businesses.	10/1/2017 2:58 PM
157	we need owners to lower rents so their aren't so many vacant blogs	10/1/2017 1:57 PM
158	parking, traffic patterns, signage	10/1/2017 12:50 PM
159	Concord center seems to be struggling right now, many empty stores	10/1/2017 11:10 AM
160	better signage for info & parking, fewer road/other signs, like improvements in west concord	10/1/2017 10:58 AM
161	West Concord needs more businesses and restaurants...limited options, and makes us worry about future	9/30/2017 6:36 PM
162	Free parking with reasonable time limit. More coffee shops and pubs. More benches for walkers to rest and talk with each other.	9/30/2017 6:31 PM
163	We need to be more business friendly, we are losing out by making it difficult to get permits and open a business here	9/30/2017 6:03 PM
164	Parking will always be an issue	9/30/2017 3:51 PM
165	Major encouragement to bring in business; keep things local as much as possible	9/30/2017 3:17 PM
166	too many banks - high rents drove out high quality tenants like the Toy shop in favor of banks and expensive restaurants	9/30/2017 2:46 PM
167	Beautiful space but need to bring in more shopping boutiques and more restaurants and provide for outdoor seating	9/30/2017 12:56 PM
168	There should not be a charge for parking. It will discourage people from coming into town. We need to preserve a small town, welcoming atmosphere. Also, parking lots should not be flooded with lighting-- if lights are needed here & there, make them appear to be gas lit. Every effort should be made to keep Concord's historic past alive and well today	9/30/2017 12:54 PM
169	Traffic! It takes 35 minutes to go from West Concord to Concord center some mornings	9/30/2017 11:58 AM
170	Not sure how, but would like to see more citizen-centric stores in town centers (toy shops, grocery, etc...). Maybe town meeting could vote to subsidize certain stores to help with rent, sort of like buying land parcels.	9/30/2017 11:54 AM
171	Need to fill the empty spaces!	9/30/2017 11:38 AM
172	Downtown Concord is becoming a wasteland of banks, real estate offices and empty storefronts. We need to support independent businesses that bring people to town, not just provide a desirable location/address for a large corporation. How many banks does one town need?! Parking needs to be made easier and FREE, not difficult to cope with. It is too easy for people to simply go to a mall.	9/29/2017 1:10 PM
173	Some stores remain shuttered which isn't good.	9/29/2017 12:01 PM
174	Downtown Store Frontage needs updating.	9/29/2017 11:17 AM
175	Concord Center is suffering. West Concord is vibrant, but vulnerable, as some shop owners practically run their businesses as a public service. How long can they continue?	9/29/2017 10:00 AM
176	Pressure landlords of empty storefronts to be more pro-active in finding tenants, even if that means lowering rents.	9/29/2017 9:23 AM

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177	I am concerned about the challenges faced by small local businesses. I am not so much thinking about physical improvements, as improvements designed to maintain the the "villageness" of our commercial centers.	9/29/2017 9:16 AM
178	I read that the business owners are concerned about parking and customers. what can be done?	9/29/2017 7:58 AM
179	traffic, parking are problems - confusion with parking meters; any way to work with landlords to reduce rents and attract more businesses to town center?	9/29/2017 7:39 AM
180	Businesses in Concord Center have left and not been replaced. Difficult to walk around parts of West Concord	9/28/2017 7:32 PM
181	Retail shops in downtown need help	9/28/2017 3:29 PM
182	We need more stores and restaurants that locals will visit frequently and that are high quality yet affordable.	9/28/2017 11:14 AM
183	Sign pollution! (Parking signs ect) Trees have died or been removed in both Centers and the Depot and not replaced	9/28/2017 10:08 AM
184	shops need to be encouraged to do business in Concord.	9/27/2017 5:57 PM
185	Free parking for residents. Pedestrian and bike friendly ways to get to businesses. More outdoor seating. Design something similar to Lexington Center.	9/27/2017 3:36 PM
186	I am worried about small town retail viability, but I don't know how much local gov't can do to address the root causes (e.g. Amazon)	9/27/2017 12:22 PM
187	Commercial and public areas can be improved by mitigating population/transient growth and traffic congestion. Improvements in making commercial areas more pedestrian friendly.	9/27/2017 11:12 AM
188	small businesses are being replaced by banks and real estate offices, interesting stores being priced out by excessive rents	9/27/2017 8:25 AM
189	Merchants should recognize that Internet shopping is here to stay and that the town needs more things (restaurants, fairs, art, etc.) that attract people to visit concord.	9/27/2017 6:40 AM
190	Main/Walden ... parking for train...	9/27/2017 4:29 AM
191	More real stores and ethnic restaurants; fewer overpriced gift/dress shops; store rents may be too high	9/26/2017 8:24 PM
192	Better management of development in West Concord center. Keep retail leasing space affordable in Concord to allow varied businesses to thrive and not just high end expensive shops and restaurants.	9/26/2017 4:04 PM
193	We don't need any more useless boutiques (i.e. French Lessons) or fakey "art" galleries. Some of the empty storefronts, like the old Toy Shop, could be wonderful eateries, especially since we've lost La Provence. A store like Thousand Villages with ethnic gifts would be great.	9/26/2017 3:04 PM
194	The lack of parking meters which can be payed with physical money makes going to and supporting local businesses far harder, so the removal of them (or the addition of functionality to pay with coins) would be a large improvement.	9/26/2017 2:58 PM
195	Consider local parking tags for people who can't walk to town but want to shop there without feeding the meter	9/26/2017 2:13 PM
196	cost of rent for business needs to be controlled; current parking situation in Concord Ctr. is contentious	9/26/2017 12:43 PM
197	traffic patterns, commuter parking, meters	9/26/2017 11:52 AM
198	I don't quite know what is needed to encourage the right retail and restaurants, but we need to make it feasible to keep more storefronts filled	9/26/2017 11:16 AM
199	West Concord is thriving. Concord Center is more in flux	9/26/2017 11:05 AM
200	better evening gathering place for drinks/appetizers	9/26/2017 10:30 AM
201	Need to have more business in the town center that can retain the flavor of a small town.	9/26/2017 10:22 AM
202	attract newer businesses / late night restaurants / Walden Street mall where people can gather	9/26/2017 10:03 AM
203	Allow more chain stores in concord center so there are not so many empty shops.	9/26/2017 8:42 AM

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204	Some all-purpose stores (like WC's 5&10) but NOT big box stores.	9/26/2017 7:47 AM
205	More useful stores needed like the hardware store and the five and ten. We don't need more boutiques. A real, full sized grocery store would be wonderful. Affordable restaurants rather than high end...	9/26/2017 7:03 AM
206	Improvements are needed in both parking and attracting/keeping a core of small shops and businesses to maintain a viable downtown area. Critical to this end are reasonably priced restaurants that have viable general population offerings which there is a critical shortage of.	9/26/2017 6:39 AM
207	get rid of the parking meters, make room for outdoor cafes; rent the spaces for kids to do community services or something so the buildings aren't empty	9/25/2017 11:12 PM
208	Businesses keep closing in Concord Center which is quite concerning	9/25/2017 10:39 PM
209	Empty storefronts need interesting tenants; free limited time parking downtown areas; plant trees on Main street. Thoreau St in Concord and Commonwealth Ave in W. Concord	9/25/2017 10:16 PM
210	Get rid of parking meters, to help local businesses	9/25/2017 9:29 PM
211	Parking is a problem in West Concord. Perhaps a parking garage? A public bath room in W. Concord too!	9/25/2017 9:17 PM
212	There are too many empty windows in the center. I guess that rents are too high.	9/25/2017 9:05 PM
213	Down town businesses need more support	9/25/2017 8:51 PM
214	Empty stores on Main street are bad for area	9/25/2017 8:46 PM
215	more diverse businesses--not just banks. Maybe public support of local businesses in some way	9/25/2017 8:41 PM
216	We should encourage practical establishments with hours for people who work. We need more restaurants and less stores that are run at a loss (e.g. fancy clothes and art galleries)	9/25/2017 8:27 PM
217	We should make zoning changes to limit the number of banks/real estate/ accounting etc. firms in Concord Center	9/25/2017 4:23 PM
218	Promote "Shop Local" events. Maintaining a local business environment is key.	9/25/2017 1:57 PM
219	Parking is a perpetual problem. As a disabled person I avoid going into either commercial center except early in the morning. Cuts down on my support of local businesses.	9/25/2017 12:38 PM
220	We need affordable dining options. Take out needs to be allowed.	9/25/2017 11:34 AM
221	Commercial and business areas need to expand to allow for more retail and business opportunities to draw more people into these areas. Current store types are not stimulating customers to visit!	9/25/2017 10:27 AM
222	Better sidewalks, attract greater variety of mid-priced restaurants, more outdoor seating	9/24/2017 8:32 PM
223	See earlier comments.	9/24/2017 7:23 PM
224	Web shopping is bringing major changes. Right now merchants can't afford the rents.	9/24/2017 3:31 PM
225	The town needs to do a better job addressing parking.	9/24/2017 9:57 AM
226	Some commercial activity is needed to replace the unsustainable, high carbon tourism based revenues.	9/24/2017 7:22 AM
227	Let more formula businesses in town instead of vacant store fronts	9/24/2017 6:16 AM
228	We need to continue to support local businesses. I'm concerned about the loss of businesses in Concord Center.	9/24/2017 12:15 AM
229	Too many parking meters require an iphone. Preserve free municipal parking lots.	9/23/2017 8:19 PM
230	It would be nice if more stores were open in the evening and Sunday morning. Current hours mainly accomodate families with at least one adult who is not working full-time.	9/23/2017 7:14 PM
231	Shopping areas need revitalization; need to draw people to centers, perhaps with sidewalk cafes. Find ways to reduce car traffic through shopping centers.	9/23/2017 3:26 PM
232	Mobility accessibility isn't great, but, finally! Handicapped parking in street in West concord! Hard to cross streets in west concord. Traffic pattern is awful	9/23/2017 1:03 PM

## Envision Concord Survey

233	There are too many empty storefronts in Concord center and too many banks and real estate firms. Need more like Haute Coffee, ATA Cycle, Cheese Shop and the Toy Shop that are fun and generate foot traffic.	9/23/2017 7:01 AM
234	Affordability and useful products	9/22/2017 11:26 PM
235	Rent affordability to retain small businesses.	9/22/2017 11:25 PM
236	We need more businesses in the center of town	9/22/2017 7:57 PM
237	Less attention to parking and more to helping businesses enter and sustain their health	9/22/2017 4:22 PM
238	We need more shops, stores and restaurants, at the street level, and fewer banks and real estate brokerages.	9/22/2017 3:42 PM
239	Parking Meters-cash payment	9/22/2017 12:09 PM
240	We need more good restaurants. We should guard against chain stores and businesses like Comellas and Fiorellas. Certainly no need for more Italian or pizza restaurants. Concord center continues to see good local businesses fail.	9/22/2017 10:58 AM
241	We need to keep the local shops alive and thriving. It would be a shame to turn in to a town like Lexington with all restaurants and banks.	9/22/2017 10:20 AM
242	There are too many vacant store fronts in the center and elsewhere. It seems like there are too many banks and realtors	9/22/2017 7:08 AM
243	NO parking meters!	9/22/2017 6:58 AM
244	I wish we could figure out how to maintain Non-tourist type of retail in Concord center.	9/22/2017 6:29 AM
245	Please protect small local buisnesses	9/21/2017 10:42 PM
246	Too many empty store fronts	9/21/2017 8:40 PM
247	parking in all parts of Concord and enhancing the beauty of the centers ...	9/21/2017 7:47 PM
248	food options have been on a great path recently. old location of Toy Shop could be rezoned as a distillery, we could have food truck events at Emerson field, we could have a farmers market by the library. So many opportunities - AND because these goods are consumable, locals and visitors would keep coming back!! this would therefore boost other local businesses as well - more foot traffic, more \$\$ for our local shop owners.	9/21/2017 5:02 PM
249	Support business that provides products and services that residents value	9/21/2017 4:51 PM
250	Need to silmulate businesses	9/21/2017 3:46 PM
251	If we want to maintain and attract small/independant business owners we need to manage issues that impact them the most - high rent, taxes, parking, declining occupancy of nearby commercial space, etc.	9/21/2017 3:19 PM
252	Rents and parking need to be more welcoming to businesses AND residents. Paid parking outside of the center is not conducive to this. Ridiculous rents are also obviously not working for stores.	9/21/2017 2:15 PM
253	more outdoor cafes and dining	9/21/2017 2:13 PM
254	only minor and fixable problems like there shouldn't be smartphone meters by library and CA	9/21/2017 1:13 PM
255	Improvement and adjusting to change is always important. The new parking only hurts down town by making it unwelcoming and a hassle. Remote parking needed for employees.	9/21/2017 11:37 AM
256	Affordable retail space to attract more local independent stores. Better landlords	9/21/2017 10:39 AM
257	variety of stores, condition of buildings, traffic flow	9/21/2017 10:31 AM
258	More parking, less traffic	9/21/2017 10:24 AM
259	Retail is going through a difficult period and Concord Center is somewhat reflecting this trend. More should be done to attract small business and more special events/publicity to bring in visitors. Concord should look to Belmont Center as a model for a thriving downtown.	9/21/2017 10:09 AM
260	More affordable shopping and restaurants are needed. Looking forward to the bridge from Baker Ave to West Concord.	9/21/2017 9:58 AM
261	Parking lot on Sudbury Rd. should provide parking spots for employees of Emerson Umbrella and Library, not commuters, or CA employees. Sticker system needed.	9/21/2017 8:52 AM

## Envision Concord Survey

262	Parking is not good and getting worse. Store selection is eroding and getting too expensive.	9/21/2017 8:32 AM
263	Rents are too high and businesses cannot survive. So many vacant spaces downtown, it's just wrong.	9/21/2017 8:19 AM
264	West Concord is great	9/21/2017 7:20 AM
265	The new parking scheme will drive people away from Concord. The pay by phone system is discriminatory and the planned elimination of almost all free parking means people who work here have no where to park. This targets low income workers and makes their already meager incomes even lower.	9/21/2017 6:00 AM
266	We need businesses to return to Concord Center	9/20/2017 10:25 PM
267	Most of my friends say we do not need any new realtors or banks in town	9/20/2017 9:53 PM
268	Get some business back into the empty buildings!	9/20/2017 9:18 PM
269	We need more selection. Let's make Concord more affordable while maintaining the allure.	9/20/2017 9:13 PM
270	Too many empty storefronts in Concord center; no more banks or real estate agencies needed	9/20/2017 8:20 PM
271	Fewer high end ladies clothing shops, more places like Vanderhoof	9/20/2017 8:03 PM
272	shops offer high price items...do not meet local needs....town is becoming a tourist destination to shop	9/20/2017 7:57 PM
273	I love the idea of creating a more European type of center with outdoor cafes and easy strolling spots we need to preserve our quaint downtown and give people more reasons to come here. And for locals to shop. This includes some sort of rent relief for businesses or some options there.	9/20/2017 6:49 PM
274	Concord Center needs addressing	9/20/2017 4:47 PM
275	ensure open retail space is occupied	9/20/2017 4:34 PM
276	Credit card parking meters! The person who chose the cell phone app meters should be fired!!!!	9/20/2017 4:22 PM
277	Concord Center businesses are dying. Need to review what makes a town vibrant, and adapt as necessary. What do residents want in town? I don't think it's a bunch of antique shops and expensive stores. We are badly in need of more dining options.	9/20/2017 4:21 PM
278	We need to fill vacancies and add Morris dining options	9/20/2017 2:44 PM
279	More free parking and safer crosswalks.	9/20/2017 12:31 PM
280	More free parking.	9/20/2017 10:22 AM
281	Maintaining Viability is important	9/20/2017 10:07 AM
282	Parking is sometimes difficult	9/20/2017 9:47 AM
283	Yes, we need to take note from surrounding communities (Belmont, Arlington) how they improved their commercial centers by improving the roads, parking, sidewalks. We must do more to attract new tenants. There is a perception or reality that the zoning board will not approve many new requests.	9/20/2017 9:20 AM
284	parking meter fees are too expensive, need an assortment of types of shops to make shopping and window shopping in downtown areas appealing (the loss of the toy shop means we don't walk around Concord center as often as we used to)	9/20/2017 8:37 AM
285	This is a test response. Please disregard	9/20/2017 7:20 AM
286	we have empty commercial real estate downtown, and congestion and limited parking in W Concord	9/20/2017 7:09 AM
287	Need to return concord to a user friendly business area. Remove parking meters/pay system. Concord is not Cambridge	9/20/2017 7:09 AM
288	There are many empty business spaces. Businesses seem under utilized by tourists. The addition of a family friendly restaurant is much needed.	9/20/2017 6:47 AM
289	The town's Main Street retail district is visibly failing/floundering. The town needs to hire a full time small business liaison who's job would include attracting new businesses, encouraging existing businesses to modernize their methods/offerings and promote the town's retail center and individual businesses through an increased use of social media platforms.	9/20/2017 5:18 AM

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290	Increase of interesting shops and restaurants. Less dog grooming/nail salons, etc in key locations.	9/19/2017 10:32 PM
291	The store fronts are empty. That is a disgrace. The parking meters in front of the library are terrible. Get rid of parking meters!	9/19/2017 9:26 PM
292	More office space	9/19/2017 9:11 PM
293	A better mix of economically sustainable and profitable businesses are needed. We need to encourage business growth.	9/19/2017 8:58 PM
294	Worried about local shops and owners closing; Have one big dominate town center event around our local shop keepers; Need more shops for teenagers to hang out and more family friendly eateries; less pizza and more ethnic food	9/19/2017 8:31 PM
295	Fewer empty storefronts in downtown Concord. More casual eating establishments. Something that attracts visitors and has them stay to shop	9/19/2017 8:13 PM
296	better mix and better pedestrian access is critical. on-street parking can take away from the village feel...	9/19/2017 8:07 PM
297	Stores are closing all over main st, it is not good for tourism or the community	9/19/2017 7:52 PM
298	Too little thought is given to the contributions our town centers and businesses make to the richness of life in Concord. We need to do more to sustain and support those businesses.	9/19/2017 7:31 PM
299	Room for improvement with parking / accessibility, but in pretty good shape	9/19/2017 7:13 PM
300	More retail and restaurants	9/19/2017 7:06 PM
301	concern about empty store fronts in Concord Center and depot area; the recent solutions to parking problems have made a complicated mess of Concord Center and Main Street	9/19/2017 7:05 PM
302	Downtown area (at Walden and Main) is run down. Prefer shops and restaurants, not real estate offices and banks	9/19/2017 6:57 PM
303	Support local businesses, don't change the parking,	9/19/2017 6:42 PM
304	Bigger variety of restaurants, more tax incentives for small businesses, exclude chains/corporations.	9/19/2017 6:35 PM
305	We need find ways to attract and retain individual businesses to Concord.	9/19/2017 6:30 PM
306	Need to fill vacant commercial spaces	9/19/2017 6:25 PM
307	Parking	9/19/2017 6:21 PM
308	I trust the West Concord Advisory Task Force to decide	9/19/2017 5:14 PM
309	Concord center shops are too expensive. I don't shop there. But I do eat at the lower end restaurants occasionally.	9/19/2017 5:07 PM
310	West Concord needs parking. Traffic throughout town is bad, due mainly to cut-through commuting.	9/19/2017 4:56 PM
311	maintain downtown, expand Thoreau St. area and West Concord	9/19/2017 4:54 PM
312	Too many vacancies and too many banks, restaurants too pricey	9/19/2017 4:51 PM
313	Traffic around rush hours in West Concord, vacant shops in Concord Center	9/19/2017 4:30 PM
314	Need to attract more businesses to keep the town vital.	9/19/2017 4:30 PM
315	Downtown high rent is driving needed businesses out of town.	9/19/2017 4:30 PM
316	We need to close Walden Street to traffic and make it a pedestrian mall with food vendors, a small stage and entertainment offerings. We need more businesses to encourage tourism and more foot traffic. A robust commercial environment is critical to maintain viability of town.	9/19/2017 4:29 PM
317	Attract a greater variety of shops	9/19/2017 4:27 PM
318	Less impervious surface, more green infrastructure	9/19/2017 4:25 PM
319	Parking Areas to avoid parking in shop area. People crossing the street are not safe with cars parked in front of store fronts.	9/19/2017 4:18 PM
320	Less dress shops! More practical shops!	9/19/2017 4:03 PM

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321	obviously rental costs are too high to sustain small unique stores. I hate that most stores are for the tourists.	9/19/2017 4:03 PM
322	West Concord traffic must be slowed down. All walk ways must be better maintained/repared	9/19/2017 4:02 PM
323	a number of empty store fronts, not sure how to attract new businesses to town	9/19/2017 4:01 PM
324	too much signage, specifically regarding parking	9/19/2017 3:58 PM
325	Main Street needs building improvements	9/19/2017 3:57 PM
326	Empty storefronts could become longterm problems if not filled soon. Bike racks would help, especially with BFRT coming	9/19/2017 3:55 PM
327	small retail operations are being priced out by higher rents.	9/19/2017 3:46 PM
328	The town's centers are overflowing with cute and quaint establishments, not businesses where people can buy the things they need.	9/19/2017 3:30 PM
329	Concord Center needs a re-boot. West Concord is great.	9/19/2017 3:17 PM
330	Fill the empty storefronts. Parking meters should be easier to use and take multiple forms of payment.	9/19/2017 2:55 PM
331	Free parking for residents and visitors, to encourage business. More town beautification, such as flower gardens or planters	9/19/2017 2:45 PM
332	more robust incentives for locally owned businesses, less parking on the commercial streets - consider pedestrian ways, public transportation for movement between village centers	9/19/2017 2:43 PM
333	More parking	9/19/2017 2:42 PM
334	need to fill vacant retail space and restaurants with more ethnic and diverse themes	9/19/2017 2:42 PM
335	help building owners bring structures up to code	9/19/2017 2:42 PM
336	Some businesses have closed. May need more parking spaces.	9/19/2017 2:39 PM
337	need more multiuse development	9/19/2017 2:36 PM
338	improving the street scape. more options for outdoor sitting/eating.	9/19/2017 2:35 PM
339	Need places to congregate and socialize in West Concord	9/19/2017 2:28 PM
340	rid of new parking meters	9/19/2017 2:27 PM
341	parking	9/19/2017 2:21 PM
342	maintain formula business bylaw in WC; expand in concord center	9/19/2017 9:18 AM



## Q8 Do you have any ideas for supporting or improving Concord's commercial centers? Please specify.

Answered: 331 Skipped: 127

#	RESPONSES	DATE
1	It is very good. thanks Phebe for info and wks. Trolley is fun and useful	10/17/2017 10:41 AM
2	No parking meters in lots, in front of private homes- train parking is needed! Concord is unfriendly in this area compared to other cities, towns, I've lived in or visited	10/17/2017 10:32 AM
3	Free parking and ease of foot/bike traffic are both important to making it easy to patronize businesses	10/16/2017 10:22 PM
4	Little to no opportunity for window shopping, no major brands, have to go to Framingham or Woburn... how about a regular farmer's market? A butcher shop, a florist, a bakery, imagine a small italian town, what are we missing?	10/16/2017 9:33 PM
5	it looks good except for corner in downtown concord. Maybe a light or stop signs or something at west concord train station	10/16/2017 8:33 PM
6	parking issues--giving waivers for businesses creating serious parking problems, too much concentration of business ownership leads to high priced real estate and unaffordable store rents	10/16/2017 5:43 PM
7	I think we should have a free trolley (or some kind of cool transport) that goes between the three commercial centers: Concord Center, West Concord, and Thoreau Street. This would help tourists get to other parts of town more easily; it would be helpful resident senior citizens as well, even families. It would be a boon for local businesses, and another draw to come spend time in Concord. You could have another transport that goes to various cultural and historical destinations.	10/16/2017 5:22 PM
8	Development of Depot area, Virginia Road an West Concord, with sensitivity to access to public transit/bikeways	10/16/2017 2:21 PM
9	no	10/16/2017 5:39 AM
10	As I mentioned, ensure rents are fair and at (or slightly below) market to allow brick and mortar stores in town to compete against online. The town does NOT need any additional development or commercial areas.	10/12/2017 9:47 PM
11	more bike facilities. Remove parking meters and install parking kiosks in their place (I realize the historic commission doesn't like this but ... )	10/12/2017 8:24 PM
12	a plaza should be created (maybe on / off Walden Street - similar to those found in Europe that encourage people to stroll through the town, visit shops / cafes... Having outdoor concerts & events (farmer's markets, fairs...) in an open plaza would liven up the town and build community - bring all generation out. maybe a fountain and benches, bocce ball?	10/12/2017 5:02 PM
13	Promote events, festivals and concord as a shopping/food destination.	10/12/2017 3:20 PM
14	economic support for local businesses	10/12/2017 1:16 PM
15	Increase walkable housing but it will change dynamic of the commercial areas	10/12/2017 7:59 AM
16	FREE PARKING; 2-3 hr limit, enforce better & ticket violators promptly.	10/11/2017 9:15 PM
17	Better control over landlords asking such high rents that shops close	10/11/2017 9:11 PM
18	Remove parking meters	10/11/2017 8:10 PM
19	No	10/11/2017 6:19 PM
20	no	10/11/2017 5:38 PM

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21	Reduce front setbacks and force parking behind buildings to improve walkability. Overhaul open space and parking requirements, and allow greater density with less parking but only if a) sustainable buildings with low-to-zero net energy, b) non-car travel options so that traffic won't increase, c) limited building heights, especially near streets, near non-commercial zones, and on the south sides of streets, so that buildings won't cut off sunlight on streets and non-commercial properties. Institute form-based code and forbid ground-floor housing fronting main streets, but allow ground floor housing at the backs of properties and facing side streets.	10/11/2017 4:26 PM
22	Limit their size and provide ample free parking. Businesses (like the Concord Academy and restaurants and businesses in town) should not be allowed if they do not offer ample parking to its employees and customers. They are pushing the burden onto the public space.	10/11/2017 10:29 AM
23	I am a good local shopper and don't have an iPhone. If that is a requirement for parking, I won't shop in Concord.	10/11/2017 8:01 AM
24	Have free parking. Encourage decreased rents.	10/10/2017 11:37 PM
25	Many will likely disagree with this, but it probably makes sense to sprinkle in a few regional or national chain shops or restaurants. I'm not a retail expert but I think the shop/commercial spaces in Concord likely need to be built out differently to deliver a more modern, but still distinctive shopping experience. A lot of shops are upstairs in Concord Center - should these spaces be re-configured so shops can have a downstairs enclosed entry with the option to go upstairs and see more of the store? If you look at Old Town Alexandria, Chapel Hill, Charlottesville (some of my favorite places) you get the unique experience of boutique - and yes some chain - shopping but you have enough variety to make the town center a destination. You have most of the shopping at street level. If we really don't think our commercial spaces can add more retail profitably, then add gathering spaces for teens, a space with some pianos that anyone can play, paint your own pottery, a recording studio, a summertime farmstand, or other interesting, rotating exhibits.	10/10/2017 9:25 PM
26	encourage diverse housing and reconstruction for dwellings near access to rail transportation	10/10/2017 8:06 PM
27	Commercial centers are about right as is. More frequent MBTA trains would help however.	10/10/2017 8:04 PM
28	The ability for businesses to use the sidewalks in front for display, seating, sandwich boards is important. It makes the commercial districts more lively fun and inviting. Try to avoid too many banks. and street level offices.	10/10/2017 7:21 PM
29	They're pretty good	10/10/2017 6:56 PM
30	Business can take care of itself and is doing fine.	10/10/2017 4:15 PM
31	1. Remove all meters and app-based virtual meters. If there is a problem with cars parked all day, this can be solved by the (former) meter minders marking car tires with chalk or the modern technology equivalent. Seems like a simple app. 2. Encourage businesses that are in keeping with the town's historic character, like antique shops, (used) book shops, art and craft shops, etc. Encourage more events that attract visitors. 3. Business that will survive are ones that provide services that on-line retailers cannot, like custom services, problem-solving, advice, repairs. Examples are Vanderhoof, the 5&10, Phillips paint...	10/10/2017 4:04 PM
32	More parking	10/10/2017 2:51 PM
33	Less coffee shops. More things people need and want -- quick cute restaurants for lunch, arts & craft/gift supplies, kitchen supplies, etc.	10/10/2017 2:22 PM
34	Recruit better stores. Make building restrictions less onerous.	10/10/2017 2:12 PM
35	Would need more information prior to suggesting	10/10/2017 1:48 PM
36	maintain the prohibition on "concept stores." Closely monitor uses by large landlord companies that are not local.	10/10/2017 12:59 PM
37	First, read Jane Jacob's book, The Death and Life of Great American Cities. It's full of relevant observations and ideas. Work with Landlord's to determine how rents can be stabilized. And allow al fresco dining in the center.	10/10/2017 12:33 PM
38	Why do we need 3 lingerie stores in East Concord? Get rid of the parking meters, especially those requiring an app and online banking. Do NOT add meters to the two town lots behind the banks.	10/10/2017 12:13 PM
39	Need more places to eat -- we have some great small eateries but they get overcrowded.	10/10/2017 11:22 AM
40	Free parking.	10/10/2017 11:07 AM

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41	Shopping areas do better when foot traffic is encouraged. That includes having a variety of stores and abundant, free parking. That is how shopping centers have been able to be successful. Even shopping centers are now being challenged by on-line vendors who can provide delivery to your door often without charge.	10/10/2017 10:09 AM
42	Favor smaller locally-owned businesses over chains.	10/9/2017 11:27 PM
43	Invite novel and skilled businesses, not just a chain of stores operated by folks who don't know much. The lamp shop attracts folks from many other towns because it makes custom lamps and repairs. The 5&10 is terrific because Maynard and his crew know so much and are happy to help customers.	10/9/2017 9:39 PM
44	Make parking easy & allow enough free parking. If parking meters are used, then allow credit card and/or coins as well as smart phones for payment.	10/9/2017 8:33 PM
45	Do not skew visitors toward younger people by requiring mobile phones for parking.	10/9/2017 8:13 PM
46	No	10/9/2017 7:34 PM
47	Quit allowing additional commercial spaces when parking and traffic are such a problem.	10/9/2017 6:35 PM
48	Perhaps more special events that would showcase what the centers have to offer	10/9/2017 6:20 PM
49	Bring back useful stores such as 5 + 10, non-boutique clothing stores, repair establishments	10/9/2017 5:27 PM
50	no	10/9/2017 4:39 PM
51	Make specific effort to attract certain types of businesses, such as restaurants, which are in short supply.	10/9/2017 4:22 PM
52	As above, more parking, behind, nearby, and around, particularly West Concord, to ensure access- cash from taxes makes all other ideas possible!	10/9/2017 4:14 PM
53	More sustainability would be good.	10/9/2017 4:12 PM
54	Support small/independent businesses. Restrictions on 'chains', discourage more banks and real estate offices. Keep shopping districts shopper friendly (keep more free parking) Keep development size small.	10/9/2017 4:07 PM
55	combined business/residences to help the economic viability of small businesses.	10/9/2017 3:50 PM
56	n/a	10/9/2017 3:11 PM
57	More restaurants. They bring folks to town to see historical sites and shop locally	10/9/2017 2:47 PM
58	high rents diminish the variety of retail offerings. What can we do about that? Citizens or so it seems have deemed chain stores as unacceptable even though she of them offer good services/products, and are proven in the marketplace. We all like the idea of strolling in town checking out the shops, but the reality is that on-lone competition is too strong for most types.	10/9/2017 2:47 PM
59	Continue to support historic and cultural sites/events that bring people to town.	10/9/2017 2:34 PM
60	Same comment as above on parking - The change to parking in Concord Center is a disaster. The town center is now a ghost town, even during the day. West Concord needs better parking options to attract people to the shops and restaurants there. Having to pay for parking makes it less likely that both residents and visitors will shop and eat in our town centers.	10/9/2017 2:16 PM
61	Continue trend to add restaurants and other businesses to keep life in downtowns after 5:00 pm	10/9/2017 2:12 PM
62	appeal to the average Concordian rather than the tourist or the one-percenter	10/9/2017 1:50 PM
63	It looks very bad that the old toy shop and the surrounding buildings are empty. Landlords should not make rent so high that there are no shops in the town.	10/9/2017 12:22 PM
64	Town supported incentives to get mom and pop shops into the Center.	10/9/2017 11:11 AM
65	1) Create more parking (empty lot in West Concord on Comm Ave. next to Nash Brook bakery, adjoining entrance to new apts. is an example of a spot that would seem good. I have no idea if it's available) 2) Lower taxes for business 3) Making parking meters easier 4) Improve lighting and encourage businesses to stay open later	10/8/2017 10:51 PM
66	Not the appropriate role of town authorities - this is an issue for the private sector only	10/8/2017 6:08 PM
67	more free parking, please remove pay by phone parking meters, or at least replace them with meters that accept coins	10/8/2017 4:17 PM

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68	Natural food/loca market	10/8/2017 10:38 AM
69	Parking, rent control or other measure which makes interesting useful stores possible in Concord Center.	10/8/2017 10:02 AM
70	Yes Offer Free Parking 3 hr limit in place of pay to park.	10/8/2017 8:42 AM
71	Make sure the architecture of new building in existing business districts feels like it belongs in CONCORD! And fits with the fabric of the place! The new housing in West Concord - Brookside - looks like it was air-lifted in from Las Vegas...or maybe a strip mall in Albany. I routinely ask visitors and residents what they think of these new rentals: I have not found one person who thinks Brookside Apartments are attractive to look at, visit, or fit the character of West Concord; they erode the character of the place rather than support or even acknowledge it. The random arrangement of benches in the development even was cited in a blogpost here: <a href="https://geneticsofdesign.com/2017/02/17/park-benches-where-no-one-sits/">https://geneticsofdesign.com/2017/02/17/park-benches-where-no-one-sits/</a> Concord Planning Department needs to do more evidence-based design + planning. That means doing post-occupancy evaluations...asking residents and tax payers when they think a developments successful + why. And when it's not.	10/7/2017 8:04 PM
72	Parking accessibility or town bus service	10/7/2017 4:09 PM
73	no	10/7/2017 2:00 PM
74	none	10/7/2017 1:45 PM
75	reduce cars. somehow reduce rents. i dont know how you do that. bike lanes and sidewalks. Get the cars out of the town center. As it is many commuters from concord and surrounding towns drive straight through the center to get somewhere else. We need a system to divert commuter traffic out of the center. We should have a great rapid and frequent train system into and out of boston. commuters do not shop in concord	10/7/2017 12:24 PM
76	NO	10/7/2017 10:45 AM
77	Rather that use the term 'health' I'd use the term 'usability'. High end stores, banks, and real estate firms are not what long term residents need. We need hardware, food, toys for children, ... they are more 'usable'.	10/7/2017 7:17 AM
78	More diversity of offerings, better dissemination/availability of information about shopping opportunities and what some of the various stores carry	10/6/2017 8:05 PM
79	Many bad things have been happening like death and we could do a humanity project called get a heart give a heart. For instance their would be oragami hearts around local stores and restaurants and you can write a positive message to someone and they will keep it and write another one to someone else.	10/6/2017 8:03 PM
80	Offer tax incentives to attract qualified retailers & restauranteurs. Rents are too high; if this trend continues, downtown will become home to realtors & banks...not the recipe to a vibrant downtown!!	10/6/2017 3:18 PM
81	BLOCK OFF Main Street! Cafe's are then free to have luxurious open air spaces with arts and small businesses. It may seem crazy, but the VISIBLE dedication to a sustainable vision will make West Concord a destination. Everywhere, people are seeking PEACE and something truly different. Ride out Park and the upgraded Trail will have an impact, but the real novelty and local enjoyment will come if we make Main Street a Greenspace from the rail station to Rideout Park. That will also hugely stimulate the rest of the area as traffic is routed to new areas behind the post office etc.	10/6/2017 2:10 PM
82	Given the high rents, it is hard to augment that and we have so many empty storefronts right now. Maybe more weekend events to bring people into town center	10/6/2017 1:39 PM
83	No	10/6/2017 12:38 PM
84	Is there a way to ease rents? I think small retail businesses must have a hard time staying open if they don't own their own real estate.	10/6/2017 12:23 PM
85	support the more local shops	10/6/2017 11:39 AM
86	We are at a low point right now as there are a number of commercial spaces undergoing renovation. Do we need the post office building to be as large as it is? Be nice to have a different use for that building. Also, the court house could be used for a different purpose.	10/6/2017 9:27 AM
87	Look at parking options for visitors. Make it easier not harder to park in Concord center	10/6/2017 9:12 AM
88	Small, entrepreneurial business areas	10/6/2017 8:52 AM

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89	Paying for parking deters people. Add more seating in in the commercial areas.	10/5/2017 9:19 PM
90	See above	10/5/2017 6:20 PM
91	Support small startup businesses not large chains.	10/5/2017 4:14 PM
92	Shops to stay open later. Have more events, esp music and closing main street for these events. More family friendly events	10/5/2017 3:55 PM
93	More small stores, restaurants, etc. and fewer banks and real estate offices. More and better parking.	10/5/2017 3:35 PM
94	Stop raising parking fees. Make it easier to pay for parking.	10/5/2017 3:23 PM
95	Make it easier to access. Reduce or eliminate parking meters.	10/5/2017 2:42 PM
96	accessability and parking - affordable stores and food, drinks..	10/5/2017 1:21 PM
97	Having affordable rents for the shops.	10/5/2017 1:03 PM
98	Reduce rents; make sure properties are well kept	10/5/2017 10:56 AM
99	Need an Irish Pub in town	10/5/2017 9:11 AM
100	No big chain retailers	10/5/2017 6:16 AM
101	fewer "gift shops" . Something happening on the street like live music playing- liven the place up!	10/4/2017 9:23 PM
102	No	10/4/2017 6:27 PM
103	Concord Center could use a small grocer in the old Toy Shop space.	10/4/2017 3:34 PM
104	I hope the Bruce Freeman trail will bring with it more bike-friendly accommodations in West Concord. Parking is a continued headache in Concord center—make it more accessible by bicycle transportation to encourage people to not drive there.	10/4/2017 3:08 PM
105	Promote walkability, outside seating in summer. Parking outside of center.	10/4/2017 2:57 PM
106	Shopping local is very important. We must keep commercial areas vibrant.	10/4/2017 1:52 PM
107	Remove parking meters. More sidewalk dining. Increase hours that town is open, shops close too early for working people.	10/4/2017 1:46 PM
108	More affordable local stores	10/4/2017 11:39 AM
109	Town support of shop local efforts and integration of streetscape and traffic calming measures in our commercial centers while maintaining multi-modal connections to them is crucial.	10/4/2017 11:35 AM
110	Our family is delighted that the bike trail is coming to West Concord! It would be wonderful if it could someday connect through concord center to the minuteman bike trail (into Boston)	10/4/2017 11:32 AM
111	If we only offer banks and chain stores, we lose what makes us appealing. Toy Shop's Walden St space remains vacant and reveals the economic challenges. Be amazing to see more co-op stores, but again, if rent is too high, we lose those creative, attractive, unique experiences for residents and visitors alike.	10/4/2017 11:16 AM
112	improve parking ease	10/4/2017 10:55 AM
113	Yes. I'd rather contribute to this discussion in person. I find this survey difficult to answer.	10/3/2017 8:32 PM
114	Transportation for older citizens to get around like a scheduled bus service	10/3/2017 8:31 PM
115	Try to be more diversified and attractive.	10/3/2017 8:07 PM
116	Renovating/improving West Concord downtown.	10/3/2017 8:05 PM
117	Parking	10/3/2017 6:52 PM
118	figure out ways to keep rents down for unique commercial enterprises	10/3/2017 6:47 PM
119	Buy a bldg and invite artists and cafe to rent at a low price	10/3/2017 4:27 PM
120	Economic empowerment tax programs or other creative incentives for businesses; community charrette to define what people want in our downtowns and engage commercial realtors to actively pursue potential businesses; review regulatory inhibitors to downtown business growth and attractiveness	10/3/2017 12:11 PM

