

**SURVEY RESULTS
MARCH 2006 TOWN-WIDE SURVEY
TOWN OF TEMPLETON
SMART GROWTH USE ZONING BYLAWS**



March 2006

Survey Results – Smart Growth Planning Project Funded by MA Executive Office of
Environmental Affairs (EOEA) and
Local Funding for Planning Purposes
Report Prepared by the Montachusett Regional Planning Commission

The results of the Town of Templeton Survey are divided into two types of answers. One, numerical or quantitative, based on the short answer questions. And the other one written and based on the written answers added by respondents. This section, Part A, relates to the quantitative answers checked off on the survey. And Part B will deal with the written responses that have been quantified and are more specific.

The reader must be aware that these answers are better qualified and explained in Part 2 which utilized written responses for its data base.

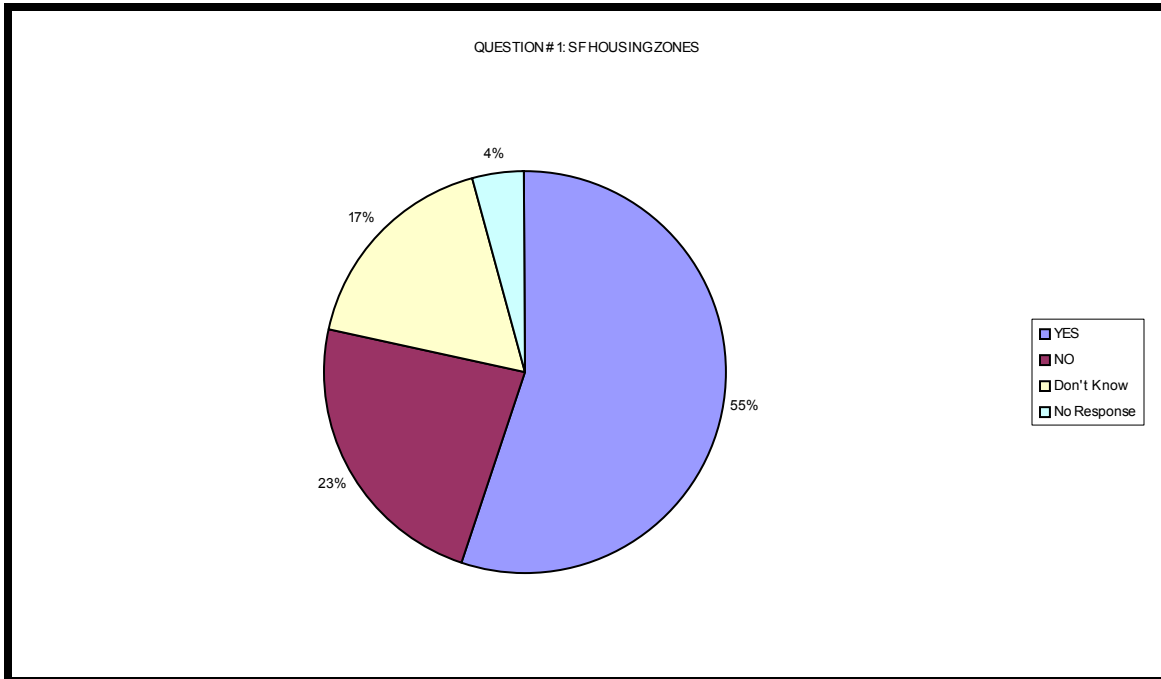
Sent to Templeton residents. The actual survey is attached to the back of this document.

PART A- QUANTITATIVE SURVEY RESULTS

QUESTION 1. Should there be distinct “use zones” in the Town of Templeton for single-family homes/housing?

When asked whether there should be distinct “use zones” in the Town of Templeton for single –family homes, 55% responded “Yes”, 23% “No”, 17% “Don’t know”, and 4% did not respond. Thus the majority felt that there should be “use zoning” with only 23% in opposition. Some of the written responses indicated that there was a lack of understanding of the term “use zones”, which affected the answer “don’t know”.

