

Middleborough Conservation Commission – Open Space & Recreation Plan Committee
Survey Comments – 2013 Survey

1) How do you characterize your town?

- Rural: - yes/ Suburban: To what urban over?/ “Bedroom Community”: more so now/ Collection of historic villages: not anymore/ Urban center: not yet.
- Fast becoming a bedroom community.
- No longer rural (1 similar comment).
- This was the subject of much discussion in our household.

2) What Section of Middleborough do you identify living in?

- Near Halifax – Oak Point
- South Middleborough (Waterville, Thomastown) – Growing up
- East Middleborough (Warrentown, Eddyville) – Thompsonville
- Oak Point (3).
- Thomastown.
- Rocky Meadow near Carver.
- Tispaquin St.

3) How important is it to you to preserve?

- But not deer.

4) Which of the following approaches do you support to protect natural areas and/or to acquire recreational land?

- Too much government
- STOP TAXING ME!!
- Wish the Trustees of Reservations would acquire something here!
- 2-3% of house sales go into fund for town to purchase land
- The way you word the question makes it impossible to answer. I would have different support for protection of natural areas vs. recreational land.
- As long as it doesn’t cost tax money (1 similar comment).
- Protection through zoning doesn’t work.

5) The Town of Middleborough owns the six parcels listed below. Please comment on your knowledge of these parcels (The Town also owns several other parcels):

- Stuart Morgan property – what is it? Where is it? What is Stuart Morgan properties purpose? I’m guessing a development company.
- Soule Homestead is an excellent property with excellent programs
- Keep carnivals out of town or keep them confined to one space.
- “Pratt Farm” & “Oliver Mill” are very important to me for spiritual and historical reasons; vital to Middleboro
- They all need more up keep
- New to town

- Tennis Courts are in rough shape!
- I know where all are, but I do not presently use any but did in the past.
- All mentioned areas are poorly developed. If you need trails for walking, horse, bike these could be improved and linked to other areas they connect with that are not town owned. Poor planning JMO
- Did you know or are you aware that the Pratt Farm is being used for illicit activities (Read: Homosexual) and is widely known as "Pickle Park"
- Rarely use any – Wheelchair impossible
- Love Oliver Mill Park
- Own & pay more taxes on 200 ac +/- ac have my own parkland
- Preserve historic ones
- Don't "use" these parcels, but they are all very important pieces of land for Middleborough's heritage & future.
- Did use the playground when my children were young
- Although we do not use at this time we may
- Town should allow hunting on Weston & Morgan properties
- When the survey is completed will you tell us where the Stuart Morgan Property is?
- The T.S. Pierce Playground needs to be upgraded. (Basketball courts, and land along river protected).
- Playground needs work! Play structures are becoming unsafe!
- Soule Homestead charges too much for the (fam?)
- Maintain the parks! Why these 6?
- Pratt Farm is awesome for dog walks
- Great town assets!
- The Pratt Farm – Best!!! – Pratt Farm is great. If there's a group to maintain it, advertise and I'll join.
- What percent of land do these parcels represent?
- What are the Morgan property boundaries?
- Soule, Pratt, Oliver Mill, Peirce: standout assets.
- Used when the kids were little (2 similar comments).
- Great resource. Continue to improve (2 similar comments).
- All are important (2 similar comments).
- Don't use them, but they may serve their neighborhoods.
- Not in favor of the extra tax on our property taxes for conservation land. Especially when we found out some funds would go to low income housing. We are on fixed incomes. This extra tax is a burden.
- I'm concerned about the large parcel of land for sale on Thompson St. It has been surveyed for building lots. This would put a large tax burden on the town if developed for house lots. I suggest this would be perfect for a golf course.
- Need better maps at Pratt Farm.
- Soule Homestead should increase trails.
- Historical cemeteries.
- Recently moved to Middleborough. Don't know the parks yet (1 similar comment).
- Need to preserve historic buildings (behind Steve's Sport Den; Oliver House).