## Envision Concord Survey

121	Sidewalks--bike paths--ways to cross Route 2 safely. Figure out incentives to offer for people to buy locally rather than online.	10/3/2017 10:29 AM
122	Concord still has a number of owner run or operated businesses and we have avoided big malls. I prefer that but it does affect the parking.	10/3/2017 9:10 AM
123	Make it easier for liquor licenses so more dining options will be introduced. The old Serafina sits idle. It took Fiorella a long time to get opened. We could use more options for Concord's families to gather and socialize - and to attract tourists / visitors (the town has improved markedly in recent years in this regard but more is needed).	10/3/2017 7:50 AM
124	Expand the sidewalks and sitting areas. Look at European cities who have transformed their centers into pedestrian areas.	10/3/2017 7:37 AM
125	cheaper rents and easier parking	10/3/2017 7:27 AM
126	Get rid of some of the new parking meters--particularly around the library--and if you're going to have electronic payment via phone those areas must have meters as well--the current situation is not fair to people without smart phones. Also, some people like to spend multiple hours at the library doing research and should not have to feed a meter. All the meters detracts from business and it simply doesn't feel like Concord to have them! It would be nice to encourage small businesses over chains. It would be nice to have a range of stores, not just all high end or touristy--somehow make it easy for places like the west concord 5 and dime, the west concord shoe store and Vanderhof's to stay--not sure how you do that tho.	10/2/2017 10:41 PM
127	tax incentives for start-ups and small businesses	10/2/2017 7:49 PM
128	Better co-ord between business needs & Town development (meters an example of NOT working together), more community events, more customer service using internet (offering shopping ops and mail delivery to compete with Amazon, etc.)	10/2/2017 6:23 PM
129	Keep parking easy and free.	10/2/2017 3:02 PM
130	Yes, there really needs to be updates to buildings to include restrooms.	10/2/2017 2:24 PM
131	More ways to engage community in supporting local shopping. Tie in with sustainable development efforts.	10/2/2017 1:09 PM
132	Mentioned Above	10/2/2017 11:20 AM
133	Any way to make rents more affordable might help. Otherwise, possibly permit franchise/chain businesses, which would be better than empty storefronts.	10/2/2017 9:26 AM
134	Try to attract business run by younger and more diverse owners; improve parking or reduce the strict parking restrictions; reduce red tape; stop benefiting businesses that already exist, especially large chains - encourage competition from small business owners with niche ideas	10/2/2017 9:23 AM
135	Through empathy interviews and research, develop a robust model of how and why people use or don't use Concord's commercial centers. Conduct research to understand the consumer profiles within Concord and visitors to Concord. Research trends in retail and commercial experiences in order to generate ideas and test them. Create a portfolio of ideas to prototype and test - nothing replaces experiential data in terms of understanding the impact of changes to support or improve something.	10/2/2017 8:53 AM
136	Make the town center pedestrian only, if not permanently, then maybe on weekends when foot traffic is at a peak.	10/2/2017 8:48 AM
137	Make parking plentiful and cheap. Make wine/beer licenses available to more restaurants. Encourage more things to be open in the evenings.	10/2/2017 7:36 AM
138	fewer banks	10/2/2017 4:51 AM
139	lower lease pricing	10/1/2017 9:10 PM
140	See note above. No banks or chain stores in downtown Concord. If I wanted to eat at Chipotle or buy a cell phone in my hometown, I would have moved to Burlington.	10/1/2017 9:05 PM
141	more weekend farmers markets, close one of the streets down for pedestrians more often to offer local shopping events	10/1/2017 8:21 PM
142	no	10/1/2017 8:11 PM

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143	Protecting the bookstore and longstanding stores like the Toystore from economic and landlord whims.	10/1/2017 7:23 PM
144	Besides figuring out some parking solutions... Work design and attraction of businesses that tend to build community because people of various ages and needs come into town to access those business. A mix is key.	10/1/2017 7:15 PM
145	Create pedestrian centric areas behind and around the buildings to make more interesting spaces for cafes and shops.	10/1/2017 7:00 PM
146	Encourage locally-owned non-chain businesses. Make rents accessible to such store-owners	10/1/2017 6:31 PM
147	The parking meter issue is crucial -- the town doesn't make any money from it, and it just annoys people. No one, no matter what their income level, wants to pay for parking, or worse, get a ticket. They will not return to Concord to shop if this happens. We want to attract people who will spend the day in Concord, shopping, having a meal in restaurant, and taking their time, browsing in stores. No one will do this when they have to be monitoring their parking meter - they will quickly go to a store and then leave.	10/1/2017 6:15 PM
148	multi-lingual signs, signs pointing toward places of interest or historic areas for those taking the commuter rail along with distances in miles and kilometers.	10/1/2017 12:50 PM
149	Hard to change people's inherent 'laziness' so the trend to order online will continue. So local Chamber must continue creating community events/ traditions (like WC has) and maybe add delivery services (ie make it just as easy as Amazon)	10/1/2017 10:58 AM
150	Subsidies for residents and/or key corporations to lease space downtown (West Concord).	9/30/2017 6:36 PM
151	Free parking with reasonable time limits. More coffee shops, sandwich shops, and pubs for the public to gather in. More benches for walkers and visitors. Town should promote and help smallest businesses to provide varied retail that can compete with internet and big box stores.	9/30/2017 6:31 PM
152	Don't make it so difficult on business, especially bars/restaurants. And why is parking so complicated? Every business has signs up in West Concord that you can't park there except for that specific business, many of whom are closed at night. There is more than enough parking for everyone and this situation has become ridiculous. It makes it seem like we aren't supporting each other. No one wants to get in their car and drive to the next place next door when going shopping. And we end up with a lot of parking on the side streets so people can walk around the town. We also have a massive area of train parking. We are making this way too complicated and not using common sense in planning.	9/30/2017 6:03 PM
153	less business, lesser traffic	9/30/2017 4:37 PM
154	Involve business owners in changes in their area	9/30/2017 3:17 PM
155	am concerned that a couple families own too much of the commercial real estate in Concord, like the Boyntons. So what they want to do and their focus on returns preempts other uses of real estate. Have heard they increase rents a LOT	9/30/2017 2:46 PM
156	Bring in restaurants	9/30/2017 12:56 PM
157	It's not clear what you mean by the commercial centers. West Concord Center & Concord Center? Give people incentives to go to these places. In concord Center, do not charge people for parking! Do not overpolice the parking lots... charges for overstaying the limit should be kept at a minimum.	9/30/2017 12:54 PM
158	A parking garage	9/30/2017 11:58 AM
159	Partially noted above. More walkability, less 'high-end', more 'family-local' choices. NO more banks.	9/30/2017 11:54 AM
160	Yes, make Main st/Walden St pedestrianized! Enliven the center, more market stalls, street cafes, European style, community events and weekend shows. Plenty of roads around to divert traffic. Or at the least, pedestrianize it with these goals on the weekend like Memorial Drive is closed in Cambridge on summer Sundays.	9/30/2017 11:38 AM
161	Immediately freeze the number of banks and real estate offices. Move the Post Office mail-handling facility out of town center while keeping a retail front. The rest of the space in the building could be used as an incubator for small independent business that are being driven out by ridiculous rents (for example the Toy Shop). Use the parking lot to provide retail parking. It is a much better solution to the real parking problem than installing parking meters that make everyone frustrated and crabby. We want to encourage people to shop in the center, not drive them away which is the results of the current programs.	9/29/2017 1:10 PM

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162	Weekly farmers markets, concerts, or similar events that draw people into the center for one thing but then the stop at the stores. Making the centers car free at least some of the time if not all to make it more welcoming to walk and socialize in those commercial areas. Continue to have free parking in lots.	9/29/2017 12:01 PM
163	We need Service businesses that attract families.	9/29/2017 11:17 AM
164	Mixed-use development, better transportation options, more rational parking, reduction of cut-through traffic.	9/29/2017 10:00 AM
165	(a) Do not allow landlords to maintain empty storefronts for extended periods of time. (b) Limit the number and brightness of electronic displays in banks/businesses -- these are eyesores, particularly at night. (c) Can we limit number of banks and real estate offices in town? These are foot-traffic killers.	9/29/2017 9:23 AM
166	I do not have specific ideas given the economics of sustaining small businesses, I do however think there might be possibilities if we put our collective minds to it	9/29/2017 9:16 AM
167	i don't know enough about it. how to vitalize?	9/29/2017 7:58 AM
168	Better traffic flow and parking in both commercial centers	9/28/2017 7:32 PM
169	Its the parking and traffic. May be we need to look at less restaurants (Lots of people sitting in one place and parking) vs shoppers doing a "hit and run"	9/28/2017 10:08 AM
170	Places to socialize,a pub or two.	9/27/2017 7:59 PM
171	More organized festivals, activities to drive people to come to concord and spend the day, etc.	9/27/2017 5:57 PM
172	NO	9/27/2017 4:47 PM
173	Increase availability and ease of parking. Increase pedestrian and bike safe ways to get to Concord Center and West Concord or provide some type of cross town shuttle. Also provide more commuter rail parking for folks coming to visit as well as for residents. I will shop in the area where I am parked!	9/27/2017 3:36 PM
174	Increase the limit on free parking at meters from 12 minutes to either a half hour or one hour.	9/27/2017 2:05 PM
175	One thing the town can continue to do is improve accessibility to commercial centers by foot and bike. I am so looking forward to being able to take the BFRT to West Concord!! Otherwise, small town retail is simply hard these days. If someone wants to sell products, they will need to make the purchase experience as convenient as e.g. Amazon. I don't know about others, but when I buy online, 99% of the time it's for convenience or availability. If I could order a book or a rake as easily via vanderhoofs.beatamazon.com, I would. But that's not a local gov't issue.	9/27/2017 12:22 PM
176	Make them more pedestrian friendly. Mitigate increased traffic.	9/27/2017 11:12 AM
177	Limit chain stores, banks, real estate offices	9/27/2017 8:25 AM
178	so why does this free text answer have a multi-line text box and the others don't? My recommendatoin is to not spend money shoring up a business model that does not fit the 21st century. People will no longer just come to Concord to shop for clothing/knicknacks/antiques/etc. They willcome here for the restaurants, historic resources, natural resources and the arts.	9/27/2017 6:40 AM
179	More moderately priced, good rerestaurants.	9/27/2017 4:29 AM
180	Somehow keep the rent lower so we can have more diversity in shops	9/26/2017 8:24 PM
181	No.	9/26/2017 4:04 PM
182	We need to have very explicit ways of welcoming a diverse group of visitors, with more places to sit down, more signs welcoming people of difference races and faiths, and more affordable food.	9/26/2017 3:04 PM
183	The removal or replacement of electronic payment-only parking meters would improve Concord's commercial centers.	9/26/2017 2:58 PM
184	no	9/26/2017 1:04 PM
185	If the town owned the buildings, would they be able to charge less than private owners? Who are these owners and why can't our small businesses afford the rent? Could the businesses come up with a shared space situation to bring in more income?	9/26/2017 12:43 PM
186	none	9/26/2017 12:18 PM
187	Not really	9/26/2017 11:16 AM



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188	hard to say	9/26/2017 11:05 AM
189	eliminate the newly installed parking meters. Have a gathering place for runners and cyclists and put up signs to tell cyclists how to ride/run safely on the road; safety goes both ways - cyclists and drivers.	9/26/2017 10:30 AM
190	To encourage shopping locally by having fares, family activities, farmer market etc.	9/26/2017 10:22 AM
191	Attract more diverse restaurants. Encourage outdoor / cafe dining. Get rid of parking meters	9/26/2017 10:03 AM
192	Allow more chain stores. Cut down on crazy traffic through concord center at rush hour.	9/26/2017 8:42 AM
193	Diversity of the stores is key -- also "marketing" the shop local entreaty	9/26/2017 7:47 AM
194	Sell things locals need and want.	9/26/2017 7:03 AM
195	Parking and viable restaurants that attract and evening crowd to make the center more viable	9/26/2017 6:39 AM
196	ban the slum lords? Make meters accept nickles only? People parking too long are due to limited supply of easy walking distance parking. Give hte high school kids somewhere to park and they won't interfere with the street parking. Make the meters 5 mins/nickle, and people won't abuse the allowable time b/c it's too onerous -but people can still get reasonably priced parking for some errands. AND keep the currency alive. Rezone the districts to allow different enterprise types, which don't benefit the excessive profit seeking that seems to be going on? The Toy Store departure was a sorry loss that has affected the vibrancy of the town center. (West Concord seems to be doing too well - parking for the places I want to visit is impossible, so I don't go except under duress). Reducing the parking burden (high prices and meters are a deterrent for a fun Saturday afternoon (take a note from the shopping mall playbook) Encourage more side-walk events in town (see European cities w/outside cafe spaces)	9/25/2017 11:12 PM
197	Fewer chains/banks	9/25/2017 10:39 PM
198	Free parking; open houses at businesses; encourage street fairs on weekends; pedestrian only Sundays during the summer months in downtown core	9/25/2017 10:16 PM
199	Get rid of parking meters	9/25/2017 9:29 PM
200	More parking spaces without meters. A weekly "Farmers Market". More vegetarian/healthy restaurants. More town art, sculptures, murals, children's art, etc.	9/25/2017 9:17 PM
201	Parking was fine before the change. It seems more complicated now.	9/25/2017 9:05 PM
202	Replace some street parking with wider sidewalks which would support outdoor dining and markets.	9/25/2017 8:51 PM
203	no	9/25/2017 8:41 PM
204	Practical shopping establishments that active families can use. Accessible via bike, transit and foot. Concord needs to be more friendly to alternative modes of transportation (not cars, trucks, and buses).	9/25/2017 8:27 PM
205	continued revitalization of west concord. important to have a range of housing and commercial uses which will maintain the retail viability	9/25/2017 8:22 PM
206	See above. Concord Center needs to retain goods and services which fill the needs of Concordians not just tourists	9/25/2017 4:23 PM
207	Be smart about parking. The right mix of free and paid spaces will be key. Promote "Shop Local" days. Community fests.	9/25/2017 1:57 PM
208	Allow small chain res. Like Panera or Chipotle to bring more commuters to town. Dining for young families. Draw to concord center.	9/25/2017 11:34 AM
209	allow commercial areas to expand. Not enough stores to create a critical mass of food and beverage and retail. More variety of retail. Allow for all types of retail including larger corporate franchise stores for variety.	9/25/2017 10:27 AM
210	Greater variety of practical, mid-priced stores. Many seem to be high-end, niche shops where I would only shop periodically. Stores also need to advertise better. Since there are few chains, it can be hard to find out what local shopping is available. A local business directory, with descriptions & links, on the town website could be helpful.	9/24/2017 8:32 PM
211	See earlier comments. Also free parking would help. Less Banks...more shops.	9/24/2017 7:23 PM

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212	Planning and Zoning must allow needed services.	9/24/2017 3:31 PM
213	Get rid of the parking meters!	9/24/2017 2:36 PM
214	The town needs to do a better job addressing parking.	9/24/2017 9:57 AM
215	promote more locally produced and repaired items.	9/24/2017 7:22 AM
216	More place for young families to eat.	9/24/2017 6:47 AM
217	Remove barriers and allow more businesses to move in. Less regulation. Up the number of formula business.	9/24/2017 6:16 AM
218	-Encourage more shopping hours. -Discourage banks and real estate agencies from taking up all the retail space. -Get rid of Pay by Phone - no one should be required to use a special app on a smart phone to park	9/23/2017 7:14 PM
219	Stop caving to the local rich businessmen of old business families.	9/23/2017 1:03 PM
220	right now it mostly serves the wealthy and tourists.. with the exception of Crosby's and hardware stores and pharmacy	9/23/2017 11:07 AM
221	Leave free parking spaces as they are. It only hurts merchants to restrict or limit parking!	9/23/2017 9:45 AM
222	No	9/23/2017 7:28 AM
223	We need stores that generate foot traffic. Landlords who drive out good tenants to try to get excess profits (eg, Toy Shop) deserve empty storefronts but it is bad for other businesses.	9/23/2017 7:01 AM
224	Lower rents, make meters less complicated to pay (phone app confusing and time consuming), more affordable restaurants	9/23/2017 6:55 AM
225	Reducing rent for store owners	9/22/2017 11:26 PM
226	I don't like having to pay to park. Maybe first 1/2 or hour free? Sometimes I don't shop in town just because of parking. In Concord and West Concord.	9/22/2017 7:57 PM
227	Make it a priority	9/22/2017 4:22 PM
228	no	9/22/2017 3:42 PM
229	traffic control?	9/22/2017 12:09 PM
230	No more bank satellites.	9/22/2017 10:58 AM
231	Encourage building owners to offer reasonable rents in order to keep the local down town shopping area.	9/22/2017 10:20 AM
232	Free parking for customers. This will mean more parking spaces for town employees and commuter train users.	9/22/2017 7:08 AM
233	No parking meters	9/22/2017 6:58 AM
234	Zipcar, Maven our other car sharing service.	9/22/2017 6:29 AM
235	just keep local businesses in town, and keep it affordable for them to do so!	9/21/2017 10:42 PM
236	No fee parking Outdoor cafes/restaurants near river/waterways Fewer banks	9/21/2017 8:40 PM
237	More restaurants	9/21/2017 8:18 PM
238	plantings and attractive seating on the sidewalks and ease of parking ... keeping rents down so people can afford to bring new ideas to town	9/21/2017 7:47 PM
239	Better parking options	9/21/2017 5:33 PM
240	copied from above: food options have been on a great path recently. imagine the old location of Toy Shop as a distillery, food truck events at Emerson field, and a farmers market by the library. So many opportunities - AND because these goods are consumable, locals and visitors would keep coming back!! this would therefore boost other local businesses as well - more foot traffic, more \$\$ for our local shop owners. west concord is doing a great job of tapping into these markets and the area is seeing a great revitalization as a result!	9/21/2017 5:02 PM
241	Sustainability; ensure processes and materials used are safe for the community.	9/21/2017 4:51 PM
242	Make policies such that commercial space owners can offer their space at a more accessible rate.	9/21/2017 3:19 PM

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243	Parking should be free or mostly free. I'm a resident and decided not to go to the library today b/c I don't want to pay to park. We can be more friendly to commercial businesses	9/21/2017 2:15 PM
244	outdoor cafes	9/21/2017 2:13 PM
245	important to maintain things like groceries, pharmacy, bookstore, 5&10, Colonial Store - everyday needs - in town centers vs restaurants and gift/clothes	9/21/2017 1:13 PM
246	No.	9/21/2017 12:27 PM
247	We need a town paper/website that every resident can access for information regarding activities, charities etc. in and around town. Concord Journal is awful. Too few residents are properly informed of what is going on in town regarding development, business, charity opportunities etc. More transparency is needed in town gov. Town meetings etc. are nice but out dated and too many people are unable to attend, stay well informed or vote on serious issues.	9/21/2017 11:37 AM
248	More ethnic restaurants	9/21/2017 11:12 AM
249	Responsible landlords and care about the growth of Concord to meet the needs of the its citizens and not just make money off the rent. We need local stores.	9/21/2017 10:39 AM
250	traffic flow, greater variety of retail	9/21/2017 10:31 AM
251	As above	9/21/2017 10:09 AM
252	Engage all members of the community to plan for the future. Create incentives for redevelopment, and encourage investment in the community. Identify and build on existing assets. Take advantage of outside funding (if there is any).	9/21/2017 8:52 AM
253	Each of the three main areas should have an identity or theme that is marketed. e.g. West Concord could be all you need in a walkable area.	9/21/2017 8:32 AM
254	Lower the rent so businesses can thrive. I avoid shopping downtown because everything is so expensive. If rents were lowered, I bet merchants would follow with lowering their prices.	9/21/2017 8:19 AM
255	Lower rents and more parking Plus help with advertising what we offer	9/21/2017 7:54 AM
256	More non-metered parking	9/21/2017 7:42 AM
257	See my parking comments above. We need our parking scheme to attract visitors, not to deter them by having to download apps, carry cell phones etc. Not that hard to put a quarter in a meter, is it? Plus free parking lots benefit workers who earn low wages working at shops, salons, and food vendors. Why punish them by making them pay for parking? Town should recruit high quality retailers and food establishments. The future of retail is very shaky so what is a more relevant mix of stores?	9/21/2017 6:00 AM
258	More reasonable rents Strong campaign to shop local Mix of stores that will be useful to locals and stores that will attract tourists (such as the Toy Shop)	9/20/2017 10:25 PM
259	See answers to questions 3 and 6.	9/20/2017 9:13 PM
260	Support independent retail with affordable rents; instead of increasing paid parking, eliminate it. The new parking signage/phone payment on Main Street is a disgrace.	9/20/2017 8:20 PM
261	i can't afford most of the commercial shops	9/20/2017 7:57 PM
262	See above on expanding sidewalks for cafes creating more town center events and get rid of parking meters. How stupid to set those up when businesses are hurting already.	9/20/2017 6:49 PM
263	More modestly priced shops in Concord Center. More food stores in West Concord. More restaurant selection.	9/20/2017 4:47 PM
264	ensure there's a good mix of retail and restaurant options.	9/20/2017 4:34 PM
265	Buy local. 15 minute free parking. Credit card meters for longer parking.	9/20/2017 4:22 PM
266	See above.	9/20/2017 4:21 PM
267	Add more dining options. Link/coordinates cultural activities to the businesse (visual arts, music and historic museums).	9/20/2017 2:44 PM
268	The new streetlights blind drivers, and will result in more pedestrians being run over. :-(	9/20/2017 12:31 PM
269	Traffic is out of control! If public transportation, and bike paths are made available PERHAPS that will help ease the traffic?	9/20/2017 10:22 AM

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270	I suggest promoting a "walking experience" of the Town Center(s) including historic, cultural and commercial experiences. Everything is proximate enough to work	9/20/2017 10:07 AM
271	Allow additional zoning, tax credits or incentives for business and restaurants to move to vacant storefronts. We need more ethnic food!	9/20/2017 9:20 AM
272	meters are getting too expensive- I won't risk popping into stores anymore on my way back to the car because I have missed the meter too often and gotten a ticket. The retail stores then miss out on the money I would have spent.	9/20/2017 8:37 AM
273	This is a test response. Please disregard	9/20/2017 7:20 AM
274	None that are not being discussed now. See last week's Concord Journal about retail.	9/20/2017 7:09 AM
275	Remove parking meters/pay system and work with commercial owners to reduce downtown rents so that ma & pa stores can re-emerge and thrive. Many generation concordians can't afford to shop downtown	9/20/2017 7:09 AM
276	Please see my recommendation above. I owned a successful retail business in the South End of Boston for a number of years and I have serious concerns about the long term viability of the retail businesses in this town.	9/20/2017 5:18 AM
277	A variety of interesting shops and restaurants that encourage people to browse and explore the town. Inviting parks and sitting areas, outdoor dining.	9/19/2017 10:32 PM
278	Need less boring retail. Have a better grocery store, something along the lines of Whole Foods, but not WF. More practical than Debra's and more of a grocery store that has better selection than Crosby's, but not as over priced as Debra's. More organic and better foods. The town center needs to be more lively. It is quaint, but dull. I never shop downtown. Nothing interests me there. I love the library.	9/19/2017 9:26 PM
279	Better parking, transportation	9/19/2017 9:11 PM
280	We need a greater diversity of businesses. We need to move away from expensive boutiques and restaurants and create an environment where businesses selling modestly priced goods and services can thrive.	9/19/2017 8:58 PM
281	We need to keep this for our village living (v. suburban decentralized feelings); Mid-night madness or an all town focus one night or day where everybody comes out. Some kind of local pass or discount program; education; I do not think having parking meters hurts local businesses... it is a great revenue source and an expect part of commerical settings	9/19/2017 8:31 PM
282	More casual eating establishments to attract visitors who then stay to shop.	9/19/2017 8:13 PM
283	Greater range of shops catering to younger people. A lot of women's clothing and jewelry stores right now. Need more nightlife in the Center.	9/19/2017 8:00 PM
284	Rent restriction	9/19/2017 7:52 PM
285	Accessibility. I cant walk into town from my house, because I live on Cambridge Turnpike with no sidewalk. I would go into town to shop much more often if I could easily get there.	9/19/2017 7:32 PM
286	We need to enhance the experience of shoppers in our retail districts. Make it easy and convenient to shop locally. Make the centers more pedestrian friendly. Make it easier for tourists to park and patronize local businesses.	9/19/2017 7:31 PM
287	there will be less demand for retail product space. we need more food service and new types of uses that will attract people to spend time in former retail space. we need people in the commercial centers, but maybe they won't be buying retail products.	9/19/2017 7:30 PM
288	Improve accessibility by bike while protecting parking (maybe at nearby site).	9/19/2017 7:13 PM
289	no, but lower rents would seem to help	9/19/2017 7:05 PM
290	need larger and lower priced supermarket such as Market Basket	9/19/2017 7:05 PM
291	Too many banks and real estate offices. They do not promote visitors or walk through traffic.	9/19/2017 6:57 PM
292	Help advertise what we have in town! Penalize landlords who are unreasonable.	9/19/2017 6:42 PM
293	above	9/19/2017 6:35 PM
294	Repair, take away, the meters. Insist that workers park a considerable distance from the shops, then allow for free, or thirty minutes of free, use of spaces for all visitors to the town.	9/19/2017 6:30 PM

## Envision Concord Survey

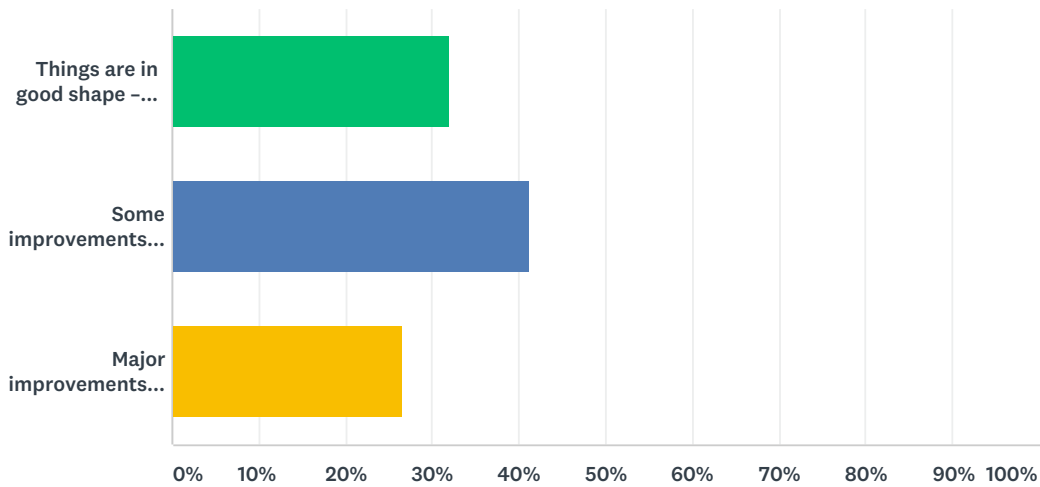
295	Keep small businesses.	9/19/2017 6:26 PM
296	Offer variety of businesses, including those that fill daily needs	9/19/2017 6:25 PM
297	Ensure commercial diversity via subsidies so we don't end up with real estate and banks only.	9/19/2017 5:30 PM
298	I think they are doing very well, especially when compared to other towns in the area.	9/19/2017 4:56 PM
299	Reduce rental price of store space	9/19/2017 4:51 PM
300	Actively support independent small businesses and strictly limit to very few chain retail/restaurants	9/19/2017 4:49 PM
301	Have some shops with more moderate prices, if you can manage to wrest that business away from the internet.	9/19/2017 4:41 PM
302	More restaurants and shops that stay open in the evening. Encouraging out of town visitors through events that are well publicized.	9/19/2017 4:30 PM
303	Events that will attract people to the town center. The jazz festival and the cheese festival are two examples.	9/19/2017 4:30 PM
304	The commercial districts are a key to the pleasure of living in this beautiful town.	9/19/2017 4:30 PM
305	Close Walden Street at Main. Make it a pedestrian zone. Put in tables and umbrellas encourage restaurants to expand dining options in summer and early fall. Put in small stage for entertainers to attract people to downtown.	9/19/2017 4:29 PM
306	Easier access. More frequent commuter rail, bus routes on major roads or at least easier parking at peak times.	9/19/2017 4:27 PM
307	Parking Safely	9/19/2017 4:18 PM
308	No	9/19/2017 4:16 PM
309	Lower taxes! Works every time.	9/19/2017 4:03 PM
310	shop locally not Amazon It will cost us greater in loss of retail business over time.	9/19/2017 4:02 PM
311	Make them more accessible by walking and biking from other parts of town	9/19/2017 4:01 PM
312	encourage buying local	9/19/2017 3:58 PM
313	We need more practical retail sites	9/19/2017 3:57 PM
314	Bike racks; build apartments above stores on Thoreau St., extend sidewalks to expand walking access to business areas.	9/19/2017 3:55 PM
315	Focus on real, core businesses, not the types of shops that are there today.	9/19/2017 3:30 PM
316	More liquor licenses	9/19/2017 3:17 PM
317	Encourage unique retail (not chains) and discourage banks and realtors. The retail mix should include everyday needs (food, hardware, etc.) and not just pricey boutiques.	9/19/2017 2:55 PM
318	See last answer	9/19/2017 2:45 PM
319	make streets pedestrian friendly, diversify businesses	9/19/2017 2:43 PM
320	More parking	9/19/2017 2:42 PM
321	again, we need to fill vacant retail space and restaurants with more ethnic and diverse themes (restaurants needed = Indian, Mediterranean, Vietnamese, Vegetarian, etc; retailers and galleries to stretch beyond "historically significant" would be interesting). A small movie theatre would be GREAT!	9/19/2017 2:42 PM
322	see above, \$ to building owners to make changes to bring buildings up to code.	9/19/2017 2:42 PM
323	Provide more parking spaces.	9/19/2017 2:39 PM
324	multi-modal transportation access and multi-use development	9/19/2017 2:36 PM
325	more areas for people to congregate/eat/drink coffee/socialize	9/19/2017 2:35 PM
326	Not at this point	9/19/2017 2:31 PM
327	This would take a whole survey all by itself.	9/19/2017 2:31 PM
328	Rail trail will help! Need more places to be together besides restaurants	9/19/2017 2:28 PM

## Envision Concord Survey

329	na	9/19/2017 2:27 PM
330	no	9/19/2017 2:21 PM
331	encourage local grocery, convenience, hardware stores; discourage boutique/gift shops that residents use less	9/19/2017 9:18 AM

## Q9 Do you think that the range of housing choices (types and/or price) needs improvement?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
Things are in good shape – we should maintain what we have and we don’t need improvements or changes	32.10% 147
Some improvements/changes are needed (please specify below)	41.27% 189
Major improvements/changes are needed (please specify below)	26.64% 122
Total Respondents: 458	

#	PLEASE SPECIFY CHANGES/IMPROVEMENTS HERE	DATE
1	Walden woods owes 54 unites of subsidized or 7+ acres off Sudbury Road. Older housing critical. check Walden Woods agreement from Chris Wooden(?)	10/17/2017 10:41 AM
2	The median house price is TOO HIGH to support economic diversity in the population of the town. The tearing down of moderate houses to replace them with enormous houses is distressing and contributing to this escalation. I'm not sure what the solution is.	10/16/2017 10:22 PM
3	smaller houses which are more affordable	10/16/2017 8:33 PM
4	The mansionization of Concord's housing stock is a serious problem Tree ordinance a start, but need additional moderate and middle class housing. It is unfortunate but we won't slow the mansionization without more restrictions	10/16/2017 5:43 PM
5	MORE LOW AND MIDDLE INCOME HOUSING!!!!!!!!!!!!!! Enough with the McMansions!	10/16/2017 5:22 PM
6	Preserve older smaller housing stock	10/16/2017 3:57 PM
7	Housing is getting very expensive	10/16/2017 2:42 PM
8	Our housing stock is out of reach of new families, retirees without substantial assets for downpayments.	10/16/2017 2:21 PM
9	wish I could live within walking distance of West Concord's main street-need senior housing	10/16/2017 5:39 AM

## Envision Concord Survey

10	If we keep building giant and expensive houses, then fewer middle or lower class families can afford them which could lead our town to only being upper class. This limits the diversity of our town. Also building giant houses means the home owners will need to burn more fossil fuels to heat the home which puts more carbon into the atmosphere and that creates more issues with global warming. Not only is global warming a major issue, but these giant houses result in using up more land and when we destroy more land we are destroying ecosystems for surrounding plants and animals.	10/13/2017 4:52 PM
11	Repurpose existing structures if necessary to accomodate lower-income residents. Developers need to be put in check, as they are slowly rotting town character. Too often, they liquidate reasonably sized homes which would help foster economic diversity to build McMansions in the name of profit, destroying town character, and inviting even more hedge fund managers to live here.	10/12/2017 9:47 PM
12	need more modestly priced housing - even if the housing is flats and/or townhouses	10/12/2017 8:24 PM
13	more affordable housing needed, its so hard to find starter / more modest homes	10/12/2017 5:02 PM
14	stop mansionization	10/12/2017 1:16 PM
15	More affordable housing!	10/12/2017 8:33 AM
16	Town is only accessible to those with wealth	10/12/2017 7:59 AM
17	More affordable housing is needed for families.	10/11/2017 9:15 PM
18	We desperately need more affordable housing; BRAKES on mansionization	10/11/2017 9:11 PM
19	Use incentives and disincentives to encourage more low to moderate price housing and more small housing units. Allow two-family housing by right. Apply a surtax to large houses and use it to support low-income housing. Incentivize small housing units so that seniors can stay in town without using up large houses. Encourage redevelopment of housing near existing centers at greater density rather than development of new land far from services.	10/11/2017 4:26 PM
20	Affordable housing developments are a sham because housing can be permitted within wetland boundaries and affordability is assured for only a short time.	10/11/2017 8:01 AM
21	Concerned about the tearing down of smaller houses which eliminates option for new families to move into Concord.	10/10/2017 11:37 PM
22	I thought it was interesting that we have extra space in our house that we were told we can't legally rent out, unless it's a live-in caregiver. I haven't looked into this further but a real estate agent said that there are laws in Concord about flexibly using your space. It would make Concord alot more liveable for everyone if we could re-purpose the space in the somewhat large homes that many of us live in. I think home prices are high here for what you get but I like the house our family owns and I enjoy looking around town & seeing the interesting housing styles,	10/10/2017 9:25 PM
23	encouragement of viable housing near commercial centers and rail transportation	10/10/2017 8:06 PM
24	Affordable elderly housing	10/10/2017 7:33 PM
25	We need to be creative to avoid mansionization. I support multi-family buildings, family compounds, in-law apartments, and denser populations in the town centers. Also, Upstairs apartments in the commercial areas. Villages are good, with smaller lots. Mixed housing is good. We don't need more 2 acre lots for a single home.	10/10/2017 7:21 PM
26	We need more multifamily housing and housing that is affordable for people below age 40.	10/10/2017 4:15 PM
27	Concord is getting overrun with huge Mac-Mansions populated by people who don't care about the Town's character. We need to have better rules. We also need to have fewer people who make money by development in positions of power.	10/10/2017 4:04 PM
28	I don't like seeing every house torn down & an oversized home Putnam in a small lot	10/10/2017 3:59 PM
29	more low income housing	10/10/2017 2:51 PM
30	We need more low income homes	10/10/2017 2:25 PM
31	I do not expect local government to have any effect on housing in Concord.	10/10/2017 12:59 PM
32	Young families, including town employees, can not afford Concord's prices. It is disgusting to drive by perfectly good capes and ranches and see a Land for Sale sign out front.	10/10/2017 12:33 PM



## Envision Concord Survey

33	We need cheaper rentals near RR stations. To serve remote complexes (i.e. on Maynard line) we need hourly bus service from Concord center to Emerson Hospital, West Concord, Stop&Shop Plaza and Maynard.	10/10/2017 12:13 PM
34	More affordable housing	10/10/2017 12:10 PM
35	Tear-downs and mansionization continue to erode "moderately priced" housing stock.	10/10/2017 11:22 AM
36	Please provide more low income housing especially for older folks who can no longer afford to live here.	10/10/2017 11:07 AM
37	Need much more diverse and affordable stock. Starter homes for young families and downsizing options for seniors are practically non-existent. Need stricter zoning to rein in mansionization. I wish Concord would revisit the accessory apartment bylaw -- it would increase rental opportunities in town without turning us into Arlington.	10/10/2017 10:51 AM
38	Control of tear downs which wipes out moderate housing	10/10/2017 10:21 AM
39	More affordable new housing could keep the town from being just another wealthy Boston bedroom community like Weston.	10/10/2017 10:09 AM
40	save smaller house-- do not build more big ones! ( lower taxes on the small ones?)	10/10/2017 9:39 AM
41	Need more low income housing.	10/10/2017 9:27 AM
42	Encourage cluster housing, especially near services and train stations.	10/9/2017 11:27 PM
43	Limit new ugly megamansions. Modify tax structure so long time (over 30 years) Concordians have to leave.	10/9/2017 9:39 PM
44	A good range of housing choices is best. Guidelines for lot size/house size/cost to control developers building mega mansions everywhere.	10/9/2017 8:33 PM
45	Somehow encourage smaller homes - 2 and 3 bedroom.	10/9/2017 8:13 PM
46	Concord can hardly be considered an affordable community; maybe it's unlikely ever to be, but it will be a more interesting place with a range of people (incomes) than a community composed entirely of people at the upper end of the income scale.	10/9/2017 8:13 PM
47	No more affordable housing or retirement/over 50 PRDs are needed. No more of either type of developments should be built.	10/9/2017 7:34 PM
48	Real estate taxes are keeping the middle class out of Concord.	10/9/2017 6:35 PM
49	More affordable housing; less McMansions!!!!!!!	10/9/2017 6:20 PM
50	prohibit tear-downs (unless not salvageable) and mansions; permit multi residential use in mansions; preserve smaller houses	10/9/2017 5:27 PM
51	more low and moderate housing needed	10/9/2017 4:39 PM
52	Regulations on teardowns- place limits on changes in footprint on teardowns to keep neighborhoods from losing housing	10/9/2017 4:14 PM
53	senior housing could be improved, especially moderate cost housing.	10/9/2017 4:12 PM
54	Allow neighborhoods to protect themselves from mansionizing. Provide affordable housing by retaining the smaller homes in town. Minimize rental properties which put undo strain on school system.	10/9/2017 4:07 PM
55	Need many more deed-restricted affordable housing units	10/9/2017 3:50 PM
56	A little more affordable housing would be good.	10/9/2017 3:15 PM
57	concern that not enough low- income housing is available, not necessarily for first time buyers	10/9/2017 3:11 PM
58	some towns are more expensive than others. When we moved in Aug of 2006, Lincoln, Hingham, Lexington were all too expensive for us. We could not find what we liked. I have personally seen how some "low income" families have gamed the system to win quality housing in Concord. I don't believe in these kind of subsidies. What you have to dos is find a community that you can afford to live in, and along with other citizens improvement. There was a time that Concord was not so affluent, too.	10/9/2017 2:47 PM
59	The town should support some lower cost housing. I think that if all the homes are over \$900,000 that will change the inclusive friendly feeling of the town now.	10/9/2017 2:34 PM

## Envision Concord Survey

60	We need to maintain wide options in housing. Keep smaller, lower cost options	10/9/2017 2:12 PM
61	would like to see affordable housing set aside for downsizing senior residents of Concord	10/9/2017 1:50 PM
62	More affordable housing would be great.	10/9/2017 12:22 PM
63	Affordable housing is always needed. How this goes in, and with what constraints is vital, including the level of energy efficiency and how strongly the Town demands that private developers build without increasing dependency on fossil fuels.	10/9/2017 11:11 AM
64	We need to maintain our smaller homes rather than tearing them down for mansions. I'd love to see some good old-fashioned duplexes.	10/8/2017 9:31 PM
65	Make sure that there are houses in the 400,000-600,000 range. too many large homes replacing affordable ones.	10/8/2017 6:15 PM
66	Not the role of governing authorities to oversee redistribution of wealth.	10/8/2017 6:08 PM
67	we can always use more housing for lower income people to increase economic diversity in town	10/8/2017 4:17 PM
68	Do not need additional housing adding to density. Traffic already a challenge and tax base in fine shape. DO NOT NEED ADDITIONAL OVER 50 HOUSING! We have plenty already.	10/8/2017 10:38 AM
69	low and moderate income housing	10/8/2017 10:02 AM
70	It's getting very expensive for first-time home buyers to move to Concord;we need to improve zoning like it was done in Nantucket + elsewhere...to encourage smaller units + accessory units accompanying the existing housing; there will also be a crisis housing the growing number of baby boomers.	10/7/2017 8:04 PM
71	only the wealthy can live here. Need more housing for lower middle class	10/7/2017 6:39 PM
72	Avoid tear-downs when possible	10/7/2017 4:09 PM
73	Need more low/moderate income housing for families	10/7/2017 1:45 PM
74	every new house is gigantic. Why? That's not the way of the future. it uses too much energy. it doesn't feel good. The future is smart houses, clustered in villages. as much natural land as possible should be available. And yes, our housing stock means that new residents tend to have a lot of new money. The concord mews is a good idea, I guess, but this was a disaster. Too much like a city high rise, but without public transportation!!! everyone there has to drive, and a long way. What a mistake. new apartments and smaller houses need to be near the train and bus. oh... what bus? Let's get them.	10/7/2017 12:24 PM
75	More small single family houses less very large houses	10/7/2017 10:45 AM
76	more housing across range of price points	10/7/2017 10:06 AM
77	Concord's land has gotten so valuable that houses are being demolished and replaced with impractical oversized structures..that are unsustainable.	10/7/2017 7:17 AM
78	Too many smaller/more affordable homes are being sold to developers resulting in large new construction that does not fit within the character of various neighborhoods	10/6/2017 8:05 PM
79	Many of the houses in concord are becoming giant mansion houses and the prices are outs of this world!!!	10/6/2017 8:03 PM
80	Prioritize affordable housing options given rapid loss of opportunity to do so	10/6/2017 5:04 PM
81	Concord's relatively less expensive houses are being replaced, preserve some of them	10/6/2017 3:26 PM
82	We should remain predominantly single-family housing oriented; cut down on oversized homes being built; we run the risk of overcrowding our town & schools if building continues at a fast pace	10/6/2017 3:18 PM
83	We have spent the past five months scrambling to find affordable housing after our house run by a SLUM LORD who happens to own half of the town neglected our house until BLACK MOLD inundated the space. The small town monopoly is OVER and we need stronger health inspector involvement to prevent mold INJURY and improve the diversity and livelihood of this great town!	10/6/2017 2:10 PM
84	diversity is definitely needed but not sure how you work with market forces to allow for that.	10/6/2017 1:39 PM
85	Houses becoming more unaffordable and taxes are very high for differentr levels of incomes	10/6/2017 12:38 PM
86	Other towns have more regulations to limit tear-downs of older homes and construction of McMansions. We are losing viable homes priced below \$1M.	10/6/2017 12:23 PM