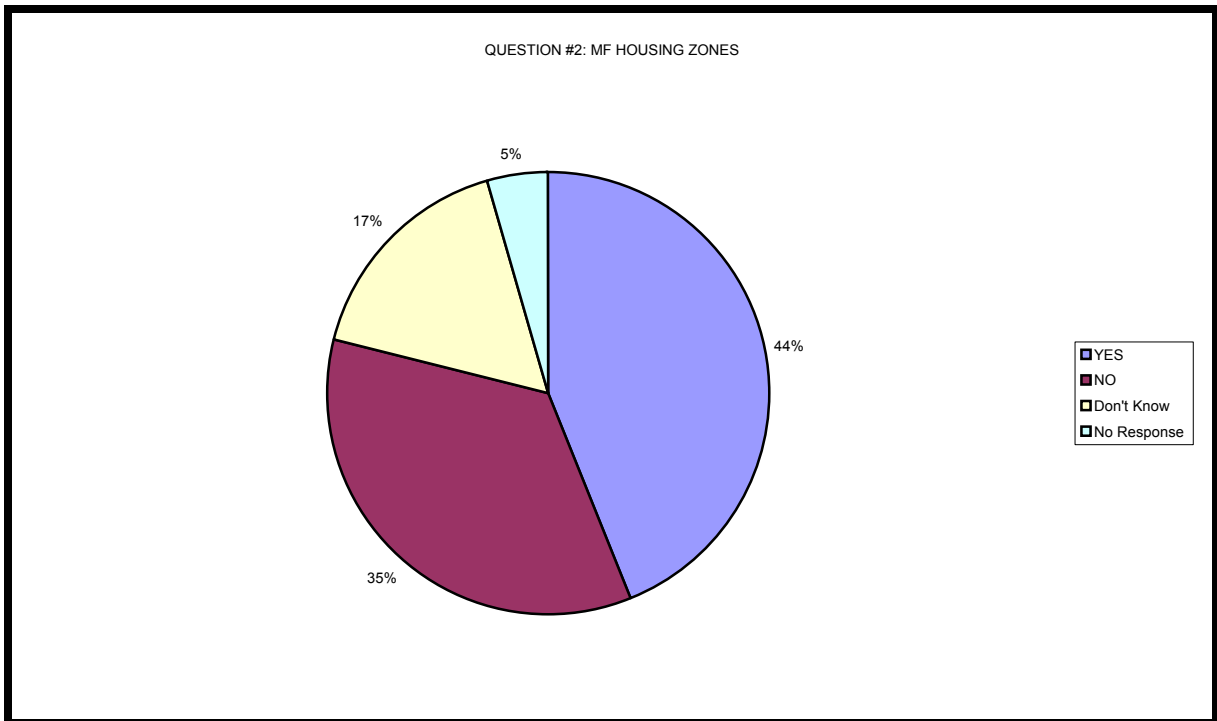
	YES	NO	Don't Know	No Response
QUESTION #1: SF HOUSING ZONES	55%	23%	17%	4%



QUESTION 2. Should there be distinct “use zones” in the Town of Templeton for multi-family homes/housing (2 units or more per structure)?

A similar question dealt with “use zones” for multi-family housing, placing that type of housing in distinct zones. The response to this question was somewhat closer with 44% responding “Yes”, and 35% responding “No”. Similar to the previous question there were 17% who “don’t know”, and 5% did not respond. This indicates that a larger number felt that multi-family housing should be in specific areas and a smaller number felt that multi-family housing could be developed in any area. This seems to infer that there is support for multi-family housing.

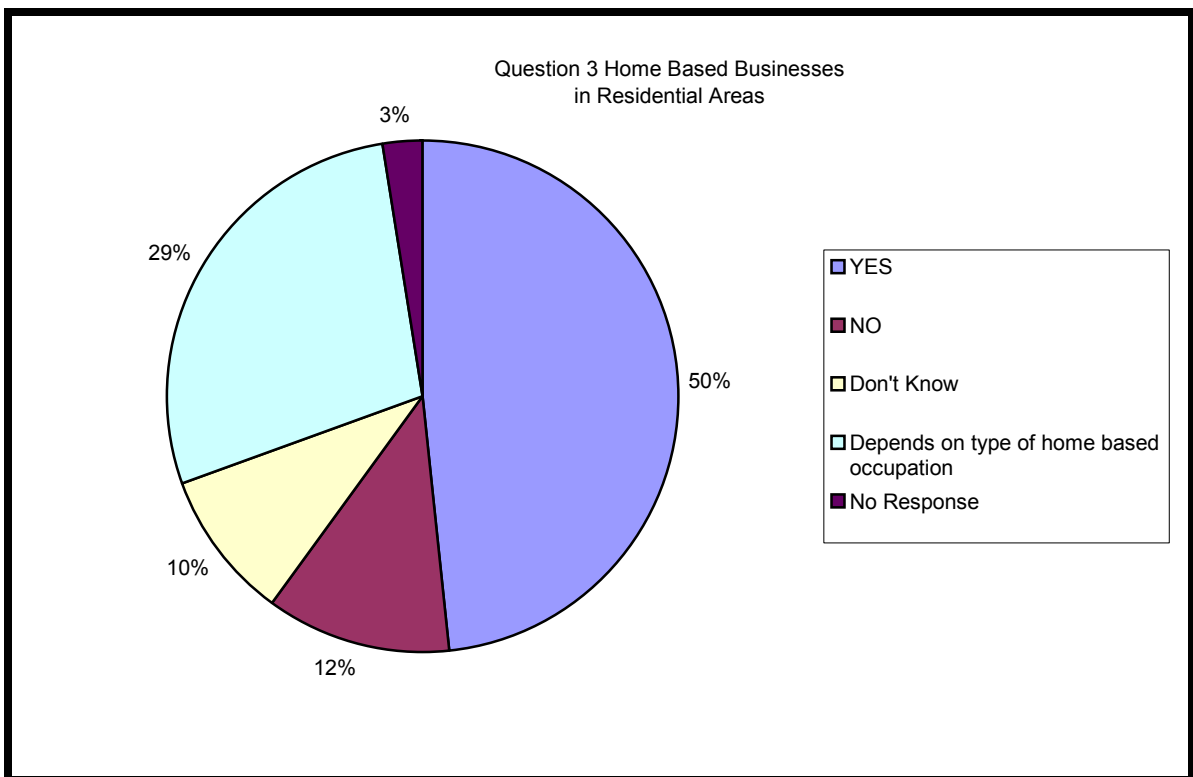
	YES	NO	Don't Know	No Response
QUESTION #2: multi-family homes/housing ZONES	44%	35%	17%	5%