-

6) Please check the top five recreational facilities you feel are needed:

- Designated ATV Trails: Very Important too many on roadways
- I don't know what recreational facilities Middleboro has to offer. But I'll choose 5 anyway.
- Kayaking
- None
- Golf crossed out – really? Please....
- No additional need – upkeep of current parks more important!
- We have many of these in town
- Dog Park circled – yes yes yes Because dogs are like children to some people and it's a successful contribution to a town with low cost.
- Bicycling/walking trails: only if public safety is considered. Use more video monitoring/
Designated ATV Trails: Police the RR Tracks, they use it all the time. It'll take another tragedy before it's addressed if ever. Wildlife Management, Fishing & Hunting
- Running
- Designated ATV trails: To keep kids off railroad tracks (2 similar comments)
- Large Parks: Need more than one (1 similar comment)
- Public Beach: Woods Pond or Tispaquin Pond

7) What other recreational facilities or open space areas would you like to see in Middleborough that are currently not available?

- Dog or Pets Facility
- Teenager oriented programs
- Drug Awareness/Treatment Center
- I don't know of any open space or recreational facilities but I think recreational or open space as of now should be left alone.
- Tennis courts
- Senior facilities
- Movie Theater
- Skate Board Park
- In Town space for people over 60 to sit.
- Swimming areas
- Biking Trails
- Fitness stations – fit trail systems
- Better organized farmer's market
- Bowling Alley
- Ice Rink
- Outdoor Water Park (Like Plymouth)
- Community Farm
- Nemasket River clean-up
- Use of State Managed property – Cooperative arrangement. Better development of pond areas (Assawompsett)

- Walking trails/routes
- Covered picnic area
- None – let the private sector work
- None
- Dredging of the Nemasket River
- Widening of the Nemasket River to its original widths.
- Wheelchair accessible trails & parks w/c access everywhere
- Safe cared for walking trails
- Places to Kayak
- Recreation Center for Teens – table games, exercise, and dances!
- Golf
- Water Park
- Casino
- Movie Theatre
- Canoe landing parks
- Bicycle Roads & Trails
- ATV Trails & Town Swimming beach
- Music Amphitheatre, Ice Rink, Roller Rink
- Family picnic area
- Stop cutting down trees in forests
- Dog Park & Town Swimming Pool
- Movie Theatre, Fine Arts Performance, Library extension, cultural activities, late hour rail road schedule, road & side walk resurfacing
- Golf
- Better Canoe Launches, More publicity about what we have
- Dog Park (clearly w/above statement), canoe launching area, Herring Run informational center/seminars, Wildlife Management Areas, Community Garden @ Soule Homestead and Bike Paths
- A DOG PARK!
- Historic Cemeteries up keep & Wildlife Sanctuaries
- Movie Theatre, Bowling alley, pool room, game arcade, indoor music venue
- Golf course, develop Oliver Mills. It's been talked about for decades, You have huge traffic count on 44 so take advantage of it.
- Place to Kayak
- Thompson Rd. – farmlands
- Indoor or outdoor skate rink
- Family picnic, neighborhood parks, outdoor amphitheater, healing garden
- Former casino site
- Bicycle trails or paths on roads
- Cranberry bogs for public use to walk/run, bathrooms/porto-potties at parks, hiking/running/walking woods trail areas
- Town pool.

- Conserve remaining farms (1 similar comment).
- Need multiple dog parks (1 similar comment).
- River access.
- Trails along river and streams (1 similar comment).
- Golf course.
- Park.
- Football fields (2 similar comments)
- Other historical areas.
- Music amphitheater (1 similar comment).
- Rail trails.
- Historic "Freedom Trail".
- Preserve old farms.
- Nature study areas (1 similar comment).
- Wetlands exploration park.
- Trails connecting protected lands.
- Network of protected lands that provide for native species through protected lands.
- Bowling alley (1 similar comment).
- Ice skating rink.
- Outdoor ice skating in winter.
- Roller skate park.
- Skate and board park.
- Public beach.
- Somewhere for teenagers.
- Yachting center.
- Better playgrounds.
- Lacrosse fields.
- Better maps of trails.
- Access to lakes/ponds/ivers.
- Area for fairs and craft shows.
- Office incubators for startup companies.
- Drive in theater.
- Paintball areas.
- Energy tech area to showcase solar, etc.
- Community garden plots (2 similar comments).
- Tennis.
- Beach volleyball.
- Archery range.
- Historical cemetery awareness.
- Benches around town.
- Loaning recreational equipment.
- Education programs (cooking, farming, gardening).
- Fishing access.
- Rural road markers.
- Promote second amendment at schools.
- Rifle team.
- Hockey activities.
- Water sprinklers like Nelson Park in Plymouth.
- Parkour/ free running park.