## Envision Concord Survey

87	more affordable housing	10/6/2017 11:39 AM
88	Against the push to more "affordable housing" as there can never be enough. Look into having more rental units.	10/6/2017 9:27 AM
89	Not enough housing available on the lower end. Small houses are being torn down by developers	10/6/2017 9:12 AM
90	Affordable housing needed	10/6/2017 6:24 AM
91	There is too much splitting of land to smaller properties, and too many oversized homes for lots. It makes the property not look right.	10/5/2017 9:19 PM
92	Zoning is a bit too strict and sometime irrational. I think the town needs to be a bit more pragmatic when it comes to building. Additionally, while I support some affordable housing, the town should be very careful about agreeing to any large affordable housing developments that then strain other town resources like schools, rec programs, etc.	10/5/2017 6:20 PM
93	A fee on over-sized single family homes is needed to collect funds to support affordable starter homes.	10/5/2017 4:14 PM
94	More options for townhouses and apartments. More communal living.	10/5/2017 3:55 PM
95	Need more Riverwalk types of housing.	10/5/2017 3:35 PM
96	Stop letting builders tear down small houses and replace them with mansions. Have building restrictions on lot sizes.	10/5/2017 3:23 PM
97	Too many homes being torn down, replaced by "cookie cutter" homes that don't fit the character of town.	10/5/2017 2:42 PM
98	more lower income housing for single parents	10/5/2017 1:21 PM
99	Housing prices are very high; maybe some subsidy for teachers and police/fire tombe able to live in town	10/5/2017 1:03 PM
100	We need affordable housing	10/5/2017 10:56 AM
101	Minimize tear downs, maintain 10% affordability	10/5/2017 8:42 AM
102	Too many huge, expensive homes	10/5/2017 6:16 AM
103	we need to have more affordable housing to diversify the community. Stop tearing down small homes!	10/4/2017 9:23 PM
104	Housing affordability	10/4/2017 4:43 PM
105	Housing is getting way too expensive for people of modest means, leading to lack of economic diversity. Discourage mansionization, and encourage multi-family dwellings and other affordable options.	10/4/2017 4:14 PM
106	There is completely inadequate housing for those of moderate income, retirees and young folks just starting out.	10/4/2017 2:57 PM
107	There could be more affordable housing available. The same contractors are coming in to build similar (large) structures that are unaffordable to young families.	10/4/2017 1:52 PM
108	Let's develop policies to insure energy efficiency and renewable energy on housing. Houses that do not comply with these policies should be heavily taxed.	10/4/2017 11:39 AM
109	We need more deeply affordable units to redress the economic imbalance within the community.	10/4/2017 11:35 AM
110	Yes not enough low-medium income housing available. TOO MANY REASONABLY SIZED HOUSES ARE KNOCKED DOWN BY DEVELOPERS AND REPLACED BY HUGE, WASTEFUL (USUALLY UNATTRACTIVE) HOMES. This is not forward-thinking!! How will young families ever be able to move in? As climate change becomes more of an issue, who's going to want these mega-sized houses?!	10/4/2017 11:32 AM
111	Affordable housing is an issue; we should always prioritize creating room for all. Am concerned about extent of growth of such developments in West Concord -- seems a bit imbalanced with rest of our town (WC has seen too much of this - not sustainable from ecological, educational standpoint)	10/4/2017 11:16 AM
112	We need to stop mansionizing homes; developers are consuming the smaller homes that are appropriate for young homeowners and those downsizing	10/3/2017 8:32 PM

## Envision Concord Survey

113	Must increase efficiency of all housing, code for net zero buildings, discourage large new houses, increase affordable housing. Permitting and building codes should be overhauled to support previous comment	10/3/2017 6:47 PM
114	developers are buying sm - med houses, some w historic interest, and building monstrous mansions for the rich; need to restrict sizes, set backs, amt of open space to sides	10/3/2017 4:27 PM
115	downsizing options are few and smaller homes for first time home buyers or younger families are hard to find.	10/3/2017 12:11 PM
116	Developer buys small house, knocks it over, clear cuts the lot from old trees, builds something way more expensive--not good.	10/3/2017 10:29 AM
117	More low income housing for families. We missed a big opportunity to put something in West Concord.	10/3/2017 10:14 AM
118	I'm not sure how much the town can do to help add some affordable options. The dynamics at play are based on a regional shortage of housing supply. Demand for Concord is sky high and there is little room for development (and little appetite, sadly, by most residents). I don't think the town should be putting restrictions on houses by lot size. I hate to see the McMansions as much as anyone, but it's hard to limit the earning power of a homeowner. There is also nothing the town can do to limit speculating developers. Housing is a complex and serious issue but I don't know what the town can do except to build some more condos / apartments that middle class families might be able to afford (or some additional affordable housing units). But where to put them? It's a tough question. I think the Zoning Board has been addressing these issues in a logical and thoughtful way and should continue to do so going forward.	10/3/2017 7:50 AM
119	Continue to add affordable housing, especially in the two town centers- apartments that are walkable to the villages.	10/3/2017 7:37 AM
120	There are still too many mansions being built instead of smaller home stock. I'd like to see more solar panels.	10/3/2017 7:27 AM
121	Somehow regulate mansionization, (I guess we already do). Some of the houses built on spec do not fit in with current neighborhoods, but I don't know how you can dictate good taste. The market should and will drive this matter, I guess, though it's sad. It is vitally important to have diverse housing--for first buyers and down sizers. It would be nice to see communal living structures--similar perhaps to river walk in west concord, maybe designed to be multi-generational. I would hate for Concord to become so high end it lacks diversity.	10/2/2017 10:41 PM
122	Restrict the building of ever-larger houses on small lots	10/2/2017 7:52 PM
123	we're on a good path, yet need more affordable housing/rentals; provide incentives for ancillary units	10/2/2017 7:49 PM
124	More effort on maintaining diversity of family income.	10/2/2017 7:04 PM
125	Need to stop the destruction of smaller homes for mansionization (despite new regs) Need to stop granting of special permits to get around new regs, need more open process re: new developments (NO MORE JUNCTION VILLAGE's- no more collusion groups to circumvent open meeting laws)	10/2/2017 6:23 PM
126	More affordable housing is needed (rentals and smaller homes)	10/2/2017 1:57 PM
127	Need to prevent monster houses; ensure affordable rentals and smaller; retain character of neighborhoods	10/2/2017 1:09 PM
128	Continue to try and contain mansionization, as well as provide substantial resources to keep modest houses affordable.	10/2/2017 9:26 AM
129	West Concord has some nice apartments that are affordable; a few more of those would be nice, especially near Concord center	10/2/2017 9:23 AM
130	Do we have a model of housing/transportation for an aging population? I don't really know enough to comment on the range of housing choices.	10/2/2017 8:53 AM
131	More mid-range housing options.	10/2/2017 7:36 AM
132	Need more smaller and eco friendly homes. Too many bloated and oversized houses	10/2/2017 7:33 AM

## Envision Concord Survey

133	Having smaller unit homes (eg converted schools, like Peter Bulkeley and building next to Emerson) is great. Breaking up big old houses (like on Hubbard St and Lexington Road) is not OK. Buildings start to deteriorate and breaking single family homes into smaller condos will result in Concord looking like Cambridge after a while. There's a reason we moved out of Cambridge and selected Concord.	10/1/2017 9:05 PM
134	We need to find a way to discourage the removal of small, affordable homes which get replaced with large homes. Concord has become a town only for the rich, not a town which can accommodate all economic levels.	10/1/2017 8:22 PM
135	I'm opposed to more development. at any price range	10/1/2017 8:21 PM
136	Too many massive, unsustainable single-family homes are going up. Developers are in it for profit- -they destroy trees and yard space with no regard for actual needs of residents.	10/1/2017 7:23 PM
137	my impression -- and worry -- is that too many moderately priced houses are being replaced by larger, high priced houses. That trend will make this community more elite, wealthy and less mixed.	10/1/2017 7:15 PM
138	More affordable housing	10/1/2017 7:14 PM
139	The town should partner with developers to maintain what little low cost housing remains instead of tearing it down and building something 2-4 times as expensive to buy.	10/1/2017 7:00 PM
140	Too many developers are moving in and shoe-horning large houses on small lots. Developers who seek to profit by building in Concord should be made to address and pay for the traffic problems that new apartment buildings, stores, businesses and neighborhoods create.	10/1/2017 6:31 PM
141	stop allowing extremely large homes on small lots, require sidewalks whenever a house is torn down and replaced	10/1/2017 12:50 PM
142	Continue to increase more affordable houses and discourage mansionization	10/1/2017 11:10 AM
143	Needs more affordable housing	10/1/2017 11:08 AM
144	must stop granting waivers to sq footage increase laws. Every week seeing these occur. What is the point of having them? If house too small do what we all used to do- sell and move up!	10/1/2017 10:58 AM
145	Not where I would invest - viability of town most important	9/30/2017 6:36 PM
146	More 2 family dwellings. Reverse the current rapid replacement of reasonably priced smaller houses with much higher priced and undistinguished single-family ballooned out "mcmansions", often with unsustainable treeless lawns.	9/30/2017 6:31 PM
147	Our modestly priced houses are being purchased, torn down and rebuilt as much more expensive homes, changing the options available	9/30/2017 3:17 PM
148	I could never afford to buy in Concord if I were buying now - it's so expensive	9/30/2017 2:46 PM
149	I'm not sure of the current status, so I'm not really sure how to answer this. I know some low income housing/elderly housing is coming into West Concord.	9/30/2017 12:54 PM
150	We need more affordable housing options for people of moderate means	9/30/2017 11:58 AM
151	Stop adding apartments and housing units, traffic is getting worse.	9/30/2017 11:54 AM
152	Need to limit the number of large (huge > 2,500 sq. ft) single family homes replacing modest, affordable homes	9/29/2017 11:01 PM
153	The cost of the average house has skyrocketed in the 26 years I've lived in town. It is making the town much more homogeneous and less interesting. Maintaining a diversity of housing stock by prohibiting the tear-down of small houses to replace them with McMansions will be important. Otherwise we are going to have a bi-modal distribution of housing. Too big, and subsidized housing.	9/29/2017 1:10 PM
154	We need more moderately priced housing.	9/29/2017 12:01 PM
155	We should limit housing a bit more as it seems we are building McMansions everywhere which puts stress on schools and increases class size and decreases the main attraction of education in Concord	9/29/2017 11:17 AM
156	Many current residents could not afford to buy a house in Concord today. What does that say about the future demographics and character of our Town?	9/29/2017 10:00 AM

## Envision Concord Survey

157	Consider limitations on tear-downs and size restrictions per lot size of new McMansions.	9/29/2017 9:23 AM
158	Again this is perplexing, however I feel maintaining and support affordable housing stock is very important. I believe planning and zoning can be helpful with this however I don't have any bright ideas.	9/29/2017 9:16 AM
159	continue efforts to fund diverse choices	9/29/2017 7:58 AM
160	More low cost housing needed	9/28/2017 7:32 PM
161	affordable single family homes	9/28/2017 3:36 PM
162	Need affordable housing for working families -not just to avoid 40(b) development	9/28/2017 3:29 PM
163	You will never fix this. People move to this town for the schools then leave when their kids graduate. They want to "rent" (Long term mortgage) a new house from a bank and don't care what it costs because they are not staying to pay for it.	9/28/2017 10:08 AM
164	More affordable net zero houses. Less McMansions.	9/27/2017 3:36 PM
165	I believe that diversity of housing is important for our society. The affluent and the less well-off mutually benefit from living amongst one another.	9/27/2017 12:22 PM
166	Middle income housing and first-time/elderly home buyer housing stock is disappearing and replaced by large builder homes with higher carbon footprints. Contributes to rapid change of Concord's identity.	9/27/2017 11:12 AM
167	small houses are being replaced by oversized mansions, new smaller housing is needed	9/27/2017 8:25 AM
168	continue to provide concentrated housing close to mass transit.	9/27/2017 6:40 AM
169	Getting very expensive! More moderately priced senior housing. Housing bear transport...	9/27/2017 4:29 AM
170	More reasonably priced homes/apts for sale and rent; one step is to allow legal rental units (i.e. 1 family house can become 2 family)	9/26/2017 8:24 PM
171	Housing market is creeping towards all \$1million plus homes, need to find a way to keep small affordable homes in town within the \$500-\$800k range. Possibly Town has right to first refusal type idea where they can own, then market to would be buyers?	9/26/2017 4:04 PM
172	We need more affordable housing, and more support for people on fixed incomes, and town employees.	9/26/2017 3:04 PM
173	Hate to see such large homes on small plots (teardowns) out of character for some neighborhoods, but I guess the market dictates what people want	9/26/2017 2:13 PM
174	more affordable housing	9/26/2017 2:00 PM
175	There is not enough low and moderate priced housing.	9/26/2017 1:04 PM
176	My perception is that the range has improved greatly in the last 15 years. Many friends continue to have difficulty finding affordable housing. If we want to keep our seniors, we will need much more.	9/26/2017 12:43 PM
177	places for empty nesters to move so that can remain in Concord	9/26/2017 11:52 AM
178	want to keep some normal houses in town...not all mansions	9/26/2017 11:05 AM
179	Nice to have apartment buildings near the main concord center	9/26/2017 10:30 AM
180	More affordable housing for mid and lower-range buyers. More diverse options for older people like cluster housing and condos.	9/26/2017 10:03 AM
181	More apartments/condos, particularly for oldsters who downsize	9/26/2017 7:47 AM
182	we need to include cheaper living options in the town	9/26/2017 7:47 AM
183	More affordable senior housing.	9/26/2017 7:03 AM
184	more moderate income housing	9/26/2017 6:40 AM
185	Need to maintain the diversity of medium (600,000K) vs Mac Mansions which seem to be taking over and do not create adequate diversity along with lower cost options (condos, etc) to attract a viable younger population to make the town sustainable and not an old folks home so to speak.	9/26/2017 6:39 AM

## Envision Concord Survey

186	Ban developers from teardowns that increase the sales price by 3x. Developers have radically altered the US landscape; and upend modest communities for their profit, but no consequences to them. The current median house price of >\$850k is absurd, but as far as I can tell is driven by contractors using the 1/3 x 1/3 x 1/3 ratio of buying property; tearing it down to put another building up which has to be big enough to command that enormous price increase. Makes for a hot market, but it's a disaster for maintaining a diversity of citizenry. It has massively driven up the cost of repair work so it creates its own self fulfilling cycle.	9/25/2017 11:12 PM
187	No affordable housing	9/25/2017 10:39 PM
188	there appears to be limited quality non-luxury rental housing	9/25/2017 10:16 PM
189	More smaller houses and affordable rental units.	9/25/2017 9:17 PM
190	Concord seems very white and affluent. A more diverse population would make it more interesting. We need affordable housing.	9/25/2017 9:05 PM
191	Need more housing stock for lower middle class.	9/25/2017 8:51 PM
192	Need more new houses in <3,500 sq ft range	9/25/2017 8:46 PM
193	there is little or not low cost housing. And this should not be tied to income.	9/25/2017 8:41 PM
194	would probably be good to stop the trend to huge houses--both for environment and to allow younger and more moderate income people to live here	9/25/2017 8:41 PM
195	More support for low-income housing.	9/25/2017 8:27 PM
196	need to continue to focus on diverse housing - multi family, affordable and single family	9/25/2017 8:22 PM
197	More viable options needed for elderly Concordians who want to downsize.	9/25/2017 4:23 PM
198	Encourage high-density housing closer to schools and town centers/trains. Discourage large lots away from center, which means more driving and "sprawl".	9/25/2017 1:57 PM
199	The harsh truth is that \$ determines what is available and makes low income housing very difficult. And the town is fairly built-out so housing for the elderly is also very hard to arrange. I would put the most emphasis on affordable housing for town employess, espically police and fire personnel.	9/25/2017 12:38 PM
200	Need to provide all types of housing for a more diverse and vibrant community. We need more housing opportunities so there are more Concordians who would visit our commercial/business areas	9/25/2017 10:27 AM
201	Clearly there is low inventory of affordable housing. Providing single-family affordable housing would be attractive to young families who can help grow the community. Many mid-priced, single family homes are torn being down to make million-dollar properties.	9/24/2017 8:32 PM
202	Improve existing programs, particularly the one assisting purchase.	9/24/2017 3:31 PM
203	The huge developments have to stop. The burden the schools and are making the town feel congested and city-like.	9/24/2017 2:36 PM
204	Town's ambience and character, not to mention wildlife viability, are negatively impacted when small homes and their surrounding tree cover are removed to be replaced with very large 'prefab' homes and fenced-in grass lawns. The same negative impacts when farms and forested areas are redeveloped for housing. The town would greatly benefit from regulations to maintain traditional, compact styles of homes, and low residential density.	9/24/2017 11:12 AM
205	More energy efficient and smaller homes, fewer mcmansions.	9/24/2017 7:22 AM
206	Newer homes that have historical charm. Neighborhoods that feel like neighborhoods.	9/24/2017 6:47 AM
207	We should discourage developers from clear cutting lots.	9/23/2017 7:14 PM
208	need more moderate priced housing	9/23/2017 3:26 PM
209	Stop tear downs.	9/23/2017 1:03 PM
210	Let market be free.	9/23/2017 7:28 AM
211	We need apartments above garages, in law apartments and other less expensive options that are integrated in the community, not another huge apartment building.	9/23/2017 7:01 AM

## Envision Concord Survey

212	Too much emphasis on affordable housing and sustainable housing. The Mews will turn into a dump soon. Too crowded	9/23/2017 6:55 AM
213	Affordable housing needed.	9/23/2017 12:27 AM
214	Housing is way way overpriced	9/22/2017 11:26 PM
215	I rent - and once lost my apartment with very few affordable options	9/22/2017 11:25 PM
216	We need more "starter" homes and more housing for families of low to moderate income.	9/22/2017 3:42 PM
217	too many mcmansions	9/22/2017 12:09 PM
218	More affordable housing.	9/22/2017 10:58 AM
219	More affordable options	9/22/2017 10:36 AM
220	More and more older people are moving out of town due to the lack of affordable senior housing.	9/22/2017 10:20 AM
221	Too many large houses on small lots.	9/22/2017 7:08 AM
222	more options for lower income property for young families, singles and empty nesters	9/22/2017 6:58 AM
223	More affordable housing is always awesome. Also new houses being built should be smaller	9/21/2017 10:42 PM
224	Please no more affordable housing. We will get overcrowded	9/21/2017 8:40 PM
225	Range of prices	9/21/2017 7:52 PM
226	it's hard for the elderly to stay in town... we need more updated and affordable housing and we need housing options to be pet friendly and garden friendly	9/21/2017 7:47 PM
227	Yes. We need a supply of 2-3 family, affordable dwelling units and emphasis on maintaining and decreasing Concord's built environment.	9/21/2017 4:51 PM
228	We need to do much better on this. At the very least, we can make sure that teachers, nurses, firefighters, police can live locally, in the community they serve if they so choose. We can make sure that various town permitting processes, NRC, HDC, etc do not require expensive studies that fall to homeowners, etc that raise the cost of owning homes in certain areas. Some residents may want to be stewards of land and history, but others may not or may not have the means to do so and I think we need to balance tight regulations with understanding people's mindset. It is possible that without so many requirements/demands, people would do pretty well and adhere pretty closely to the desired outcomes.	9/21/2017 3:19 PM
229	maintain smaller houses and subsidize their purchase as affordable housing	9/21/2017 2:13 PM
230	The key is to maintain -- to maintain the \$.5-1M housing stock we have, rather than tear them down to build either more expensive or more "affordable" but temporarily (like won't be in 100years) so	9/21/2017 1:13 PM
231	Maintain and stop destroying simple, single family homes encourage the building of smaller dwellings.	9/21/2017 11:37 AM
232	More affordable housing	9/21/2017 11:12 AM
233	Stop tearing down affordable smaller fixer-uppers - starter homes - to builder mansions. We need affordable housing for younger families and to provide for the senior population that wants to stay in town	9/21/2017 10:39 AM
234	We need truly affordable housing.	9/21/2017 10:24 AM
235	Too much emphasis is being placed on affordable housing for those who want to buy in to Concord. There are other neighboring towns that a prospective buyer can choose from if Concord is above their price range.	9/21/2017 10:09 AM
236	Smaller homes are disappearing. Too many mcmansions.	9/21/2017 8:32 AM
237	It's too expensive for even upper middle class to survive here. Taxes are so high! Unless you are rich, this town is just too expensive.	9/21/2017 8:19 AM
238	Lower prices	9/21/2017 7:54 AM
239	40b units are terrible, but we also don't have enough lower priced homes. It's a very expensive place to live	9/21/2017 7:20 AM



## Envision Concord Survey

240	We need to provide a reasonable mix of housing. We also should discourage using open space for luxury housing. That is a short sighted view overly influenced by developers who do not have community issues at heart.	9/21/2017 6:00 AM
241	There is no range of housing choices - prices are crazy high	9/20/2017 9:18 PM
242	It is close to impossible for a home buyer to purchase a starter home. All the small homes are being taken down and replaced with multi-million houses.	9/20/2017 9:13 PM
243	Smaller more affordable homes need to be built and not torn down. I want to downsize but cannot afford to and still live in Concord.	9/20/2017 8:20 PM
244	More affordable housing close to transportation	9/20/2017 8:03 PM
245	cost of housing is quite high...for seniors	9/20/2017 7:57 PM
246	Definitely need more affordable housing options.	9/20/2017 6:49 PM
247	More affordable housing to attract young families getting started in life. Less emphasis on keeping the elderly in there big homes that are designed for families with children. Higher density housing clustered around town centers and close to transportation. Smaller yards.	9/20/2017 4:47 PM
248	We need denser housing option so that are not land and energy intensive.	9/20/2017 2:44 PM
249	slow down the McMansions	9/20/2017 11:14 AM
250	Stop adding housing! It leads to more traffic, and more load on the support services in town.	9/20/2017 10:22 AM
251	More affordable housing is needed	9/20/2017 10:07 AM
252	Perhaps more rental opportunities or more low income housing	9/20/2017 9:47 AM
253	average families can't afford Concord because most of the ranch and cape homes aren't sold to families- they are sold to developers who tear them down and sell them for 3 times as much. Many new homes built (especially by builders versus owners) are way too huge for the lot and have no yard.	9/20/2017 8:37 AM
254	This is a test response. Please disregard	9/20/2017 7:20 AM
255	Need to enforce regulations to stop the removal of wonderful older homes to build mansions There is no reasonable housing available for generational concordians to stay in the town they were brought up in and lived their whole lives. There are some people who stay here unlike most mansion owners who sell and leave concord once their children are educated in the great school system. This is not their home but only a stopover til their children are in college.	9/20/2017 7:09 AM
256	We can't fight the reality that Concord is a very expensive town to purchase real estate in but some affordable housing options need to be available.	9/20/2017 5:18 AM
257	more affordability. more places for elderly residents	9/19/2017 9:26 PM
258	More affordable, smaller houses	9/19/2017 9:11 PM
259	We need to protect small homes from being torn down and McMansions built in their place. We need more affordable and workforce housing. We need more housing that's affordable to families starting out. We need to reduce the property tax burden on senior citizens and on all residents.	9/19/2017 8:58 PM
260	It's an expensive town to move into. If we're ok with that, fine. If not, we need more affordable housing, more affordable transportation, and more affordable shops/restaurants.	9/19/2017 8:13 PM
261	better mix of types is always good, especially in the downtown area (creating demand for commercial where people live)	9/19/2017 8:07 PM
262	We should maintain a mix of housing types across the cost spectrum, but let's not go overboard. It looks like we are doing a lot to maintain the quantity of mid-level and affordable options.	9/19/2017 7:31 PM
263	more affordable housing	9/19/2017 7:30 PM
264	Lack of Affordable housing is an issue; I don't have any bright ideas on how to address this.	9/19/2017 7:13 PM
265	obviously more lower-priced housing would benefit the town	9/19/2017 7:05 PM
266	Restrictions on size of new houses.	9/19/2017 6:35 PM

## Envision Concord Survey

267	One small, modest home after another has been demolished and replaced by expensive, often very large alternatives. This process reduces the opportunities for older people to downsize and for younger people to enter the Concord housing market.	9/19/2017 6:30 PM
268	More rules needed to slow tearing down modest homes and building oversized homes	9/19/2017 6:25 PM
269	Need more moderate \$400-\$600K houses	9/19/2017 6:21 PM
270	More multi family	9/19/2017 5:30 PM
271	restrict mansionization by regulating the ratio of living space to lot size area	9/19/2017 5:14 PM
272	Single family homes have become unaffordable. There seems to be a lack of diversity in town as a result of the high \$ barrier to entry.	9/19/2017 5:07 PM
273	We should avoid increasing the population -- that puts pressure on shared infrastructure + resources, and degrades the local environment.	9/19/2017 4:56 PM
274	Almost all new construction starts at \$1.5M, too expensive for nearly all middle class and below	9/19/2017 4:51 PM
275	Need to prevent further mansionization and tear down of small affordable houses	9/19/2017 4:49 PM
276	There are no starter homes in this community	9/19/2017 4:41 PM
277	More medium cost apartments. Allow more rentals in existing homes, e.g. Home Away, AirBnB	9/19/2017 4:30 PM
278	Restrictions on teardowns and overbuilding on small lots.	9/19/2017 4:30 PM
279	Disappointing that Concord has allowed major apartment complexes, causing major traffic.	9/19/2017 4:30 PM
280	More housing options for the over 55 crowd.	9/19/2017 4:29 PM
281	More moderate income housing	9/19/2017 4:27 PM
282	More housing that is affordable and fewer tear-downs to build very single-family large houses.	9/19/2017 4:25 PM
283	There is a huge gap between the 1%-ers and "normal" people - and the housing reflects that. More reasonable homes might support more reasonable people with normal incomes.	9/19/2017 4:03 PM
284	Smaller and more affordable and moderate-priced homes needed.	9/19/2017 4:01 PM
285	we are losing more affordable houses as capes and ranches are razed to put up much larger houses.	9/19/2017 4:01 PM
286	no to too large houses being built on too small lots would solve cost, price, & aesthetic issues	9/19/2017 3:58 PM
287	More affordable housing with access to public transportation needed.	9/19/2017 3:55 PM
288	Increase in senior housing opportunities	9/19/2017 3:46 PM
289	Prices are out of sight, and new houses are too big. Concord does not do enough to create affordable housing for sale (not rental) to ensure people who work in Concord can also live in Concord.	9/19/2017 3:30 PM
290	We need more affordable housing	9/19/2017 3:02 PM
291	Concord's modest houses are quickly being lost to developers' mini-manses. I would like to see the town purchase and save some of these properties for middle-class owners (as was proposed at last year's TM).	9/19/2017 2:55 PM
292	Further restrictions on the mansionization of areas with smaller homes	9/19/2017 2:45 PM
293	providing a range of housing choices is required for seniors and the young professionals--more cost effective, smaller dwelling units, better transportation	9/19/2017 2:43 PM
294	decrease saturation of McMansions	9/19/2017 2:42 PM
295	like having a range of options	9/19/2017 2:42 PM
296	maintain high end but add higher density and concentrated affordable	9/19/2017 2:36 PM
297	More smaller homes to encourage/enable empty-nesters to stay in Concord	9/19/2017 2:35 PM
298	More affordable housing is needed for a healthier diversity in our community.	9/19/2017 2:31 PM
299	Too many McMansions, not enough affordable housing. Developers given more leeway than homeowners in improving property.	9/19/2017 2:28 PM

## Envision Concord Survey

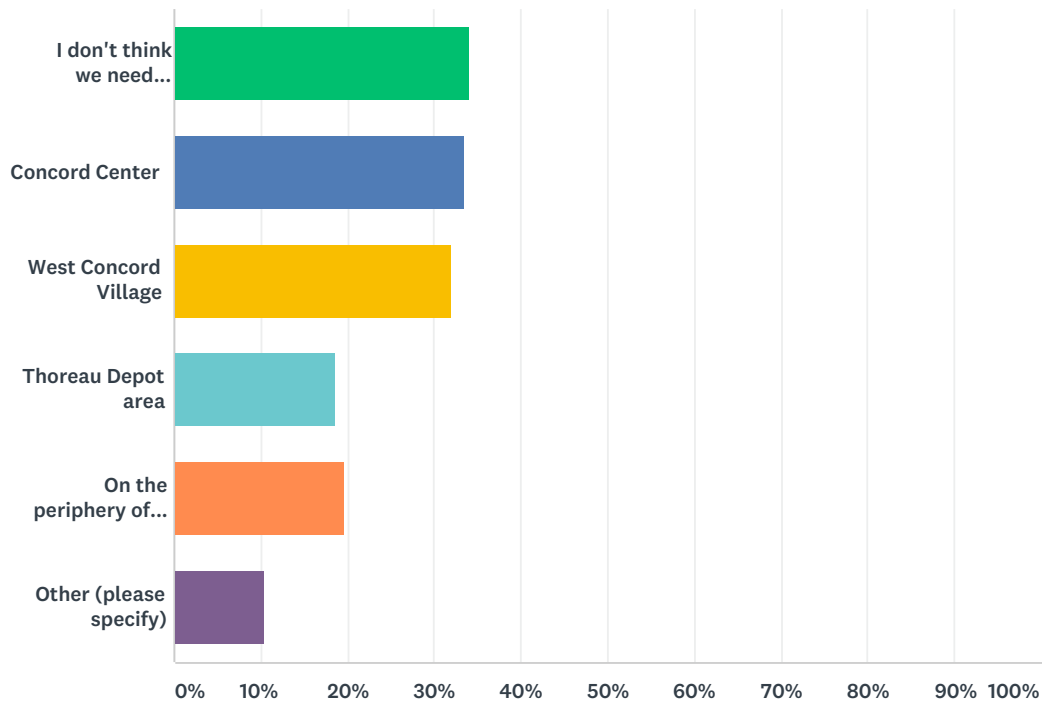
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300	save existing moderate housing; match the dollars spent for land to that needed for affordable housing	9/19/2017 2:27 PM
301	more affordable housing for different economic levels	9/19/2017 2:21 PM
302	need (to add/preserve) smaller, more affordable starter homes	9/19/2017 9:18 AM

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## Q14 Where in town would you prefer to see additional commercial and job growth? (Choose up to 2)

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
I don't think we need additional growth	34.06% 156
Concord Center	33.41% 153
West Concord Village	32.10% 147
Thoreau Depot area	18.56% 85
On the periphery of town	19.65% 90
Other (please specify)	10.48% 48
Total Respondents: 458	

#	OTHER (PLEASE SPECIFY)	DATE
1	A small movie theater would be great (think lexington)	10/17/2017 10:32 AM
2	places with access to public transportation	10/16/2017 5:43 PM
3	don't know	10/16/2017 5:39 AM
4	We do not need additional growth. Look at what has happened in recent years to Acton and now Bedford. Both towns a developers dream.	10/12/2017 9:47 PM
5	Crosby's shopping plaza area	10/12/2017 5:02 PM
6	Baker ave	10/12/2017 3:20 PM
7	End of Virginia Rd,	10/12/2017 7:59 AM
8	Baker Street extension.	10/10/2017 4:04 PM

## Envision Concord Survey

9	it depends on what kind of commercial and job growth it is	10/9/2017 9:39 PM
10	We need people who work here to be able to live here	10/9/2017 6:35 PM
11	Many of these options are very limited due to available space. West concord village development is already taking place	10/9/2017 4:07 PM
12	On Virginia Rd near Hansom. In terms of housing and commercial space, please remember that the traffic on Concord including Rte 2 during rush hours and at other times is absolutely brutal. Terrible traffic impacts quality of life like few other issues.	10/9/2017 2:47 PM
13	do we need additional growth if there are empty storefronts in Concord Center?	10/9/2017 1:50 PM
14	Baker ave	10/6/2017 6:24 AM
15	Notvsure	10/5/2017 6:16 AM
16	Virginia Road Office parks	10/3/2017 7:27 PM
17	Please note that I would prefer to only fill out #s 1 and 2 of the following question, #15, but your survey insists I fill out all.	10/2/2017 10:41 PM
18	9 acre corner: Less commuter traffic business/more neighborhood/community friendly. Crosby's lot and businesses in front of Crosby's: improved grocery store, overall appearance and functionality of stores	10/2/2017 11:20 AM
19	Near the end of the bike route	10/2/2017 9:23 AM
20	Prefer to see growth as infill to existing commercial centers rather than new development.	10/2/2017 8:53 AM
21	Baker Ave	10/1/2017 9:05 PM
22	we need to fill the vacant store first	10/1/2017 8:21 PM
23	Near the train stations.	10/1/2017 7:00 PM
24	we need to attract businesses to the empty places we have in Concord Center	10/1/2017 12:50 PM
25	nowhere	9/30/2017 4:37 PM
26	the type of growth is more important than growth - don't need more banks, real estate agencies. Would be nice to have another affordable restaurant, not another 'Bon-dir' or Woods Hill table I can only go to on my wife's birthday. Or a very expensive boutique. Salt Box is a great place. Nashoba bakery, trails end cafe are affordable & have atmosphere. Could use a grocery store in west concord	9/30/2017 2:46 PM
27	See my comment above. We need to keep our existing locations viable. Right now, they are struggling.	9/29/2017 1:10 PM
28	Baker Ave area	9/29/2017 9:23 AM
29	Along Rt 2	9/28/2017 10:08 AM
30	acton and bedford...for the next question #15, i don't like any of the choices and feel that ranking them gives credence to something i don't think should be prioritized.	9/27/2017 6:40 AM
31	we have a good amount of pockets for jobs	9/26/2017 11:05 AM
32	Please do not start courting anchor stores like Talbots or the Gap. Keep the small businesses alive and provide opportunities to be healthy without ridiculous. Concord does not need to mirror Wellseley. The idea that growth is the prime mechanism for survival is nonsense. We need sensible approaches to support small businesses. the Town could 'own' several store fronts and rotate the tenants, for instance. The rents need to be viable, not highly lucrative. Don't go blowing up what people love about Concord (the open spaces, the reasonable lot sizes, the ability to access the free library etc..	9/25/2017 11:12 PM
33	More business offices along rt 2	9/25/2017 8:51 PM
34	don't know	9/25/2017 8:41 PM
35	NOT in West Concord	9/22/2017 6:58 AM
36	I don't think we need a lot more... we just have to make what we have more appealing	9/21/2017 7:47 PM
37	small cafes in neighborhoods; more arts activity	9/21/2017 2:13 PM

## Envision Concord Survey

38	Don't continue to promote W Concord for more commercial congestion	9/20/2017 7:09 AM
39	Baker Street	9/19/2017 8:58 PM
40	Baker Area; The area around Crosby's seems it could be better utilized (is that the Thoreau Depot area?)	9/19/2017 8:31 PM
41	2229 Main Street	9/19/2017 7:31 PM
42	What is meant by the periphery of town??	9/19/2017 4:30 PM
43	The current centers need expansion but transportation or parking are critical to success of same	9/19/2017 4:27 PM
44	to fill the empty store fronts in Concord Center and W. Concord	9/19/2017 4:01 PM
45	baker avenue area and along 2	9/19/2017 2:42 PM
46	Not sure.	9/19/2017 2:35 PM
47	No more banks or nail salons, please	9/19/2017 2:28 PM
48	any of village centers; add density to existing centers	9/19/2017 9:18 AM

## Q16 Do you have other ideas for accommodating affordable housing development over the next 20 years? Please specify

Answered: 255 Skipped: 203

#	RESPONSES	DATE
1	Heavy on Senior subsidized and not. That supports commercial areas and reduces school expense, which runs rampant with the budget hence taxes	10/17/2017 10:41 AM
2	Concord Mews is a nice development, something like that, super professionally managed.	10/16/2017 9:33 PM
3	moderate income 2 family homes	10/16/2017 8:33 PM
4	Concord Center is lagging in making accommodation for affordable housing compared to other parts of town.	10/16/2017 5:22 PM
5	no	10/16/2017 5:39 AM
6	Replace oversized homes (that are not historic) with multiple smaller-sized homes to promote denser living within commercial zones. Utilize existing residential areas, and do NOT allow development of open land. That would be the beginning of the end for this town.	10/12/2017 9:47 PM
7	identify state owned land that may be disposed of and reused for housing. Plan for the re-use of Starmet land once it is decontaminated as housing.	10/12/2017 8:24 PM
8	no	10/12/2017 5:02 PM
9	no	10/12/2017 1:16 PM
10	Set ambitious goals, including units needed per year, track progress every year and revise plans as needed	10/12/2017 8:33 AM
11	THE TOWN SHOULD MAKE AREAS ON Walden sT UPPER LEXINGTON RD AVAIABLE FOR APPARTMENTS	10/12/2017 7:59 AM
12	Penalty for new construction single family dwellings over 2400 sq ft, paid into town's affordable housing fund.	10/11/2017 9:15 PM
13	Instead of tearing down old/large single family houses, work to convert them to duplexes/triplexes	10/11/2017 9:11 PM
14	No	10/11/2017 8:10 PM
15	No	10/11/2017 6:19 PM
16	no	10/11/2017 5:38 PM
17	Incentivize developers to build smaller / cheaper / affordable housing. As long as huge houses with lower sticker prices but higher maintenance costs yield the highest profits, that's what developers will want to build.	10/11/2017 4:26 PM
18	Just say no.	10/11/2017 10:29 AM
19	Don't create a boondoggle for developers for a short term gain in affordable units.	10/11/2017 8:01 AM
20	No.	10/10/2017 11:37 PM
21	Reconstruction of commercial properties to provide apartments and condos on upper stories, especially near public transportation train stations.	10/10/2017 8:06 PM
22	Additional, expanding development is not needed and is detrimental to quality of life in town.	10/10/2017 8:04 PM
23	I wish we had more sustainable developments and co-housing like Riverwalk, which is a dense but liveable community with shared outdoor space.	10/10/2017 7:21 PM
24	Tiny houses on tiny lots in even inconvenient places are very expensive. We should work to change this to develop a more socio-economically diverse town.	10/10/2017 6:56 PM
25	Are there small lots that would not accommodate housing with current zoning?	10/10/2017 4:15 PM

## Envision Concord Survey

26	Use existing small houses. Someone proposed a plan for the town to buy houses and sell them at below-market prices. Something along these lines.	10/10/2017 4:04 PM
27	no	10/10/2017 2:22 PM
28	No	10/10/2017 1:48 PM
29	Make it a very high priority, along with the schools. Do more with the Housing Authority; i.e. Section 8 subsidies.	10/10/2017 12:33 PM
30	Get state/county to close MCI Concord and enlarge other prison site closer to Boston and inner cities where most offenders come from. Build housing at that site, and have town buy available property on north side of Warner's Pond and open to water and ice sports with parking and facilities.	10/10/2017 12:13 PM
31	Change the existing zoning laws to allow for affordable housing units. Convert any unused buildings into affordable housing.	10/10/2017 11:07 AM
32	Use a corner of school properties when enrollments fall	10/9/2017 9:39 PM
33	No	10/9/2017 8:13 PM
34	For me, the overriding factor should be smart (denser, mixed-use) development close to transit hubs (which, in Concord, basically means in West Concord and Concord Center, relatively near the Commuter Rail stations). I realize that there is a real tension here between the historic character of the Town and a more modern development approach, but I think we have to face the fact that, in order for Concord to evolve as a community in the age of climate change, we may have to be willing to change to some degree. I don't think that means abandoning entirely our commitment to Concord's history.	10/9/2017 8:13 PM
35	No	10/9/2017 8:07 PM
36	Concord should build no more affordable housing. There is enough already. Affordable housing unnecessarily increases density and decreases potential tax base.	10/9/2017 7:34 PM
37	Rezone to allow more duplex, triplex and fourplex housing	10/9/2017 6:35 PM
38	none	10/9/2017 5:27 PM
39	no	10/9/2017 4:39 PM
40	No. We do NOT need additional apartments/condos. Not every town needs a large stock of "affordable" housing, which brings with it additional issues.	10/9/2017 4:22 PM
41	Less restrictions on in-law and similar uses of housing in single family areas- currently too restrictive. Allow for more alternative types of housing, rather than the traditional 1 acre/1 family approach	10/9/2017 4:14 PM
42	Some smaller sized condo units in the business areas may be useful.	10/9/2017 4:12 PM
43	Units built as affordable should stay affordable and not be allowed to convert to market value	10/9/2017 4:07 PM
44	Create a fee- or tax-based Town fund to subsidize new affordable housing on a continuing basis.	10/9/2017 3:50 PM
45	More community cluster living, like River Walk.	10/9/2017 3:11 PM
46	The town is always chasing it's tail to get to the 10% affordable housing mark. We are not seeing bad or poorly thought out development when we are short of that goal. This survey is misleading on this area. Some of us don't understand why this is so critical. Sellers want the most for their properties, and developers want to make a certain profit. Thus, we get the big, box homes that become too big to live in for the long haul.	10/9/2017 2:47 PM
47	give priority to current Concord residents	10/9/2017 1:50 PM
48	Not an advocate	10/8/2017 10:51 PM
49	I do not support government involvement in private sector decisions or wealth redistribution, both of which are at the core of this survey. Based on the limited spectrum of choices offered to the responder, it is clear that the town has already charted the course they plan to take.	10/8/2017 6:08 PM
50	I don't think we should have any additional affordable housing. None is needed.	10/8/2017 10:38 AM
51	Small affordable single homes.for your starting our then from elderly later on in life.	10/8/2017 8:42 AM