QUESTION 3. Should certain “home-based-occupations” be allowed in residential areas and neighborhoods?

The question regarding “home-based occupations” asks if they should be allowed in residential areas and neighborhoods. The answers voiced 50% support for home-based occupations, while only 12% disagreed. Ten percent didn’t know, and 3% didn’t respond. The interesting figure comes in the response “depends on the type of home-based occupations” where 26% of the total residents (who did not also answer “Yes”) answered in the affirmative. Thus with the right types of businesses 76% were in favor of home-based occupations.

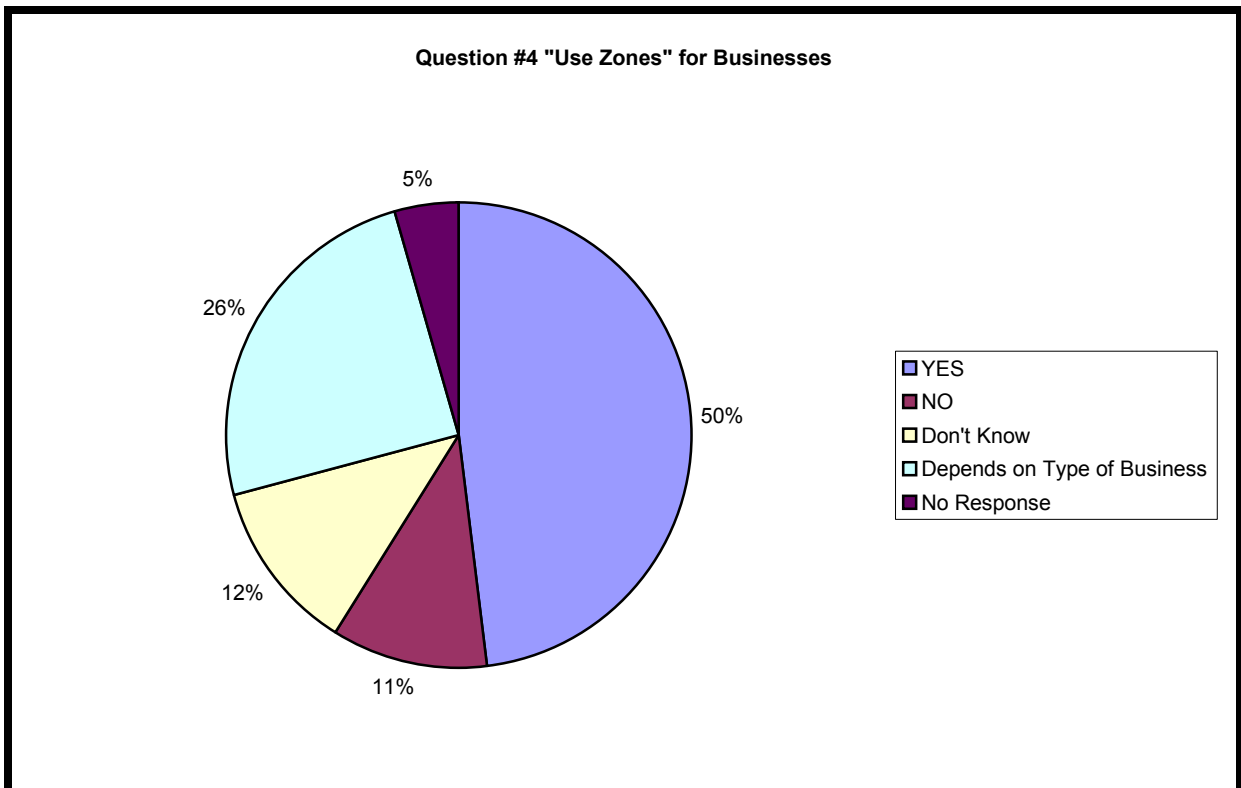
	YES	NO	Don't Know	Depends on Type/Business	No Response
QUESTION #3: HOME BASED OCCUPATIONS	50%	12%	10%	29%	3%



QUESTION 4. Should there be distinct “use zones” in the Town of Templeton for certain businesses?