- Garden classes/tours.
- Year round farmer's market.
- Hat rides/sleigh rides.
- Mini-golf.
- Go carts.
- Pond beach with swimming lessons and activities.
- Trails similar to European trails.
- BMX bicycle area.

(Note: it seems many of these "other facilities" are already listed, but were written in by people who already checked off five, but think they are also important)

8) What is your greatest concern about recreational activities in town?

- Qualified People in Charge
- Need more to keep kids off streets
- Overcrowded
- Adding a sense of community
- For every recreational activity we should balance out with open space areas.
- Public Funds should be limited!
- Please – No ATV Trails – Their use is loud and obnoxious and harms the land.
- Safety
- Parking & Disruption of environment
- They are run down
- Trash (refuse), noise pollution, vehicular traffic, human traffic!
- Vandalism
- Misuse leading to destruction of areas
- Supervision
- Supervision
- Not enough to keep teens busy
- Vandalism
- Too many motorsports
- We need more business not more recreation, that doesn't help the taxes
- Maintenance
- Loss of in the future from lack of repair
- Safety
- Keeping them maintained – (ex) garden at Oliver Mill
- None
- No pool currently
- None
- I would like the soccer and baseball fields to be kept.
- Mosquitoes – I'd like to see more spraying so we can use recreation areas.
- No access for wheel chair
- Knowledge of what is happening
- Security

- That they be maintained
- Except for the YMCA there are no recreation centers for young adults to meet
- Need for more adult areas
- Safety
- Traffic, throwing trash around
- Funding Present/Future
- Funding Present/Future (same person filled out 2 surveys)
- Lack of public willingness to support
- Not near houses
- Lawyers, insurance companies & Accountants (oh yes – and politicians!)
- Horse Trails/Dog Park
- Liability
- Not enough
- Maintenance on parks
- Not suitable for all population needs expanding.
- Safety
- The kids don't take care of anything
- Need to encourage more use
- Maintenance
- Safe areas for kids etc...
- Teenagers need something to do besides hanging up town and getting into trouble
- Adequate
- We need them
- Tax payer opposition
- There are not enough and they are not diverse enough
- Safety
- Unsupervised teens
- They are few and far between
- Harm to natural resources
- We have plenty of ball fields it just cost a lot to maintain
- Not enough free activities for teenagers
- Mosquitoes
- ATV Damage
- They are needed and though unused by many need to be available. Don't expand at great cost.
- Too many foul mouth kids doing drugs & drinking in some of these areas.
- Very limited at present
- Cost
- Kids without helmets on *Safety*
- The kids that are causing trouble and ruining it for others
- Money to support
- Lose to commercial development

- Encroachment by developers
- Diminishing support/cutbacks (3 similar comments).
- Increase in taxes (4 similar comments).
- Safety/security (8 similar comments).
- Brings in bad types. Hanging around (3 similar comments).
- Activities will stop (1 similar comment).
- Trash/littering (5 similar comments).
- Vandalism (3 similar comments).
- Better parking at facilities (4 similar comments).
- Better maintenance at Oliver Mill (1 similar comment).
- Great concern for children and young adults.
- Maintenance/upkeep (10 similar comments).
- Maintain what we have before adding more (5 similar comments).
- Increasing fees/getting unaffordable (4 similar comments).
- Better funding (1 similar comment).
- Congregation of non-supervised kids (1 similar comment).
- Drugs (1 similar comment).
- Overcrowding
- Liability to town.
- Better supervision (1 similar comment).
- Getting kids excited about using them (1 similar comment).
- Destruction of habitat with ATVs, snowmobiles, and careless people.
- Herring run- dogs off leash messing the area.
- Suggest camera surveillance in parks/play areas.
- Update the park dept.
- Update pool and increase hours for better availability.
- ATVs and dirt bikes in areas where they don't belong (2 similar comments).
- Publicity/making people aware of the available options- get word out through schools (4 similar comments).
- Get people out of vehicles and on their feet.
- Don't need a lot of traffic coming to town.
- Natural vs. (man-made) commercial.
- Where are they now?
- Programs are geared only for kids.
- Widely available and accessible throughout the year.
- Noise/air/light pollution.
- Not preserving historic value of architecture/buildings as a resource.
- Don't have finances or transportation to programs.