## Envision Concord Survey

52	Develop mixed use...so putting apartments above one story new commercial buildings in west concord for example	10/7/2017 8:04 PM
53	no	10/7/2017 2:00 PM
54	no	10/7/2017 1:45 PM
55	please do not used conservation land, or any land that is at all wild right now, for development. do not develop new housing anywhere that will be difficult for commuting. Please look at our existing lots and restructure them. We have very little natural and open land left. what is there should be made public and for wildlife.	10/7/2017 12:24 PM
56	Discourage tearing down older small houses to construct new larger houses	10/7/2017 10:45 AM
57	Cluster developments with common open space within an easy walk for community gardens and recreation. In Conantum 60% of the space is privately owned and 40% is shared common space. Also think about connections. For example, a safe way for a child to bike from Conantum to the new Bruce Freeman Rail Trail: namely sidewalks and a pedestrian crossing at Sudbury Road.	10/7/2017 7:17 AM
58	limiting sales of currently affordable properties to developers	10/6/2017 8:05 PM
59	A buy down program to preserve preexisting smaller houses, funded by fees on some new construction. Require new Planned Residential Developments to have more affordable units on site, or pay into a buy down program.	10/6/2017 3:26 PM
60	no	10/6/2017 3:18 PM
61	Sustainable cohousing villages with food land associated. The trend to make shitty huge and disgusting condo units has got to end. So has the monopoly that certain few families have on the rental housing situation! There are so many moldy, damaging rental homes that never get fixed because the victims just move out and another sucker takes their place thinking it's a "deal".	10/6/2017 2:10 PM
62	Affordable housing units with plenty of green space and a limit to the number of houses. Houses should be different in style and not a development of the same. Keep with the rich history of concord.	10/6/2017 12:38 PM
63	not at this time	10/6/2017 11:39 AM
64	View the issue as an broader area issue. Acton has many condo developments, Maynard is more affordable. It is narrow minded to see this only in terms of a "Concord" problem.	10/6/2017 9:27 AM
65	Our problem is 40B, and the 10% requirement. We keep building low income housing, but the loss of low income housing due to McMansioning, etc., neutralizes our investment in low income housing. We are on a non-sustainable path. We need to slow down McMansioning and other things that reduce our lower income housing stock.	10/5/2017 9:19 PM
66	Yes, we should focus on small single family homes as opposed to large developments.	10/5/2017 6:20 PM
67	More development of building with small commercial and condos near the train stations.	10/5/2017 4:14 PM
68	Communal living, tiny houses, zero carbon footprint.	10/5/2017 3:55 PM
69	Allow sensible and attractive development like Riverwalk in West Concord. Do not allow for another Middlesex School Mary May Village type development (the one on Lowell Rd) which devalued nearby homes and ruined the character of the neighborhood.	10/5/2017 2:42 PM
70	expand the current Concord low income housing area near Emerson and maybe a new complex for low income senior living.	10/5/2017 1:21 PM
71	Unsure	10/5/2017 6:16 AM
72	No	10/4/2017 6:27 PM
73	No	10/4/2017 4:43 PM
74	No	10/4/2017 3:34 PM
75	Land or buildings that are currently being underutilized (such as the land across from the prison, or mills).	10/4/2017 1:52 PM
76	No	10/4/2017 1:46 PM
77	Insure that all new housing maximizes energy efficiency and use of renewables.	10/4/2017 11:39 AM

## Envision Concord Survey

78	I like the idea of using a small portion of town owned farm land for additional housing, I suggest basing this on soils analysis and those of prime and state significance for farming remain in that use and that the balance be given consideration for additional housing, multi-family if it is accessible to sewer and we have capacity.	10/4/2017 11:35 AM
79	Ideally the higher density units should be located within walking distance of town centers/ bike paths to decrease the need for cars.	10/4/2017 11:32 AM
80	increasing the number of multifamily and make them suitable for middle-class income families.	10/3/2017 8:07 PM
81	N/A	10/3/2017 8:05 PM
82	No	10/3/2017 7:27 PM
83	Accessory apts	10/3/2017 6:52 PM
84	Rentable accessory units -- but I think that is what was meant in the comments above	10/3/2017 6:47 PM
85	Turn some commercial spaces, like empty former bank lot, into apt units	10/3/2017 4:27 PM
86	beneficial reuse of buildings where possible; limit tear downs and replacement with big houses; allow for mixed use zoning to accommodate residential development above street level businesses in our downtown areas	10/3/2017 12:11 PM
87	Insist that new development above a certain size be multi-unit.	10/3/2017 10:29 AM
88	no	10/3/2017 10:14 AM
89	Possible by converting some of the very large older houses into more than one dwelling unit. Much would depend on water and septic issues..	10/3/2017 9:10 AM
90	look at more creating more projects like Riverwalk but have them in walking distance to the two centers.	10/3/2017 7:37 AM
91	Stop putting all of the projects in West Concord.	10/3/2017 7:27 AM
92	Communal, intergenerational housing, i.e. Structures that accommodate both private and public spaces--that have a common kitchen, lounge,dining hall, library and rec area but also contain private, small apartments.	10/2/2017 10:41 PM
93	redesign outdated school/town-owned buildings	10/2/2017 7:49 PM
94	need more open process re: new developments -NO MORE JUNCTION VILLAGE's- no more collusion groups to circumvent open meeting laws, Need to stop the destruction of smaller homes for mansionization (despite new regs) Need to stop granting of special permits to get around new regs,	10/2/2017 6:23 PM
95	Stop the (eternal) growth so we don't need it. Zoning laws will help. A message needs to be sent to Concord and the state that we have had too much growth already.	10/2/2017 3:02 PM
96	no right now	10/2/2017 1:57 PM
97	Subsidize and convert single into multi-dwelling where appropriate	10/2/2017 1:09 PM
98	Development rights transfer. In return for conserving (open space or agricultural restriction) development rights can be reassigned elsewhere, creating pockets of density, like apartments in the Depot area	10/2/2017 9:26 AM
99	Survey teachers and other people who work in our community to figure out what their needs are; is there anything Concord could do to be more attractive and affordable ?	10/2/2017 9:23 AM
100	Look at this situation on an ongoing basis, not as a 20 year plan.	10/2/2017 8:53 AM
101	build it out in West Concord towards Maynard	10/2/2017 8:48 AM
102	no	10/2/2017 7:36 AM
103	no	10/1/2017 9:10 PM
104	Why is this the focus of Concord 2020? This survey feels like a focused effort to turn Concord into Cambridge.	10/1/2017 9:05 PM
105	near public transit	10/1/2017 8:21 PM
106	no	10/1/2017 8:11 PM

## Envision Concord Survey

107	No	10/1/2017 7:49 PM
108	Transportation is so key. Traffic is already terrible. Adding sidewalk and bike options--real ones, not terrifying nail-biting ones--would make any population increases (e.g. affordable multi-units) far more viable here.	10/1/2017 7:23 PM
109	Focus on quality even if the footprint has to be smaller. Must be sustainable - heat pumps versus fossil fuels.	10/1/2017 7:00 PM
110	Stop building new units on open land and convert existing units.	10/1/2017 6:31 PM
111	No.	10/1/2017 6:15 PM
112	Along Route 2, East of CCHS.	10/1/2017 2:58 PM
113	no	10/1/2017 1:57 PM
114	As I said,ENFORCE BYLAWS & STOP allowing mansionization. If people do a tear down, allow a 2 family replacement, not a huge single family. If we kept all the smaller capes and ranches and 2 families we had in the 80's we would be in much better shape today.	10/1/2017 10:58 AM
115	No - the idea of focusing on building on existing owned lots (and making those more affordable) and/or redeveloping underutilized properties makes a lot of sense.	9/30/2017 6:36 PM
116	Preserve more existing smaller homes from destruction and replacement with less affordable McMansions. Allow modest sized 2 family dwelling construction.	9/30/2017 6:31 PM
117	Try to maintain our modestly priced homes and make them affordable.	9/30/2017 3:17 PM
118	denser construction - twins/ duplex units would be great. But developers knock down a house to put up a place with 4,500 sq ft and 4 bathrooms.	9/30/2017 2:46 PM
119	No, it's a tough one...	9/30/2017 12:54 PM
120	Stop adding people to the town.	9/30/2017 11:54 AM
121	no	9/29/2017 11:01 PM
122	Allow more multi-generational use of property. In-law suites, small carriage house apartment. etc. It would be a double win. Older people wouldn't be forced to leave their house due to high taxes and/or difficulty of upkeep and starter families could find housing.	9/29/2017 1:10 PM
123	Affordable housing is a great idea, but along with McMansion building, it puts stress on the class size/education resources available to Concord residents, so it should be managed delicately	9/29/2017 11:17 AM
124	Build affordable artist live-work spaces, as Somerville, Cambridge and Lowell have.These have proven economic benefits and minimize impact on schools.	9/29/2017 10:00 AM
125	Smart Growth, Mixed retail and housing near transportation, using zoning to encourage affordable development,	9/29/2017 9:16 AM
126	sorry, no	9/29/2017 7:39 AM
127	no	9/28/2017 6:12 PM
128	Increase building permit fees to fund affordable housing	9/28/2017 3:29 PM
129	Don't think there is a solution. Any solution will run into NIMBY! Try putting low income housing in a field on Monument Street and see what happens.	9/28/2017 10:08 AM
130	No	9/27/2017 7:59 PM
131	affordable housing should be encouraged near the train stations, schools (for working parents) and generally near the town centers to encourage a lively and vibrant center. In turn, number of restaurants, etc. will increase - making it a destination for tourists.Multi-family units should not be on a main thoroughfare for aesthetics. It would change the character of the town.	9/27/2017 5:57 PM
132	NO	9/27/2017 4:47 PM
133	no	9/27/2017 2:05 PM
134	I support affordable housing development. I am not enough of an expert to know how best to do it. I do think it's important to include families, young workers, and retired folks in the mix. Concord should support a population with a range of incomes and life situations - we all mutually benefit.	9/27/2017 12:22 PM

## Envision Concord Survey

135	Redevelop existing underutilized properties and/or redesign existing housing developments and provide incentives for building smaller single-family homes and/or developments.	9/27/2017 11:12 AM
136	small developments close to commercial areas	9/27/2017 8:25 AM
137	concentrate housing near transportation	9/27/2017 6:40 AM
138	No	9/27/2017 4:29 AM
139	No.	9/26/2017 4:04 PM
140	Baker Ave. extension seems to have some open land where affordable housing could go, and a path to the train station could be built.	9/26/2017 3:04 PM
141	Not sure about current rules, so can't comment. Would love to see more updated capes and fewer mcmansion teardowns, but builders build what they know will sell and make them money.	9/26/2017 2:13 PM
142	no	9/26/2017 1:04 PM
143	decrease rental properties. Increase owner occupied housing.	9/26/2017 12:18 PM
144	no	9/26/2017 11:16 AM
145	none	9/26/2017 11:05 AM
146	develop / maintain high walkability apartments and continue to add more local shops especially near commuter rail stations to create a larger population to support the local shops to maintain reasonable prices	9/26/2017 10:30 AM
147	I prefer to maintain as much open spaces as possible in town.	9/26/2017 10:22 AM
148	affordable housing should be located near public transportation (train) and schools	9/26/2017 10:03 AM
149	No	9/26/2017 8:42 AM
150	NO	9/26/2017 6:39 AM
151	Support raising the minimum wage	9/26/2017 6:09 AM
152	I don't support any of these, but you've forced an answer in order to submit the survey Shame on you. It implies I consent some of them, which I do not. It also implies a logical order, that I do not subscribe to.	9/25/2017 11:12 PM
153	no	9/25/2017 10:39 PM
154	rehabilitate wasteland on Main street (North side of Rte 62 heading to Acton)	9/25/2017 10:16 PM
155	As more of us shop on line, stores can be turned into rental units.	9/25/2017 9:17 PM
156	The town could buy properties with smaller houses and subsidize as rental or for low income buyers. That way we would not get as many mansions.	9/25/2017 9:05 PM
157	Build smaller single family homes	9/25/2017 8:51 PM
158	no	9/25/2017 8:41 PM
159	Multi-units in the center of town, near transit. Typical development for a country town that uses rail, e.g. as in Europe.	9/25/2017 8:27 PM
160	I think we need to look what is the best land planning for Concord and fit affordable housing into that plan not have it be the tail that wags the dog.	9/25/2017 4:23 PM
161	Look for underutilized areas near train stations (Center and WC).	9/25/2017 1:57 PM
162	Allow a tiny house park or upscale mobile home park were lots are rented yearly. Consider a KOA campground or option like that.	9/25/2017 11:34 AM
163	Create more housing units to increase unit supply. All types spread around all locations and areas - varying sizes for all demographics. Change zoning to allow for diversity and increased density. Town should generate funding to support this effort.	9/25/2017 10:27 AM
164	Redeveloping underutilized properties. Possibly limit the increase of the size of a home when torn down and redeveloped.	9/24/2017 8:32 PM
165	Convert existing rental to affordable housing	9/24/2017 7:23 PM
166	no.	9/24/2017 3:31 PM

## Envision Concord Survey

167	Not unless we want out taxes to go up even more than they have in the last 20 years. Our schools cannot support the growth.	9/24/2017 9:57 AM
168	Make the units extremely energy efficient as it may allow the tenants to remain in the unit when a high price on carbon is established.	9/24/2017 7:22 AM
169	No	9/24/2017 6:16 AM
170	I don't think this should be a town priority.	9/23/2017 7:14 PM
171	Build eco-villages like Concord Riverwalk, allowing increased density in such developments.	9/23/2017 3:26 PM
172	Buy up small houses for sale and convert them to affordable.	9/23/2017 1:03 PM
173	no	9/23/2017 11:07 AM
174	No	9/23/2017 7:28 AM
175	no	9/23/2017 7:01 AM
176	Please no more cluster home developments like Concord Riverwalk! They are hideous! The Mews will also be a dump in 10 years.	9/23/2017 6:55 AM
177	No	9/22/2017 11:26 PM
178	I would not change anything. Changing housing could change the nature of our town. Look at Acton...	9/22/2017 7:57 PM
179	Way over thought. Affordability is a joke. Cut school budget in half for 10 years. Then prices will drop. We should donate our exiting resources to communities that will be able to get multiple units for what we spend for one.	9/22/2017 4:22 PM
180	no	9/22/2017 3:42 PM
181	Neighborliness	9/22/2017 12:09 PM
182	Town-owned rental retirement housing	9/22/2017 10:36 AM
183	restrict tear downs that lead to giant homes	9/22/2017 6:58 AM
184	No	9/22/2017 6:29 AM
185	Try to group affordable housing together near Concord center	9/21/2017 8:40 PM
186	No	9/21/2017 8:18 PM
187	I do like the concept of multigenerational affordable housing so don't like to have so many 55+ housing options and I do believe we need more multigenerational condo/rental units that are 1400 to 1700SF for the needs of families.	9/21/2017 7:47 PM
188	green housing would be great for these facilities. smaller SF homes or townhomes that are LEED-certified, have solar panels, or something else that helps commit to Concord's long-term sustainability. affordable housing should be near public transit or commercial centers if possible, to help accommodate residents' needs (then again, maybe some folks want to be on the outskirts - variety is key so we have plenty of opportunities for lower-income residents and their various needs/preferences)	9/21/2017 5:02 PM
189	Change the meaning of accessory housing and allow single family dwelling owns to create 2-3 separately owned living units.	9/21/2017 4:51 PM
190	make small houses available for affordable housing	9/21/2017 2:13 PM
191	Use incentives to encourage the conversion of single family to multi-family near town centers. Use restrictions to limit the number of \$.5-1M dwellings that are torn down (that's a figure that is affordable for many Concord retirees)	9/21/2017 1:13 PM
192	No.	9/21/2017 12:27 PM
193	Stop allowing the building of so many unaffordable mega mansions they should be taxed quadruple the typical tax rate which can go to preserve land and build small affordable structures.	9/21/2017 11:37 AM
194	Build 4 -6 condo type units on the land currently maintaining one mansion such as the available land on Monument Street,	9/21/2017 10:39 AM
195	No.	9/21/2017 8:32 AM

## Envision Concord Survey

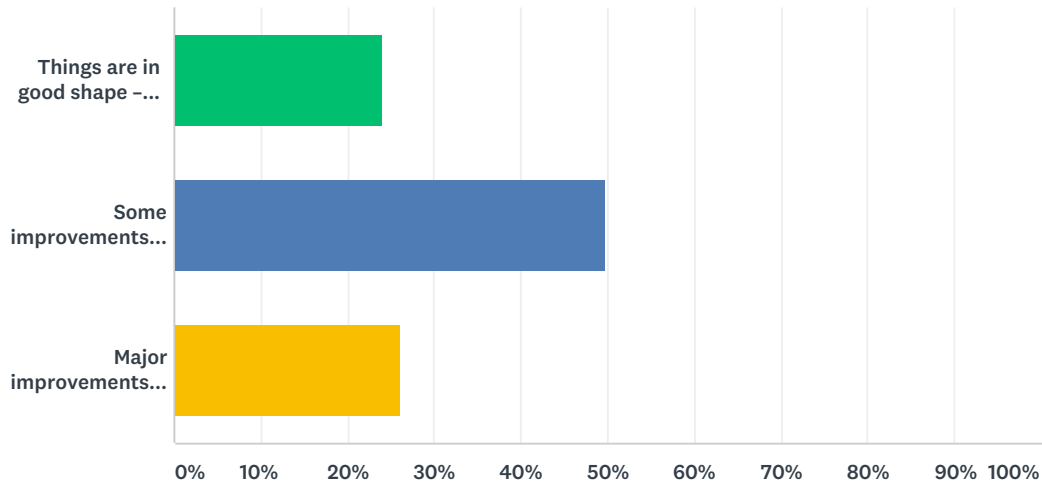
196	I do not think we should infringe on open space, so building only where there are current for sale or vacant structures would be my recommendation	9/21/2017 8:19 AM
197	Try to have lower priced options that do not require applications and waiting lists!	9/21/2017 7:54 AM
198	Buy lower priced homes in town and make them affordable housing.	9/20/2017 9:53 PM
199	Stop allowing builders to buy small homes, tear them down and re-build large homes. Provide incentives to sellers who will sell their home to a buyer that agrees to maintain the current square footage.	9/20/2017 9:13 PM
200	Give a tax waiver to developers building smaller homes	9/20/2017 8:20 PM
201	co-housing arrangements	9/20/2017 7:57 PM
202	No	9/20/2017 4:47 PM
203	No	9/20/2017 4:22 PM
204	no	9/20/2017 4:21 PM
205	Nothing specific	9/20/2017 2:44 PM
206	Keep it close to shopping and trains.	9/20/2017 12:31 PM
207	no	9/20/2017 11:14 AM
208	Fire, Police, and Social Services are strained with supporting the affordable housing residents currently in town. Is it possible to have a moratorium on adding even more affordable housing?	9/20/2017 10:22 AM
209	NO	9/20/2017 10:07 AM
210	This is a test response. Please disregard	9/20/2017 7:20 AM
211	Yes, don't presuppose (see question above) that we seek more development by large developers in our town.	9/20/2017 7:09 AM
212	Definitely a huge need for reasonable priced condos (not a million dollar) for aging population that want to stay in the town they grew up in	9/20/2017 7:09 AM
213	No	9/20/2017 5:18 AM
214	No	9/19/2017 10:32 PM
215	no	9/19/2017 9:26 PM
216	We must revise our zoning laws to make greater housing density possible. We must also stop restricting the use of open space. What kind of a community are we when we're willing to devote open space for a dog park but we're not willing to devote open space to house our citizens?	9/19/2017 8:58 PM
217	Stop the mc mansions	9/19/2017 8:31 PM
218	Denser housing around West Concord center	9/19/2017 8:00 PM
219	Lower property taxes.	9/19/2017 7:32 PM
220	There is no shortage of ideas. We need to be sure that the cost of preserving existing low cost properties or building new ones is borne by the entire community, and not specific neighborhoods or owners.	9/19/2017 7:31 PM
221	too much land has been permanently tied up with conservation and farming easements. Some amount of reasonable building should be allowed on the edges of such areas.	9/19/2017 7:30 PM
222	no	9/19/2017 7:05 PM
223	No	9/19/2017 6:57 PM
224	no	9/19/2017 6:35 PM
225	I think existing policy is good/enough	9/19/2017 6:26 PM
226	No	9/19/2017 6:25 PM
227	No	9/19/2017 5:30 PM

## Envision Concord Survey

228	We should look beyond current housing models, and look to developing sustainable housing, agriculture, and business support in wholistic ways that eschew traditional "growth is essential" models.	9/19/2017 4:56 PM
229	Acton, Westford, ...	9/19/2017 4:54 PM
230	Don't allow tear downs to be replaced by a property that is priced at more than 150% of the tear down value	9/19/2017 4:51 PM
231	Convert underused office/commercial/industrial spaces/buildings to charming affordable housing spaces.	9/19/2017 4:49 PM
232	Develop affordable housing in some of the commercial and industrial sites in West Concord	9/19/2017 4:30 PM
233	No. Why so much emphasis on this need. Concord is not an affordable town for most people.	9/19/2017 4:30 PM
234	No	9/19/2017 4:29 PM
235	Town owned conversions of underutilized property such as the Emerson School apartments but larger for families.	9/19/2017 4:27 PM
236	Grants for Building Units and mortgages	9/19/2017 4:18 PM
237	No	9/19/2017 4:16 PM
238	Let the market dictate housing prices.	9/19/2017 4:03 PM
239	no	9/19/2017 4:02 PM
240	Have the town buy affordable restrictions on smaller homes	9/19/2017 4:01 PM
241	The economy will most likely drive this.	9/19/2017 3:57 PM
242	Distribute it more evenly.....not all in West Concord	9/19/2017 3:46 PM
243	Multi-generational housing	9/19/2017 3:17 PM
244	The town should consider purchasing modest properties before they are knocked down by developers to build mini-manses.	9/19/2017 2:55 PM
245	no	9/19/2017 2:42 PM
246	Develop around west concord center	9/19/2017 2:42 PM
247	NO	9/19/2017 2:42 PM
248	multi use development in the town centers	9/19/2017 2:36 PM
249	Zoning that encourages smaller houses in a denser neighborhood, with offsetting open space.	9/19/2017 2:35 PM
250	None	9/19/2017 2:31 PM
251	Sorry, haven't given this enough thought.	9/19/2017 2:31 PM
252	Stop allowing developers to tear down perfectly good starter homes to build too-large mcmansions on too-small lots	9/19/2017 2:28 PM
253	Q10: duplexes for housing	9/19/2017 2:27 PM
254	no	9/19/2017 2:21 PM
255	I support a mechanism for revenue to support Charles Phillips approach to developing 4-5 small homes as "affordable" each year.	9/19/2017 9:18 AM

# Q17 Do Concord's mobility/transportation options need improvements?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
Things are in good shape – we should maintain what we have and we don't need improvements or changes	24.02% 110
Some improvements/changes are needed (please specify below)	49.78% 228
Major improvements/changes are needed (please specify below)	26.20% 120
Total Respondents: 458	

#	OTHER (PLEASE SPECIFY)	DATE
1	not sure but worth watching	10/17/2017 10:41 AM
2	Train Parking	10/17/2017 10:32 AM
3	More commuter rail parking for residents, especially in Concord Center. Options for moving around within town without driving - road congestion is terrible - not sure what this solution would be.	10/16/2017 10:22 PM
4	No in-town bus, terrible train frequency to Boston, would love a bus to West Newton, for commuters that don't go to North Station/Cambridge. No sidewalks on Harrington Ave, can't bike safely to West Concord commuter rail from Marshall Farm neighborhood.	10/16/2017 9:33 PM
5	need to be able to ride your bike safely from west concord to concord and back. waste of time and energy and emissions to drive across town to schools and shopping. Need more commuter rail trains running at peak hours	10/16/2017 8:33 PM
6	better bus and taxi services	10/16/2017 8:29 PM
7	There needs to be much better public transportation, but I don't know how to make that work. People are wedded to their cars, even students who can use bus transportation. Need creative alternatives, Perhaps electric uber/lyft type system and publicly available electric charging stations?	10/16/2017 5:43 PM
8	Yay for the bike trail! Let's keep making Concord more bike friendly!!	10/16/2017 5:22 PM
9	Would be great to have more options to get across town - for youth or residents who can't drive.	10/16/2017 2:42 PM
10	More sidewalks and bikepaths	10/16/2017 2:21 PM
11	wish there were more vans or clever uses of school buses to accomodate the elderly	10/16/2017 5:39 AM
12	we have a lot of issues with traffic that could be dealt with. Maybe more controlled intersections?	10/13/2017 4:52 PM



## Envision Concord Survey

13	need safe bike infrastructure to cross Route 2; bike lanes where feasible; repair Main Street in West Concord near Route 2 to fill in pot holes and provide bike lanes	10/12/2017 8:24 PM
14	town shuttle bus like they have in Lexington and Duxbury	10/12/2017 5:02 PM
15	public transport within town	10/12/2017 1:16 PM
16	Get cars off the road by improving commuter rail, improving biking trails/lanes for commuters, adding local mass transit (bus or light rail) to other destinations,	10/12/2017 8:33 AM
17	tHE PROBLEM IS NO ROOM TO CONSTRUCT BY PASSES ETC	10/12/2017 7:59 AM
18	Street lights, roads, side walks in West Concord	10/11/2017 9:55 PM
19	Reinstate 76 bus stop, Concord ctr; ride free in commuter rail between Concord & West Concord; more safe biking and walking connectors/trails for commuting to school and work.	10/11/2017 9:15 PM
20	More low cost parking available for occasional commuters by train	10/11/2017 9:11 PM
21	parking and traffic	10/11/2017 6:20 PM
22	More bike racks and larger ones at public places (parks, libraries etc)	10/11/2017 5:38 PM
23	The commuter rail is abysmal -- slow and with many breakdowns. There's no other transit except for COA and a hospital shuttle that hardly ever runs. It's unsafe to cross Route 2 on foot or by bicycle, and unsafe to bicycle on minor through streets (Route 62, Lexington Rd, etc.). Needed improvements are too numerous to list, but here's one: plant shrubs along 62 near town centers, because when drivers feel hedged in, they drive slower. Shrubs can be higher along straightaways but must be no higher than 2 feet on curves to keep bikes and pedestrians visible.	10/11/2017 4:26 PM
24	Public transit would be nice, but might add to congestion and would likely receive limited use.	10/11/2017 10:29 AM
25	Work on traffic flow improvements at rush hours.	10/10/2017 11:37 PM
26	A shuttle connecting the 2 town centers would be fantastic. Crossing Rt. 2 is scary with no pedestrian bridge. I enjoy biking in Concord and we need to remain bike-friendly.	10/10/2017 9:25 PM
27	improve conditions for bicycling	10/10/2017 8:34 PM
28	long-term planning for traffic management: parking, shuttle busing, encouraging more economical use of personal autos	10/10/2017 8:06 PM
29	bike lanes and paths please (very excited about the Rail Trail!) I'm noticing more congestion in the town centers. I don't know how to avoid that. More people should commute by train or carpool.	10/10/2017 7:21 PM
30	Bike paths everywhere.	10/10/2017 6:56 PM
31	1. We need to reduce the traffic that commutes through Concord. It is getting dangerous. Fixing Rt 2 would be a start, a) fix the rotary, b) synchronize the traffic lights to optimize inbound traffic in the morning and outbound in the evening. Also, c) discourage bad driving by enforcing speed limits and Stop sign and Yield sign violations. And d) install more traffic lights at the peripheries of town. 2. We need bike paths in town.	10/10/2017 4:04 PM
32	Train is too expensive	10/10/2017 3:59 PM
33	Need to be able to get to a bus or taxi that goes to downtown Concord and to Lahey Clinic etc from every area of town	10/10/2017 2:51 PM
34	some roads could use some sidewalks	10/10/2017 2:22 PM
35	More public transportation	10/10/2017 1:59 PM
36	Improvements needed to many roads	10/10/2017 1:48 PM
37	more parking for commuter rail	10/10/2017 12:59 PM
38	Bicycle lanes. Work with T to accommodate bicycles on the trains.	10/10/2017 12:33 PM
39	We need a Concord-Maynard bus and a direct bus to Logan Airport with parking.	10/10/2017 12:13 PM
40	Safe, pleasant bike and pedestrian routes; improved access to commuter rail; car sharing options	10/10/2017 11:22 AM
41	A public transportation bus like Lexpress in Lexington would be helpful to take people without cars around town.	10/10/2017 11:07 AM

## Envision Concord Survey

42	Bike lanes, if possible. Bike rental/sharing stations. More sidewalks, particularly Thoreau?Walden Streets as you walk to Walden Pond.	10/10/2017 10:51 AM
43	Car & commercial overwhelming existing roads, lowering quality of life	10/10/2017 10:21 AM
44	(1) Train parking garages with shuttles. (2) Charge tolls for driving through commercial areas during commuting hours.	10/9/2017 11:27 PM
45	work with neighboring towns so their access is improved and Concord streets are used less as through-ways	10/9/2017 9:39 PM
46	Local buses would be nice...for elderly and also children not of driving age. Biking is a dangerous option.	10/9/2017 8:13 PM
47	Dedicated bike lanes. Electrification of the Commuter Rail and of the Town's automobiles (private as well as Town government fleet), with much more charging infrastructure. Ideally, the infrastructure would allow electric vehicles to function as distributed electricity storage nodes (i.e., two-way flow of electricity to help balance the load).	10/9/2017 8:13 PM
48	Unless you are a Senior, there is no available transportation	10/9/2017 6:35 PM
49	Some shuttle buses needed	10/9/2017 6:20 PM
50	public transportation such as buses would be helpful; also a reliable, affordable, local taxi service	10/9/2017 5:27 PM
51	There is little transportation to/from Concord. There should be, at least, a bus to Alewife	10/9/2017 4:22 PM
52	Having regional and local bus service would be an improvement.	10/9/2017 4:12 PM
53	Need to connect minuteman bike trail with concord Center. Route 2 Rotary! Town sponsored 'uber' including background checks of drivers to provide safe rides for minors and seniors	10/9/2017 4:07 PM
54	As many bicycle path accomodations as possible	10/9/2017 3:50 PM
55	Alternate routes bypassing Route 2 congestion	10/9/2017 3:45 PM
56	Vans/shuttles to connect with existing rapid transit	10/9/2017 3:15 PM
57	local bus could ease parking in retail areas	10/9/2017 3:11 PM
58	The light on route 2 in Lincoln and the rotary are creating increased, unnessessary traffic in town	10/9/2017 2:47 PM
59	It might be nice to have public transportation that picked up people on Laws brook, Main Street, Lowell, Barretts Mill, Lexington, Monument, Cambridge turnpike. Perhaps a van running on propane or a hybrid of some sort. This might help with traffic. Also, some commercial areas need to be opened up so that cars can get into a left turn lane so that traffic can continue to flow. Main Street needs to be re-paved, and Rte 3 is atrocious.	10/9/2017 2:47 PM
60	I would love to see regular buses between Concord and Alewife MBTA station	10/9/2017 2:34 PM
61	Lack of parking in West Concord Center. Meters and charging for parking in Concord Center is a disaster - for both residents and visitors.	10/9/2017 2:16 PM
62	Keep adding and linking bike paths	10/9/2017 2:12 PM
63	I would consider closing certain roads to thru traffic to make them safer for bicycling and walking. A way to get across town on a bike on safe roads would be terrific. More sidewalks, please!	10/9/2017 1:50 PM
64	Pockets of traffic congestion have significant impact on some areas.	10/9/2017 11:11 AM
65	Provide more transportation for the handicapped and elderly	10/8/2017 6:15 PM
66	a town bus for all ages would be nice.	10/8/2017 4:17 PM
67	Lowell Rd traffic in the morning needs to be addressed	10/8/2017 10:38 AM
68	In town transportation for all citizens from neighborhoods to trains an town center markets.	10/8/2017 10:02 AM
69	By Pass Road around Concord Center -so traffic will not have to converge in the center of town.	10/8/2017 8:42 AM
70	YES! Better train service; More sidewalks + bike lanes; REDUCE speed limits like Cambridge, Arlington, Boston did...25 MPH on all Concord-owned roads; right now Concord has 35 MPH speed limits less than 1/2 mile from public schools! it's insane...and makes it terrifying for kids + parents alike...it's also not healthy; people need to walk more for their mental + physical health; in Concord this is very difficult to do!	10/7/2017 8:04 PM



## Envision Concord Survey

97	Need more intra-town public transportation	10/4/2017 3:34 PM
98	The roads need to be made more friendly for bicyclists, to encourage other modes of transport other than cars. And drivers need to be educated to be less hostile to bicyclists, who could also use education on how to ride safely on roads.	10/4/2017 3:08 PM
99	perhaps a free bus to various parts of town	10/4/2017 2:57 PM
100	Although kids won't ride a senior bus, they still need a safe way to get across route 2. -More bike paths & bridges?	10/4/2017 1:52 PM
101	We have poor sidewalks in Concord!	10/4/2017 1:06 PM
102	Need bike paths to shopping areas	10/4/2017 11:39 AM
103	Bike lanes and sidewalk improvements plus traffic calming measures are needed initially in our commercial areas and then a plan for connecting to other areas of the community.	10/4/2017 11:35 AM
104	Continue with the bike paths!!	10/4/2017 11:32 AM
105	see previous concerns about West Concord traffic, pedestrian access and BFRail Trail. Also, bike racks	10/4/2017 11:16 AM
106	I only take the school bus, so I don't really know	10/3/2017 9:10 PM
107	West Concord remains a dangerous congested area around the train depot; adding cycling stations will only increase congestion; need better transportation options for seniors	10/3/2017 8:32 PM
108	Scheduled bus service for seniors several times a day from outskirts to center	10/3/2017 8:31 PM
109	Build overpass at route 2 rotary Concord and reduce traffic jam.	10/3/2017 8:07 PM
110	The commuter rail needs more trains during rush hour.	10/3/2017 8:05 PM
111	Better bike routes between Concord and West Concord	10/3/2017 7:27 PM
112	Would like to see bike paths along our roads and more bike infrastructure all over town so people really can bike for shopping etc.	10/3/2017 6:47 PM
113	More public transportation access	10/3/2017 4:53 PM
114	More public transportation options are needed for commuting and people who don't drive	10/3/2017 4:27 PM
115	cross town connect; electric bus (or perhaps scheduled school buses) options to downtown areas; corporate shuttles for train commuters	10/3/2017 12:11 PM
116	Need to be able to safely--seriously--cross Route 2 on foot or bike, around town shuttle bus--electric, guard rail between sidewalk and Road on Route 2 near between Paparazzi and Police station	10/3/2017 10:29 AM
117	We have an ever increasing traffic problem.	10/3/2017 10:14 AM
118	Traffic is a real problem - not sure what the town can do about it beyond a costly replacement of the rotary and adding interchanges on rte 2 over Main St., Baker, etc. Of course, with the light at Bedford Rd in Lincoln and the light near Acton Center, it'd just move the bottlenecks. If the region could somehow work together to fix rte 2's flow, the region's economy, environment (less air pollution) and quality of life would all improve. It's striking how bad Rte 2 has become. But obviously Concord cannot address this alone, but we can push for the changes along with all of the towns west (Acton, Littleton, etc.).	10/3/2017 7:50 AM
119	we need an electric bus service with multiple stops; we need more and wider bike lanes throughout town; better walking paths.	10/3/2017 7:37 AM
120	The crosswalks should be painted more often. I am a pedestrian and am concerned with the difficulties of walking with increasing traffic and crosswalks that aren't clearly marked in all seasons	10/3/2017 7:27 AM
121	Improve public transportation around town. More bike paths, and more room for bikes on local roads. Plan for increased commuter traffic through town--look to models like Berkeley CA if necessary re rerouting traffic to avoid overflow to residential areas. Give people incentives to use public transportation and make it more readily available. Encourage, if at all possible at the local level, environmentally positive changes in transportation--use clean energy for public transportation.	10/2/2017 10:41 PM
122	Improved public transport connections out of town, eg rail or bus	10/2/2017 7:52 PM

## Envision Concord Survey

123	more green transportation options for school buses, in-town transportation circuits, regional transport systems	10/2/2017 7:49 PM
124	bike lanes	10/2/2017 7:42 PM
125	Transit to/from commercial centers and train stations	10/2/2017 7:04 PM
126	More sidewalks so kids can ride bikes/ walk to schools, more connections between trails, open spaces, widen shoulders to create bike lanes on busier roads	10/2/2017 6:23 PM
127	Better bike access, lower traffic. Stop the growth, which is the big killer.	10/2/2017 3:02 PM
128	Traffic is horrendous. We should have electric buses from Concord Center to West Concord. Also, we need a safe way for biker/walkers/runners to cross Route 2.	10/2/2017 2:24 PM
129	There are no options for disabled people under 60	10/2/2017 1:57 PM
130	More bike paths and racks. Expedite bike connections to other trails. Shuttle bus for bikes to Bedford head-end	10/2/2017 1:09 PM
131	Parking for our mbta stops (supports regional goals). Pressing for rt 2 rotary upgrade.	10/2/2017 9:26 AM
132	Bike lanes are necessary! Better bike routes should be a priority	10/2/2017 9:23 AM
133	Improve bike accessibility between Concord and West Concord and bike parking.	10/2/2017 8:53 AM
134	in-town, local area buses?	10/2/2017 7:36 AM
135	The parking at the train station needs to be increased in order to drive more train traffic and increase the frequency of trains to Boston. The schedule is too infrequent now and parking is too difficult. It's easier to drive. That's a bad equation for sustainable growth.	10/1/2017 9:05 PM
136	the trains are not frequent enough so people drive	10/1/2017 8:21 PM
137	Stop horrible cut throughs	10/1/2017 7:49 PM
138	They're awful. I hate that we live within walking distance of Alcott but my son had to bus to Willard every day. That's ridiculous, not to mention unhealthy for all!	10/1/2017 7:23 PM
139	unsure what is needed	10/1/2017 7:15 PM
140	sidewalks should be prioritized. object to new parking meter pay by phone system	10/1/2017 7:14 PM
141	Traffic is bad. Public Transportation parking should be free to encourage use and keep costs down.	10/1/2017 7:00 PM
142	A bike trail between Concord and West Concord is badly needed. It could pass under Route 2 with the Commuter Rail.	10/1/2017 6:31 PM
143	Lack of sidewalks and bridges to walk to and from West Concord to Marshall Farms, Cousins field and Thoreau School	10/1/2017 3:10 PM
144	Parking structure (underground, if possible) for commuter rail stations	10/1/2017 2:58 PM
145	parking for commuter rail is too limited, a parking garage would be helpful or having a bus which was coordinated to the commuter rail timetable; more commuter trains could then be added to this line	10/1/2017 12:50 PM
146	Increased off peak train service or a supplemental shuttle to Alewife	10/1/2017 11:10 AM
147	bike lanes	10/1/2017 11:08 AM
148	continue increasing safety of bike riding, love the development of the Bruce Freeman rail trail, water stops, inclusion of historic markers and mini parks re: rail heritage. Support MBTA development of high speed even if means removing 1 of Concord stops for alternating commuter times.	10/1/2017 10:58 AM
149	improve parking, bicycle access to MBTA stations, increase train frequency	9/30/2017 8:16 PM
150	It would be great to have express commuter rail trains to Boston from West Concord	9/30/2017 6:36 PM
151	Some form of bus service to reduce dependence of all ages on private automobiles.	9/30/2017 6:31 PM
152	Flashing lights or gates at areas where there is pedestrian traffic crossing the train tracks	9/30/2017 6:03 PM
153	better pedestrian and bicycle access	9/30/2017 3:51 PM
154	Traffic has greatly increased	9/30/2017 3:17 PM

## Envision Concord Survey

155	concord has only limited walkability. Except for the commuter rail (which is WAY slow and infrequent compared to other cities). It's also annoying the town installed parking meters on main st. in concord center by the Library and further west. That aren't even coin-operator. So you have to fiddle with some cell phone app to park there. It's a huge nuisance. Meters should be kept to the main commercial areas. Except for visiting days at Concord Academy or special events no one overparked on Main St west of the library. Meters should only be in commercial so people don't leave their cars there forever. I hate to imagine how much it costs to install meters and patrol. The route 2 rotary is a disaster waiting to happen. It causes unbelievable congestion during rush hours and it's very hazardous. I'd like to bike to Acton on route 2A but would NEVER EVER go thru the rotary on my bike	9/30/2017 2:46 PM
156	dddd	9/30/2017 12:54 PM
157	Public transportation..van service from West Concord to Concord	9/30/2017 11:58 AM
158	bike paths would be nice	9/30/2017 11:38 AM
159	The commuter train schedule is key. Busses to Alewife would be a good addition.	9/29/2017 1:10 PM
160	Sidewalks on more streets (sudbury, ornac, williams,etc), public transport options	9/29/2017 12:01 PM
161	We need more speed bumps on through roads such as Cambridge Turnpike, Lexington, Lowell, Bedford and Monument. People are coming through our town to commute and are going too Fast. Lincoln limits this with HUGE speedbumps	9/29/2017 11:17 AM
162	Rush hour traffic is overwhelming, and public transit opportunities are limited	9/29/2017 10:00 AM
163	Could we have a intra-town bus for everyone, not just the COA van service?	9/29/2017 9:23 AM
164	more regular commuter rail service	9/29/2017 9:16 AM
165	more options for those without cars (council on aging does good job - maybe more vehicles); traffic study needed to come up with ways to reduce congestion in center of town and Com Ave in West concord	9/29/2017 7:39 AM
166	more bike paths, hiking trails; mbta bus line to boston	9/29/2017 4:54 AM
167	There is no public transportation beyond the train that I know of. Need buses.	9/28/2017 7:32 PM
168	Improve high traffic congestion areas -- e.g., road to the right of Dee's funeral home, where 62 meets Monument St. in front of Coldwell Banker.	9/28/2017 11:14 AM
169	MBTA needs to expand Commuter Rail Service (more trains, less traffic on Rt 2) At one time, Concord had a Community Bus that ran a number of times a week to the business districts, stores ect. Bring it back. Let cars, less traffic and parking issues.	9/28/2017 10:08 AM
170	More bike paths for kids and adults alike ..check out Quebec !!	9/27/2017 7:59 PM
171	Better mass transportation options.	9/27/2017 5:57 PM
172	Better Bike paths and lanes	9/27/2017 4:47 PM
173	Cross town shuttle and / or commuter rail shuttle would be great. Increase foot and bike paths to connect east and west Concord.	9/27/2017 3:36 PM
174	Rt 2 rotary needs to be improved (and/or alternate traffic flows prohibited) to reduce number of cars detouring through our neighborhoods to avoid the rotary during rush hour.	9/27/2017 2:05 PM
175	I have an easy commute (Concord-Concord), but even that gets crazy at certain times. No idea how to solve!	9/27/2017 12:22 PM
176	Mobility options should be verified every five years to study impacts on increased motor vehicle traffic	9/27/2017 11:12 AM
177	road repair and maintenance	9/27/2017 10:41 AM
178	better parking, lighted pedestrian crossings, roundabouts where feasible	9/27/2017 8:25 AM
179	more research needed. a feeder system to mass transit would be ideal if it is practical from a \$ standpoint	9/27/2017 6:40 AM
180	Need more Uber/Lyft interest	9/26/2017 8:24 PM