The next question asked if there should be distinct “use-zones” in town for certain businesses. Half of the respondents (50%) felt that there should be “use zones”, and only 12% disagreed. Twelve percent didn’t know and 5% didn’t respond. Again, the interesting response is “Depends on the type of business” where 24% of the residents (who didn’t also vote “Yes”) agreed with this comment. Thus if the comments are combined, 74% of the survey responders felt that there should be distinct “use-zoning” for certain type of businesses.

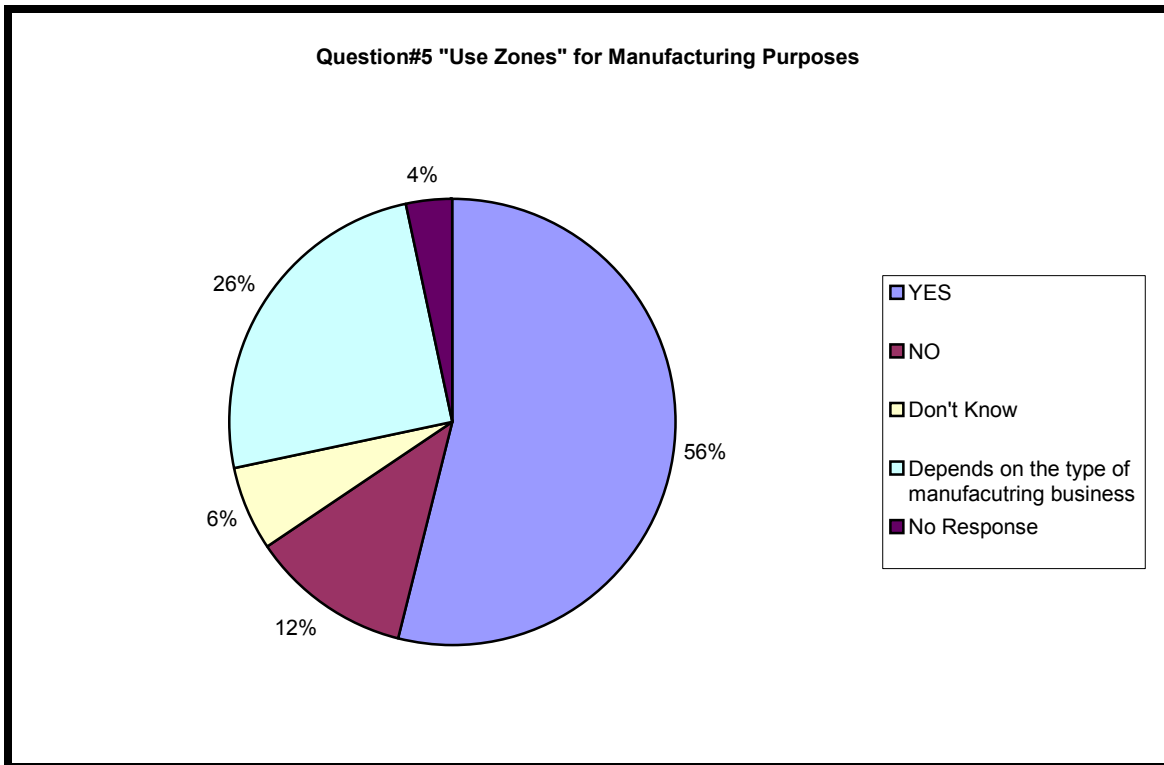
	YES	NO	Don't Know	Depends on Type/Business	No Response
QUESTION #4 USE ZONES FOR BUSINESSES	50%	11%	12%	26%	5%



QUESTION 5. Should there be distinct “use zones” in the Town of Templeton for certain manufacturing purposes?

The following question was concerned with whether there should be distinct “use-zones” for certain manufacturing purposes. The responses here were similar to the responses to the previous question with 56% wanting distinct “use-zones”, and 12% did not want distinct zones. Six percent didn’t know, and 4% didn’t respond. Then the qualified answer “depends on the type of manufacturing business” had 23% of the total (who didn’t also respond “Yes”) responding affirmatively to this question. Thus, as in the previous questions adding the “yes” responses to the “Depends on the type” qualifier of 23% shows that 79% were in favor of distinct “use-zones” for certain manufacturing purposes.