9) Would you support town appropriations for the acquisition of:

- We have enough
- Disabled added to Elderly/VA Housing
- STOP TAXING ME!!
- Affordable Housing: We seem to have enough
- But not by eminent domain.
- Increased CPA percentage would meet some of the needs.

10) How do you feel about access to and availability of parking in Middleborough?

- Center of town needs to have more parking available
- In certain areas of Middleboro we need traffic lights. No question, a must!
- Downtown is terrible!
- Center could use improvement
- Condition of the large parking area behind the buildings on Center Street site is good but re-paving, new parking, stripes and tree and shrubbery islands would add to appeal.
- Need sidewalks from Rotary to Hannafords on Route 28. Many people walking in street. There is enough parking in downtown Middleboro, but stores are rarely open after work.
- Repair Parking Blacktop
- There is absolutely no way for non-drivers to get out of Middleboro i.e.: handicapped individuals, for fun or for vital errands and tasks. (public transportation)
- Don't notice?
- Post Office parking
- No one stops at cross walks as they should for pedestrians
- Downtown areas could be encouraged and even maintained better
- Unsafe on-street parking, e.g. Pierce Street between Rte. 105 and School St. School St. at Center St. (ludicrous)
- Tractor trailer coming thru town makes it difficult to go thru town.
- Could pave in back of Archery, (Old Woolworth & Grants) & Benny's lot
- The lot downtown behind Benny's & Maria's needs maintenance
- Cars park too close to intersections. Not enough Handicap Parking and not currently put in.
- Some places not having enough parking areas.
- Works for me – not sure it is accessible enough for those with access issues.
- The Thomas S. Peirce Playground could use a new blacktop as near the tennis courts there are many cracks and dips at that parking lot. My 5 year old son tripped in a big puddle of water there.
- Pavement in parking lots could be improved
- Could use improvement in downtown
- Could use improvement: Why not make "downtown" Middleborough a wonderful/easy place to go & visit? Beautiful homes, quaint shops, easy parking, nice eateries, bike paths, walkways, playgrounds, dog-walks, - it could be soooo nice.....
- Enough pkg, however condition of pkg areas is lacking
- Post Office needs more
- Parking behind Benny's a bit "sloppy" – paint, potholes
- Parking lot behind stores could use clean-up
- Some local businesses seem to go out of business due to the lack of available parking
- 1) Town lot behind Center St. & Town Hall ok, 2) By Sacred Heart Church is deplorable & currently doesn't serve anything, 3) No real town owned parking in Everett Square
- Parking lines needed in lot behind Benny's and general up keep. Some plantings would beautify the area.
- Could use improvement: Lot behind Benny's 7 Downtown stores

- The parking lot behind the Sacred Heart Parish Hall & Food Pantry is in BAD need of repairs for the patrons!!!
- Not too bad considering but bigger issue is police don't enforce speeding through the center.
- Off street parking area in downtown area require maintenance and repaving
- Parking isn't an issue, look of business in the center of town is. Also traffic patterns need help but "get by" due to lack of business
- No easy access to the stores they have left
- Consider across the street of the Sacred Heart Church we have been here for 14 years and it is an eyesore but has much potential if available
- Downtown is a little tight although I do enjoy the small town feeling
- Better parking area – stone or asphalt at Oliver Mill. Maybe add "Hot Dog & Ice Cream Stand" and create outdoor ice skating rink?
- Not well marked public parking in center of town
- Nothing downtown.
- Parking areas need repaving/repair/maintenance (9 similar comments).
- Only a problem on Saturday morning.
- Center of town is a problem.
- Do not introduce parking meters.
- Better visibility/parking area signs (3 similar comments).
- **Central Café needs bigger parking areas. People park along the street and in other parking lots. Small parking area on Oak St., beside church- longer than 15 minutes or 30 minutes. Have overnight parking, except living at address, or businesses.**
- Sometimes parking on both sides of the street downtown gets too congested.
- Main St. and Center St. too narrow.
- Enforce parking violations, especially near Center Ave. (Flat Iron area). Constant parking in posted no parking areas.
- Streets too narrow for parking on both sides of busy streets (1 similar comment).
- Parking spaces too small and too few.
- Parking too close to corner of Oak St. Lack of visibility is dangerous.
- Make Center St. a pedestrian only walkway through the center.
- Put a small rotary at Everett Square.
- Parking for post office and library is better.
- Would not open a business here due to downtown parking.
- More parking for the library.
- End parking on the School St. side of Benny's.
- No parking in front of the library or police station.
- Cumberland Farms on Center St. needs more parking.
- All day vs. short term parking.
- Library lot should be completed in a more aesthetic manner (low stone/brick walls).
- During snow, the middle of town streets get narrow and congested.