## Envision Concord Survey

181	Need more train accessible parking both in West Concord and Concord Center. Remove Rt 2 Rotary. Remove lights on Rt 2 by creating underground crossing roads at Rt 126, Sudbury Road and Baker Avenue extension.	9/26/2017 4:04 PM
182	As the number of retirees and seniors increases in coming years, we need a community bus from the neighborhoods to the town center and West Concord once or twice a day. The Bruce Freeman rail trail is great, but we need more dedicated bike paths and lanes for safety.	9/26/2017 3:04 PM
183	Traffic is a serious issue currently that needs to be addressed.	9/26/2017 2:58 PM
184	Are there shuttles around town for non-seniors? I would take group transport if it ran from schools and or parks to shopping areas reliably	9/26/2017 2:13 PM
185	more local public transport	9/26/2017 2:00 PM
186	We will need more affordable transportation for seniors/disabled persons- COA does a great job with this, but the numbers will continue to grow. Drivers should be paid (I don't know if they are currently paid vs. volunteer).	9/26/2017 12:43 PM
187	given recent events clearly safety options need improvement around MBTA stations.	9/26/2017 12:18 PM
188	I wish the train was less expensive. bike lanes across town-from West Concord to Concord Center	9/26/2017 11:05 AM
189	nice to have public transportation between concord center, west concord, and thoreau depot.	9/26/2017 10:30 AM
190	Bike lanes	9/26/2017 10:22 AM
191	designated bike lanes / local bus service	9/26/2017 10:03 AM
192	Anything to make traffic in concord center decrease during rush hour.	9/26/2017 8:42 AM
193	We need a bridge over Route 2	9/26/2017 7:47 AM
194	Better commuter parking, especially for infrequent users at Crosbys. Continued attention to wheelchair accessibility. More effort to keep biking safe and viable.	9/26/2017 7:03 AM
195	More walks in areas such as Sudbury road to encourage easier waling, better bike access not taking life in hands navigating narrow roads such as Sudbury	9/26/2017 6:39 AM
196	Better bike access	9/26/2017 5:05 AM
197	could do with some sidewalks to and from the schools and into town that would enable families to ride bikes or walk into town more easily.	9/25/2017 11:12 PM
198	I don't know of any options besides private ones besides the commuter rail and that is quite pricey if used on a daily basis.	9/25/2017 10:39 PM
199	improve Rte 2 crossings at 126/Walden Pond and ORNAC/Emerson Hospital; Consider bicycle / footbridges such as ones over Storrow drive. Generally improve bike trails/roadway bike-car sharing;	9/25/2017 10:16 PM
200	We should have van transportation to train stations, town centers, hospital and medical offices, like Acton does. Rlders can pay a small fee so this service is not funded by taxes.	9/25/2017 9:29 PM
201	The intersection of Commonwealth and the train in W. Concord is a dangerous one. It would cost a lot but could the train go underground there?	9/25/2017 9:17 PM
202	more side-walks in the outer districts. Sudbury Road to #117. Easier crossing of Rte. 2 for pedestrians and bicycles.	9/25/2017 9:05 PM
203	Bike lanes on busy roads (ex. Sudbury rd south)	9/25/2017 8:51 PM
204	Continued Rte 2 improvements to remove bottlenecks; more frequent, faster trains	9/25/2017 8:46 PM
205	bike routes could be safer	9/25/2017 8:41 PM
206	increased uber type services/ public bus service to boston with associated parking	9/25/2017 8:41 PM
207	Concord is not bike friendly. Bike lanes and lights designed for cyclists.	9/25/2017 8:27 PM
208	concord should consider a local bus system similar to Lexington	9/25/2017 8:22 PM
209	Some existing sidewalk such as Laws Brook Rd. need to be made safer	9/25/2017 4:23 PM
210	Better/increased sidewalks. Better pedestrian/bike routes between West Concord and Concord Center/High School.	9/25/2017 1:57 PM

## Envision Concord Survey

211	Not much we can do about commuter traffic through the town, but it is a problem. And the commercial district parking woes have already been mentioned.	9/25/2017 12:38 PM
212	more mass transity options - local transport options to get to different areas of town without use of private vehicle	9/25/2017 10:27 AM
213	The Concord Center train stop should be handicap accessible. (This would also help families with strollers/small children.) Also, finding ways to cross Rt. 2 safely to connect the two sides of town, and to connect Concord Center to Walden Pond.	9/24/2017 8:32 PM
214	Parking must be made fair and sensible.	9/24/2017 3:31 PM
215	Bike lanes. Work with state to improve mobility on route 2, thus reduce West Concord being used as cut through.	9/24/2017 9:57 AM
216	public transport options to/from Carlisle which has no commercial activity or center.	9/24/2017 7:22 AM
217	Concord has inadequate public transportation. It would be nice if teens could get around town without a car.	9/23/2017 7:14 PM
218	Need improved train service to Boston; shuttle bus service to stations, shopping centers, and medical facilities; and better facilities for bicycling such as bike lanes.	9/23/2017 3:26 PM
219	West concord is impossible if you use mobility devices. Hard to cross tracks, traffic is awful and drivers don't look. Trucks double park. Ban all commercial vehicles bigger than a basic chevy van during business hours!	9/23/2017 1:03 PM
220	electric taxis for around town	9/23/2017 11:07 AM
221	additional public transportation for those who need it, such as the elderly.	9/23/2017 9:45 AM
222	Traffic is getting unbearable. Somehow encourage cars to go elsewhere (RT2?), to really share the road with bikes and use of public tansportation.	9/23/2017 7:01 AM
223	The series of lights on Rte 2 from Rte 62 rd to Bedford street create too much conjestion. A 20-mile commute to Cambridge a terrible or Boston takes an hour + at any reasonable hour. The Fitchburg line takes even longer and is option for commuting to the city which is why so many people drive. This is bad for the environment and for the residents of Concord. Also, commuters will jump off of 2 and cut through residential neighborhoods at dangerous speeds and ignore traffic guidelines like stop signs.	9/23/2017 4:44 AM
224	More sidewalks	9/22/2017 7:57 PM
225	get the rotary and lights moved so traffic stays on route 2	9/22/2017 4:22 PM
226	improved taxi/shuttle services	9/22/2017 3:42 PM
227	Marked bike lanes	9/22/2017 12:09 PM
228	More support for cycling	9/22/2017 10:36 AM
229	More trains, possibly buses to local towns such as Lexington and Alewife	9/22/2017 10:20 AM
230	Public transportation, e.g. electric buses, are needed.	9/22/2017 7:08 AM
231	bus to Alewife would be good	9/22/2017 6:58 AM
232	Zip car or Maven pickup truck and van	9/22/2017 6:29 AM
233	More public transportation would be great	9/21/2017 10:42 PM
234	Bike trails and better sidewalks would help.	9/21/2017 8:40 PM
235	I'd like to see shuttles from one center to the other... better bike trails...wider sidewalks	9/21/2017 7:47 PM
236	are there shuttles to and from commuter rail stops? this might be nice if larger condo buildings are ever constructed. What about an Alewife shuttle? Protected bike lanes (we get an insane amount of cycle tourism)	9/21/2017 5:02 PM
237	More permeable and semi-permeable walking and biking paths with increased connectivity to shopping, recreation facilities, community activity centers, schools, trains etc. Consider closing town center areas to traffic, and increasing use of shuttles.	9/21/2017 4:51 PM
238	If there is growth in population and business to support it, would love to see a shuttle loop from concord center to depot area to west concord village a few times a day.	9/21/2017 3:19 PM



## Envision Concord Survey

239	cross town shuttle	9/21/2017 2:13 PM
240	bike lanes; more incentives not to drive; carpooling around town incentives or programs	9/21/2017 1:13 PM
241	Remote parking options for in town employees/visitors. Bus system?	9/21/2017 11:37 AM
242	Fee for service Public transportation with designated routes or by appointment similar to the service provided for the seniors but for everyone of all ages.	9/21/2017 10:39 AM
243	More bike paths and lanes, more public transportation options, especially to Alewife	9/21/2017 10:31 AM
244	Local buses, bike trails	9/21/2017 10:24 AM
245	Sidewalk on Powdermill Road between Stoneridge and Old Pickard Rd. Sidewalk on Sudbury Rd.	9/21/2017 9:58 AM
246	Improve sidewalks for wheelchair use as well as making them all as level as possible for older walkers	9/21/2017 8:52 AM
247	Sidewalks thru town need to be added/improved/maintained	9/21/2017 8:32 AM
248	Citibikes would be GREAT! Place them at train depots, Walden Pond, Concord Center, WC, Old Manse parking lot, near Sleepy Hollow.	9/21/2017 8:19 AM
249	I can walk to W Concord Village- it makes a huge difference. Many parts of Concord require a car	9/21/2017 7:20 AM
250	Traffic has really increased in town especially in the morning	9/20/2017 9:53 PM
251	We need public transportation in town and to other towns, including Alewife	9/20/2017 9:18 PM
252	reduce number of cars in the centers...create local van/bus service	9/20/2017 7:57 PM
253	Better walking and bike pathways throughout town. Connect them trails in neighboring towns.	9/20/2017 4:47 PM
254	A person can't walk or bike on many Concord roads without taking his/her life in their hands. We should have sidewalks on *all* major roads in town and safer crossings over Route 2.	9/20/2017 4:21 PM
255	We need bike and pedestrian connections from neighborhoods to the villages and between the villages. Where a connections to the minuteman trail system.	9/20/2017 2:44 PM
256	Improve sightlines at crosswalks downtown for safety.	9/20/2017 12:31 PM
257	Need public transportation (bus, van) for younger residents.	9/20/2017 10:22 AM
258	traffic around town is getting bad, the rotary on Rt2 really stuffs everything up	9/20/2017 8:37 AM
259	This is a test response. Please disregard	9/20/2017 7:20 AM
260	Congestion in W Concord is bad. Bike lanes do not exist in this town.	9/20/2017 7:09 AM
261	Need to stop traffic coming through concord from rte 2 or Maynard area contesting our roads so that it's impossible to get anywhere in concord in a reasonable time	9/20/2017 7:09 AM
262	The commuter rail is a fantastic option (which our family uses) when it actually runs on time. We're also lucky enough to be able to walk to the train from our home but parking for commuter rail is an issue for those that do not live in close proximity.	9/20/2017 5:18 AM
263	Safer biking. More ease to walk/bike between West Concord and Concord Center.	9/19/2017 10:32 PM
264	Bike paths, elderly transportation	9/19/2017 9:26 PM
265	More multi modal transportation	9/19/2017 9:11 PM
266	Crossing Route 2 without a car is a major barrier. Pedestrians and bicyclists should be able to easily move between West Concord and Concord Center.	9/19/2017 8:58 PM
267	MBTA commuter rail needs better service on multiple levels	9/19/2017 8:31 PM
268	I'm surprised there's no bus service	9/19/2017 8:13 PM
269	better access to and from the commuter rail. safe bike access to and from the commercial district is very limited if you are not comfortable sharing with drivers	9/19/2017 8:07 PM
270	Provide shuttle between Concord and W. Concord centers.	9/19/2017 8:00 PM
271	Sidewalks! Bus connecting Concord and West Concord, bus to Boston.	9/19/2017 7:32 PM

## Envision Concord Survey

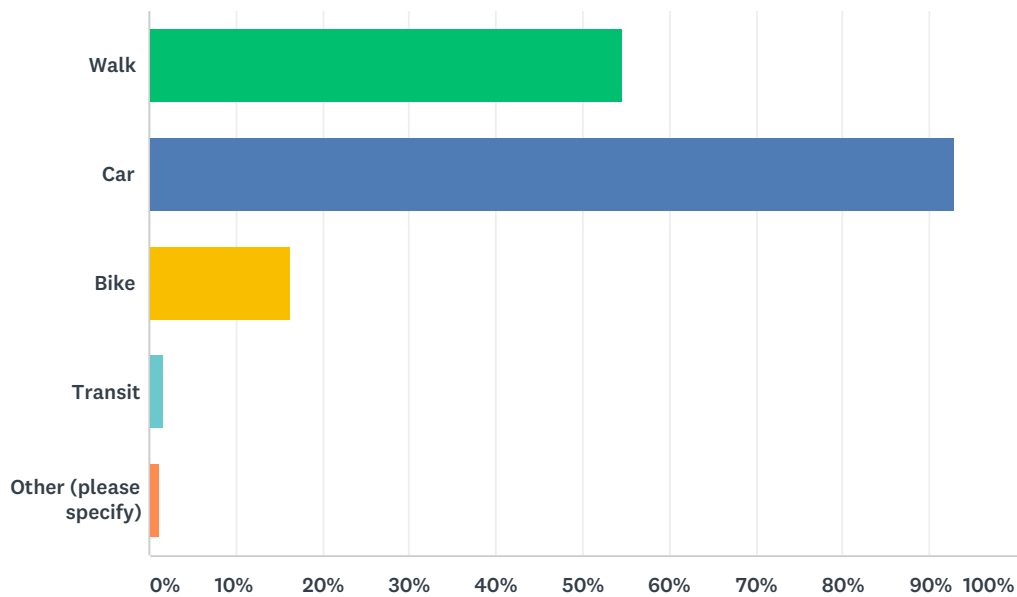
272	Our suburban landscape is difficult to retrofit for efficient transportation. This is a reality of our history, but there are probably things we can do that would increase convenience and reduce traffic. For example, more bicycle parking and a good cross-town shuttle service.	9/19/2017 7:31 PM
273	need public transportation around town. it should not be necessary to own one car per person. One per household should be adequate. Discourage high school students from driving to school.	9/19/2017 7:30 PM
274	Encouraging north - south rail link in Boston would make commuter rail a more attractive option for commute into city.	9/19/2017 7:13 PM
275	We need bike lanes!	9/19/2017 7:06 PM
276	need more commuter parking	9/19/2017 7:05 PM
277	public transportation needs to be improved, for example extend the lexington bus lines into concord	9/19/2017 7:05 PM
278	Would prefer more bike trails, and pedestrian bridges over route 2 to make recreation areas more accessible	9/19/2017 6:57 PM
279	more bike lanes, limit out-of-town commuters and commercial vehicles, limit bus & truck idling in no parking zones	9/19/2017 6:35 PM
280	Shuttle vans that travel continuously around the two villages, offering opportunities for folks to shop in West Concord and the shop in Concord Center	9/19/2017 6:30 PM
281	Need to promote existing options (COA, FISH, Uber) and find new ways to transport people without vehicles of their own	9/19/2017 6:25 PM
282	Need options like Cross Town Connect or Bedford Transportation services	9/19/2017 6:21 PM
283	free ride from West Concord train to Concord Depot train station	9/19/2017 5:14 PM
284	Would like more public transportation to access neighboring towns. Would like safe bike paths for kids	9/19/2017 5:07 PM
285	Better public transit is needed, both to reduce traffic / pollution, and to assist our aging population.	9/19/2017 4:56 PM
286	increase availability of low cost local taxi service such as Uber	9/19/2017 4:51 PM
287	More parking for Concord Depot train station, more buses. Or put more streetlights up if you expect people to walk.	9/19/2017 4:41 PM
288	More bike paths. More affordable train ride into Boston? Ways to cross Rte 2 on foot or bike	9/19/2017 4:30 PM
289	A town bus would cut down on individual car trips.	9/19/2017 4:30 PM
290	Something must be done to control commuter traffic thru our town streets.	9/19/2017 4:30 PM
291	More frequent commuter rail trains.	9/19/2017 4:25 PM
292	Traffic sucks at rush hour. Not sure what can be done.	9/19/2017 4:03 PM
293	speed limited lowered in West Concord Rte 62 25 mph and village 15 mph	9/19/2017 4:02 PM
294	better connection between W. Concord and Concord Center (bike, shuttle?)	9/19/2017 4:01 PM
295	some public transportation between W. Concord and Concord Ctr. would be great	9/19/2017 4:01 PM
296	Sidewalks and street lighting, bike lanes, local transportation (not just COA-related)	9/19/2017 3:55 PM
297	Increase in sidewalks.....	9/19/2017 3:46 PM
298	It would be nice if the bus that ran from Concord to West Concord (and Maynard?) ran again.	9/19/2017 3:30 PM
299	Finish the bike trail - connect it to Concord Ctr, Reformatory Branch	9/19/2017 3:17 PM
300	Restrict non resident passes for commuter lots.	9/19/2017 2:45 PM
301	more public transportation is required between village centers and to link Concord with neighboring towns; use of cars should decrease; MBTA choices should increase	9/19/2017 2:43 PM
302	less traffic at prison rotary	9/19/2017 2:42 PM
303	The rotary needs to be fixed, its a major bottleneck	9/19/2017 2:42 PM
304	need more bike racks and dog friendly areas (NOT a dog park)	9/19/2017 2:42 PM

## Envision Concord Survey

305	Maintain or increase COA vans	9/19/2017 2:42 PM
306	need intra townconnectivity through bikes, walking and public trans	9/19/2017 2:36 PM
307	Easy, inexpensive transport between Concord Center and West Concord. Train is neither inexpensive or convenient.	9/19/2017 2:35 PM
308	public transport (town buses) needed	9/19/2017 2:31 PM
309	Maybe a bus or van option.	9/19/2017 2:31 PM
310	The train is too expensive. But that is the MBTA/State's fault, not Concord's. Excited about the Rail Trail!!!	9/19/2017 2:28 PM
311	more transportation and better accessibility	9/19/2017 2:21 PM
312	cross-town connect between village centers and bike lanes across Rte 2	9/19/2017 9:18 AM

## Q19 How do you typically get around Concord for shopping, dining, recreation, visiting cultural destinations, school, or work? (Select up to 2)

Answered: 458 Skipped: 0

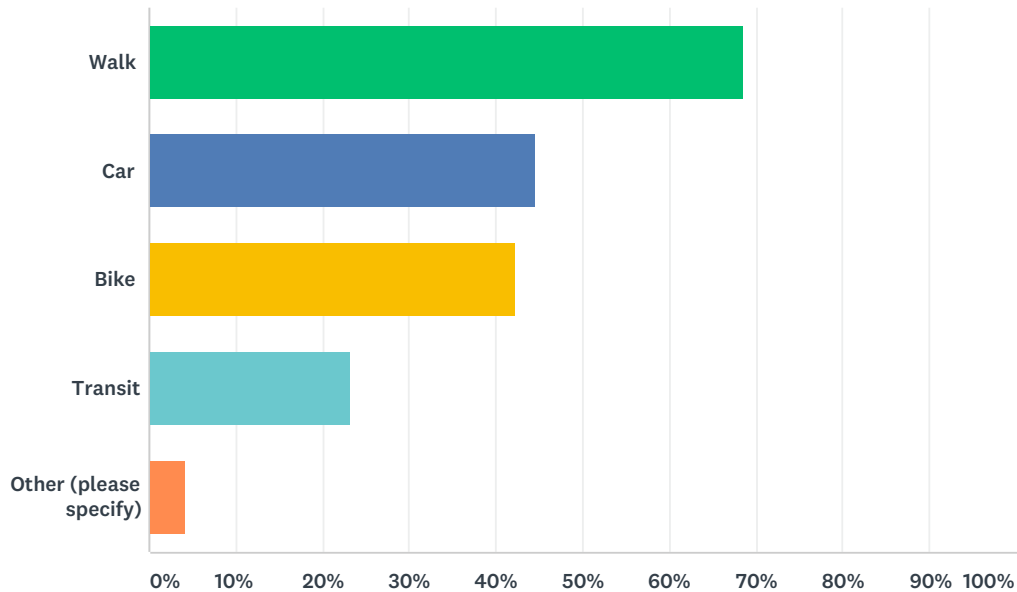


ANSWER CHOICES	RESPONSES
Walk	54.59% 250
Car	92.79% 425
Bike	16.38% 75
Transit	1.75% 8
Other (please specify)	1.31% 6
Total Respondents: 458	

#	OTHER (PLEASE SPECIFY)	DATE
1	If I could safely walk from Ornac to Thoreau station, I would do it	10/17/2017 10:32 AM
2	From many residential areas, car is the only option.	10/16/2017 8:29 PM
3	I'm a couple miles from the commercial areas. Don't feel safe on a bicycle.	10/10/2017 7:21 PM
4	park car in one place and walk to many destinations	10/1/2017 7:15 PM
5	There needs to be a safe way for teens and adults to cross Rt 2 by bike or walking	9/21/2017 5:33 PM
6	there is no sensible choice but driving. we need more transportation options	9/19/2017 7:30 PM

## Q20 How would you LIKE to typically get around Concord for shopping, dining, recreation, visiting cultural destinations, school, or work? (Select up to 2)

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES	
Walk	68.56%	314
Car	44.54%	204
Bike	42.36%	194
Transit	23.14%	106
Other (please specify)	4.15%	19
Total Respondents: 458		

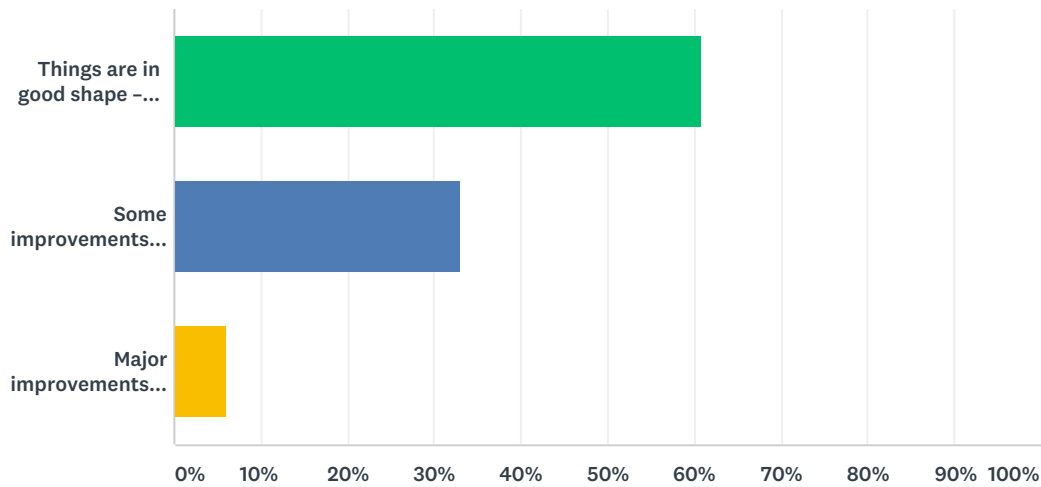
#	OTHER (PLEASE SPECIFY)	DATE
1	self driving electric vehicles from a transportation service	10/16/2017 8:29 PM
2	Short-hand bus rides over and above the COA bus would help	10/11/2017 9:11 PM
3	On-demand shuttle	10/9/2017 3:15 PM
4	Carpool. A bus down route 62 that I could walk to from home.	10/9/2017 1:50 PM
5	town bus	10/8/2017 4:17 PM
6	Need free parking throughout Concord.	10/8/2017 8:42 AM
7	Olli autonomous van	10/6/2017 2:10 PM
8	Uber / taxi if night out and safe transportation home	10/6/2017 12:38 PM
9	transit, meaning 20-passenger green vehicles that run circuits among Lexington, Concord Center, WConcord and Rt 2A shopping centers	10/2/2017 7:49 PM
10	reservable self-driving cars.	9/27/2017 5:57 PM

## Envision Concord Survey

11	shuttle bus/bus services	9/27/2017 11:12 AM
12	small local bus service e.g. use electric school buses when not transporting students	9/27/2017 8:25 AM
13	Need more sidewalks in West Concord for walking and biking safely.	9/26/2017 4:04 PM
14	Thanks for asking (so poorly). .. I would probably continue to drive to town and walk as I do now, but it would be good to be able to do so safely with children, which currently it is not. I probably wouldn't use the bus if there were one b/c of complicated life and commuting for work, but would like to have one for guests/kids others, etc..	9/25/2017 11:12 PM
15	A local shuttle between Concord Center and W. Concord Center would be great for youth & retired citizens.	9/24/2017 8:32 PM
16	Zipcar our maven	9/22/2017 6:29 AM
17	shuttle	9/21/2017 2:13 PM
18	my house is too far too walk, but I will use the Bruce Freeman Rail Trail when it's done.	9/21/2017 9:58 AM
19	can't walk far these days	9/19/2017 2:27 PM

## Q21 Do the town's current open space and natural resources need improvements?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
Things are in good shape – we should maintain what we have and we don't need improvements or changes	60.92% 279
Some improvements/changes are needed (please specify below)	32.97% 151
Major improvements/changes are needed (please specify below)	6.11% 28
Total Respondents: 458	

#	OTHER (PLEASE SPECIFY)	DATE
1	Any improvements in accessibility for handicapped are good	10/17/2017 10:41 AM
2	Dog control, litter	10/17/2017 10:32 AM
3	Bridge from Harrington park to Cousin's park	10/16/2017 9:33 PM
4	stricter protection	10/16/2017 5:51 PM
5	Don't have specific ideas, but these are so critical to the town's character, that we need to keep working at this especially given the increasing housing needs required.	10/16/2017 5:43 PM
6	I hope and pray for a consensus solution to the issue of dogs on or off leash on conservation land. I believe that a way can be worked out for dogs can be off leash and dog owners take responsibility for making it work for all who use the woods.	10/16/2017 5:22 PM
7	more multi-use playgrounds with space for seniors to sit	10/16/2017 5:39 AM
8	I would like to see the town publicize and promote the use of conservation easements to protect open space and provide additional outdoor recreational opportunities for residents.	10/12/2017 9:47 PM
9	more open "plaza" type spaces needed where people can sit and people watch, be apart of the village, sit, eat, read..	10/12/2017 5:02 PM
10	Improve public access, including parking spaces where demand exists	10/12/2017 8:33 AM
11	NEED MORE OF A MIX INSTEAD OF OPEN SPACE FOR OPEN SPACE	10/12/2017 7:59 AM
12	Affordable housing needs to be privileged over open space	10/11/2017 9:11 PM
13	Things are in pretty good shape except that we need to complete the BFRT.	10/11/2017 4:26 PM

## Envision Concord Survey

14	Town should aggressively work to acquire or obtain control of additional open space to protect the natural resources and character of the Town, including providing recreational opportunities and conserving diverse natural open space. Once these lands are developed, their open space character is gone forever.	10/10/2017 11:37 PM
15	more open space and better connectivity	10/10/2017 8:34 PM
16	Some environmental cleanup is needed near water treatment plant and pond below.	10/10/2017 8:04 PM
17	White Pond needs more attention to the erosion and the water quality. Also address overuse on conservation land.	10/10/2017 7:33 PM
18	Open space is crucial to the character of Concord. We need to keep all of our 18 farms and lots of woods and trails.	10/10/2017 7:21 PM
19	There is not enough emphasis on conservation land and too much emphasis on playing fields.	10/10/2017 4:04 PM
20	We need a dog recreation area	10/10/2017 2:25 PM
21	Better signange	10/10/2017 2:12 PM
22	protect White Pond from swimming and erosion	10/10/2017 12:59 PM
23	Town needs to decide if White Pond is primarily for recreation or for a nature preserve.	10/10/2017 12:33 PM
24	We need town wide all properties war on invasive alien trees, shrubs, vines and herbs.We also need a circular Assaber Bluffs foot trail from new rail trail bridge west to Damon Mill over to far side of Warner's Pond connecting with rail trail near Acton line north of Warner's Pond. We also will need a bicycle, kayak and canoe rental retail operation in West Concord near car wash site.	10/10/2017 12:13 PM
25	Parking / access, especially Punkatasset Hill	10/10/2017 11:22 AM
26	Since Concord is a tourist town and increasing numbers of visitors come to enjoy our open spaces, we need a comprehensive management plan to handle the increased usage which puts a huge stress on the land, the wildlife and on the residents who live nearby.	10/10/2017 11:07 AM
27	Keep unleashed dogs out of conservation land. I hope plans for a dog park can be realized.	10/10/2017 10:51 AM
28	Putting aside more land can reduce traffic, improve environment, reduce school costs	10/10/2017 10:21 AM
29	Conservation land is good but should not always have priority over housing space.	10/10/2017 10:09 AM
30	dogs need to be leashed, and owners must pick up poop or be fined. No dogs on conservation land. Continue efforts to control invasive exotics on conservation and town land	10/9/2017 9:39 PM
31	Weed control such as garlic mustar and purple loosestrife	10/9/2017 6:35 PM
32	Continue to acquire open land as available- perhaps rent out for farming	10/9/2017 4:14 PM
33	more open space, passive recreation, and farming would be good.	10/9/2017 4:12 PM
34	Stop making 'exceptions' to existing local and regional laws for development. Restrictions on dog walkers on Town land. Provide dog park.	10/9/2017 4:07 PM
35	Open up restricted areas such as the Musketaquid Gun Club to walkers and bikers.	10/9/2017 3:15 PM
36	It's not clear to me where all of the open lands that are available to anyone are located. We need maps, or better awareness on how to locate trail maps on-loine.	10/9/2017 2:47 PM
37	Continue to place high priority on protecting significant open space	10/9/2017 2:12 PM
38	Enough already of expanding parking lots, tree removal, and "development" in West Concord!	10/9/2017 1:50 PM
39	Off leash dog areas are vital to the open space use. Limited dog parks aren't ideal for dog behavior, and cultivating responsible dog ownership is key, rather than limiting use.	10/9/2017 11:11 AM
40	underrecognized is groundwater. Groundwater is shared across property lines, but the new mansions and even middle income homes and businesses are watering their lawns like crazy. What happens? THIS water is taken from conservation land. Look at the Estabrook Woods: many ponds are low, and dying. White Pond is low. The great meadows is low. This is because we take water from the ground and put it on unnecessary lawns. ALSO, PLEASE BAN pesticides! pesticides contaminate our water. pesticides on lawns seeps into water that goes to conservation land. Also, we have too few. please make preservation and acquring new conservation land a priority.	10/7/2017 12:24 PM



## Envision Concord Survey

41	Deer ticks deter folks from using trails. Deer ticks are also a health hazard. Deer damage plantings. The deer population should be much smaller. (This tiny line is like watching a ticker-tape.	10/7/2017 7:17 AM
42	Already rich resources with a natural constituency for support	10/6/2017 5:04 PM
43	The disgusting corridor along the river in West Concord has GOT to have some major remediation. The prison has GOT TO GO, it's not a pleasant thing to have here and is the terrible secret of the Concord area.	10/6/2017 2:10 PM
44	despite concord land trust, we have lost so much open land to developers. 2 acre lot requirements in some areas should be required.	10/6/2017 1:39 PM
45	Please maintain off leash areas for responsible owners to hike in nature with their dogs. Designated dog parks are not a sufficient alternative.	10/6/2017 12:23 PM
46	Maps for walking trails that highlight kid friendly hikes so that people appreciate the conservation land	10/6/2017 6:24 AM
47	Should continue to pick up open space where available for farms, recreation, and conservation land.	10/5/2017 9:19 PM
48	Some need better protection, better cleanup.	10/5/2017 3:35 PM
49	We need to preserve more open space.	10/5/2017 3:23 PM
50	Do not allow large parcels to be subdivided.	10/5/2017 2:42 PM
51	better signage	10/5/2017 10:59 AM
52	Keep them and obtain more	10/5/2017 10:56 AM
53	More flowers and green	10/5/2017 6:16 AM
54	keep off leash dog walking in Conservation areas	10/4/2017 9:23 PM
55	We should stop draining wetlands for human use. More conservation needed to protect these lands and the plants/animals who live there.	10/4/2017 1:52 PM
56	We do need to address issues like lyme disease	10/4/2017 11:35 AM
57	Concord's open spaces and hiking paths were a huge draw for my family when we moved here. The more the better!!	10/4/2017 11:32 AM
58	It's unclear to what extent the Town is truly planning with rising water levels in mind. This should be front and center in any dialog around development and growth/expansion	10/4/2017 11:16 AM
59	Continue purchase open property and leave it for passive use	10/4/2017 10:55 AM
60	We should increase the amount of land we are conserving and encourage/promote the land we have to people so they know where it is	10/3/2017 9:10 PM
61	The blazing of trails across private property without consideration of neighborhood privacy rights must be addressed	10/3/2017 8:32 PM
62	There is still much important land in Concord that is not conserved - we need to conserve it	10/3/2017 6:47 PM
63	always should purchase farm land and other large areas for farming and open space	10/3/2017 4:27 PM
64	open space and natural resources need ongoing improvements to meet the changing demands of users or to protect the landscape from invasives or encroaching uses	10/3/2017 12:11 PM
65	More off leash dog areas	10/3/2017 10:56 AM
66	make sure the town protects the remaining large parcels- and finds a way to link them by trails.	10/3/2017 7:37 AM
67	We can always use more open space.	10/3/2017 7:27 AM

## Envision Concord Survey

68	Some compromise needs to be reached between dog walkers and other users. I know joggers who are repeatedly attacked by leashless dogs on the trails. As a kettle pond, White Pond is in danger of erosion and pollution due to unleashed dogs, and misuse of the bike trail. (Illicit swimming and slope erosion through over use.). The town is going to need to spend money policing our resources in order to protect and preserve them as more and more people use them. Dog walkers need to be educated to create a good culture around that activity. Currently it is lacking. #22, below, is a complex question and not easily answered by any of the provided choices. I am therefore leaving it blank.	10/2/2017 10:41 PM
69	Clear cutting (like near Thoreau Club) is deeply disturbing. Access to natural resources by residents with dogs is being hampered by abutters -- need a wise solution.	10/2/2017 7:04 PM
70	connections between areas and better info/ easier to find info on local trails/ parks	10/2/2017 6:23 PM
71	Protect and expand open space for sustainability	10/2/2017 1:09 PM
72	Attention to dog owners wishes for a natural area which welcomes, rather than just tolerates, dogs	10/2/2017 9:26 AM
73	Public access paths throughout the town need to be aggressively protected- even if they go through private property. If paths have been available to people for hundreds of years, private landowners and developers need to respect that	10/2/2017 9:23 AM
74	Increase conservation land and protections for wetlands	10/2/2017 7:33 AM
75	erosion control at the ponds, restriction on fertilizers in the watershed	10/2/2017 4:51 AM
76	Keep preserving open space!	10/1/2017 9:05 PM
77	Lease laws for dogs. It have been hurt by unleashed dogs	10/1/2017 7:49 PM
78	More open space that allows off-leash dogs. Scary how a few wealthy citizens are taking away the rights of the many!	10/1/2017 7:23 PM
79	we need to limit developers from purchasing big parcels of land for housing development	10/1/2017 1:57 PM
80	the prevalence of invasives needs to be dealt with	10/1/2017 11:08 AM
81	opportunity lost for dog park at Rideout. Submitted design 2 years ago. current design pretty but inefficient use of space.	10/1/2017 10:58 AM
82	Reduce current rate of loss of wildlife habit, wildlife corridors, and flood-absorbing porous lands and wetlands through preservation.	9/30/2017 6:31 PM
83	we need strict enforcement of laws against littering. I ride my bike and what I see is disgusting - along ORNAC or wherever you see beercans, dunkin donuts trash, you name it. Some people who go through here are animals...	9/30/2017 2:46 PM
84	Access to open space is being limited by abuting landowners, and proposed regulations such as limiting off-leash dog walking. Further the signage and parking is minimal to poor. To maintain support for conservation lands, they need to be accessible!	9/29/2017 1:10 PM
85	White pond conservation is a big issue (erosion there, dog use there, and research the algae issues)	9/29/2017 12:01 PM
86	I think open space conservation is always a great idea. Recreation area use and improvement is as well	9/29/2017 11:17 AM
87	While things might seem nice now, it's worth noting that much of the current open space is not protected, and if it were to be developed, the town's character would change dramatically. We need to continue our program of land conservation.	9/29/2017 10:00 AM
88	Stop allowing developers to build on wetlands, like the new buildings at the Rite-Aid area.	9/29/2017 9:23 AM
89	concerned for pollution in streams, waters; excess use of salt, chemicals in winter	9/29/2017 7:39 AM
90	We need running/walking paths in West Concord with interesting areas to explore nature, like main Concord has	9/28/2017 7:32 PM
91	natural resources need more protection from developments	9/28/2017 3:36 PM
92	Need a place where dogs can run off-leash that is LARGE enough and attractive enough that people use it.	9/28/2017 3:29 PM
93	Maximize to save concord for future genreations	9/27/2017 4:47 PM

## Envision Concord Survey

94	Connect trails.	9/27/2017 3:36 PM
95	Concord's natural areas are what keep me sane. I walk and run in them frequently.	9/27/2017 12:22 PM
96	Private and public open and green spaces dissappear at an alarming rate.	9/27/2017 11:12 AM
97	In general not much effort is put into beautifying public spaces, flower beds, park benches, outdoor art	9/27/2017 8:25 AM
98	we need more protected open space. we need to seriously look at the invasive species problem we have	9/27/2017 6:40 AM
99	protect our farms!!!!	9/26/2017 3:04 PM
100	I like that we provide water fountains, trash cans, and recycling bins in most of our public areas. I'm disappointed when other towns do not do the same.	9/26/2017 12:43 PM
101	continue to increase a bit and maintain	9/26/2017 6:39 AM
102	The natural spaces are wonderful. More of them would be better, investment into farming could be greater, otherwise they should be left alone.	9/25/2017 11:12 PM
103	Inadequate parking and access to town lands (eg. Estabrook is prime example, white pond)	9/25/2017 10:16 PM
104	A dog park would be good. And an easy way to get to know about the town's oopen space that is open to the public.	9/25/2017 9:05 PM
105	the parking restrictions are estabrook woods are over restrictive.	9/25/2017 8:41 PM
106	we'll need to budget for trail maintenance etc	9/25/2017 8:41 PM
107	Greater accessibility to the open spaces. Larger number of open spaces. For instance protect the space behind Ripley to Lexington Road	9/25/2017 8:27 PM
108	It is crucial to place conservation and the protection of open, natural spaces as a high priority. I am concerned that, recently, interests in upscale housing development and for-profit business growth are compromising a commitment to preservation of natural spaces.	9/25/2017 5:26 PM
109	We should emphasize buying land contiguous to other open space, farm land and small parcels of open land in the built areas	9/25/2017 4:23 PM
110	Promote use and awareness of resources. More trails. Add additional recreational facilities (pool in WC, exercise stations).	9/25/2017 1:57 PM
111	There are still areas that need protection. More road wildlife underpasses needed. Dog walking is a hot unresolved issue. Management of swimmers at White Pond and river access for boats are perpetual problems.	9/25/2017 12:38 PM
112	we have too much open space	9/25/2017 10:27 AM
113	More parking, shaded spaces in parks & dog-friendly fields. An outdoor concert band-shell would be interesting to explore.	9/24/2017 8:32 PM
114	Protect open space	9/24/2017 7:23 PM
115	Existing forested areas, farms, and open spaces, which give the town its special character, should be not be repurposed for additional construction, whether housing or commercial.	9/24/2017 11:12 AM
116	Warner Pond accessibility; Conservation land (more); Trails and connectivity of walking trails.	9/24/2017 9:57 AM
117	I'm very concerned about the current proposal to shut down conservation lands to off-leash dog walking. Walking my dog is main form of recreation and it has kept both me and my dog physically and mentally healthy.	9/24/2017 12:15 AM
118	Deer have scoured out the underbrush in some areas so few other species can use those areas.	9/23/2017 7:01 AM
119	More open space - less mega apartments for low-income housing like The Mews.	9/23/2017 6:55 AM
120	Focus on green spaces adjacent to great meadows NWR	9/22/2017 11:25 PM
121	Several large properties on the Concord River and elsewhere should be protected. It would be nice to have a trail system like Lincoln.	9/22/2017 10:58 AM
122	More access such as parking, bikeways to locations	9/22/2017 10:36 AM