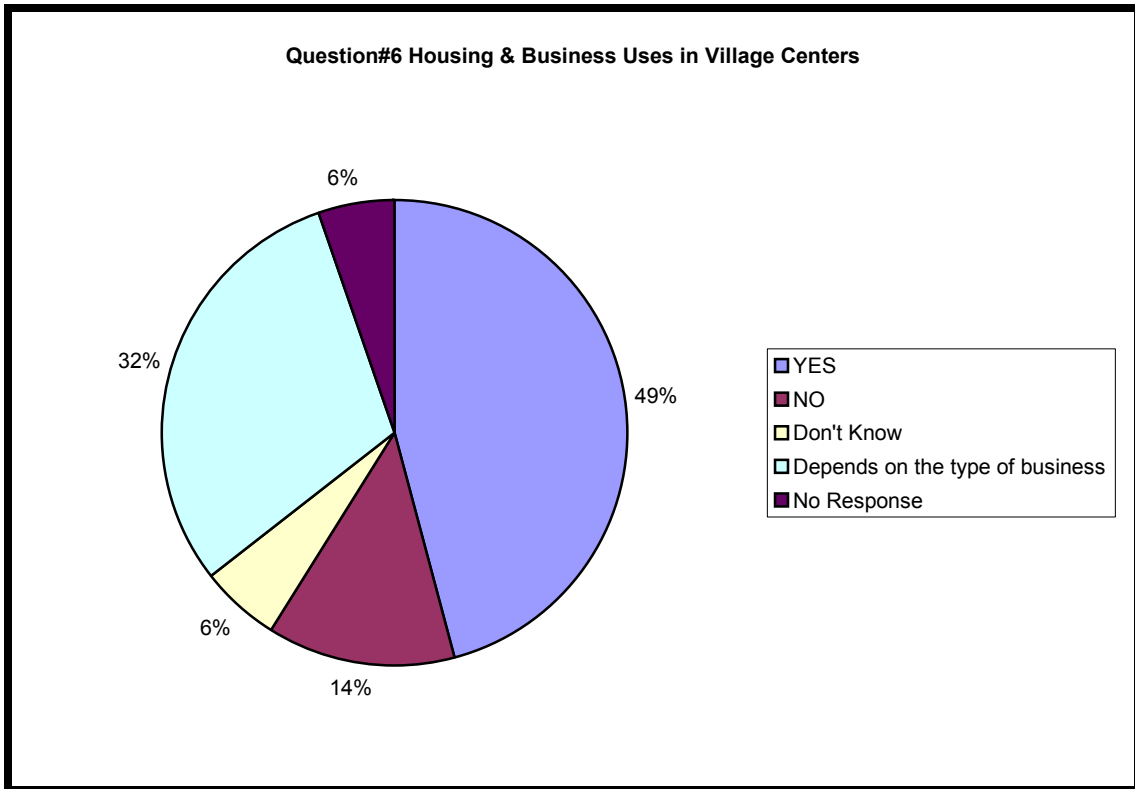
	YES	NO	Don't Know	Depends on Type/Business	No Response
QUESTION #5 USE ZONES FOR MANUFACTURING BUSINESSES	56%	12%	6%	26%	4%



QUESTION 6. Should housing and some types of businesses be allowed in the four village centers (such as Templeton Center, East Templeton, Baldwinville and Otter River)?

Another survey question asked if housing and some types of businesses should be allowed in the four village centers. Those responding “Yes” were 49%, and those responding “No” were 14%. There were 6% that didn’t know, and 6% that did not respond. Again if we add the qualifying question, “Depends on type of manufacturing business”, (not including those who also checked “Yes”), 25% of the respondents chose this answer. Thus if the “Depends” choice is added to the “Yes” choice then 74% of those responding feel that businesses and housing should be permitted in the village centers.

	YES	NO	Don't Know	Depends on Type/Business	No Response
QUESTION #6 Housing & Businesses in Village Centers	49%	14%	6%	32%	6%



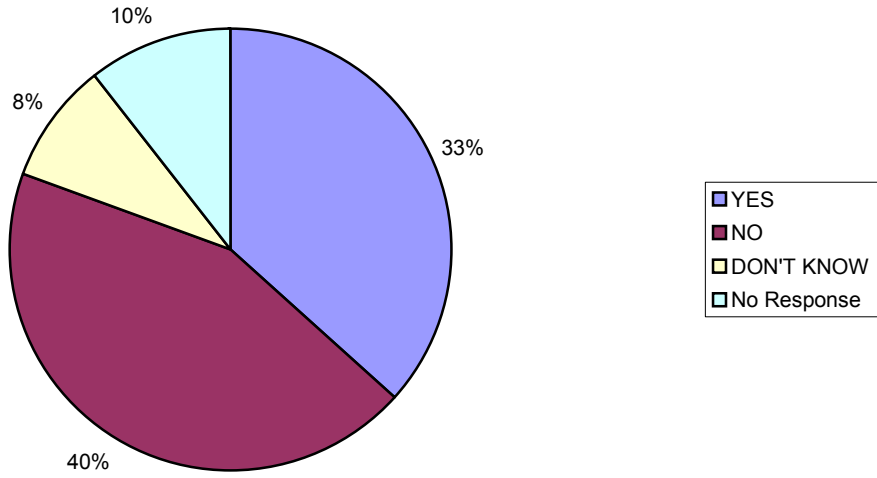
7. INFORMATIONAL: Based upon recent research by the Templeton Planning Board, the average lot size in the four village centers (Templeton Center, East Templeton, Baldwinville Village and Otter River Village) is approximately 1/4 acre (although some parcels are smaller and some are larger). Throughout Templeton, current zoning requires a minimum of one acre of land and a minimum of 150 linear feet of “frontage” (the boundary of the parcel of land along a town-accepted street) in order to construct a home. Please now proceed and answer QUESTIONS 7.A., 7.B. AND 7.C.

