



North Brookfield *200th Birthday 2012*

Your Town - Your Future -Your Help Needed

Dear North Brookfield Resident,

We have volunteered to assemble a Master Plan for North Brookfield, which will provide recommendations for Land Use, Housing Development, Open Space and Recreation, Municipal Services, Economic Development, and the Growth of the Town. The only way we can accomplish this task is by knowing your needs, desires for the town and your ideas for the betterment of North Brookfield. Over the next 24 months we will assemble with you and gather your input in community forums for each chapter of the plan.

Before we begin we need to know some of your thoughts about what you like and dislike about North Brookfield. What would you like the Town to look like in 5 or 10 years? What needs to be improved? For this purpose we are asking you to complete this anonymous Citizen Survey. If we left anything out, please include additional comments.

If you desire to attend any of the Master Plan Committee meetings, their time and location will be posted in the Town Clerk's office. You may also contact any of the members listed below at nbmp1812@aol.com.

Please mail your completed survey with your Town Census or you can drop off your completed survey at the Assessors office. If you need additional copies of the Citizen Survey for other members of your household, they can be obtained at the Senior Center, The Assessors Office or on the Town web site <http://www.northbrookfield.net>. The Town web site has a large print version.

Thank you in advance for your assistance in guiding North Brookfield into the future.

The North Brookfield Master Plan Project Team

Steve Cummings, Planning Board
Mary Walter, Planning Board
Jim Foyle, Selectman
Aram Thomasian, Police Chief
Robert Gailey, Finance Committee
Priscilla Johnson, Assessors

Richard Dwelly, Volunteer
Jim Fraser, Volunteer
Jim Metcalf, Volunteer
Ron Ryel, Volunteer
Cathy Sickles, Volunteer
Timothy Smith, Volunteer

Facts about North Brookfield

Sources: Massachusetts Department of Revenue, North Brookfield Town Assessors/Clerk Records and Town Annual Reports

Change 1985-2005

	<u>1985</u>	<u>1995</u>	<u>2005</u>	<u>Number</u>	<u>Percent</u>
Population	4,022	4,505	4,694	672	16.7%
Housing Units	1470	1735	1842	372	25.3%

Land Area: 21.1 square miles.

Persons per Square Mile: Roughly 222 people per square mile.

Persons per Household (pph):
 2.74 pph in 1985
 2.60 pph in 1995
 2.55 pph in 2005

	<u># of units</u>	<u>% of housing stock</u>
Owner Occupied Housing:	1315	71.4%
Renter Occupied Housing:	527	28.6%

Average number of building permits for new home construction (per year) 1995-2005: 20.8