## Envision Concord Survey

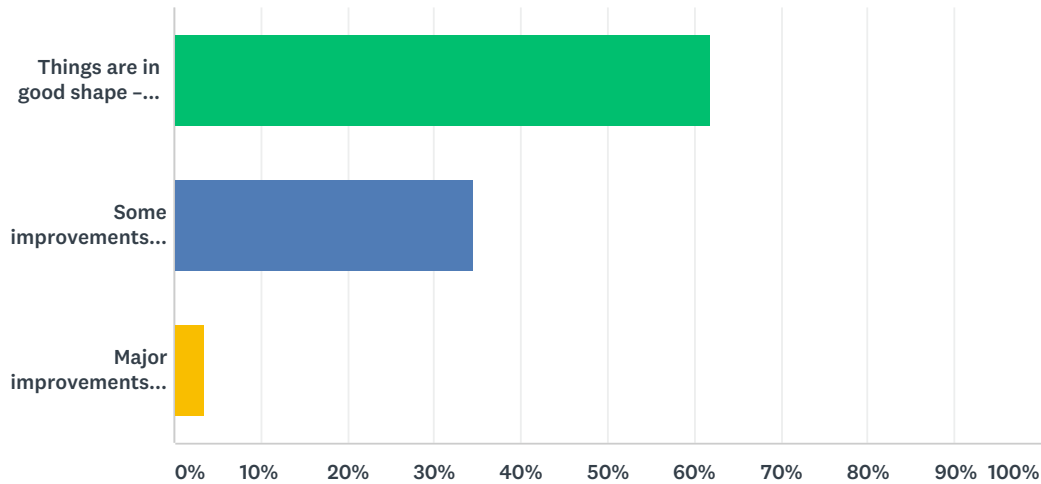
123	We need a few more carefully placed crosswalks to make use of public land safer. Thinking if Heywood Meadow at Heywood St and Walden St. And Hapgood Wright Forest near Walden and Rt 2 skiing the Robertson-Thoreau Amble.	9/22/2017 6:29 AM
124	beautification improvements should continue.... more trails and keeping up our current trails...	9/21/2017 7:47 PM
125	Protect streams and other bodies of water from pollution and runoff, increase infiltration rate of soils to accommodate extreme rain events and restore aquifers, increase water quality testing for pharmaceuticals and pesticides, eliminate use of artificial surfaces	9/21/2017 4:51 PM
126	stronger tree protection on private property; stronger application of wetlands bylaws for new proposals	9/21/2017 2:13 PM
127	Prevent closing off spaces to those with dogs. Leash laws hurt everyone by restricting use of lands. Fundraising and donation to preserve land will be severely hurt as will use. Land that is open and not used for recreation or farming is a waste.	9/21/2017 11:37 AM
128	Looking forward to the results all the unleashed dog efforts...keep dogs off leash	9/21/2017 9:58 AM
129	Limits on dogs in public space - enforced leash laws	9/21/2017 8:32 AM
130	We need to rethink our new leash law policies that are unenforceable. We also need to monitor our open spaces to ensure that neighbors and others are not using them inappropriately. For instance, trash, Christmas trees, and other debris can be found in town lands. We also need to ensure our wetland regulations are honored by homeowners.	9/21/2017 6:00 AM
131	Keep open space/land preservation a priority; limit size of houses built on small lots	9/20/2017 8:20 PM
132	We need to acquire high priority properties such as along the Thoreau Amble to maintain town character. We need to limit bikes and dogs	9/20/2017 4:47 PM
133	We need safe ways to access to bike and walking	9/20/2017 2:44 PM
134	Competition with private development is fierce. We need to continue our effort	9/20/2017 10:07 AM
135	I am also in favor of acquiring more open space to be maintained as open space.	9/20/2017 5:18 AM
136	We need to devote some of the current open space to meeting our low-income affordable housing needs.	9/19/2017 8:58 PM
137	White Pond ecosystem, watershed and water quality needs to be improved and sustained; The impact of the Rail Trail on White Pond; Ticks; Tree health, diversity, strength.	9/19/2017 8:31 PM
138	Increase parking at trail heads, increase conservation land and farm land	9/19/2017 7:52 PM
139	We are rich in open space. Land acquisitions should be used for housing, recreation, and possibly commercial space.	9/19/2017 7:31 PM
140	need to continue to preserve the priority open space in the town's open space plan	9/19/2017 7:05 PM
141	Pet waste	9/19/2017 6:21 PM
142	trails, and access to trailheads, could be improved	9/19/2017 4:56 PM
143	Expand open space where possible and keep it open to all passive recreation, including allowing walking dogs off leashes	9/19/2017 4:49 PM
144	Open space, parks, paths, etc. make Concord a more attractive destination as well as place to live	9/19/2017 4:30 PM
145	Hope Concord continues to expand open spaces, the town's greatest treasures.	9/19/2017 4:30 PM
146	Better signing of locations and directional signing from busier roads through town	9/19/2017 4:27 PM
147	More stringent protection of wetlands and floodplains to increase resilience to flooding. More invasive plant management.	9/19/2017 4:25 PM
148	Overall open space is great but could use more	9/19/2017 4:16 PM
149	I would like to be able to walk my dog on conservation land. Without the current level of animosity.	9/19/2017 4:03 PM
150	More protected open space throughout town is needed	9/19/2017 4:01 PM
151	where appropriate, I would like to see native plants installed	9/19/2017 4:01 PM
152	each decision should be made taking consideration to the future; 1st do no harm!	9/19/2017 3:58 PM
153	increased access to ponds and rivers	9/19/2017 3:46 PM

## Envision Concord Survey

154	We need to preserve more open space before we lose the country feel of Concord.	9/19/2017 2:45 PM
155	resources for maintaining are required	9/19/2017 2:43 PM
156	more bike trail connectivity	9/19/2017 2:42 PM
157	keep off leash dogs out of public lands / require dogs to be leashed in public areas	9/19/2017 2:42 PM
158	More trees and rain gardens, for climate change mitigation.	9/19/2017 2:31 PM
159	Not enough open space in West Concord	9/19/2017 2:28 PM
160	need greater emphasis on preserving large tracts of open space	9/19/2017 9:18 AM

## Q25 Do Concord's current public facilities need improvements?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
Things are in good shape – we should maintain what we have and we don't need improvements or changes	62.01% 284
Some improvements/changes are needed (please specify below)	34.50% 158
Major improvements/changes are needed (please specify below)	3.49% 16
Total Respondents: 458	

#	OTHER (PLEASE SPECIFY)	DATE
1	Perhaps more public toilet facilities at tourist spots and downtown	10/17/2017 10:32 AM
2	adequate maintenance of 80-300 year old buildings	10/16/2017 8:29 PM
3	Always need to plan for improvements as new opportunities and needs occur.	10/16/2017 5:43 PM
4	more public bathrooms, in West Concord and Depot area	10/12/2017 5:02 PM
5	EV charging stations at all facilities and parking lots, gradually increasing	10/12/2017 8:33 AM
6	pUBLIC SAFETY NEEDS MORE ROOM	10/12/2017 7:59 AM
7	Beede Center is losing members due to sky-high fees.	10/11/2017 9:15 PM
8	Libraries could use slightly more weekend and evening hours.	10/11/2017 4:26 PM
9	Generally in good shape, but need continued maintenance. Also modernization where needed. Also website needs to become more user friendly, although it has improved.	10/10/2017 11:37 PM
10	Sidewalks are in poor condition at many locations	10/10/2017 8:34 PM
11	Some cleanup needed at water treatment plant.	10/10/2017 8:04 PM
12	It's hard to rank any of the 6 choices above as lower than another. Because the "basics" like public safety, streets and sidewalks and water and wastewater are already so solid, I was tempted to rank them lower than those luxurious "extras" that we enjoy like the library, and the public parks and that add so much to our quality of life here. But the basics, safety and water, are most important.	10/10/2017 7:21 PM
13	parking	10/10/2017 4:15 PM
14	Beede center is too expensive	10/10/2017 3:59 PM
15	more streetlights--it is hazardous to walk in Concord after dark!	10/10/2017 12:59 PM

## Envision Concord Survey

16	Renovate, rather than replace, the Middle Schools. Schools now consume about 2/3's of our taxes as compared to 50% when we moved to Concord. Let's not confuse nice buildings with a solid education.	10/10/2017 12:33 PM
17	We need a free swimming pool and spa in West Concord, perhaps near the playground. We also need to open up the town owned cove at far end of White Pond for swimming and encourage visitors to bike there and be welcome.	10/10/2017 12:13 PM
18	Too many dangerous pedestrian crossing and sidewalks in high use areas that are narrow and/or suffer from recurring drainage problems.	10/10/2017 11:22 AM
19	Concord Middle School should be housed in one building -- some day! Most other facilities are in pretty good shape as far as I can tell.	10/10/2017 10:51 AM
20	Water and Electric pricing. One argument is that conservation should be encouraged of course, but the pricing mostly appears to take advantage of greater seasonal needs to extract more money from town residents!	10/10/2017 10:09 AM
21	bus for seniors in town	10/10/2017 9:39 AM
22	continue to control exotic invasives, and limit amount of usage to maintain quality	10/9/2017 9:39 PM
23	The skateboard park near the high school is boarded up. This is terrible, such a waste, and should be re-opened.	10/9/2017 8:13 PM
24	Cycling (e.g., dedicated bike lanes/rights-of-way); more municipal renewable energy generation; improved waste management, possibly including municipal food waste collection/composting or anaerobic digestion for energy production.	10/9/2017 8:13 PM
25	The Recreation Department facility across from Emerson Field is deplorable	10/9/2017 6:20 PM
26	Concord's water is awful, and the pipes are rusty. Lack of network options-no FIOS-ridiculous! Sidewalks a mess.	10/9/2017 4:22 PM
27	main and improve the wastewater treatment would be good.	10/9/2017 4:12 PM
28	Middle schools	10/9/2017 4:07 PM
29	Water security plans are needed but also ongoing with the Nagog Pond project	10/9/2017 3:50 PM
30	Road surfaces in west concord neighborhoods have severe potholes	10/9/2017 3:45 PM
31	I think most of the major roads are in good shape with the exception of main street. However, side streets and sidewalks in general are not in good shape. Neither have been re-done in my neighborhood in almost 50 years with the exception of minor stop gap efforts. ideal don't like that these roads are not in good shape. It makes the town and our neighborhoods look shabby.	10/9/2017 2:47 PM
32	Middle schools need attention	10/9/2017 2:12 PM
33	More bike-friendly roads and more sidewalks, please!	10/9/2017 1:50 PM
34	Transportation for private cars we need more free parking for many reasons.	10/8/2017 8:42 AM
35	The Beede center could be improved...it's not a well-designed facility	10/7/2017 8:04 PM
36	Despite required ranking in #24 above, all items very important.	10/6/2017 5:04 PM
37	The situation is an evolution from times gone by where one or two families can run the whole place. Along with the pompous attitude from wealthy immigrants, we are in a world of hurt around 10 years from now. Sustainable development has to be the groundbreaking commitment from this whole town. Autonomy, freedom, farming, mold free living, it's what we all crave.	10/6/2017 2:10 PM
38	More sidewalks/bicycle paths would improve safety.	10/6/2017 9:27 AM
39	Need to expand bike paths and lanes, maintain sidewalks.	10/5/2017 3:35 PM
40	Middle School needs updating	10/5/2017 2:42 PM
41	Continue efforts to improve access	10/5/2017 10:59 AM
42	More trash barrels in parks would cut down on litter.	10/4/2017 1:52 PM
43	I don't know enough to adequately answer this question. I hope we have additional sewer capacity to handle denser development within our village centers.	10/4/2017 11:35 AM

## Envision Concord Survey

44	we have 115+ methane gas leaks (as reported by National Grid) under our streets. Our DPW/Town leaders need to begin to partner with/put pressure on NGrid to address this danger to our community, ecology and planet.	10/4/2017 11:16 AM
45	Need to have better lighting, repair of sidewalks to encourage walking, increase support of libraries	10/3/2017 4:27 PM
46	Deep weatherization and energy efficiency improvements; IT infrastructure; hearing room needs better audio/IT	10/3/2017 12:11 PM
47	The middle school need to be replaced, but we know this already.	10/3/2017 10:29 AM
48	Middle School	10/3/2017 10:14 AM
49	ease of access, etc/	10/3/2017 9:10 AM
50	Wider sidewalks in the two town centers; more off street parking behind the shops.	10/3/2017 7:37 AM
51	The middle school needs to be rebuilt. The rec center by Emerson field needs renovation. It would be nice to have another outdoor pool, or make the one at Emerson Field more available. It would be nice to have publically supported rental boats, and a handicap accessible dock. Pie in the sky.	10/2/2017 10:41 PM
52	some are dependent on growth	10/2/2017 7:49 PM
53	West Concord needs a place to pee.	10/2/2017 7:04 PM
54	We need one new unified middle school. We need more patrols and keeping an eye on who is "visiting" our town from the outside. School security is good but could be better.	10/2/2017 2:24 PM
55	Unknown	10/2/2017 1:57 PM
56	Wastewater treatment and other muni need solar. Get rid of telephone poles. Bury infrastructure.	10/2/2017 1:09 PM
57	Improved recreation center, larger community pool for resident members, Concord Middle Schools	10/2/2017 11:20 AM
58	Wastewater needs expansion to support broader areas, like white Pond neighborhood.	10/2/2017 9:26 AM
59	Middle school needs work	10/2/2017 9:23 AM
60	I lack sufficient information to answer this question.	10/2/2017 8:53 AM
61	Beede Center needs to be more affordable cor limited income residents. Perhaps a sliding scale for membership fees.	10/2/2017 7:33 AM
62	Need 2 new middle schools. Other schools are all great!	10/1/2017 9:05 PM
63	Need to implement Smart Grid to make significant impact on reducing electricity usage & cost	10/1/2017 8:23 PM
64	I believe many town departments are bursting at the seams- need more space.	10/1/2017 8:22 PM
65	Better sidewalks.	10/1/2017 7:49 PM
66	I don't know!	10/1/2017 7:23 PM
67	Swimming access at Beebe is too limied, gym room too crowded.	10/1/2017 11:10 AM
68	need for dog park so dogs have ssfe space to be off lease as public trails are not.	10/1/2017 10:58 AM
69	More (and smoother) sidewalks...	9/30/2017 6:36 PM
70	More locations for informal and formal cultural gatherings in all parts of town.	9/30/2017 6:31 PM
71	ddd	9/30/2017 12:54 PM
72	We need to be more sustainable in our use of natural resources.	9/29/2017 1:10 PM
73	The outdoor pool is underutilized in summer, beede center is too expensive for what it is. Roads are great but more sidewalks are needed	9/29/2017 12:01 PM
74	Some town facilities are dated; others (the Beede Center) have never met their potential.	9/29/2017 10:00 AM
75	New firehouse is needed on Walden Street	9/29/2017 9:23 AM
76	Rec Center in West Concord please	9/28/2017 7:32 PM
77	West Concord Fire Station needs replacement to keep up with growing need for EMS services	9/28/2017 10:08 AM
78	Need to make improvements to energy efficiency. If there are other improvements to be made, I'd support it.	9/27/2017 3:36 PM



## Envision Concord Survey

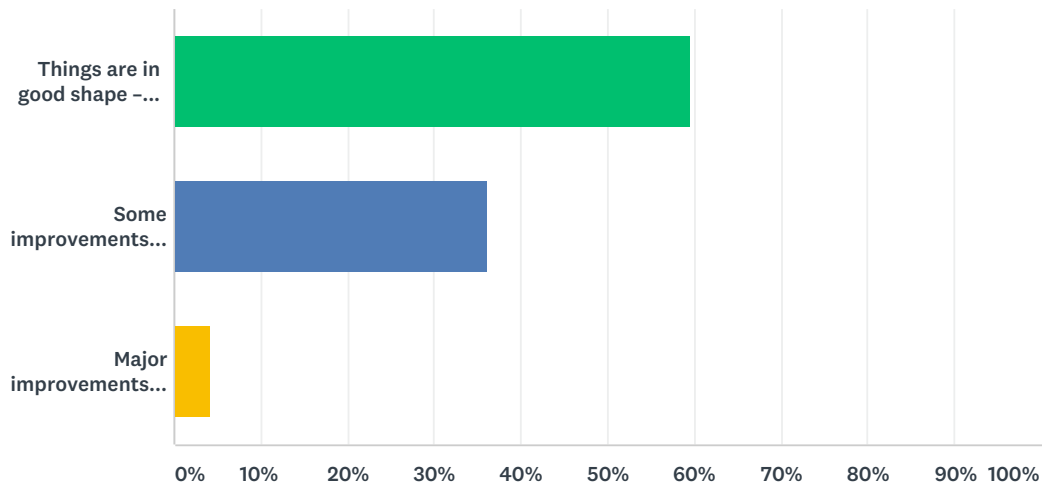
79	We need a better crosswalk visibility policy for Concord. Other local communities make crosswalks much more visible- more signage, warning lights, etc.	9/27/2017 12:22 PM
80	seating areas, public toilets, pocket parks	9/27/2017 8:25 AM
81	I don't know	9/27/2017 4:29 AM
82	Beede center needs more space!	9/26/2017 8:24 PM
83	Library has impressive array of programs, as does rec dept!	9/26/2017 2:13 PM
84	Middle schools needs renovation	9/26/2017 12:43 PM
85	Middle school replacement	9/26/2017 11:16 AM
86	excited for Rideout's improvements	9/26/2017 11:05 AM
87	water treatment facilities, continue alternate energies	9/26/2017 7:47 AM
88	Some sidewalks are in pretty rough shape	9/26/2017 7:03 AM
89	Maintenance	9/26/2017 6:39 AM
90	Concord's public facilities are pretty minimal. Everything costs money. Lots of it. Other than the playground parks, and open space, there are few real public facilities.	9/25/2017 11:12 PM
91	Recreation centers limited and expensive; limited schedules for full time workers	9/25/2017 10:16 PM
92	Getting more of the power lines underground would be good.	9/25/2017 9:17 PM
93	Need to limit development to match water supply.	9/25/2017 8:51 PM
94	don't know	9/25/2017 8:41 PM
95	Roads need to include speed bumps so that commuters who cross through our town respect the speed limits and don't endanger our children.	9/25/2017 8:27 PM
96	better/more sidewalks.	9/25/2017 1:57 PM
97	Additional of more sidewalks on narrow, busy roads (Harrington Ave), maintenance of sidewalks that are inaccessible to strollers due to poor condition, maintaining access to sidewalks/crosswalks during the winter.	9/24/2017 8:32 PM
98	Water integrity. Some reports indicate carcinogens in wayer	9/24/2017 7:23 PM
99	Public rest rooms in West Concord	9/24/2017 9:57 AM
100	It's surprising that a town this big/wealthy does not have a public outdoor pool to bring kids to in the summer.	9/23/2017 7:14 PM
101	Need to get rid of artificial turf on playing fields because they are not sustainable and contain toxic chemical that children should not be playing on.	9/23/2017 3:26 PM
102	Middle school needs to be rebuilt	9/22/2017 7:57 PM
103	energy conservation	9/22/2017 12:09 PM
104	Energy efficiency and sustainability	9/21/2017 4:51 PM
105	We lose residents and business owners to towns like Manchester, Beverly, Lexington and Wellesley because of our lack of public facilities. We really need to up our game here. Hunt Gym and Emerson field are ripe for reimagining what could be the social, health, sports, cultural center of a great small town.	9/21/2017 3:19 PM
106	Don't really know	9/21/2017 2:15 PM
107	great shape! better than need be it appear; should be able to sustain us for a while	9/21/2017 1:13 PM
108	Town offices are too plentiful and spread out creates lack immense redundancy and inefficiency.	9/21/2017 11:37 AM
109	We have many new public buildings and schools. We need to maintain them better than we did the other school buildings. Maintain and sustainability.	9/21/2017 10:39 AM
110	Yoga/pilates Studio/Community Service Offices/Open Table building too crowded. Should only have it as a yoga/pilates/toning studio and other offices should be moved elsewhere. Community services office is not soundproof and you can hear everything discussed - not professional.	9/21/2017 8:52 AM

## Envision Concord Survey

111	Keep up with Beede- that's a great facility but I see signs of aging	9/21/2017 7:20 AM
112	Roads and bridges are an ongoing area for improvement; new middle school	9/20/2017 8:20 PM
113	I wish the water didn't taste so much like chlorine.	9/20/2017 6:49 PM
114	Better and more sidewalks and bike lanes.	9/20/2017 4:47 PM
115	More restrooms for tourists, more free parking.	9/20/2017 12:31 PM
116	Would like to see improvements to parks (splash pads, shade)	9/20/2017 9:20 AM
117	Rideout playground- bathrooms are always atrociously gross	9/20/2017 8:37 AM
118	This is a test response. Please disregard	9/20/2017 7:20 AM
119	Town wide sewer necessary?	9/20/2017 7:09 AM
120	We need to take care of what we have!	9/20/2017 7:09 AM
121	The middle school situation needs to be addressed. The current condition of the facilities is not sustainable.	9/20/2017 5:18 AM
122	More recreation facilities	9/19/2017 9:11 PM
123	New schools, new libraries, paved roads... we're investing in much.	9/19/2017 8:31 PM
124	More water spaces: ie outdoor pools, spray parks.	9/19/2017 7:32 PM
125	One idea: Move public works storage of sand and trucks out to Knox Trail and use Keyes Road for employee and tour bus parking.	9/19/2017 7:31 PM
126	we have utility poles in the middle of sidewalks. We need to use road markings and other methods of making the roads safer for bicycling	9/19/2017 7:30 PM
127	Need safe and reliable water supply but many recent street and traffic improvements seem unnecessary	9/19/2017 7:05 PM
128	The Beedy Center is too small and too expensive!	9/19/2017 6:30 PM
129	Public use bathrooms in Concord Center and West Concord Village, Middle School Improvements	9/19/2017 6:21 PM
130	Public bathroom in West Concord Village	9/19/2017 5:14 PM
131	Some sidewalks need repair or replacement.	9/19/2017 4:56 PM
132	Middle schools need replacement	9/19/2017 4:51 PM
133	Condition of sidewalks, parking, love public safety and water quality	9/19/2017 4:27 PM
134	More green infrastructure for roads, parking lots, etc. to recharge stormwater.	9/19/2017 4:25 PM
135	Sidewalks	9/19/2017 3:57 PM
136	CMS	9/19/2017 3:55 PM
137	Some roads are in rough shape. Also, the recent changes to West Concord Center are going to be more problematic to traffic.	9/19/2017 3:30 PM
138	Public restroom in West Concord	9/19/2017 2:45 PM
139	Concord's municipal buildings need to be expanded and restored or replaced with energy efficient facilities	9/19/2017 2:43 PM
140	Make handicap accessible everything	9/19/2017 2:42 PM
141	road systems designed for horses-- need modernization plan	9/19/2017 2:36 PM
142	need to think about	9/19/2017 2:31 PM
143	need a track at the high school; bike lanes across Rte 2	9/19/2017 9:18 AM

## Q26 Do the town's water and sewer facilities and infrastructure need improvement?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
Things are in good shape – we should maintain what we have and we don't need improvements or changes	59.61% 273
Some improvements/changes are needed (please specify below)	36.24% 166
Major improvements/changes are needed (please specify below)	4.15% 19
Total Respondents: 458	

#	OTHER (PLEASE SPECIFY)	DATE
1	I hope I'm correct	10/17/2017 10:41 AM
2	I worry about the safety/protection of the water supplies	10/17/2017 10:32 AM
3	Public sewer should be the standard, in the 21st century...	10/16/2017 9:33 PM
4	I don't feel I am well enough informed to answer this question	10/16/2017 5:43 PM
5	infrastructure needs to be maintained well. I imagine that there are old pipes that need replacement	10/12/2017 8:24 PM
6	MORE SEWER FACILITIES	10/12/2017 7:59 AM
7	Lack of public sewer	10/11/2017 9:55 PM
8	Things are in good shape, but in order to maintain the current quality of service, we will need some improvements, like the planned improvements at Nagog Pond.	10/11/2017 4:26 PM
9	wastewater treatment capacity is limited	10/10/2017 8:34 PM
10	Some cleanup needed at water treatment plant.	10/10/2017 8:04 PM
11	I believe that they're in good shape. Our house has public water and septic. The water tastes good and I trust it.	10/10/2017 7:21 PM
12	Would be Niven to expand the sewers	10/10/2017 6:56 PM
13	continue with plans for the Acton reservoir	10/10/2017 4:15 PM
14	Without a doubt we will need more water, and certainly good water will be harder to get in the future.	10/10/2017 4:04 PM

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15	Keep up with new technology	10/10/2017 2:12 PM
16	Keep expanding the sewer system.	10/10/2017 12:33 PM
17	Water is vital for life and the town needs to invest in making sure we have the most effective water treatment facilities and infrastructure. A sewer system would be a good idea. I remember we had a committee study the feasibility years ago. What happened to their recommendations?	10/10/2017 11:07 AM
18	Not really knowledgeable in this area. I hope the improvements to the Nagog Pond plant are coming along. I would support odd-even water restrictions every summer. I also worry that if we increase housing stock/density, we will overwhelm our sewer treatment capabilities.	10/10/2017 10:51 AM
19	Much is old and susceptible to deterioration. Better to plan replacement	10/10/2017 10:21 AM
20	Please see answer to question 25 which should have gone here.	10/10/2017 10:09 AM
21	continued regular updating and improvements. replace antiquated sewer lines, etc.	10/9/2017 9:39 PM
22	Extend sewer out e.g. to Conantum and other areas	10/9/2017 8:33 PM
23	I know residents in different parts of town than I am who complain about water quality. For my neighborhood it is fine, no issues for my family.	10/9/2017 8:13 PM
24	I'd like to see the Town investigate/promote the use of solar hot water to complement PV electricity generation. I'd also like to see the Town investigate options for anaerobic digestion and energy production using at least a portion of the Town's sewage.	10/9/2017 8:13 PM
25	Cannot answer this. I don't know enough.	10/9/2017 6:35 PM
26	Rusty water, tastes terrible. Had to put in filtration system. Water rates are RIDICULOUS.	10/9/2017 4:22 PM
27	If possible, extend sewer into new parts of town- improves fairness in housing costs	10/9/2017 4:14 PM
28	Since current town management will surely favor development, these facilities will need improvement	10/9/2017 4:07 PM
29	Nagog Pond project, and new/reconstructed wastewater plant may be needed	10/9/2017 3:50 PM
30	Is the water safety problem solved that contributed to the drought, when wells were found unlocked?	10/9/2017 3:11 PM
31	I am not adequately informed to readily say, but only hope that our water is really safe. There seems to be so many incidences of cancer in MA.	10/9/2017 2:47 PM
32	I'd love to have sewer service at my house.	10/9/2017 1:50 PM
33	We found the chlorine smell of the public water to be overpowering in our home. Concerns about chemicals even in trace amounts worry us in the water coming from the local wells.	10/9/2017 11:11 AM
34	Planned Nagog Pond expansions / improvements if completed should be adequate	10/8/2017 6:08 PM
35	Water conservation + quality is always an issue	10/7/2017 8:04 PM
36	these services always need upgrades. we get water from acton, which does a terrible job keeping houses away from reservoirs. We should protect our waters more. we need to implement bans and restrictions on lawn watering, EVEN FROM PRIVATE WELLS. remember, private wells draw water from ground water, which is shared across property lines!	10/7/2017 12:24 PM
37	We should have enough water supplies to make rationing a rarity.	10/7/2017 9:31 AM
38	Work to eliminate automatic sprinklers both to conserve water and energy and to improve landscape with better plantings.	10/7/2017 7:17 AM
39	would like to see public sewer extend farther outside of town centers	10/6/2017 8:05 PM
40	Challenges and need have been identified by the town.	10/6/2017 5:04 PM
41	The water here is disgusting. With superfund sites in our city, we have a long way to go before we are at all able to be considered 'modern'. We need rain catchment and filtration systems at every house, and a dedication to water purity that includes hefty fines for businesses that pollute. There's PLENTY of very lucrative businesses that will move here if we are dedicated to sustainable and toxin free living.	10/6/2017 2:10 PM
42	as mentioned earlier, municipal parking lot in concord center needs repaving	10/6/2017 1:39 PM
43	Would be nice to expand town sewer service to other areas.	10/6/2017 12:23 PM

## Envision Concord Survey

44	Assuming we resolve the Nagog Pond issue.	10/6/2017 9:27 AM
45	Sewer should be extended to more areas of town	10/6/2017 9:12 AM
46	Sustainable Funding for O&M	10/6/2017 8:52 AM
47	I would like to see them expanded into more areas in town, particularly sewer.	10/5/2017 6:20 PM
48	I am concerned about the clean up of the old nuclear weapons manufacturing center and the effect on our water supply	10/5/2017 3:55 PM
49	We need to stay ahead of growth.	10/5/2017 3:35 PM
50	Would be nice to have more sewer coverage.	10/5/2017 3:23 PM
51	many could be converted to town sewer..... a large initiative needed with public funding??	10/5/2017 1:21 PM
52	It is vital to maintain and increase sewers as well as water	10/5/2017 10:59 AM
53	Don't know	10/5/2017 10:56 AM
54	No idea	10/5/2017 6:16 AM
55	Expand sewer system	10/4/2017 10:02 PM
56	I hope we have additional capacity to handle increasing density in our village centers.	10/4/2017 11:35 AM
57	Think the water dept. has an exceptionally good newsletter -- open, transparent and creative ideas. That said, we need to urge greater conservation of water -- be ideal to see the rain barrels back in distribution/promotion by the Town.	10/4/2017 11:16 AM
58	I don't know, do they?	10/3/2017 8:32 PM
59	Removal of flouride from the water supply	10/3/2017 8:05 PM
60	natural resources are finite and need to be managed as such; further control runoff, manage water use	10/3/2017 12:11 PM
61	We need to continue to improve or extend sewers or waste dispol if we re to have more building density. Water souces need to be protected.	10/3/2017 9:10 AM
62	Not enough homes in town are on public sewage. The houses around White Pond should be required to have containment systems as opposed to septic systems. It would be nice to have extended gas lines.	10/2/2017 10:41 PM
63	water resources need protection and potential expansion; sewer system needs correction	10/2/2017 7:49 PM
64	expand sewer system	10/2/2017 7:42 PM
65	White Pond seems to be the victim of inadequate waste water management (reputed blue/green algae, surface bubbles, water tasting like soap>	10/2/2017 7:04 PM
66	I'm sure we need to continue to replace out of date sewage pipes- MUST STOP adding more deveopments/ housing until more capacity is created so we can stop emptying into rivers & streams	10/2/2017 6:23 PM
67	I have no idea, but if they need improvements/changes this should come first.	10/2/2017 2:24 PM
68	Unknown	10/2/2017 1:57 PM
69	Solar for wastewater treatment plant	10/2/2017 1:09 PM
70	Hard water is not preferred, offer affordable household water filtration systems and installation, White Pond water quality management,	10/2/2017 11:20 AM
71	See above	10/2/2017 9:26 AM
72	I don't know much about the water system	10/2/2017 9:23 AM
73	I lack sufficient information to answer	10/2/2017 8:53 AM
74	Put whole town on sewer. Why are half the houses on septic?	10/1/2017 9:05 PM
75	Would be good to extend water/sewer to some underserved areas	10/1/2017 8:23 PM
76	We need to encourage reduced water use, and improvement of sewer/septic systems is needed.	10/1/2017 8:22 PM
77	i do not know	10/1/2017 8:21 PM

## Envision Concord Survey

78	I don't know!	10/1/2017 7:23 PM
79	Unsure what issues are not visible to residents -- important to listen to those who are knowledgeable about this.	10/1/2017 7:15 PM
80	water occasionally turns brown requiring flushing of lines	10/1/2017 7:14 PM
81	Water Conservation is not adequate. We use too much water on landscaping.	10/1/2017 7:00 PM
82	need to keep up replacing degraded sections and raise prices for higher consumption households	10/1/2017 10:58 AM
83	No exposure to any challenges here to date	9/30/2017 6:36 PM
84	We need continued action to maintain our well fields and local sources of drinking water.	9/30/2017 6:31 PM
85	I don't have specifics, just make sure things are in good repair	9/30/2017 6:03 PM
86	How would I know if the water & sewer facilities need investment? It's hidden from public view. Water turns on and goes down the drain as long as the facilities haven't broken yet, even if they're about to break and need replacement or maintenance. That being said, sewer service is VERY expensive. I wonder if we paid more than we should have for water treatment capital expenses... is Concord a sophisticated purchaser for major capital improvements? I would be skeptical	9/30/2017 2:46 PM
87	sewer continued down main street	9/30/2017 12:56 PM
88	ddd	9/30/2017 12:54 PM
89	I don't have enough information to answer this question.	9/29/2017 1:10 PM
90	Getting people near rivers and ponds onto sewer instead of septic should be looked into. I imagine that would improve water quality on those bodies of water.	9/29/2017 12:01 PM
91	While it's safe, Concord's drinking water quality should be upgraded. Wastewater limitations have also impacted development (sometimes to good effect, sometimes not).	9/29/2017 10:00 AM
92	I suspect as most places we may need infrastructure improvements - but am not aware of anything specific	9/29/2017 9:16 AM
93	not informed	9/29/2017 7:58 AM
94	would be great if everyone on town sewer	9/29/2017 7:39 AM
95	water quality not always good	9/28/2017 3:36 PM
96	Expand public sewer option to all residents, Allow Verizon to set up FIOS services	9/28/2017 11:14 AM
97	Expand wastewater treatment system. Treat it instead of dumping it in the ground.	9/28/2017 10:08 AM
98	I am not informed on this issue. If there are improvements to be made, then I am fully supportive of it.	9/27/2017 3:36 PM
99	The White Pond area needs a sewer line. I suspect septic loads are one reason why White Pond is having water quality issues.	9/27/2017 12:22 PM
100	Not sure, but there is always room for improvement	9/27/2017 8:25 AM
101	if more homes could be put on the sewer system, that would be great	9/27/2017 6:40 AM
102	I don't know	9/27/2017 4:29 AM
103	High levels of rust in water lines that need to be flushed biannually. Need to improve that.	9/26/2017 4:04 PM
104	I don't know enough about this.	9/26/2017 3:04 PM
105	No idea	9/26/2017 2:13 PM
106	I am not aware of a problem, but would support improvements if they are needed	9/26/2017 12:43 PM
107	we still have a septic system	9/26/2017 11:05 AM
108	concord water doesn't taste good. improve the taste.	9/26/2017 10:30 AM
109	Need more security of the water storage facility to prevent what happened during the drought 2016	9/26/2017 10:22 AM
110	Sewer needs to be extended throughout town controlled areas, entirely too much reliance on septic	9/26/2017 6:39 AM

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111	I have no idea.	9/25/2017 11:12 PM
112	increased efficiency to reduce costs; prices seem higher here than in other towns I've lived in	9/25/2017 10:16 PM
113	I honestly don't know about this.	9/25/2017 9:17 PM
114	I am not sure, what needs to be done. But there must be maintenance issues.	9/25/2017 9:05 PM
115	don't know	9/25/2017 8:41 PM
116	Sewage for Cambridge Tpke.	9/25/2017 8:27 PM
117	Not sure the sewage treatment facility can reasonably be enlarged, leaving many of us with private septics. In a perfect world we would all be connected for greater efficiency and management.	9/25/2017 12:38 PM
118	Increase water safety and cleanliness	9/25/2017 11:34 AM
119	Keep trying to increase sewer capacity	9/25/2017 10:27 AM
120	Ensuring water/sewer capacity to support any commercial growth.	9/24/2017 8:32 PM
121	Carcinogens in our water supply	9/24/2017 7:23 PM
122	There is pressure on existing systems.	9/24/2017 3:31 PM
123	Active regulation is needed to protect cleanliness of rivers and ponds.	9/24/2017 11:12 AM
124	Extend public sewage. Get rid of septic.	9/24/2017 6:47 AM
125	Honestly, I have no idea.	9/24/2017 12:15 AM
126	It's amazing how limited the sewer system is. It would be an enormous benefit to have access to town systems instead a private septic tank.	9/23/2017 7:14 PM
127	I truly don't know	9/23/2017 1:03 PM
128	dont know	9/23/2017 11:07 AM
129	Growth is constrained by the lack of a sewage treatment plant on the western side of town.	9/23/2017 7:01 AM
130	More sewer access	9/23/2017 6:55 AM
131	I'm sure there's room for improvement but I'm not informed on this subject.	9/23/2017 4:44 AM
132	Continue relaxing old pipes (like the ones that were replaced on Grant St)	9/22/2017 11:25 PM
133	very valuable and important facilities that need constant vigilance	9/22/2017 4:22 PM
134	Plan for improving private septic systems	9/22/2017 10:36 AM
135	Do away with septic systems and have all houses/dwellings connected to town sewer.	9/22/2017 7:08 AM
136	I suppose so but don't have specifics	9/22/2017 6:58 AM
137	Extend town sewer further on Lexington Rd.	9/22/2017 6:29 AM
138	Keep it up!	9/21/2017 10:42 PM
139	expand town sewer	9/21/2017 5:33 PM
140	Storm water systems should be updated to keep water on the land, sewage treatment facilities should convert to use of biological treatments to clean and purify	9/21/2017 4:51 PM
141	It would be great if the town could handle more sewer systems and more houses could come off septic systems.	9/21/2017 3:19 PM
142	Don't really know	9/21/2017 2:15 PM
143	better flooding control	9/21/2017 2:13 PM
144	All depends on the development that is happening as to how much needs to be improved.	9/21/2017 11:37 AM
145	We have had three watermain breaks on our property. Much of Concord's infrastructure is old. A system of repairing or replacing pipes when you tear up the street for other repairs makes sense.	9/21/2017 10:39 AM
146	We must be preparing for flooding with climate change.	9/21/2017 10:24 AM

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147	Concord should be part of the MWRA although at this point in time I don't know if the MWRA is allowing any other towns to join.	9/21/2017 10:09 AM
148	There should be an answer that states: Don't know	9/21/2017 9:58 AM
149	I honestly don't know	9/21/2017 7:54 AM
150	The Town has excellent employees working in that department- I'm impressed	9/21/2017 7:20 AM
151	Don't know - don't use them	9/20/2017 9:18 PM
152	Safety oversight of water resources needed; nagog pond facilities need upgrade	9/20/2017 8:20 PM
153	Less chlorine in the water. Need to capoff any gas leaks and continue to encourage solar power and recycling	9/20/2017 6:49 PM
154	Explore what is required to bring sewer to those on septic systems	9/20/2017 4:21 PM
155	We need more sewage capacity	9/20/2017 2:44 PM
156	There is always room for water to be healthier & purer! No fluoride, no bleach!	9/20/2017 12:31 PM
157	Expand sewer service	9/20/2017 10:07 AM
158	This is a test response. Please disregard	9/20/2017 7:20 AM
159	Only part of the town is served. What is needed long term for public health?	9/20/2017 7:09 AM
160	I'm sure some older areas need replacement and care	9/20/2017 7:09 AM
161	Would like city septic in Thoreau Hills	9/19/2017 8:00 PM
162	I would like to see town sewer extended beyond the center of town.	9/19/2017 7:38 PM
163	extending the sewer system is desirable	9/19/2017 7:30 PM
164	Would be great to expand town sewer	9/19/2017 7:13 PM
165	Too expensive	9/19/2017 7:06 PM
166	need to continue to assure that Nagog Pond is an available water source; need to make sure the sewage treatment plant is operating cleanly and able to handle problem areas in town if no other options are available	9/19/2017 7:05 PM
167	extend sewage pipes further out such as along ORNAC	9/19/2017 7:05 PM
168	Would like to see sewer extended to all areas	9/19/2017 6:25 PM
169	I worry about the reliance on a bunch of aging septic fields, rather than modern sewage treatment facilities	9/19/2017 4:56 PM
170	Bring sewer pipes to more neighborhoods.	9/19/2017 4:41 PM
171	Program to help residents replace lead pipes?	9/19/2017 4:30 PM
172	No sewer on my street. Not aware if any issues to water facilities.	9/19/2017 4:30 PM
173	Continual maintenance so there is no deterioration in supply and quality	9/19/2017 4:27 PM
174	Increase water reuse and wastewater and groundwater recharge. Improve water use efficiency and conservation.	9/19/2017 4:25 PM
175	I trust the current government to continue the good job they are doing.	9/19/2017 4:03 PM
176	Sometimes I wonder how healthy our old sewer pipes are...Some areas need help with stormwater in big weather events.	9/19/2017 4:01 PM
177	concern about overuse of water for watering lawns both from wells and municipal water	9/19/2017 4:01 PM
178	More sewerage availability	9/19/2017 3:57 PM
179	Maintenance is an on-going issue. Also, it would be nice to extend sewer and water to areas in the Town not currently served by these utilities.	9/19/2017 3:30 PM
180	There is so much construction, we need to be ready for the increased demand	9/19/2017 2:45 PM
181	capacity of infrastructure needs attention	9/19/2017 2:43 PM
182	We need to get an adequate supply to prevent water shortages	9/19/2017 2:42 PM