11) How do you feel Middleborough is meeting the future needs?

- Housing: not enough affordable, rents high. For renters without assistance program lists are too long.
- There's always room for improving. For instance go Green. Farmers and farmland is our future; windmill turbines is our future; solar panels for housing is our future; non-toxic food and water is our future; curing diseases if possible is our future.
- Fix lights on Route 28 & Anderson Ave. by shaping center need more time to cross over to shopping center. Now it is less than 2 seconds.
- Reiterate – no ways of public transportation to get outside Middleboro for vital and fun errands for those who cannot drive vehicles – there NEVER HAS BEEN! WHY?!
- Don't know, just move here
- We have enough growth for our town
- Traffic – lots of accidents on Rt. 28/105 area bad flow/ re: construction at 495 ramps.
- I am concerned about the state contract with Days Inn as a shelter. Does not seem to be appropriate housing. Does not support families or the town.
- Schools – 1 building in bad repair staffing 3 special needs services for learning disabled 4
- None
- Water Quality = 1: Town water tastes bad even after being filtered. It is not my pipes, I know other families with the same complaint
- So much potential! Great location... easy access... “cross roads of southern New England” ...and center of the cranberry universe...why can't someone with a high-class vision help transform this great town from a struggling community to a Quality destination? – To everyone's benefit!
- Rt. 28 South businesses un neat poor presentation for people coming into town
- Push the Rotary improvements
- Environmental Sustainability – I don't know
- Traffic 1: Rotary – You need to fix the rotary – 30 minute wait at rush hour
- Downtown occupancy, more foot traffic
- Middleboro population has stayed pretty much the same over 15-20 years.
- Population growth = 1: Too much
- We need to be watchful that we don't over-build
- Water quality – We have well water
- Water quality 1: Terrible water and pay for it but have to buy water for drinking.
- Middleboro the downtown areas needs to be made safer when walking around also the side walks need to be kept clean after the pit bulls are walked.
- Needed – repair of roads more specifically Old Center Street and additional lighting on Thompson St. Route 105
- Where would we find out the plans for future needs?
- Water supply? I have a well
- Need commercial growth downtown – maybe town sponsored or initiated “small town” movie theater? Bowling alley? Recreation area?
- Dump 40-B.