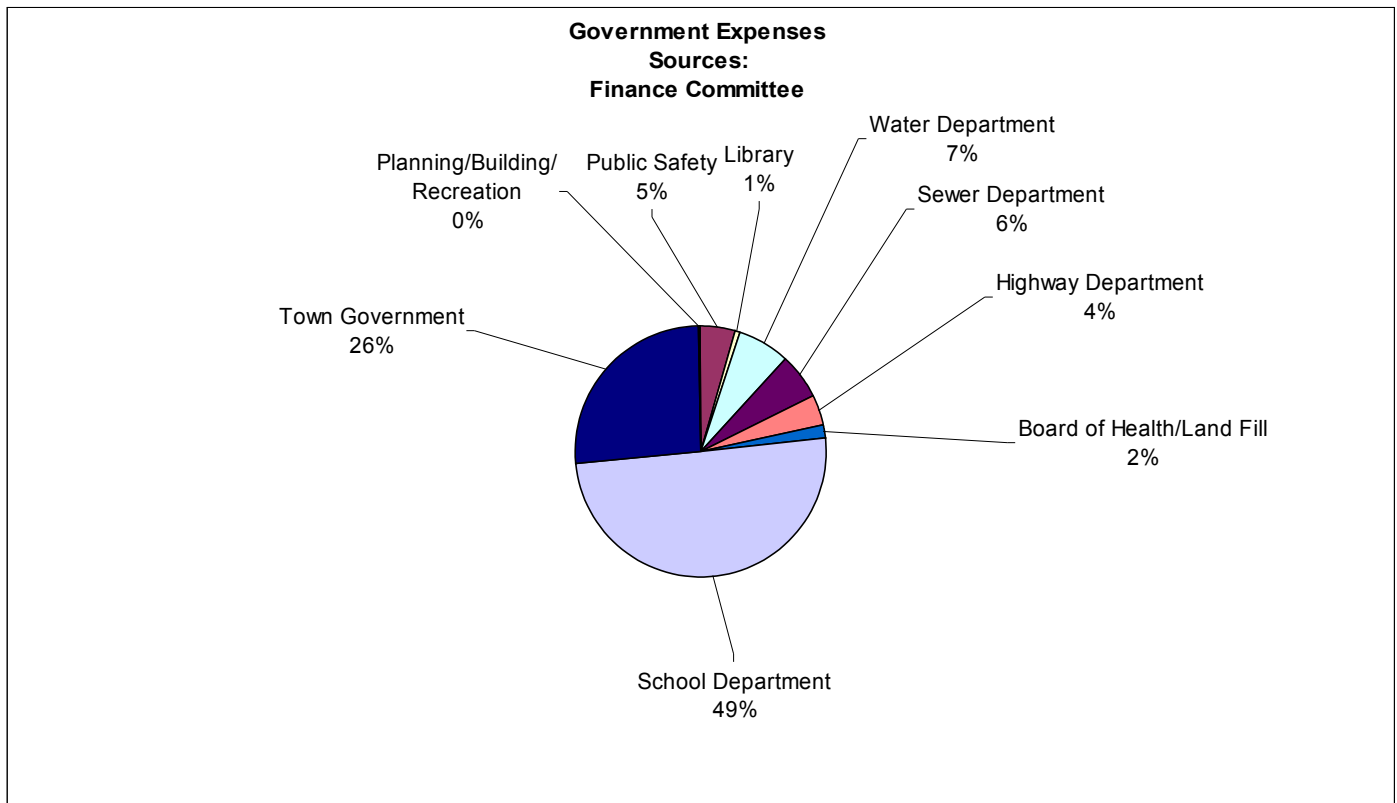
Number of building permits for new home construction issued in the year 2005: 23

Median sales price of a single family home for the year 2004: \$212,000

Taxes levied for fiscal year 2006:	\$ 3,904,348.82
Residential taxes:	\$ 3,586,452.42 (92% of total)
Commercial taxes:	\$ 150,037.09 (4%)
Industrial taxes:	\$ 106,862.71 (3%)
Personal Property taxes:	\$ 60,996.60 (1%)

Total Town of North Brookfield Operating Budget for fiscal year 2006

(As approved at Town Meeting): \$13,398,461.02



General

1. What do you like about living in North Brookfield? (You can check more than one.)
- | | | |
|---|---|---|
| <input type="checkbox"/> low tax rate | <input type="checkbox"/> affordable housing | <input type="checkbox"/> small town character |
| <input type="checkbox"/> family ties | <input type="checkbox"/> low crime rate | <input type="checkbox"/> convenience to work |
| <input type="checkbox"/> access to highways | <input type="checkbox"/> open spaces | <input type="checkbox"/> school system |
| <input type="checkbox"/> municipal services | <input type="checkbox"/> historic resources | <input type="checkbox"/> recreation opportunities |
| <input type="checkbox"/> community activities | <input type="checkbox"/> employment opportunities | <input type="checkbox"/> convenience to services |
- Other _____
2. What do you find undesirable about living in North Brookfield? (You can check more than one.)
- | | |
|--|--|
| <input type="checkbox"/> high tax rate | <input type="checkbox"/> lack of retail shopping opportunities |
| <input type="checkbox"/> Downtown North Brookfield | <input type="checkbox"/> lack of a community-gathering place |
| <input type="checkbox"/> School system | <input type="checkbox"/> lack of affordable housing |
| <input type="checkbox"/> Municipal services | <input type="checkbox"/> lack of recreation opportunities |
| <input type="checkbox"/> Excessive traffic | <input type="checkbox"/> lack of employment opportunities |
| <input type="checkbox"/> Excessive development | <input type="checkbox"/> loss of small town character |
- Other _____

Economic Development

4. Please check the types of businesses you feel the Town of North Brookfield needs and where you feel the businesses should be located.

Type of Business/ Location	Main St. Downtown	E. Brookfield Rd.-Gilbert St.	Rte. 67 North Rte. 148 North	South Main St. Rte. 148 South	Rte. 67
Restaurants					
Fast food establishments					
Hardware/home improvement stores					
Clothing stores					
Small-scale retail stores					
Home Based Business					
Home Based Agriculture Business					
Large-scale Retail stores (Wal-Mart etc.)					
Services (Dry-cleaners, printers, tailors, etc.)					
Professional services (doctor's office, lawyer's office, etc.)					