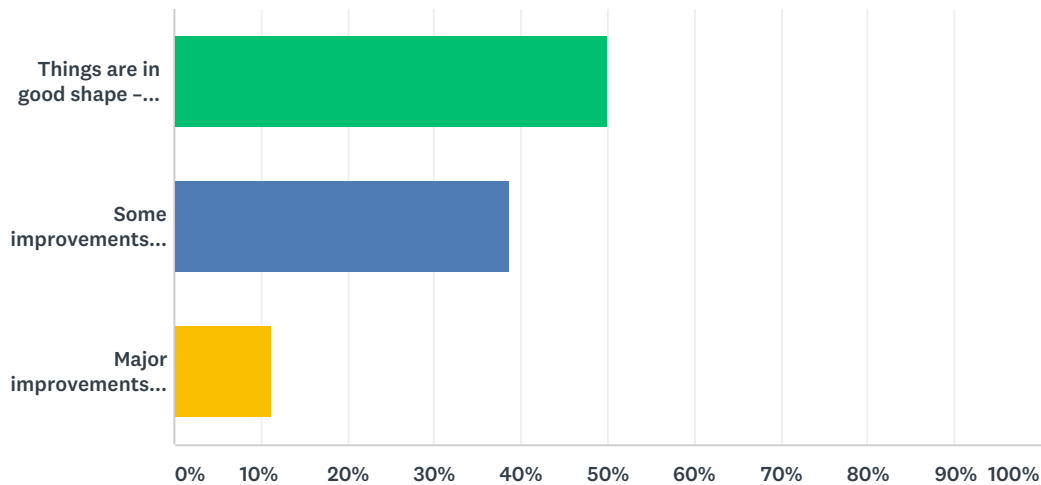


## Envision Concord Survey

183	Buildings near water need or conservation areas need sewers	9/19/2017 2:42 PM
184	I'm not knowledgeable enough to say.	9/19/2017 2:31 PM
185	plenty of well lands already; expand sewers to those in need	9/19/2017 2:27 PM
186	I'm not sure-not familiar enough	9/19/2017 2:21 PM

## Q27 Are the Town's efforts to reduce environmental impacts through policy and practice in need of improvements?

Answered: 458 Skipped: 0



ANSWER CHOICES	RESPONSES
Things are in good shape – we should maintain what we have and we don't need improvements or changes	50.00% 229
Some improvements/changes are needed (please specify below)	38.65% 177
Major improvements/changes are needed (please specify below)	11.35% 52
Total Respondents: 458	

#	OTHER (PLEASE SPECIFY)	DATE
1	Always improve if possible	10/17/2017 10:41 AM
2	Seriously...eliminate gas leaf blowers- carbon emissions plus dirt, insects, feces,pollen, etc is blown into the air again and again. A broom and shovel to pick up debris is healthier for all and quicker in many instances. Eliminate herbicides, some pesticides permanently ( I would use the Town's available compost, but I don't know what's in it! (ie. roundup))	10/17/2017 10:32 AM
3	Looking forward to changes that will happen as a result of new sustainability directory and related efforts.	10/16/2017 10:22 PM
4	Natural gas is the cheapest form of heating. Yet, it costs me 35k to bring the gas line to my driveway , plus what it costs to get it into the house. This is basic infrastructure in the modern world, should be a strategic priority. Also, keep subsidizing solar power.	10/16/2017 9:33 PM
5	more protection	10/16/2017 5:51 PM
6	As new options become available, we should be prepared to take advantage of them	10/16/2017 5:43 PM
7	Need more areas where biking and walking can happen. I've mentioned before that bigger houses means more fossil fuels which means more carbon in the atmosphere so either smaller houses, more ways to reduce carbon (solar panels), or both	10/13/2017 4:52 PM
8	Recycling collection in sealed bins to avoid plastic in waterways and roadside	10/12/2017 3:20 PM
9	Much more ambitious investments in energy efficiency, solar PV, heat pumps, EVs and other clean energy in public and private facilities	10/12/2017 8:33 AM
10	Town should get a fleet of heat cars for employees	10/11/2017 9:11 PM
11	None needed	10/11/2017 6:19 PM

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12	Don't go overboard and focus on what really matters	10/11/2017 5:38 PM
13	We've been making baby steps. We need to push for net-zero energy, and not just by adding renewable energy but by requiring net-zero (or near-zero) energy use for new buildings and renovations, much lower water use, etc.	10/11/2017 4:26 PM
14	Need fewer nanny laws	10/11/2017 10:29 AM
15	We like to think of Concord as Thoreau's home but we end up not choosing to preserve home for wildlife.	10/11/2017 8:01 AM
16	Continue to increase sustainability and decrease the Town's environmental impact, but also help residents be able to reduce their individual impacts.	10/10/2017 11:37 PM
17	Are we keeping pace with Green Communities?	10/10/2017 9:25 PM
18	We must continue to reduce carbon footprints and be more sustainable.	10/10/2017 8:34 PM
19	Ordinances and town leadership are not adequately protecting natural spaces from encroaching development.	10/10/2017 8:04 PM
20	Concord should be proud of its commitment to sustainability but there's always room for improvement. "Sustainability" should never be viewed as dispensable. It's a lens through which all development can be viewed and an approach that the current state of the world demands from responsible citizens. It's not a hardship and I think it's always cost effective given the long-term high price of pollution on health and well-being. It's a better, safer, healthier way to meet our needs.	10/10/2017 7:21 PM
21	MORE	10/10/2017 6:56 PM
22	The US mindset is to consume more. We need to start a campaign to use less. We need to lead.	10/10/2017 4:04 PM
23	No specifics but it needs always to be in the forefront	10/10/2017 2:25 PM
24	Better recycling program	10/10/2017 2:12 PM
25	Ban plastic bags	10/10/2017 12:33 PM
26	Fast food places and restaurants must do better job of recycling plastic liquid containers. Other businesses could recycle far more paper.	10/10/2017 12:13 PM
27	More promotion of reuse and recycling --- increase price per barrel/bag for trash disposal and reduce base price for curbside service. The current system subsidizes those with high trash volumes.	10/10/2017 11:22 AM
28	We need to accept that thousands of "day trippers" have a major negative impact on our conservation areas and budget money each year for rangers to educate and patrol all conservation lands.	10/10/2017 11:07 AM
29	Continue on the NetZero path. More solar, more recycling.	10/10/2017 10:51 AM
30	Improvement costs should not price taxpayers out of town, incrementally.	10/10/2017 10:21 AM
31	Water and Electric pricing. One argument is that conservation should be encouraged of course, but the pricing mostly appears to take advantage of greater seasonal needs to extract more money from town residents!	10/10/2017 10:09 AM
32	are enough homeowner petitions to bypass environmental rules denied? We need to have a strong reputation that Concord values land conservation and monitors land usage	10/9/2017 9:39 PM
33	Support ongoing effort and planning.	10/9/2017 8:33 PM
34	In order to meet the 80% reduction in GHG emissions by 2050 (relative to 2008) that the Town approved during the 2017 Town Meeting, we are going to have to make major strides virtually everywhere.	10/9/2017 8:13 PM
35	More solar and geothermal development	10/9/2017 6:35 PM
36	Given the current environmental/climate change situation, we need rethink much in our town.	10/9/2017 4:12 PM
37	There is always room for improvement - Why not solar panels over parking at schools & town lots as at Lincoln Sudbury highschool? Provides covered parking + renewable energy.	10/9/2017 4:07 PM
38	Aggressively carry out the Town's plan to reduce our carbon footprint	10/9/2017 3:50 PM

## Envision Concord Survey

39	easier disposal of small devices including broken electronics, not just 2 times/year.	10/9/2017 3:11 PM
40	I like the solar initiatives, bit wish that they could be a bit out of sight. The installation at the prison farm is not attractive, but let's getting with the solar panels above the HS parking lot and perhaps other large commercial spaces.	10/9/2017 2:47 PM
41	Seek more opportunities for solar power	10/9/2017 2:12 PM
42	we could do more to encourage and support bicycling and carpooling	10/9/2017 1:50 PM
43	It was exciting to see Article 51 passed at TM. We are a forward thinking town, and should be leaders in renewable energy expansion. It is the most urgent of any issue, and we should be setting the bar for the country if not the world.	10/9/2017 11:11 AM
44	Pleased with ongoing efforts and publicizing them to citizens.	10/8/2017 10:02 AM
45	Improved walkability would reduce dependence on polluting cars...	10/7/2017 8:04 PM
46	the town could do much better. Light pollution is terrible. Too much light. go to darksky.org and learn about light pollution. globe lights and lawn lighting and lights that point up are paricularly offesnsive. These lights are bad for us humans and bad for bird migration. they do not increase safety. motion detectors are better. 2) i don't see public servcie announcements teaching about lawn watering, excessive light use, or anything else. people still drive EVERYWHERE. people don't carpool. At least try to make public service announcements. But there are some good things. like swap off day. i just think the word is not out.	10/7/2017 12:24 PM
47	Convert town land and conservation land from conventional agriculture which uses pesticides to organic agriculture.	10/7/2017 7:17 AM
48	more recycling cans throughout town, mixed stream recycling, incentives for reusable cups at coffee shops, water bottle ban should be extended to soda, juice etc	10/6/2017 8:05 PM
49	There is a bridge that keep on getting graffitied on and it says things that arnt appropriate for kids	10/6/2017 8:03 PM
50	There is a healthy consciousness of this topic which should lead to continuous improvement.	10/6/2017 5:04 PM
51	A very few people have been able to get away with murder. That's wrong, and keeps our best residents away.	10/6/2017 2:10 PM
52	?Can't answer. I don't think the town does a good job in providing info how how they are reducing environmental impacts	10/6/2017 1:39 PM
53	We should look into a compost pick up service?	10/6/2017 12:38 PM
54	Regulations or incentives to encourage high-efficiency systems and to discourage overbuilding and McMansions that use too many resources.	10/6/2017 12:23 PM
55	Continue with efforts in effect. Sustainability is important goal.	10/6/2017 9:27 AM
56	Sustainable Funding for O&M	10/6/2017 8:52 AM
57	We should change the fee structure for trash. Barrel stickers are still \$1.50 each. Lets double the price, and then reduce the month fee, so that we are revenue neutral. This would encourage more recycling.	10/5/2017 9:19 PM
58	composting	10/5/2017 7:32 PM
59	I think they are generally ok, but in some ways, the town has gone overboard to little environmental benefit and to the detriment of our local businesses - like the bottled water ban and the plastic bag ban.	10/5/2017 6:20 PM
60	I think Concord is doing a great job, but would love to see "Garbage to Gardens" type composting.	10/5/2017 3:35 PM
61	Always room for improvement and knowledge	10/5/2017 1:03 PM
62	possible some changes in the permitting process	10/5/2017 10:59 AM
63	We need to move to 100% renewables and protect our wetlands better	10/5/2017 10:56 AM
64	More recycling depots. Solar power.	10/5/2017 9:11 AM
65	Not sure	10/5/2017 6:16 AM
66	The town needs to weigh environmental impacts heavily, by subjecting major projects to town meeting approval and/or review by sustainability director	10/4/2017 4:14 PM

## Envision Concord Survey

67	The CMLP's emission reduction surcharge, to reduce greenhouse gasses, is too high - causing rate shock.	10/4/2017 3:34 PM
68	I love seeing Concord take this seriously, but there's always more that we can do.	10/4/2017 3:08 PM
69	More careful look at wet areas, expand them to minimize negative impact	10/4/2017 2:57 PM
70	Always more as can do.	10/4/2017 1:46 PM
71	Mandate energy efficiency and use of renewables. Make driving less appealing.	10/4/2017 11:39 AM
72	bringing on a new sustainability coordinator will help and assuring the position is adequately funded and that all capital improvements proposed by the community relate to implementing the goal of having a more sustainable Concord.	10/4/2017 11:35 AM
73	More limits on growth (particularly large single family homes!), Avoid development on flood-prone areas, help incentive home owners to make their homes more sustainable (ie help navigating solar panel installation, rain barrels, compost bins, etc), Create events where kids and families are invited to clean up litter around the rivers, decrease the number of gas leaks in town	10/4/2017 11:32 AM
74	This question isn't clear -- unsure what you're referring to. Too important a topic to be unclear!	10/4/2017 11:16 AM
75	We should increase our efforts to reduce environmental impacts	10/3/2017 9:10 PM
76	I'm not sure what this is asking - reduce what? CO2 emissions? Recycling? Urban design? One always can improve	10/3/2017 8:32 PM
77	We have voted on goals and are making progress but there is a long way to go to achieve real change	10/3/2017 6:47 PM
78	Great work so far but we need to cont. to develop renewable energy and Concord Light and Power should join Mass Save	10/3/2017 4:27 PM
79	as conditions change, particularly do to climate impacts, we will need to review current policies; consideration to green infrastructure, solar canopy installation at WWTP	10/3/2017 12:11 PM
80	Article 51 helps to ensure this, but we need to put environmental impact directly alongside cost as a consideration in every decision.	10/3/2017 10:29 AM
81	Things are in good shape but we should not assume that no improvements can or need to be made.	10/3/2017 9:10 AM
82	We can always do more. Why don't we do something to encourage use of solar panels on all new housing stock for example.	10/3/2017 7:27 AM
83	Constant vigilance and upgrades are required to save our environment, particularly as new technologies are developed.	10/2/2017 10:41 PM
84	i don't know enough about the policies and practices to answer this question	10/2/2017 7:49 PM
85	See White Pond comment above -- something needs to be done.	10/2/2017 7:04 PM
86	MUST STOP adding more developments/ housing until more capacity is created so we can stop emptying into rivers & streams	10/2/2017 6:23 PM
87	The huge impact of growth must be mitigated. Growth causes so many other problems.	10/2/2017 3:02 PM
88	More solar and wind. No asphalt, it is so bad! incentives for electric vehicles.	10/2/2017 2:24 PM
89	Study and incorporate solutions on 1) appropriate limits to growth and development, 2) the hydrology of our town and impacted lands, 3) sustainable land & water management practices, and 4) continuing to reduce dependence on fossil fuel thru energy conservation & invest in alternative energy options for CMLP & residents	10/2/2017 1:57 PM
90	Article 51 established solid goals but we can do even more. Concord should be a leader.	10/2/2017 1:09 PM
91	I don't know much about the town's efforts to improve environmental impact, so at least we need to improve engagement and awareness	10/2/2017 9:23 AM
92	Not enough restriction on water use / including well water. More encouragement / investment in residential solar and electric vehicles (e.g. charging stations).	10/2/2017 7:36 AM
93	Water conservation should be a priority	10/2/2017 7:33 AM
94	erosion control at White Pond	10/2/2017 4:51 AM

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95	Love the push for solar and CMLP does a great job. Keep going on clean energy.	10/1/2017 9:05 PM
96	the traffic need improvement that has an negative enviornmental impact	10/1/2017 8:21 PM
97	Better sidewalks	10/1/2017 7:49 PM
98	Light Plant is doing a good job, the town can do more to encourage sustainable choices like taking the train and reducing water and electricity usage.	10/1/2017 7:00 PM
99	The town should continue to move toward more sustainable energy sources for public buildings. Also, herbicide/pesticide use should be banned from places like the library lawn and other town lawns.	10/1/2017 6:31 PM
100	Important to keep protection of environment as priority but permitting process is not clearly communicated and takes too long to process	10/1/2017 2:58 PM
101	Concord does a good job, but we should not be complacent that there isn't more work to be done.	10/1/2017 12:50 PM
102	very proud of town proactive efforts. perhaps require big businesses, esp with flat roofs, like buildings in Baker street and new monstrosity by prison to have solar panels for set % of renewable energy requirement, low flush toilets, etc.	10/1/2017 10:58 AM
103	We need to increase permeable surfaces instead of more building and paving. We need to reduce gasoline consumption.	9/30/2017 6:31 PM
104	Just received a card with my electric bill saying rates will go up 2.5 cents/kwh for "environmental purposes." I'm concerned a clique of tesla-driving citizens may have taken over the light board - folks with tons of disposable income who have no clue what it's like living on a fixed income or getting laid off. I've benefited from the low income rate for the light plant in the past. While I'm not in that category now, it would be much better if Concord made those types of policy choices OPTIONAL with your service instead of forcing them on everyone, regardless of ability to pay. my health insurance is \$1600/mo so need to pay an extra \$15/mo like a hole in my head.	9/30/2017 2:46 PM
105	ddd	9/30/2017 12:54 PM
106	The Town needs to increase support for residents' efforts to reduce carbon footprint	9/30/2017 11:38 AM
107	We should be leaders in sustainability across all sectors. Public buildings, transportation, conservation, lighting, energy.	9/29/2017 1:10 PM
108	Keep working to fulfill article 51 goals!	9/29/2017 12:01 PM
109	I am a big proponent of solar on anything that is stationary. Why not put panels on all business building, schools, firehouses etc.	9/29/2017 11:17 AM
110	CMLP's commitment to clean energy is a breakthrough, but programs such as Cooler Concord should be expanded.	9/29/2017 10:00 AM
111	Reducing environmental impacts are important, but costly (such as the 100K salary for new sustainability job position	9/29/2017 9:23 AM
112	We should continue to strive to meet best practice in this area	9/29/2017 9:16 AM
113	im not informed	9/29/2017 7:58 AM
114	town works hard but always could be improved	9/29/2017 7:39 AM
115	more renewable energy	9/29/2017 4:54 AM
116	better resource protection	9/28/2017 3:36 PM
117	Give out larger recycling barrels, create free public recycling depots for batteries, electronics, etc.	9/28/2017 11:14 AM
118	Need to weigh the cost of programs vs environment savings (Three hundred thousand +/- is a little much for a electric school bus) Some things need to wait for the technology and cost curves to come more in line.	9/28/2017 10:08 AM
119	Could move more quickly to make changes.	9/27/2017 3:36 PM
120	townwide composting of household food waste (with weekly pickup) and curbside pickup of yard waste on a few days per year would be great additions to the waste management program. I would be willing to pay extra for these.	9/27/2017 2:05 PM
121	Concord has been pretty progressive here, and I support such efforts - keep going!	9/27/2017 12:22 PM

## Envision Concord Survey

122	More public discussions and involvement of the public should be encouraged to discuss the rapid change of the town's character and vision of Concord.	9/27/2017 11:12 AM
123	Little protection from developers who just destroy whole areas, cutting down trees, blocking views, etc.	9/27/2017 8:25 AM
124	Can always do more	9/27/2017 4:29 AM
125	The Energy Futures Task Force has done a spectacular job, but now we have to put its recommendations into practice. We should have solar panels on top of all public buildings. We should have electric buses, and a charging station in town for other electric vehicles. The Municipal Light Plant should be aiming for 100% renewable, not the 11% we have now, as soon as possible, and not talking about rate hikes in its newsletter.	9/26/2017 3:04 PM
126	Not sure	9/26/2017 2:13 PM
127	Continue to encourage businesses on recycling, reduced use of plastic and styrofoam, etc.	9/26/2017 12:43 PM
128	I depend on the experts to do the right and available practices	9/26/2017 11:05 AM
129	bottle water ban is absurd. have a more diverse voice of population. too much liberalism	9/26/2017 10:30 AM
130	don't know	9/26/2017 7:47 AM
131	More solar challenge and similar would be great	9/26/2017 6:39 AM
132	The swap/off drop/off is really a pain. I would gladly take things to a dump and recycle more if it were available more readily, not twice a year with the bonus traffic jam. If you ahve napping kids or activities, you just don't give over the afternoon to the activity. Can't we come to an agreement with Acton or Lexington to share their dump??	9/25/2017 11:12 PM
133	some are overzealous like the water bottle prohibition	9/25/2017 10:39 PM
134	too many days of the week trash barrels are out; improve recycling center; increase hours at dump. Due to limited hours cannot reliably do my own yard as have to haul away the following weekend.	9/25/2017 10:16 PM
135	An area that gets little attention is the beneficial environmental impact of eating a plant-based diet. This can be encouraged in the schools and the town offices at least.	9/25/2017 9:17 PM
136	Don't let builders do clear-cuts on properties.	9/25/2017 9:05 PM
137	I'm not aware of major policies beyond the planning stage	9/25/2017 8:41 PM
138	I am concerned that business and development interests are exerting too much of an influence on planning in the town. I believe environmental concerns and preservation of natural spaces should be a top priority, over such development interests	9/25/2017 5:26 PM
139	Discourage engine idling at schools, train stations and commercial areas.	9/25/2017 1:57 PM
140	Always room for improvement so while i am pleased with what has already been done, we should keep trying harder.	9/25/2017 12:38 PM
141	Too many resources are wasted this.	9/25/2017 11:34 AM
142	I have seen other towns implement a pick-up composting program (with recycling) to reduce land-fill waste.	9/24/2017 8:32 PM
143	Use the rate structure to influence demand.	9/24/2017 3:31 PM
144	Proposals for additional construction and real-estate development are frequent and unwelcome. More must be done to limit the negative impacts of existing and ongoing development.	9/24/2017 11:12 AM
145	HUGE and drastic and very unpopular reduction in emissions are required by developed countries and Concord is positioned to do its fair share if its part of the plan.	9/24/2017 7:22 AM
146	More effecient trash collection. Tickets and stickers are insane.	9/24/2017 6:47 AM
147	The town should do more to limit developers ability to clear lots of trees.	9/23/2017 7:14 PM
148	Need continuing effort to reduce energy consumption and move towards sustainable living.	9/23/2017 3:26 PM
149	The schools are getting better, but need better recycling, compost, more kids walking, support for that...	9/23/2017 1:03 PM
150	unsure	9/23/2017 11:07 AM

## Envision Concord Survey

151	We need to reduce the number of deer (they destroy understory plants that other animals need). We need to reduce the incidence of Lyme disease.	9/23/2017 7:01 AM
152	I'm sure there's room for improvement but I'm not informed on this subject.	9/23/2017 4:44 AM
153	Would welcome policy to eliminate plastic/styrofoam go boxes. Set up a go-box trade in system like in Portland OR?	9/22/2017 11:25 PM
154	not sure what this question means by impacts	9/22/2017 4:22 PM
155	persue the goals described in Article 51	9/22/2017 3:42 PM
156	Keep pushing on smaller homes	9/22/2017 12:09 PM
157	I need to know what the town is currently doing.	9/22/2017 7:08 AM
158	We could all be doing more to be more environmentally friendly	9/21/2017 10:42 PM
159	Use more solar	9/21/2017 8:40 PM
160	we as a community can always do more. i am not sure about current efforts, but we can always keep improving	9/21/2017 5:02 PM
161	The town needs to recognize the concerns of a large component of residents who are concerned about environmental issues and want to find sustainable solutions to these problems. What type of training is required for town staff? There appears to be a lack of knowledge of some town employees regarding environmental issues and best practices. Businesses and developers should only be supported if they are providing sustainable products and services.	9/21/2017 4:51 PM
162	Let's keep going - more solar on top of all commercial and school buildings! More watering restrictions, more recycling, maybe more town-wide goals for limiting impact.	9/21/2017 3:19 PM
163	Rebates are great, but improvements can always be made and should be made in this area	9/21/2017 2:15 PM
164	natural preservation	9/21/2017 2:13 PM
165	Ban in town sale and use of pesticide/herbicide especially on land abutting water	9/21/2017 11:37 AM
166	More sustainable practices: solar, wind energy, decreased dependence on fossil fuels	9/21/2017 11:12 AM
167	Concord is environmentally ahead on many things but they can lead the way by implementing other actions and initiatives.	9/21/2017 10:39 AM
168	Eliminate plastic from restaurants, encourage alternate transportation, fix gas leaks, commit to reducing carbon footprint	9/21/2017 10:31 AM
169	Development needs more limits.Preserving the natural environment a top priority	9/21/2017 10:24 AM
170	There should be expanded hours for bringing items for recycling and a drop off/swap off at least once a month.	9/21/2017 10:09 AM
171	There should be an answer that states: Don't know	9/21/2017 9:58 AM
172	require that recyclers flatten their cardboard! I see resdient who put out unfolded boxes, what a pain for the people who pick up this stuff. They should just leave it until the resdient flattens it.	9/21/2017 8:19 AM
173	We need to monitor water use by homeowners by enforcing water restrictions. We also need to pay attention to run off of lawn and farm products (fertilizer, pesticides) into our waterways.	9/21/2017 6:00 AM
174	I have no expertise in this area.	9/20/2017 8:20 PM
175	reduce mansionization, reduce pollution caused by all the traffic on the roads, be stricter on keeping historical district decisions	9/20/2017 7:57 PM
176	Better recycling options. Continued support of solar	9/20/2017 6:49 PM
177	Do buy hydroelectricity. It destroys habitats and Eco-systems.	9/20/2017 4:47 PM
178	Need more clout with state properties in town.	9/20/2017 12:31 PM
179	This is a test response. Please disregard	9/20/2017 7:20 AM
180	Stronger protection of trees on private and public lands	9/19/2017 8:31 PM
181	We are moving at a fast pace - already leaders in many aspects of sustainability. Let's maintain this pace but not accelerate.	9/19/2017 7:31 PM

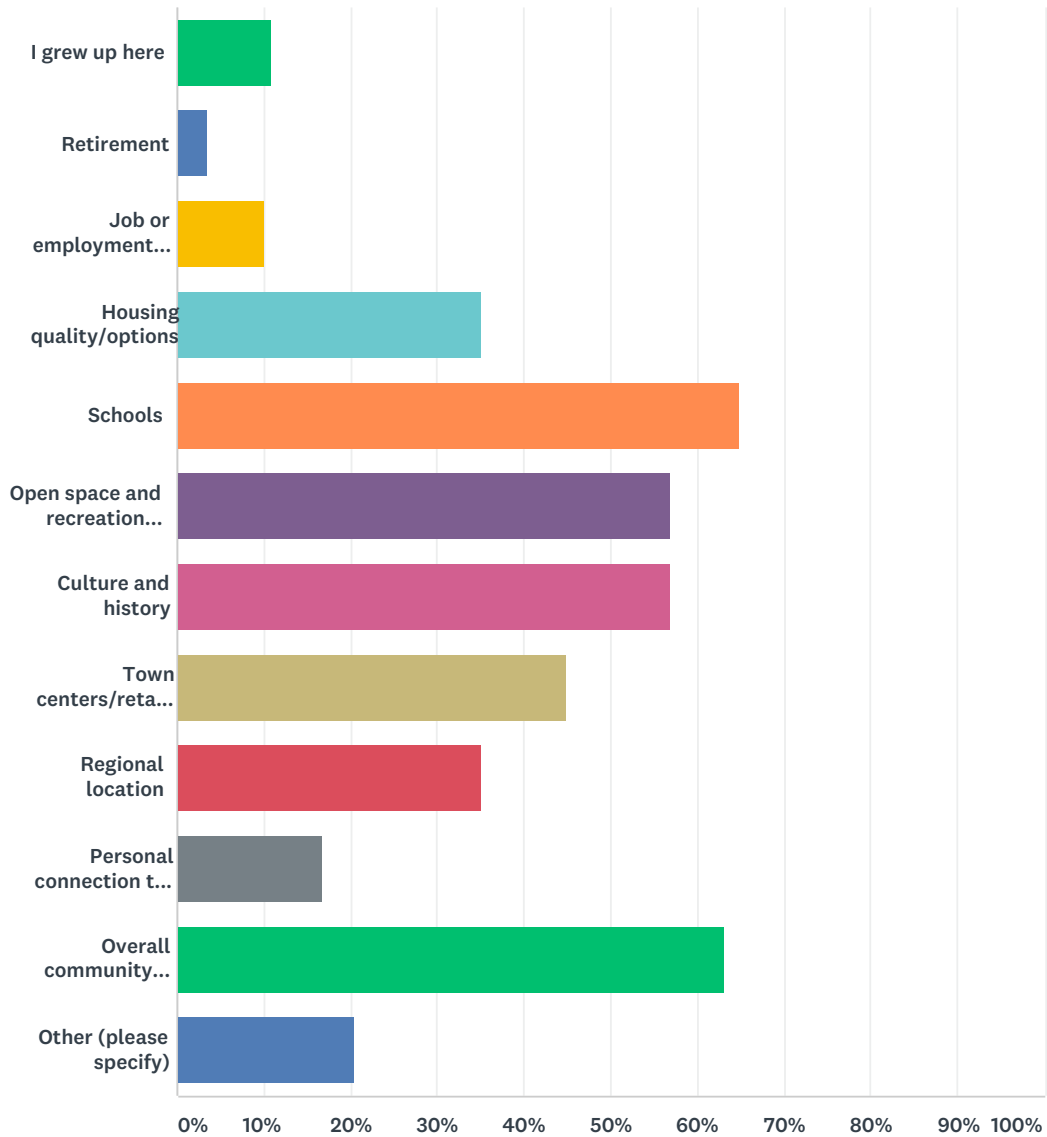


## Envision Concord Survey

182	needs better management	9/19/2017 7:05 PM
183	Restrictions on gas-powered leaf blowers, reduce noise pollution	9/19/2017 5:14 PM
184	The allowance of such large houses seems in conflict with sustainability and moderate energy usage	9/19/2017 5:07 PM
185	We need to make up for the Trump administration's disastrous environmental and climate policies.	9/19/2017 4:56 PM
186	Allow solar panels on roofs in historic district; continue to reduce carbon footprint;	9/19/2017 4:49 PM
187	Continue to educate and support changes that reduce carbon emissions.	9/19/2017 4:30 PM
188	Water consumption should be reduced, especially non-essential water use (e.g., lawn irrigation). New and additional wastewater should be recharged.	9/19/2017 4:25 PM
189	Things are going well but there's always room for improvement	9/19/2017 4:01 PM
190	looking forward to hearing from the new Energy Director on implementation of Article 51	9/19/2017 4:01 PM
191	how about banning smoking in concord unless on one's own property	9/19/2017 3:58 PM
192	Public transportation improvements/sidewalks/bikelanes will reduce environmental damage by cars	9/19/2017 3:55 PM
193	Some areas seem to be spending too much time "going green." Also, the larger houses built today do not appear to be good for the environment!	9/19/2017 3:30 PM
194	We need to continue to be leaders	9/19/2017 3:17 PM
195	We need to do all we can to protect the environment and been a leader for our state and country	9/19/2017 2:45 PM
196	strengthen the Town's commitment to energy efficiency by filtering all decisions with this metric	9/19/2017 2:43 PM
197	town went to far when reducing lighting over streets, making walking dangerous (can't see the sidewalks at night)	9/19/2017 2:42 PM
198	town needs to keep track of approved warrants have not been enacted	9/19/2017 2:42 PM
199	need a more aggressive use of new technologies to get carbon free	9/19/2017 2:36 PM
200	More efforts on sustainability and low-carbon strategies	9/19/2017 2:35 PM
201	We are doing great, but could always do better.	9/19/2017 2:31 PM
202	We need to rapidly scale up action to achieve long-term goals	9/19/2017 9:18 AM

### Q31 What motivated you to live in Concord? Check all that apply.

Answered: 429 Skipped: 29



ANSWER CHOICES	RESPONSES	
I grew up here	10.96%	47
Retirement	3.50%	15
Job or employment opportunity	10.02%	43
Housing quality/options	35.20%	151
Schools	64.80%	278
Open space and recreation opportunities	56.88%	244
Culture and history	56.88%	244
Town centers/retail areas	44.99%	193

## Envision Concord Survey

Regional location	35.20%	151
Personal connection to the community	16.78%	72
Overall community character	63.17%	271
Other (please specify)	20.51%	88
Total Respondents: 429		

#	OTHER (PLEASE SPECIFY)	DATE
1	I LOVE residing in a town with such a rich cultural, historical and intellectual history. I walk into the library and think: Louisa May Alcott, Emerson, Thoreau, Hawthorne--they all visited this library! I also cherish the large swatches of conservation land and visit them often. Being in nature is a much needed restorative balm for me in this complicated world. I love living in West Concord and walking to get groceries and other things that I actually need to live my life. I love living in my small neighborhood where I know my neighbors.	10/16/2017 6:39 PM
2	Commuter rail	10/16/2017 2:43 PM
3	Access to the train to Boston	10/16/2017 2:21 PM
4	I worked at Concord Academy for 13 years and grew to love the town so I retired here	10/16/2017 5:41 AM
5	bikeable distance to work in theory, though dangerous in practice	10/11/2017 9:17 PM
6	My parents live here...I'm only 15	10/11/2017 5:38 PM
7	On commuter rail, near friends.	10/11/2017 4:27 PM
8	Affordable housing on White Pond 37 years ago.	10/10/2017 7:34 PM
9	Commuter Rail	10/10/2017 6:57 PM
10	Residents' commitment to maintaining the character.	10/10/2017 4:07 PM
11	Access to White Pond for swimming	10/10/2017 2:53 PM
12	Commuter rail to Boston	10/10/2017 12:34 PM
13	Library and Bookstore!	10/10/2017 10:52 AM
14	conservation land for birding + intellectual opportunities	10/9/2017 9:41 PM
15	Lack of affordable housing and over 50 development. Lack of condos and multi-unit developments.	10/9/2017 7:35 PM
16	children in Concord	10/9/2017 6:25 PM
17	found a desirable piece of land to build a home	10/9/2017 5:30 PM
18	I have lived in West suburban Boston for years	10/9/2017 4:23 PM
19	Biking opportunities	10/9/2017 4:15 PM
20	mass transit (specifically the commuter rail)	10/9/2017 4:13 PM
21	Access via public transit to Boston	10/9/2017 3:17 PM
22	was able to find a fixer-upper house we could afford! (this was 1988)	10/8/2017 4:18 PM
23	Proper residential land use and planning bylaws	10/8/2017 10:39 AM
24	The great authors, Thoreau, Emerson are my primary attraction	10/8/2017 8:45 AM
25	I got a studio in the Bradford Mill + I wanted to be able to walk to work!	10/7/2017 8:05 PM
26	not too far from boston.	10/7/2017 12:27 PM
27	Kerem Shalom (support for Jewish community in town), and access to commuter rail	10/7/2017 10:08 AM
28	So I could bike to work,	10/7/2017 7:18 AM
29	Cleaner than all points East	10/6/2017 2:10 PM
30	First Parish UU Church	10/5/2017 3:36 PM

## Envision Concord Survey

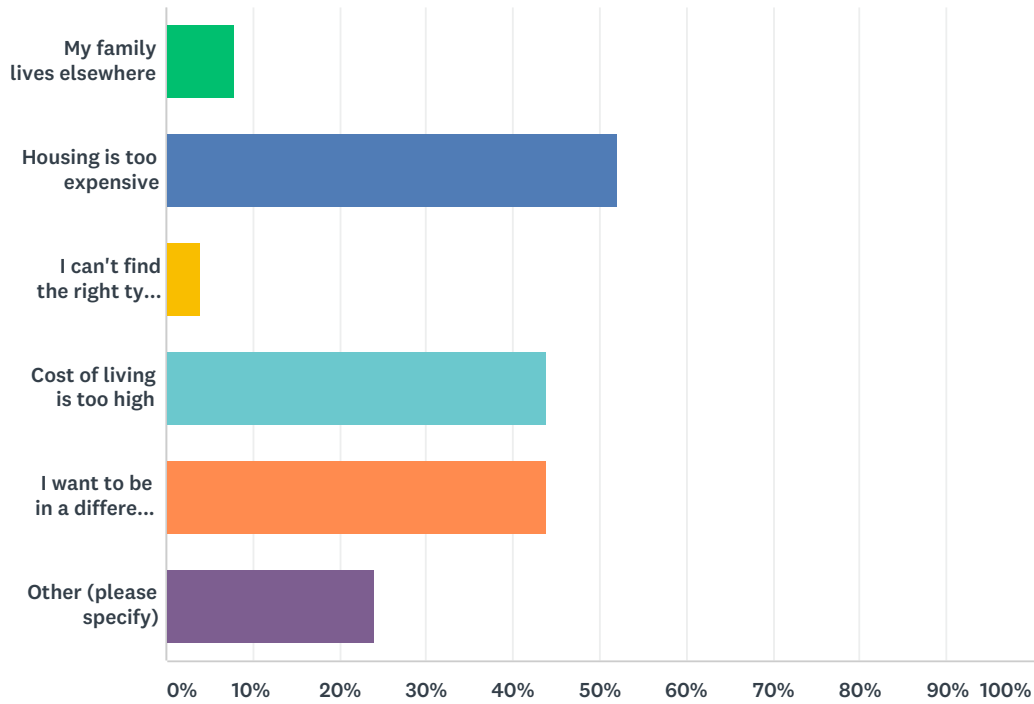
31	Beauty, history and character of town. Nicest town in all of MA. Let's keep it that way.	10/5/2017 2:44 PM
32	democratic and authentic vibe; history and culture stands for the common good of man	10/4/2017 6:32 PM
33	Concord keeps its streets in great condition, even in winter.	10/4/2017 3:35 PM
34	Commuter rail	10/4/2017 1:07 PM
35	Walkability in the West Concord area	10/4/2017 11:33 AM
36	engaged town citizens; open democratic process	10/4/2017 11:17 AM
37	relatively cheaper than where we used to live	10/3/2017 9:12 PM
38	This is where we found a house we could afford and loved. We've lived on Warner Pond for 34 years.	10/3/2017 7:29 AM
39	Solid artist/creative community center (Umbrella Center)	10/2/2017 11:22 AM
40	Access to Boston/Cambridge commuter rail was essential.	10/2/2017 8:55 AM
41	White Pond	10/2/2017 4:52 AM
42	Commuter rail	10/1/2017 9:06 PM
43	Conservation-minded citizens	10/1/2017 6:33 PM
44	Concord is on the commuter rail line.	10/1/2017 6:17 PM
45	Commuter Rail	9/30/2017 8:17 PM
46	ability to walk to the train	9/30/2017 6:07 PM
47	On MBTA train line	9/29/2017 11:02 PM
48	A wide number of beautiful places where I could walk my dog off-leash.	9/29/2017 1:11 PM
49	I met someone...	9/29/2017 10:01 AM
50	moved here to marry, raise my family and work	9/29/2017 7:40 AM
51	FARMS!!	9/28/2017 6:13 PM
52	natural beauty	9/28/2017 3:37 PM
53	Library	9/28/2017 3:31 PM
54	One of the reasons I remain in Concord (not why I originally moved here) is that the town is well run and uses town meeting to give citizens a voice.	9/27/2017 2:08 PM
55	The above reasons are what brought my family here, and me with them.	9/26/2017 2:59 PM
56	Commuter line access if needed	9/26/2017 2:15 PM
57	specific available house	9/26/2017 1:06 PM
58	the open space, beautiful landscape, unadulterated town center that has not succumbed to the Mall of America syndrome.	9/25/2017 11:13 PM
59	The wooded trails to walk my dogs, White and Walden Pond, the rivers: these are what keep me here in Concord.	9/25/2017 9:20 PM
60	The community of Conantum with its conservation land and river access. And wooded land.	9/25/2017 9:07 PM
61	Access to transportation/train.	9/25/2017 1:59 PM
62	Could walk to commuter rail station!!	9/24/2017 9:59 AM
63	Walkable access to both shops and commuter rail.	9/23/2017 3:28 PM
64	Public transportation, walkabilty. But mostly the schools	9/22/2017 11:27 PM
65	Family connections to the town	9/22/2017 3:43 PM
66	Churches	9/22/2017 12:10 PM
67	Active Boy Scout troop.	9/22/2017 6:31 AM
68	local hospital	9/21/2017 7:49 PM

## Envision Concord Survey

69	temporary solution while we save up for a house	9/21/2017 5:03 PM
70	Moved to Concord in 1979 - housing was competitive with surrounding towns and offered affordable starter homes	9/21/2017 4:55 PM
71	I wanted to live in a town that had a train into Boston!	9/21/2017 2:16 PM
72	nature	9/21/2017 2:14 PM
73	there was an unhurried, rural but worldly feeling about Concord	9/21/2017 1:14 PM
74	The town center is vital to the people to people connections, place, history, belonging and community. Sadly the new wealthy have little regard for the more simple pleasures found in nature, are less connected to place, think more short term. They are less grounded or sentimental and keen to quickly change things (short term) to benefit themselves over others, nature and long term detrimental effects. They, like todays jobs come and go quickly.	9/21/2017 11:47 AM
75	My parents provided me housing (condo)	9/21/2017 11:13 AM
76	Concord had a Metco Program. My kids could walk everywhere they needed to go	9/21/2017 10:44 AM
77	walkable to commuter rail station	9/21/2017 8:34 AM
78	Ability to commute into Boston via commuter rail	9/20/2017 5:19 AM
79	Village / town center living with a forrest; amazing schools and a train into Boston	9/19/2017 8:33 PM
80	Location in the area of many high-tech employers	9/19/2017 4:58 PM
81	educated residents	9/19/2017 4:55 PM
82	in 1970, housing aspirations met price in a real town, not bedroom community	9/19/2017 4:31 PM
83	thoreau,emerson,transcendentalism,arts,library, nature,history,community, & more – no place like it!	9/19/2017 4:05 PM
84	west Concord is a place of informal inclusion	9/19/2017 4:04 PM
85	sidewalks, commuter rail and library	9/19/2017 4:04 PM
86	A relationship	9/19/2017 3:56 PM
87	Commuter rail, walkability	9/19/2017 2:29 PM
88	access to commuter rail	9/19/2017 9:19 AM