- No casino.
- Don't know what is being done in any of these areas (1 similar comment).
- Improvement to rotary and Rt. 44 (10 similar comments).
- Need larger police and fire departments.
- I liked us rural – town is possibly already too big (1 similar comment).
- Need traffic lights on Rt. 28 at Hannaford's.
- Reconnect Anderson Ave. and Taunton St. over Rt. 495.
- Downtown Middleborough has great potential, but has been overlooked. Try to develop an artistic community. Develop non-generic restaurants and independent novelty shopping.
- The town is being destroyed by developers and new housing. We should pride ourselves on our rural heritage and hang onto old farms. Otherwise, we will be like Halifax and Hanson soon.
- Concern about Oak St., Center St. intersection. Up by gas station and near Sacred Heart Church.
- Need more concern about trash issues.
- Police are more visible on bikes and in cars.
- The town should have more consideration for new families building here, who want quiet and are not into horses, farms, etc. Neighbors can be very inconsiderate. Also, illegal fireworks are dangerous and scary.
- ATVs need to be regulated.
- Roads are in poor shape (2 similar comments).
 - Maintain roads before spending money on parks.
- Need more agriculture. Farmers need a break to stay in farming.
- I moved here from Taunton 3 years ago. Safe walking trails and a dog park would make me happier.
- Local development has been lacking. Although the child care center and Nichols School are OK, we need a better high school. We need more for the elderly.
- Better education for children. Put more money here (1 similar comment).
- Get the North Middleborough fire station reopened.
- No more "affordable housing" and Section 8 housing.
- Roads are in terrible shape.
- Nothing in downtown worth shopping at.
- Well water is horrid. Make an effort to expand municipal water.
- Town needs its own ambulance.
- Encourage slow growth. Preserve rural character.
- We have nothing to attract outsiders to come and spend money here.
- We need to showcase historical landmarks and increase town character. Give people a reason to visit or move here. Think out of the box invest in projects that will last through time and provide a value to attract high income people.
- If a casino would have come to town I would have moved, after 34 years. My answers here would be far different. It would change everything, from quality of life to schools.
- Need more sidewalks on main roads.
- Need sidewalks on Pleasant St. near Pratt Free School.
- We live in the Titicut area in a 1792 home that much of the old artifacts but modernized for current living. We have a Dutch Elm that is well over 200 years. We used to have Chestnut trees on our street which have died. Messy, but reminds one of what was once abundant.
- We have become a plugged in society. People need to get outside more.
- Middleborough has large land areas.

- Better street lights.
- Expand gas service to East Middleborough.
- Some areas getting overdeveloped with unattractive low-level housing.
- Preserve historic character.
- Clay St. is inconvenient for neighborhood and dangerous since the town made it one-way. It is burdensome to drive well out of the way to get around it now.

12) Since the commuter rail came to the area in 1997 how do you feel about the increased development pressure on development?

- Positive: Many people depend on the train!
- Negative: A lot more drug use; It seems you see a lot of hyperdermic needles just walking around the block or other drug paraphanelia. Honestly, I just don't remember it being as bad. And too too many smoke shops in town selling "tobacco" oriented pipes when by looking at them it's clear they're for drug use. And, the "incense" they're selling and these kids smoking it acting crazy. These "smoke shops" know what they are selling!
- If there is a need to develop – develop. If there isn't, don't. Use the open space for farming or for the animals to roam free and multiply. P.S. I have no info on these subjects I use gut feelings....
- Positive: The commuter rail is a huge plus for the town by opening up accessibility to Brockton and Boston and taking cars off the road. It may be adding to pressure for development, but I feel it is well worth it. I use the "T" to go into Boston twice per month.
- Positive: Meets the aspirations of urban professionals who prefer to live in a rural setting. Brings people who value higher education, modern amenities and technological advances into a rural, farm-strong community. Enhances all phases of life in the area.
- Rail is a good resource, but we need more commercial development to help lower taxes. (Before adding many homes) We try to shop in town, but often have to leave the area to purchase what we need.
- Convenience to work and Boston
- Do not use it. Need sidewalks from Old Center St. to lights to shopping center.
- Has brought better people to town
- More traffic at that rotary in Middleboro; but there still is no way to get to the station in Lakeville. More people are entering Middleboro and no longer is the character so wonderful as it was! I'm glad the building boom has stopped!
- There isn't truly a space for this comment so I will place it here – I am very opposed to "affordable housing" proposition(s) and feel it is used to target less affluent communities such as Middleborough.
- Positive: However, I would like the "suburban" feel of the town to remain as small town as it can. I ride the MBTA to work every day, and it is helpful for commuters but not so fond of riff-raff.
- I feel we are just building anywhere and everywhere. We should of conserved some land we have too.