Other Businesses/locations _____

5. Please check the types of industries you feel the Town of North Brookfield needs and where you feel those industries should be located. 4

Type of Industry/ Location	Main St. Downtown	E. Brookfield Rd.-Gilbert St.	Rte. 67 North Rte. 148 North	South Main St. Rte. 148 South	Rte. 67
Light Manufacturing					
Research & development					
Office parks					
Heavy Manufacturing					
Freight shipping					
Warehousing/ Storage					
Medical research					
Bio-technology					
Defense industries					

Other Industries/Locations _____

6. North Brookfield currently has 2.3% of land zoned for business purposes Do you believe North Brookfield has enough land zoned for business purposes? (Retail/sales/services)

yes no

7. North Brookfield currently has 2.1% of land zoned for industrial purposes Do you believe North Brookfield has enough land zoned for industrial purposes?

yes no

8. What do you see as the major benefit(s) of encouraging business/industrial development in North Brookfield? (You can check more than one.)

- more in-town jobs more tax revenues to help ease residential tax burden
 more retail stores more tax revenues to help maintain current Town services
 more services more tax revenues to help improve Town services
 there are no benefits

Other _____

9. What do you see as the major disadvantage(s) of encouraging economic development in North Brookfield? (You can check more than one.)

- more automobile traffic changing the basic character of North Brookfield
 more truck traffic damage to the environment
 disruption of neighborhoods loss of open space
 there are no disadvantages

Other _____

10. Would you support the rezoning of land currently zoned as residential for the following purposes? (You can check more than one.)

- manufacturing light industry commercial use
 Retail use office & professional uses would not support any rezoning

Housing

11. What types of housing do you think North Brookfield needs more of? (You can check more than one.)
- single-family homes two-family homes multi-family units
 apartments condominiums elderly housing
 subsidized housing for low-income citizens open space residential design
 in-law apartments in existing residences
- Other _____
12. Do you favor zoning changes that would allow for new construction/conversion of existing buildings, in order to provide housing for low/moderate income households?
 Yes No

Land Use

13. North Brookfield has a minimum lot size requirement of 66,000 square-feet for the rural zone (R-66). Do you think
 this is too large this is too small this is just right
14. Would you support any of the following measures to control residential growth? (You can check more than one.)
- specify how fast each subdivision can be built (i.e., phasing)
 limit the number of building permits issued per year
 use the Town’s water & sewer systems to guide where development occurs in North Brookfield
 require larger lot sizes for those areas outside of the municipal sewer system
 promote open space subdivisions for the more rural areas of town
 None
- Other _____

Open Space and Recreation

15. In an effort to preserve North Brookfield’s rural character, would you be in favor of any of the following initiatives? (You can check more than one.)
- protect open space
 create historical districts
 protect farming with an agricultural commission
 add scenic roads designation for some of North Brookfield’s rural roads.
16. What types of recreation opportunities would like to see more of in North Brookfield?
- ball fields hiking playgrounds tennis courts
 swimming boating basketball courts soccer fields
 fishing bike trails ice skating rink performing arts
 theater
- Other (please specify) _____
- Organizational programs (please specify) _____

Municipal Services and Infrastructure

17. Please rate the services provided by the following Town Services and Departments?
 ALSO, please indicate in the last column whether you would pay **More**, **Less** or **Same** for these services.
Please refer to the Pie Chart on the Facts about North Brookfield on Page 2.

	Excellent	Good	Fair	Poor	Would you support More , Less , or the Same tax dollars for this service?
Fire					
Police					
Highway Dept.					
Health Dept.					
School System					
Water					
Sewer					
Transfer Station					
Recreation					
Building Department/Inspection Services					
Planning Board					
Conservation					
Council on Aging					
Library					
Elected Officials					
Emergency					

18. Are you satisfied with the access Town Services and Departments?
 ___ yes ___ no
19. Would you be in favor of expanding the municipal sewer & water systems for the following uses?
 (You can check more than one.)
 ___ commercial development ___ industrial development ___ residential development
20. Does North Brookfield need public transportation?
 ___ yes ___ no

If you answered yes, what type of public transportation does north Brookfield need?

Additional Comments: Please provide any additional comments or concerns you may have regarding the future development of North Brookfield. Attach additional pages to this survey, if more space is needed.