### Q35 Can you tell us why you won't retire in Concord? (Select up to 2)

Answered: 25 Skipped: 433

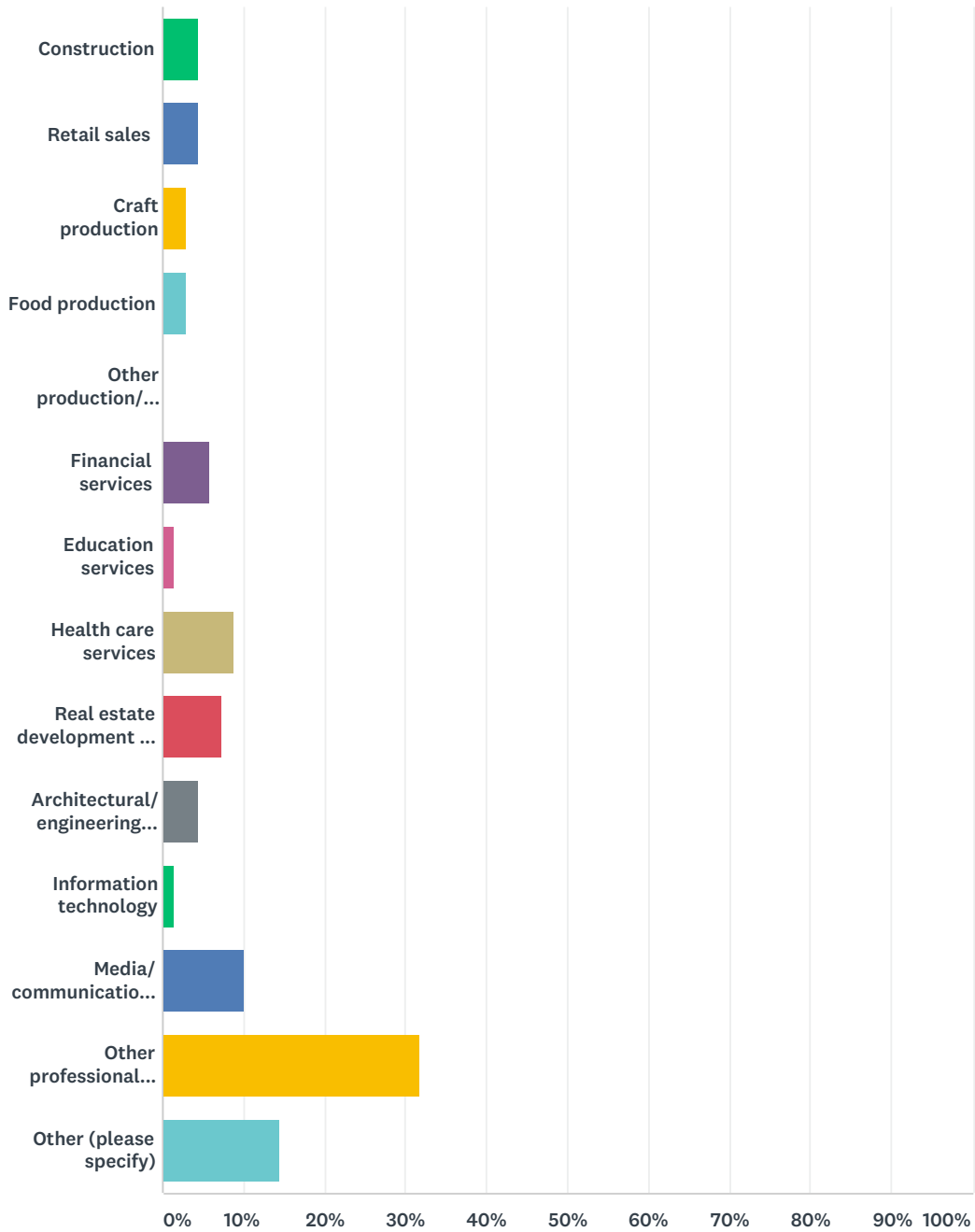


ANSWER CHOICES	RESPONSES
My family lives elsewhere	8.00% 2
Housing is too expensive	52.00% 13
I can't find the right type of housing	4.00% 1
Cost of living is too high	44.00% 11
I want to be in a different climate, location, etc.	44.00% 11
Other (please specify)	24.00% 6
Total Respondents: 25	

#	OTHER (PLEASE SPECIFY)	DATE
1	city	10/16/2017 2:43 PM
2	i don't like the way the beauty of concord is getting destroyed by the car culture and by overtended lawns and mcmansions. we should rein that unsustainable and materialistic culture in	10/7/2017 12:29 PM
3	lack of accessible facilities for retirees	9/26/2017 10:32 AM
4	No useful public transportation	9/20/2017 9:20 PM
5	TRAFFIC - it takes 40 mins to get from Concord center to West Concord center during rush hour.	9/20/2017 10:26 AM
6	Walkability	9/19/2017 3:58 PM

### Q39 What type of business or self-employment enterprise do you own?

Answered: 69 Skipped: 389



ANSWER CHOICES	RESPONSES	
Construction	4.35%	3
Retail sales	4.35%	3
Craft production	2.90%	2
Food production	2.90%	2
Other production/ manufacturing	0.00%	0

## Envision Concord Survey

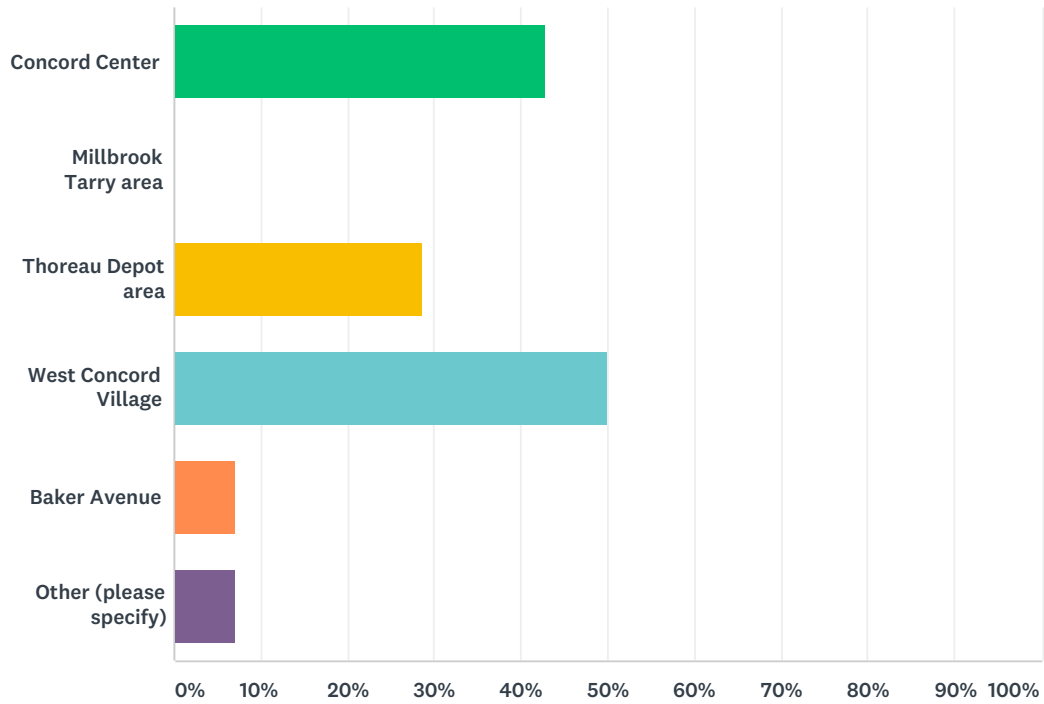
Financial services	5.80%	4
Education services	1.45%	1
Health care services	8.70%	6
Real estate development or services	7.25%	5
Architectural/ engineering services	4.35%	3
Information technology	1.45%	1
Media/ communications services	10.14%	7
Other professional services	31.88%	22
Other (please specify)	14.49%	10
<b>TOTAL</b>		<b>69</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Website Development business	10/16/2017 8:31 PM
2	consulting	10/10/2017 11:39 PM
3	Project Management Training	10/10/2017 12:12 PM
4	Alterations and clothing	10/5/2017 1:05 PM
5	Artist - writer, photographer, painter.	9/29/2017 1:12 PM
6	Personal fitness	9/25/2017 8:47 PM
7	public health	9/21/2017 9:59 AM
8	Retail and consulting	9/21/2017 7:57 AM
9	engineering consultant	9/19/2017 2:42 PM
10	Nonprofit organization in the arts	9/19/2017 2:30 PM



### Q44 Where in Concord would you prefer to locate? (Check all that apply)

Answered: 14 Skipped: 444



ANSWER CHOICES	RESPONSES
Concord Center	42.86% 6
Millbrook Tarry area	0.00% 0
Thoreau Depot area	28.57% 4
West Concord Village	50.00% 7
Baker Avenue	7.14% 1
Other (please specify)	7.14% 1
Total Respondents: 14	

#	OTHER (PLEASE SPECIFY)	DATE
1	not in Concord	10/2/2017 4:57 AM

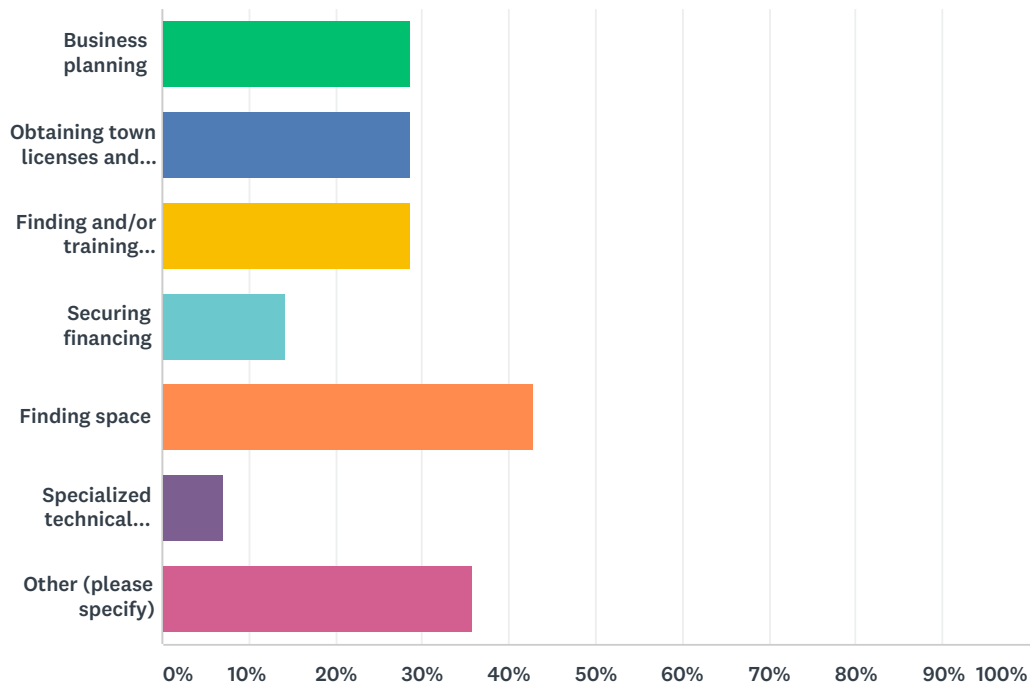
## Q45 How much space do you expect to need for your expansion?

Answered: 14 Skipped: 444

#	RESPONSES	DATE
1	Small office with shared conference/admin area.	10/9/2017 11:16 AM
2	?	10/8/2017 8:48 AM
3	500 sf	10/7/2017 8:07 PM
4	700 sq ft	10/6/2017 2:14 PM
5	dont know	10/6/2017 11:41 AM
6	Small Office	10/5/2017 4:19 PM
7	2000 square feet	10/3/2017 7:53 AM
8	not in Concord	10/2/2017 4:57 AM
9	1,500	9/25/2017 8:48 PM
10	1200sq ft	9/20/2017 2:49 PM
11	2000 sf	9/20/2017 11:20 AM
12	Not sure	9/20/2017 5:23 AM
13	not sure	9/19/2017 9:29 PM
14	500 square feet	9/19/2017 9:04 PM

### Q47 What type of assistance would be most helpful to you in growing your business in town? (Check up to 3)

Answered: 14 Skipped: 444



ANSWER CHOICES	RESPONSES
Business planning	28.57% 4
Obtaining town licenses and permits	28.57% 4
Finding and/or training employees	28.57% 4
Securing financing	14.29% 2
Finding space	42.86% 6
Specialized technical assistance or advice (please specify in "other" option below)	7.14% 1
Other (please specify)	35.71% 5
Total Respondents: 14	

#	OTHER (PLEASE SPECIFY)	DATE
1	Offer Free Parking to our customers	10/8/2017 8:48 AM
2	the people I need to help me do research	10/7/2017 8:07 PM
3	For my small consulting firm, I don't think I'd need any help to grow my business in town. I know who to talk to about finding space.	10/3/2017 7:53 AM
4	not in Concord	10/2/2017 4:57 AM

## Envision Concord Survey

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5 I operate an online retail business that was originally a brick & mortar shop in Boston. To be frank, I would be reluctant to reopen a brick & mortar location in Concord due to the uncertainty of the viability of the businesses in the center. The town needs to address this issue with the show owners in town and the shop owners need to be open to some significant changes in order to remain viable.

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9/20/2017 5:23 AM

## Q48 How could the Town of Concord better support your business in Concord?

Answered: 66 Skipped: 392

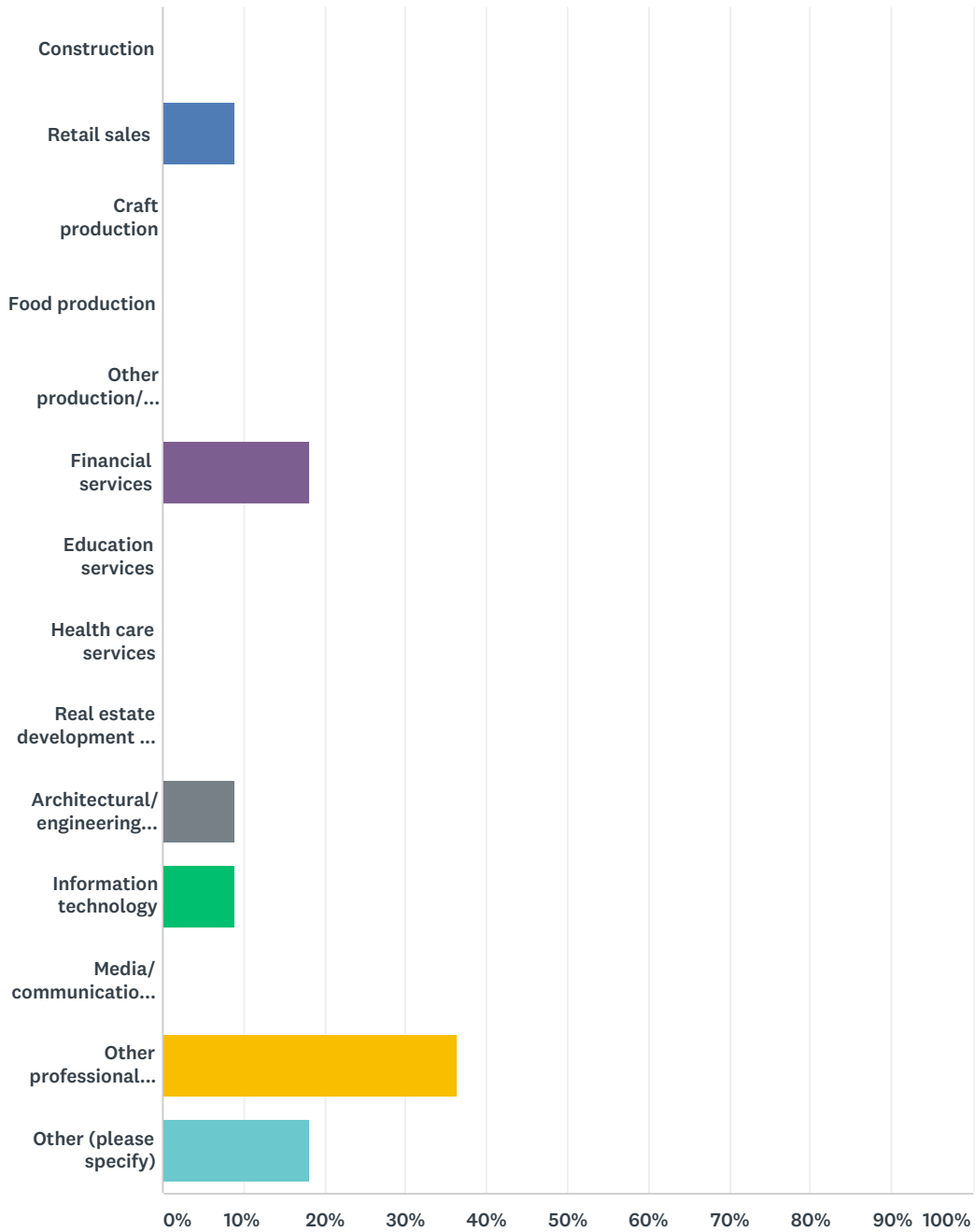
#	RESPONSES	DATE
1	No support needed.	10/16/2017 8:32 PM
2	n/a	10/15/2017 1:32 PM
3	NA	10/10/2017 11:39 PM
4	Adopt climate-friendly and sustainable strategies	10/10/2017 8:37 PM
5	Nothing needed.	10/10/2017 8:10 PM
6	We're planning to try the broad band because we need upload video to the internet. The hitch is digging a trench and getting a conduit from the street to our home - it's expensive - >\$3000).	10/10/2017 7:26 PM
7	Sorry, I haven't thought of this.	10/10/2017 4:08 PM
8	No need for that	10/10/2017 2:29 PM
9	It's doing fine with US mail.	10/10/2017 12:13 PM
10	Lowering tax rate	10/10/2017 10:23 AM
11	Continued support of business and commercial centers, and affordable housing options to attract talented staff to the area.	10/9/2017 11:16 AM
12	By removing parking Meters and Pay to park	10/8/2017 8:48 AM
13	better transit options...so it's less car dependent	10/7/2017 8:07 PM
14	not sure at this point	10/6/2017 3:20 PM
15	Turn West Concord Village into a PERMANENT GREENSPACE by blocking off Main Street from train station to Rideout Park.	10/6/2017 2:14 PM
16	More affordable commercial space for rent.	10/6/2017 12:25 PM
17	not sure	10/6/2017 11:41 AM
18	Keep chain businesses out of Concord	10/5/2017 4:19 PM
19	More transportation options - bike paths/lanes, small bus system or loop.	10/5/2017 3:37 PM
20	Clearer guidelines for home based business	10/5/2017 1:06 PM
21	It already does by offering an alternative to Comcast.	10/4/2017 3:10 PM
22	I have all I need for my business	10/3/2017 6:50 PM
23	I don't know.	10/3/2017 10:31 AM
24	Honestly, I have no suggestions. Coming from another town in the area, Concord is very professionally run.	10/3/2017 7:53 AM
25	Accountant-no need for help from town- I get clients from word of mouth	10/2/2017 6:26 PM
26	More seating and restrooms in local shops for meetings.	10/2/2017 2:27 PM
27	Keep Concord a wonderful place to live	10/2/2017 1:12 PM
28	Improving mobility and access	10/2/2017 9:26 AM
29	not in Concord	10/2/2017 4:57 AM
30	Having a co-working space in downtown Concord would be a real help!	10/1/2017 7:24 PM
31	They are doing just fine.	10/1/2017 6:18 PM

## Envision Concord Survey

32	not sure	9/30/2017 2:48 PM
33	Keep downtown vibrant.	9/29/2017 1:13 PM
34	n/a	9/29/2017 11:19 AM
35	Not applicable	9/29/2017 9:25 AM
36	no additional support needed	9/29/2017 7:59 AM
37	none, all is well!	9/27/2017 2:09 PM
38	N/A	9/26/2017 2:16 PM
39	no way	9/26/2017 1:08 PM
40	reduce restrictions and bureaucracy	9/26/2017 10:34 AM
41	Internet service	9/26/2017 10:24 AM
42	Town should have Farmers Markets, Craft Fairs., and event like Middlesex Jazz Festival. Artists should be able to participate in Fall Harvest Fair sponsored by Ag Commission.	9/25/2017 9:34 PM
43	making a license for a small home-based business easy .	9/25/2017 9:08 PM
44	More properties available	9/25/2017 8:48 PM
45	Not institute builder-unfriendly regulations. I'm all for having reasonable restrictions and particularly for carefully enforcing existing restrictions.	9/24/2017 12:20 AM
46	Better zoning - cluster home developments and mega apartment buildings diminish the desirability and quaintness of the town.	9/23/2017 6:58 AM
47	No parking meters	9/22/2017 7:00 AM
48	support of the arts	9/21/2017 2:18 PM
49	no need	9/21/2017 1:15 PM
50	nothing	9/21/2017 10:00 AM
51	More affordable rental space in medical office buildings	9/20/2017 10:26 PM
52	Create roadmaps for starting/establishing a business in town	9/20/2017 2:49 PM
53	affordable space.	9/20/2017 11:20 AM
54	Hire a small business/retail liaison.	9/20/2017 5:23 AM
55	the above	9/19/2017 9:29 PM
56	Encourage higher density development thereby decreasing the cost of rent.	9/19/2017 9:04 PM
57	I have all the support I need	9/19/2017 7:54 PM
58	The Town should hire a staff member to focus on economic vitality. There is vast opportunity to coordinate policy, regulation, and marketing to help the many businesses operating in Concord. Too much regulation and enforcement; not enough facilitation. Let's be more business friendly.	9/19/2017 7:37 PM
59	Help lower health insurance costs by offering a group plan through Chamber of Commerce, maybe	9/19/2017 5:18 PM
60	More shared work space and conference space options	9/19/2017 4:32 PM
61	Expand public transportation so that I could commute to meetings outside of my home office.	9/19/2017 4:00 PM
62	have an active community bulletin board accessible to residents	9/19/2017 2:45 PM
63	not applicable	9/19/2017 2:42 PM
64	No need for better support, thank you	9/19/2017 2:34 PM
65	I feel well supported	9/19/2017 2:30 PM
66	improve access to regional airports	9/19/2017 9:21 AM

## Q49 What type of business do you own?

Answered: 11 Skipped: 447



ANSWER CHOICES	RESPONSES
Construction	0.00% 0
Retail sales	9.09% 1
Craft production	0.00% 0
Food production	0.00% 0
Other production/ manufacturing	0.00% 0

## Envision Concord Survey

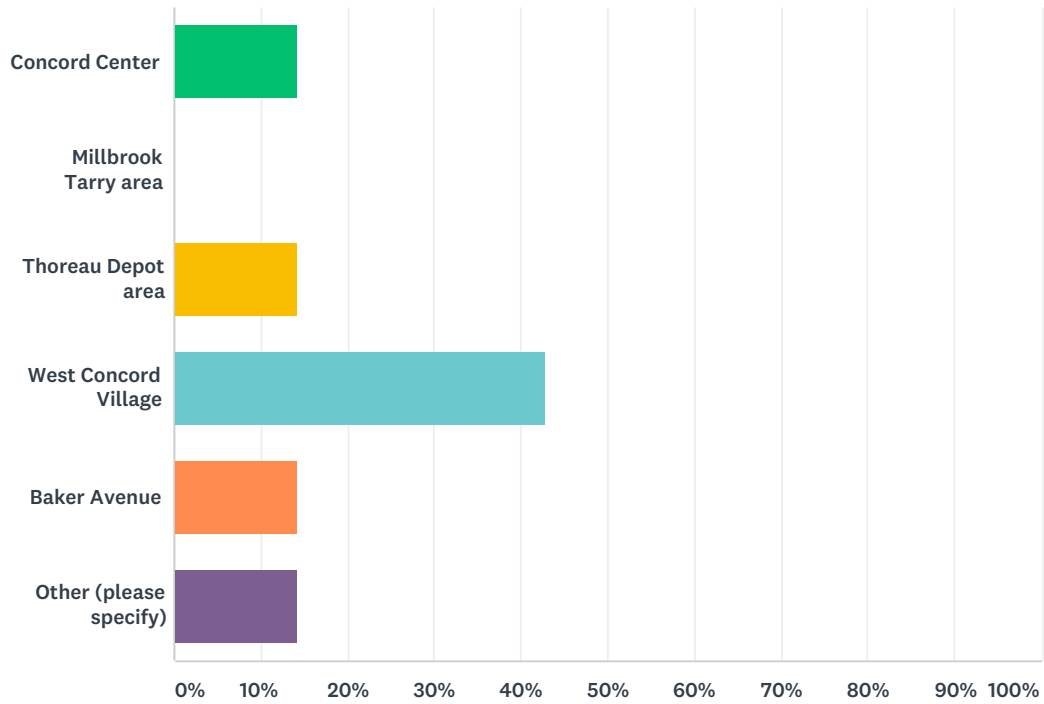
Financial services	18.18%	2
Education services	0.00%	0
Health care services	0.00%	0
Real estate development or services	0.00%	0
Architectural/ engineering services	9.09%	1
Information technology	9.09%	1
Media/ communications services	0.00%	0
Other professional services	36.36%	4
Other (please specify)	18.18%	2
<b>TOTAL</b>		<b>11</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	We own two businesses	10/3/2017 8:34 PM
2	Non-profit	9/19/2017 4:26 PM



### Q54 Where in Concord would you prefer to locate? (Check all that apply)

Answered: 7 Skipped: 451



ANSWER CHOICES	RESPONSES
Concord Center	14.29% 1
Millbrook Tarry area	0.00% 0
Thoreau Depot area	14.29% 1
West Concord Village	42.86% 3
Baker Avenue	14.29% 1
Other (please specify)	14.29% 1
<b>TOTAL</b>	<b>7</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Not interested in any of these options	10/3/2017 8:39 PM

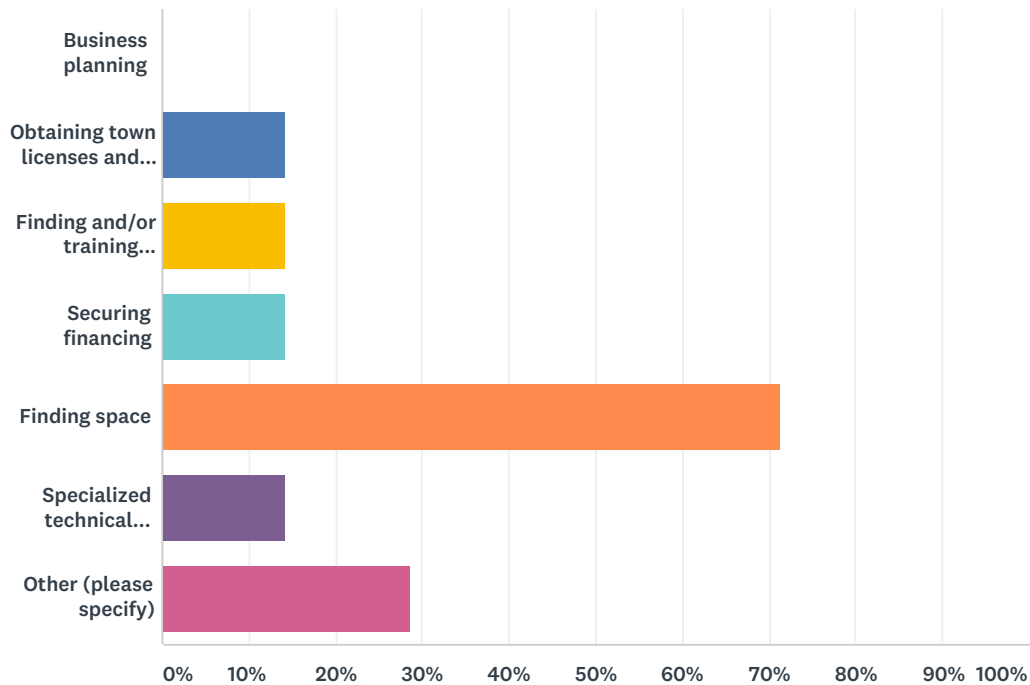
## Q55 How much space do you expect to need for your expansion?

Answered: 7 Skipped: 451

#	RESPONSES	DATE
1	2500	10/10/2017 2:15 PM
2	1200 ft	10/8/2017 11:04 PM
3	Won't be in Concord. Need proximity to Cambridge.	10/3/2017 8:39 PM
4	??	9/27/2017 6:00 PM
5	5000 sqft	9/25/2017 11:38 AM
6	Not sure	9/19/2017 9:14 PM
7	10000	9/19/2017 3:21 PM

### Q57 What type of assistance would be most helpful to you in growing your business in town? (Check up to 3)

Answered: 7 Skipped: 451



ANSWER CHOICES	RESPONSES	
Business planning	0.00%	0
Obtaining town licenses and permits	14.29%	1
Finding and/or training employees	14.29%	1
Securing financing	14.29%	1
Finding space	71.43%	5
Specialized technical assistance or advice (please specify in "other" option below)	14.29%	1
Other (please specify)	28.57%	2
Total Respondents: 7		

#	OTHER (PLEASE SPECIFY)	DATE
1	Better infrastructure for commuters from Boston	10/10/2017 2:15 PM
2	buying property at a fair price	10/8/2017 11:04 PM

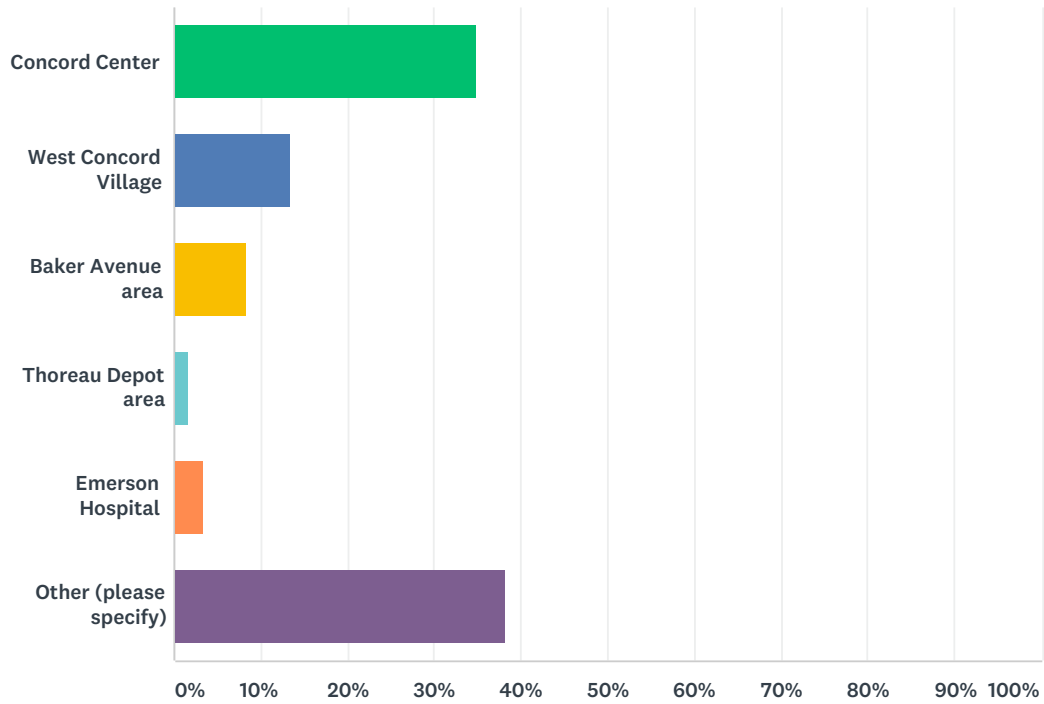
## Q58 How could the Town of Concord better support your business in Concord?

Answered: 10 Skipped: 448

#	RESPONSES	DATE
1	Nothing really	10/16/2017 9:38 PM
2	Not relevant - this is a web-based business.	10/12/2017 9:49 PM
3	Better infrastructure for commuters from Boston	10/10/2017 2:15 PM
4	Do anything you can to keep small business in Concord alive by helping to cut the expenses of business. Better Parking options, lower commercial taxes, lower commercial power bills, free commercial internet, become a credit card processor (clearing house) with the lowest possible rates (in the same way we did with internet).	10/8/2017 11:04 PM
5	We own two businesses although the f Town is not business friendly.	10/3/2017 8:39 PM
6	??	9/27/2017 6:00 PM
7	Really fine right now.	9/26/2017 6:41 AM
8	Decrease regulations and permitting	9/25/2017 11:38 AM
9	Not sure	9/19/2017 9:14 PM
10	Work for more reverse commute options.	9/19/2017 3:21 PM

## Q60 Where do you work?

Answered: 60 Skipped: 398



ANSWER CHOICES	RESPONSES	
Concord Center	35.00%	21
West Concord Village	13.33%	8
Baker Avenue area	8.33%	5
Thoreau Depot area	1.67%	1
Emerson Hospital	3.33%	2
Other (please specify)	38.33%	23
<b>TOTAL</b>		<b>60</b>

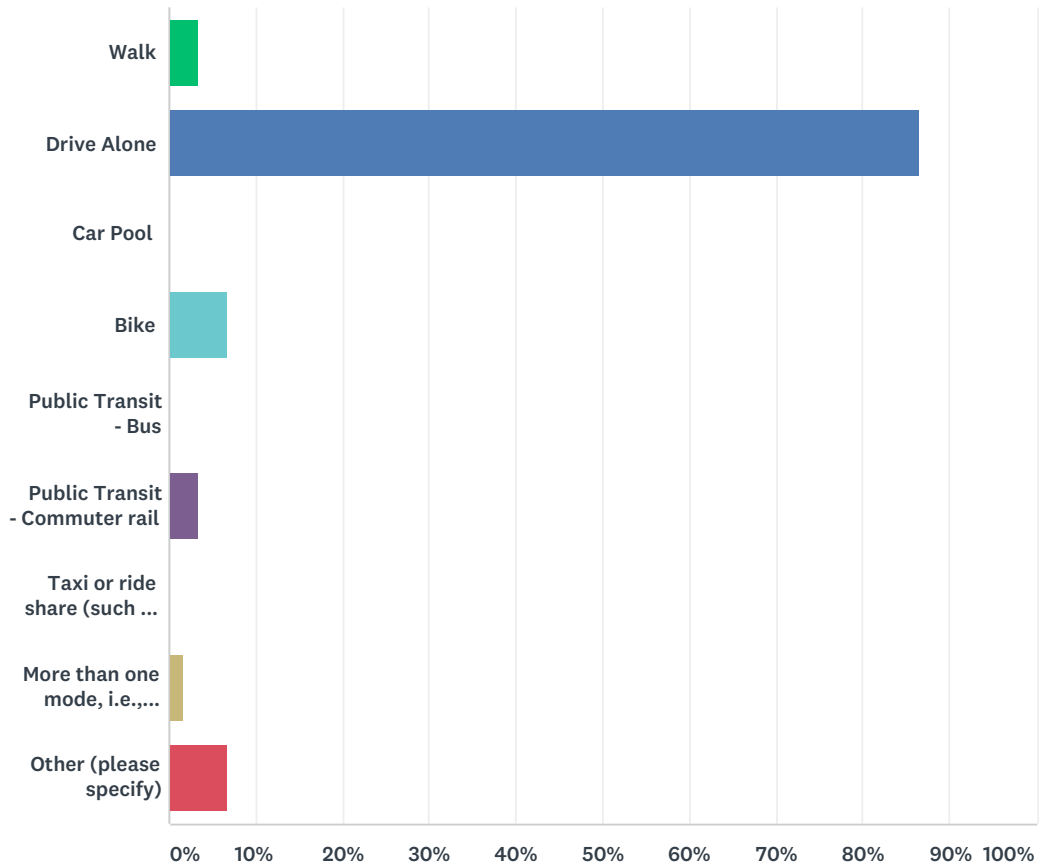
#	OTHER (PLEASE SPECIFY)	DATE
1	walden st	10/12/2017 8:00 AM
2	Somewhere	10/11/2017 8:11 PM
3	MMNHP and Monument St area	10/10/2017 12:13 PM
4	Boston, ma	10/7/2017 2:01 PM
5	outside of concord	10/7/2017 1:47 PM
6	Massachusetts	10/7/2017 7:18 AM
7	Boston	10/6/2017 1:40 PM
8	Lowell	10/6/2017 9:14 AM
9	Dedham	10/6/2017 8:54 AM

## Envision Concord Survey

10	At a school in concord	10/5/2017 3:57 PM
11	Thoreau Club	10/4/2017 11:18 AM
12	Boston	10/3/2017 12:10 PM
13	Harvard, ma	10/3/2017 10:17 AM
14	consulting in several locations	10/1/2017 7:17 PM
15	Natick, MA	9/28/2017 7:34 PM
16	Near hanscom	9/27/2017 4:30 AM
17	West Concord, Main St.	9/26/2017 4:04 PM
18	Out of my home	9/21/2017 8:40 PM
19	Boston	9/21/2017 10:11 AM
20	I don't work in Concord. I made a mistake and can go backward in the survey.	9/20/2017 9:12 PM
21	various	9/20/2017 7:11 AM
22	Lexington	9/19/2017 6:27 PM
23	School	9/19/2017 6:26 PM

## Q62 How do you get to work on most days?

Answered: 60 Skipped: 398



ANSWER CHOICES	RESPONSES	
Walk	3.33%	2
Drive Alone	86.67%	52
Car Pool	0.00%	0
Bike	6.67%	4
Public Transit - Bus	0.00%	0
Public Transit - Commuter rail	3.33%	2
Taxi or ride share (such as Uber, Lyft)	0.00%	0
More than one mode, i.e., walk to commuter rail station	1.67%	1
Other (please specify)	6.67%	4
Total Respondents: 60		

#	OTHER (PLEASE SPECIFY)	DATE
1	There are no buses in Concord	10/10/2017 12:13 PM
2	Car	9/26/2017 4:04 PM

## Envision Concord Survey

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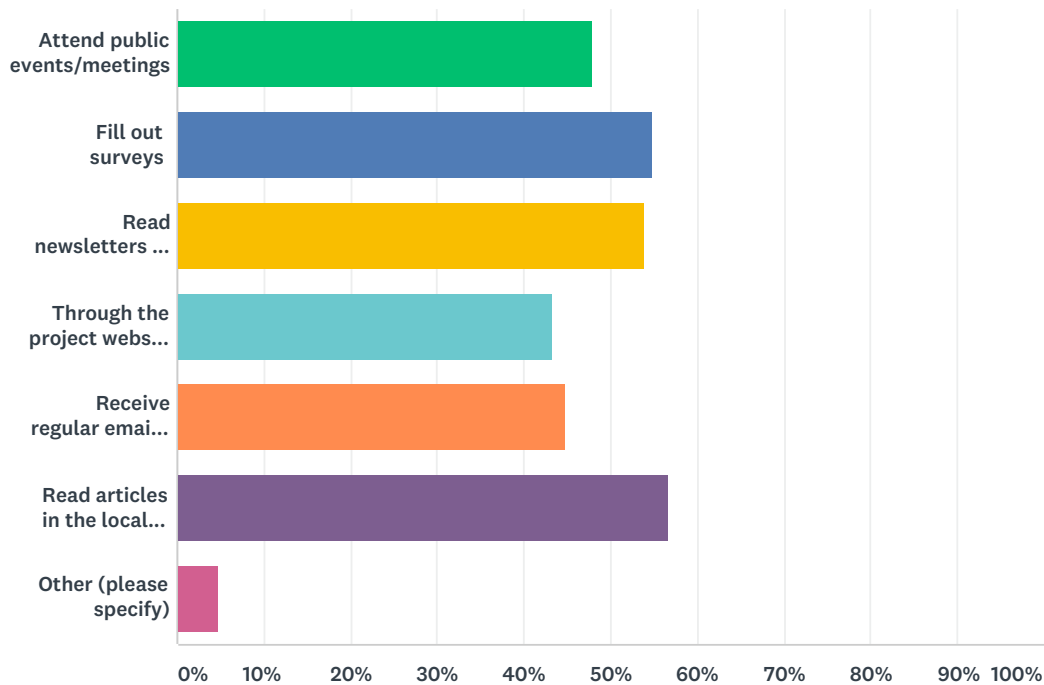
3	I work at home	9/21/2017 8:40 PM
4	See answer to question 38	9/20/2017 9:12 PM

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## Q63 How would you like to participate in this comprehensive planning initiative? (Check all that apply)

Answered: 445 Skipped: 13



ANSWER CHOICES	RESPONSES	
Attend public events/meetings	47.87%	213
Fill out surveys	54.83%	244
Read newsletters and project updates online	53.93%	240
Through the project website and online comment section	43.37%	193
Receive regular email updates	44.72%	199
Read articles in the local newspaper	56.63%	252
Other (please specify)	4.72%	21
Total Respondents: 445		

#	OTHER (PLEASE SPECIFY)	DATE
1	Many of use don't have computers- phone numbers, addresses are needed to committees, events, etc	10/17/2017 10:34 AM
2	Being invited to discussions about specific interests	10/16/2017 9:40 PM
3	I wish I had time to participate.	10/11/2017 4:28 PM
4	Receive mailings with updates.	10/10/2017 11:40 PM
5	Open meetings before a plan is in draft form for approval	10/10/2017 10:24 AM
6	Influence the long range plan by my own personal experience after 41 years in my own business.	10/8/2017 8:49 AM
7	Advise the planning group!	10/7/2017 8:07 PM

## Envision Concord Survey

8	Don't have time for this.	10/7/2017 9:33 AM
9	committee reports; ideally meetings on CCTV	10/6/2017 5:10 PM
10	Town post board	10/6/2017 2:14 PM
11	Town Board and Committee input	9/29/2017 10:02 AM
12	This is a worrisome survey. Please be as open and transparent as possible - assume that many people are busy, work and do not have time, but care very much.	9/25/2017 11:14 PM
13	I think it's extremely important that this task is done by a group of committed citizens, not just staff planners.	9/24/2017 3:39 PM
14	A friend is on some committees and fills me in	9/23/2017 1:05 PM
15	FaceBook posts with comments.	9/22/2017 6:34 AM
16	Hear what is on the table regarding these topics - are we thinking about acquiring land? Are we envisioning more robust/vibrant recreational facilities? Are there existing proposals out there?	9/21/2017 3:22 PM
17	attend committee meetings and write letters; protect correct process	9/21/2017 2:19 PM
18	Surveys are useful to a point but only answer specific questions. Like the retirement question... we would like to retire hear but it is and will be too expensive.	9/21/2017 11:49 AM
19	Other in-person needs, committees	9/19/2017 8:34 PM
20	please try QR codes instead of telling people to text - much more up to date and reliable.	9/19/2017 4:05 PM
21	clrpc member	9/19/2017 2:38 PM