- Preferred keeping a town not city. All in all, our town does a great job! Our people care about each other.
- We are becoming little Brockton
- Commuter rail problems are because we are the end of the line and many, many commuters drive here from elsewhere.
- Do not use it.
- Negative: Stress on existing infrastructure – schools, DPW, emergency services.
- I do feel positive, but I'm concerned about parking and security at that area.
- Greater demands on municipal services with no funds to cover demands.
- Change is hard but the train has improved access to employment. We need continued police on the beat downtown. It has grown scary with the groups and the increased availability of drugs.
- Positive: Too much traffic
- Seeing improvement and the town seems to be growing. Town looks like it has a lot to offer people to come and live here.
- Positive: There are new apartment complexes near the train station to help those who need to live close to the train. I feel there is enough of these types of apartments. I am glad now there are improvements being done to the road on Route 105 leading to the train station.
- Negative: Section 8 (low income) Too much housing. Too many new houses, unable to sell houses as a seller
- Positive: Current open space laws curtail rapid development
- I personally don't have enough information to know the effect of the commuter rail on Middleboro development.
- Really don't understand the question
- A beautiful town should be shared!
- Negative: Too much traffic on 44 & 28 and many connecting roads. Loss of agricultural land to development. Increase in transient population.
- Positive: Cannot stay stagnant – must develop and get better or lose in the long run
- People need places to live and there is plenty of land available in Middleboro. Growth is good for us all!
- Negative: More police more schooling more fire protection
- Have seen no impact to Middleboro from a development perspective
- Negative: Increase traffic in area
- Negative: Increase traffic in area (same person filled out 2 surveys)
- Negative: mixed feelings – change is inevitable, but change needs to be managed carefully.
- Positive: Need more in community like casino would have done for jobs and money for town improvements.
- Don't know much about it
- Positive – but not good enough: Bring people to Middleborough! – Not just its residents...it's a terrific place to stay to access the cape, Plymouth, Newport, Comcast Center, Edaville, Cranberry bogs – but unless you live here, the people that run this place haven't helped to

- create any reason for stopping & staying a while...take off those political hats & put on some sensible commercial & quality of life hats...so much potential!!! – Don't squander it!
- Negative: Our country living is now the suburbs.
 - Negative: Traffic
 - Negative: Not safe, too much traffic, too expensive and in my opinion once a state agency is involved (MBTA) the town is at their mercy/mandates. The development pressure is also bringing 40B to the town.
 - Commuter rail hasn't really affected development much. Commuter rail relieves congestion on highways to/from Boston.
 - Positive: There is a need to improve job availability by encouraging good business development
 - Positive: Maybe more trains less traffic on main highways
 - I have never used commuter rail
 - Negative: Drugs increased when the train came to town
 - Positive: Hope it stops in Middleborough/Lakeville...need train after shows in Boston end.
 - Negative: I like the old town feeling
 - I have not noticed much change
 - Negative: Doesn't seem to be a concerted effort to control development. Any moron can build 40B and ignore all the laws anyway.
 - Negative: Becoming too crowded
 - Positive: The Commuter rail attracts professionals working in Boston that can afford to pay taxes to support a town that could offer many services including increased support for the school system.
 - Negative: Roads still a mess in the area near station
 - Negative: The infrastructure (roadways, train signals/gates) aren't being maintained by \$ from the Commuter Railway system. We are being "Used and abused" with no promise of improvements by them!
 - I do not like the new building activity around the station as well as the change to 79. I like the convenience.
 - Positive: Brought a little business, though not enough. Too bad we couldn't coax Sysco here!
 - Negative: It has taken away it's small town character
 - Negative: All about development and can get away with many things. Turtle ect survey
 - Positive: The Town needs growth and increased tax revenue to maintain a low tax base to cover rising operating costs.
 - Negative: Detracting from rural character
 - Positive: Seems to be self-controlling – central to rail hub and much in Lakeville but not enough. Need to do something with State Hospital property – so wasteful. Don't carry conservation to the extreme by making too many restrictions look 50 years ahead.
 - There should be more acceptance of development. The population is increasing and should be acknowledged.
 - Too many non-working have moved in
 - We need more parking & more trains at our train station