QUESTION 7.A. Should certain area in the community be “zoned” for different parcel sizes, such as 1/4 acre lots in village centers?

In response to the question “Should certain areas in the community be zoned for different parcel sizes, such as 1/4 acre lots in village centers?”, only 33% said “Yes”, and 40% said “No”. Eight percent said they didn’t know, and 10% had no response.

	YES	NO	Don't Know	No Response
QUESTION 7A: 1/4 ACRE ZONING DENSITY	33%	40%	8%	10%

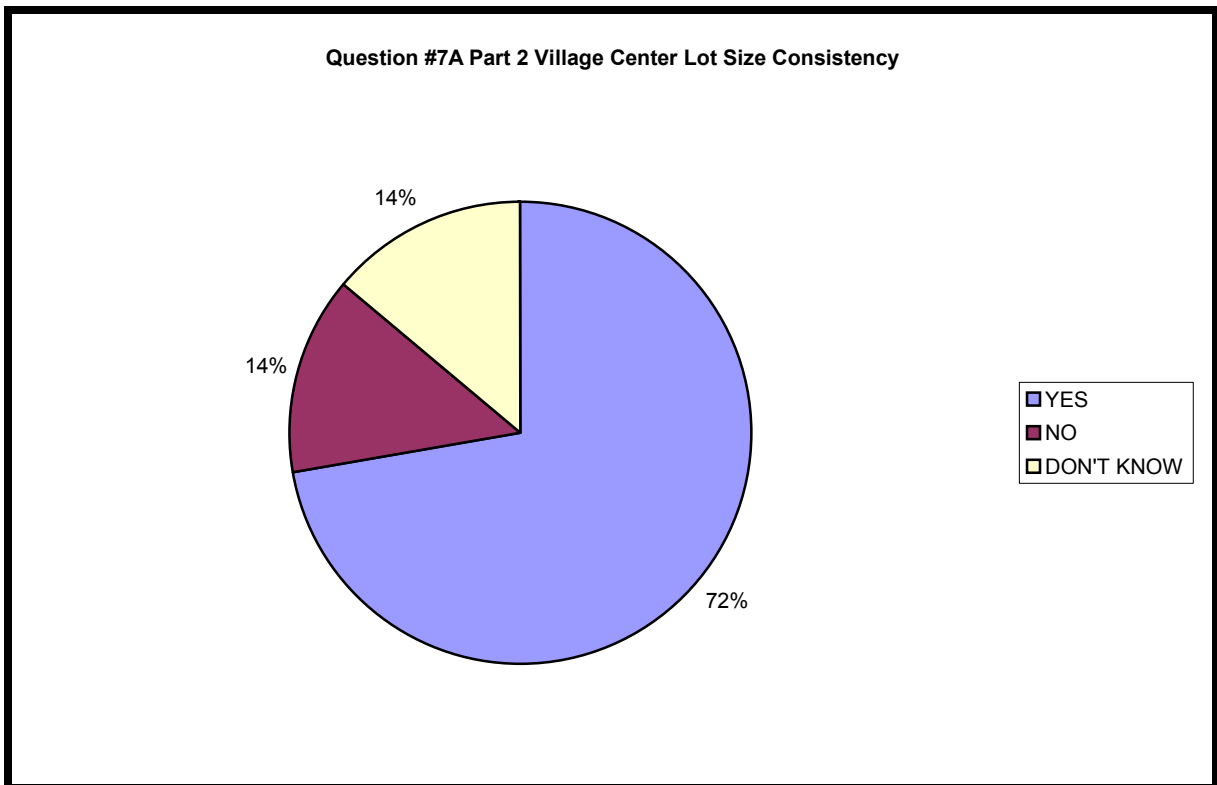
Question #7A 1/4 Acre Zoning Density in Village Centers



If you answered “Yes” to QUESTION 7.A., should lot sizes in “village centers” be similar to those in existence?

Second part of Question #7A Of the (33%) that responded “YES” to Question 7A and ¼ zoning in “village centers”, (72%) responded affirmatively to lot sizes being similar to lots already in existence, (14%) disagreed, and (14%) did not know.

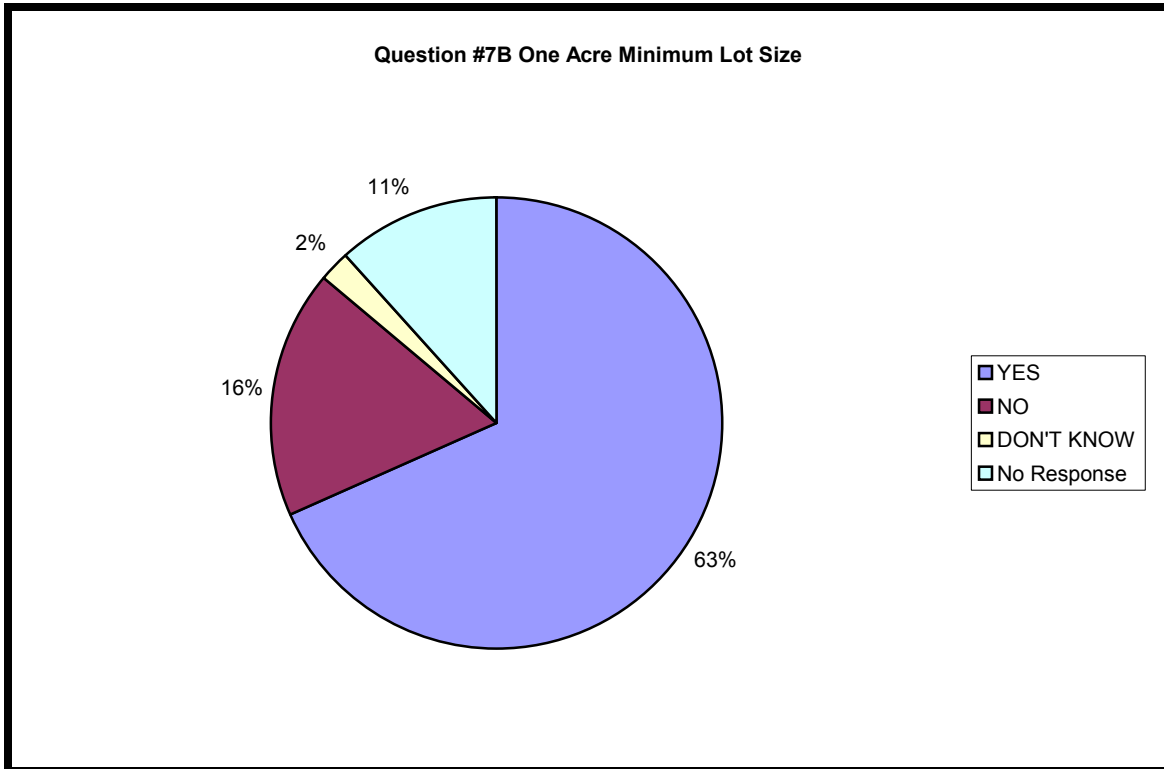
	YES	NO	Don't Know
QUESTION 7A: Part 2 Village Lot Size Consistency	72%	14%	14%



QUESTION 7.B. Should one-acre minimum zoning per house lot be maintained throughout the community?

Concerning one-acre lot size, 63% of the responders felt that one-acre minimum zoning per house lot be maintained throughout the community. Another 16% said no to this question, with 2% responding that they didn't know, and 11% not responding.

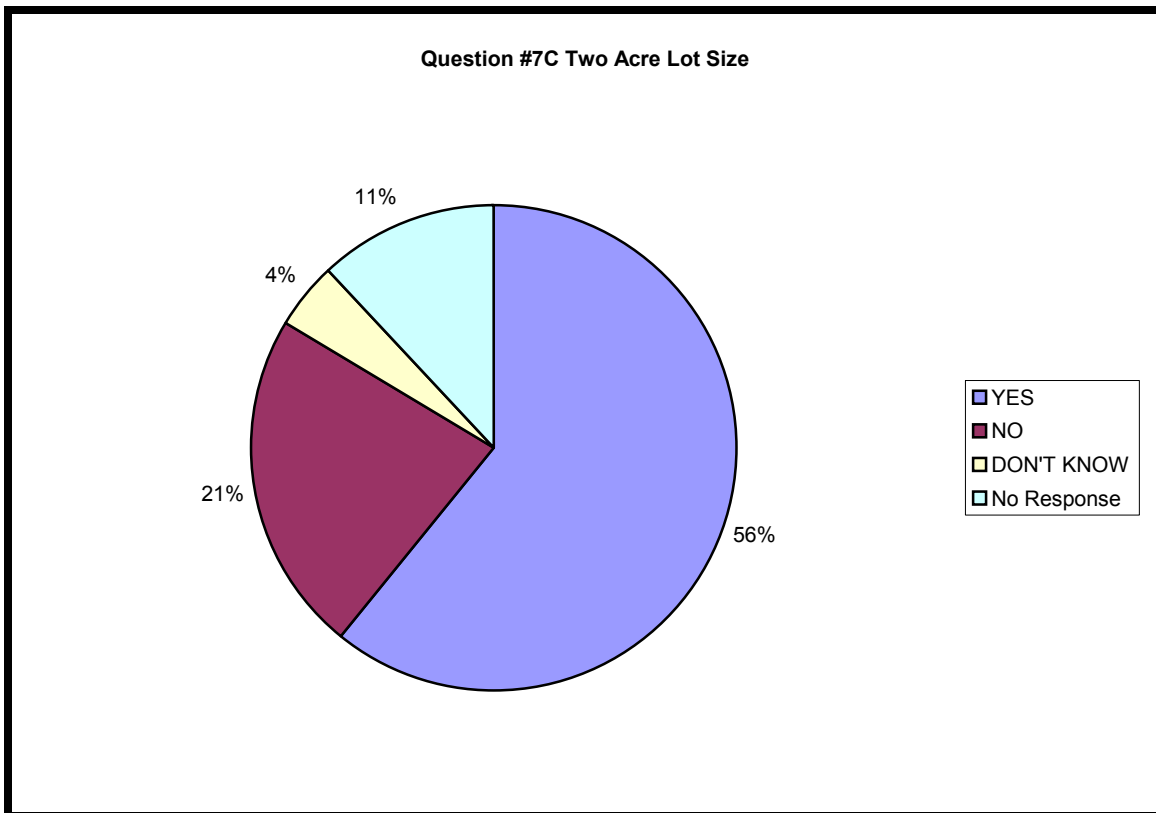
	YES	NO	Don't Know	No Response
QUESTION 7A: ¼ ACRE ZONING DENSITY	63%	16%	2%	11%