- Positive: This is a needed service if you want to attract more families & equity in the town. Look at the parking lot it's full every day and could be 2 tiered in less than 10 years with just average growth and clear thinking by the town's officials.
- Negative: Although the commuter rail may be needed I don't feel the town should buckle or be pushed into development if it is not in the towns best interest.
- I like having the commuter rail but don't really have an opinion on how it has made a difference in development
- Negative: A lot more traffic, a lot more crime, a lot more drugs in town, Middleboro is getting a bad reputation of being a drug town.
- Not sure want to see good positive development and not too quickly. We like the rural country atmosphere
- Positive: Maintaining an alternate form of transport other than private auto's is critical to future transport needs.
- Positive: It hasn't brought in too many people thankfully and the town is still vast and not crowded.
- Good for working people (2 similar comments).
- Progress is necessary to prevent stagnation and blight.
- Don't use it (1 other similar comment).
- Losing small town feel (4 similar comments).
- Neon signs take away the quality of life; especially Dairy Queen and Boston Tavern.
- Economical travel.
- Increased traffic.
- A lot of out-of-towners seem to be coming in; seem to be trouble (1 similar comment).
- Too much low income housing.
- Use it several times a year.
- Both positive and negatives (2 similar comment).
- Middleboro has much undeveloped land; the more houses the better; rail will keep up development.
- Traffic/noise/congestion. My once quiet home is now so noisy during commuter hours I have to keep my windows shut. I can hear Rt. 495 and Rt. 28. A lot of that has to do with the train station.
- Turning into an overbuilt commercial haven.
- It accelerated development.
- I only see benefits and positive changes (3 similar comments).
- Public transport; not autos.
- I don't see any increased development (3 similar comments).
- MBTA is a severe tax burden and should be totally revamped.
- Should be free commuter rail parking on weekends.
- Development will happen with or without commuter rail. With commuter rail, we can have T.O.D. and better planning.
- People need to find a town to live in that meets their needs. You can live in the center of town, or in one of our more rural areas. You have a choice here. We need additional services for all, so our town must grow and change.
- May force some services to modernize.
- They all drive, not many in the trains. The building boom has been very negative here. Tired of watching wide open land be plowed under for poorly built housing.

- Rochester has an excellent town plan; we should emulate them environmentally.
- Increase security, and concern about traffic getting in and out. Busses- great idea from one point to another.
- Don't want to be taxed more for it.
- Don't want to see this town go the way of Brockton and similar troubled communities.
- I don't know of any increase in business due to the commuter rail. Traffic is heavier. Need traffic lights at the Rt. 495 off ramp on Rt. 105.
- Drugs and crime in commuter parking lot.
- Losing the character of why I moved here.
- Good central location.
- Development (business) has been OK.
- Doesn't seem to have been planned for very well.
- Development will work well with proper planning.
- Rt. 105 and Rt. 79 look like Boston.
- Commercial, housing, and road development need better planning.
- Commuter rail will increase viability of area becoming a "bedroom community" to attract more people who work in Boston. This will raise the value of homes and is a win-win situation for current and future homeowners.
- Expand more for local business, but don't destroy the rural character of the town.
- Need overnight parking.
- Many buildings and houses for sale. Why try to build new?
- Hopefully revitalize the center of town.
- Increased taxes harder to afford.
- Increased business will cut taxes and costs.
- Losing areas of undeveloped land.
- Positive if we adhere to smart zoning. Negative if we ignore or change zoning to suit developers.
- Too early to tell for me. It doesn't seem we are trying to attract people of high income to town. That's where the focus is needed. Think Cambridge.
- Good to have alternate transportation.
- Building has been with an awareness of keeping the town character.
- Keeps Middleborough connected to Boston and soon to Plymouth.
- Seems to be no increase other than the area close to the station.
- Keep business development in centralized areas. Improve traffic flow. Invest in home ownership, not rental apartment. Preserve the rural character.
- In East Middleborough, the commuter rail has made no difference, but Oak Point increased development.
- Moved here in 2005. Do not like the development on Rt. 105.
- Always supported the rail coming to town, but would be better served with a station between exit 3 and 4; not in the congested town area. The development it has encouraged makes Rt. 105 look like the area around Rt. 44. It is not in keeping with a historical, noteworthy town.
- Development and preserving open space are both important.
- Development seems to be more Lakeville than Middleborough.
- It would be good to have a small "flag stop" near the old train station in the Center. Possibly the town owned land at the old Washburn Mill area.
- Proceed with caution.

- I moved to Middleborough six years ago for the rural, natural, wooded, open space environment. Getting the sense that Middleborough is in the early stages of destroying the reason I moved here. Decisions leading to development almost certainly lead to over development. Although town revenue may increase, town character and sense of community most certainly decrease. Remember, with increased development revenue comes increased expense for services. Keep Middleborough rural.

Misc:

- Thank you for all you do!