QUESTION 7.C. Should some residential areas, for example those areas without water, sewer or both, be zoned for minimum two-acre lot sizes to maintain the rural character of the community?

The next question asked if “some residential areas, for example those without water, sewer or both, (should) be zoned for minimum two-acre lot sizes to maintain the rural character of the community?” Fifty-six percent (56%) agreed with the statement, and 21% disagreed with the two-acre minimum residential lot size. Four percent (4%) responded “don’t know”, and 11% did not respond to the question.

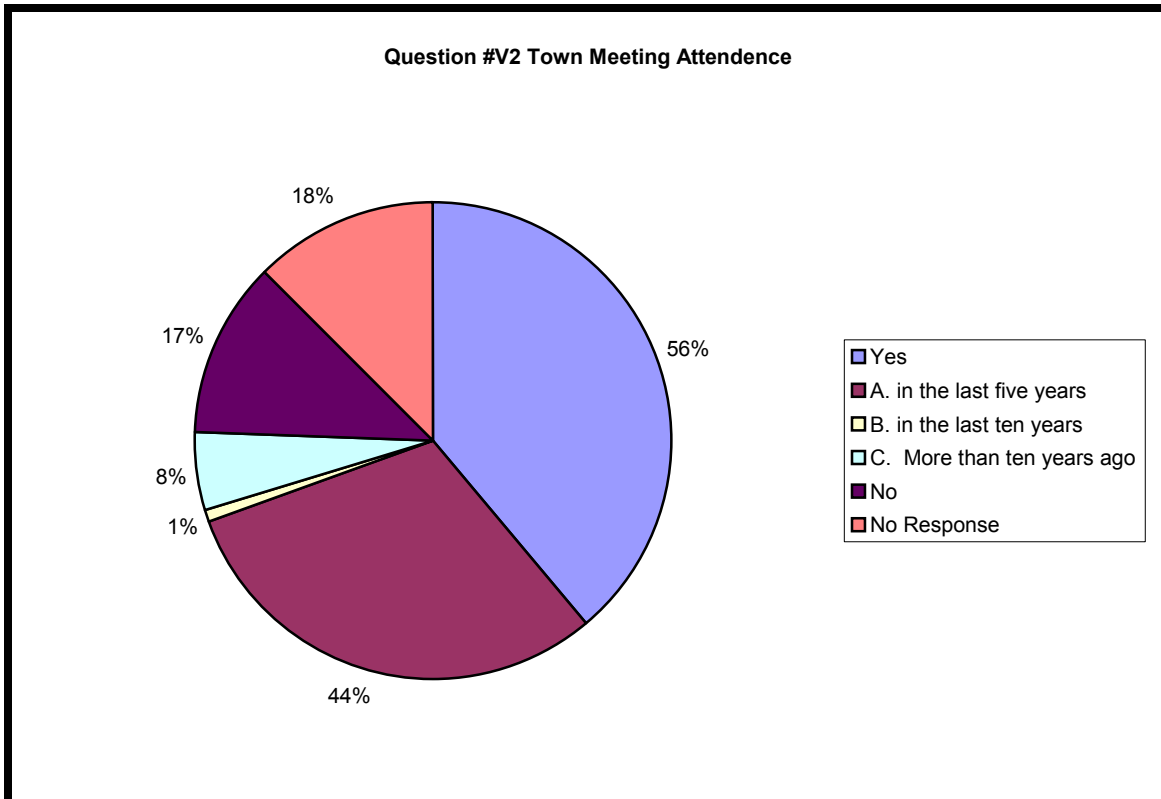
	YES	NO	Don't Know	No Response
QUESTION #7C: Two Acre Lot Sizes	56%	21%	4%	11%



VOLUNTARY INFORMATION

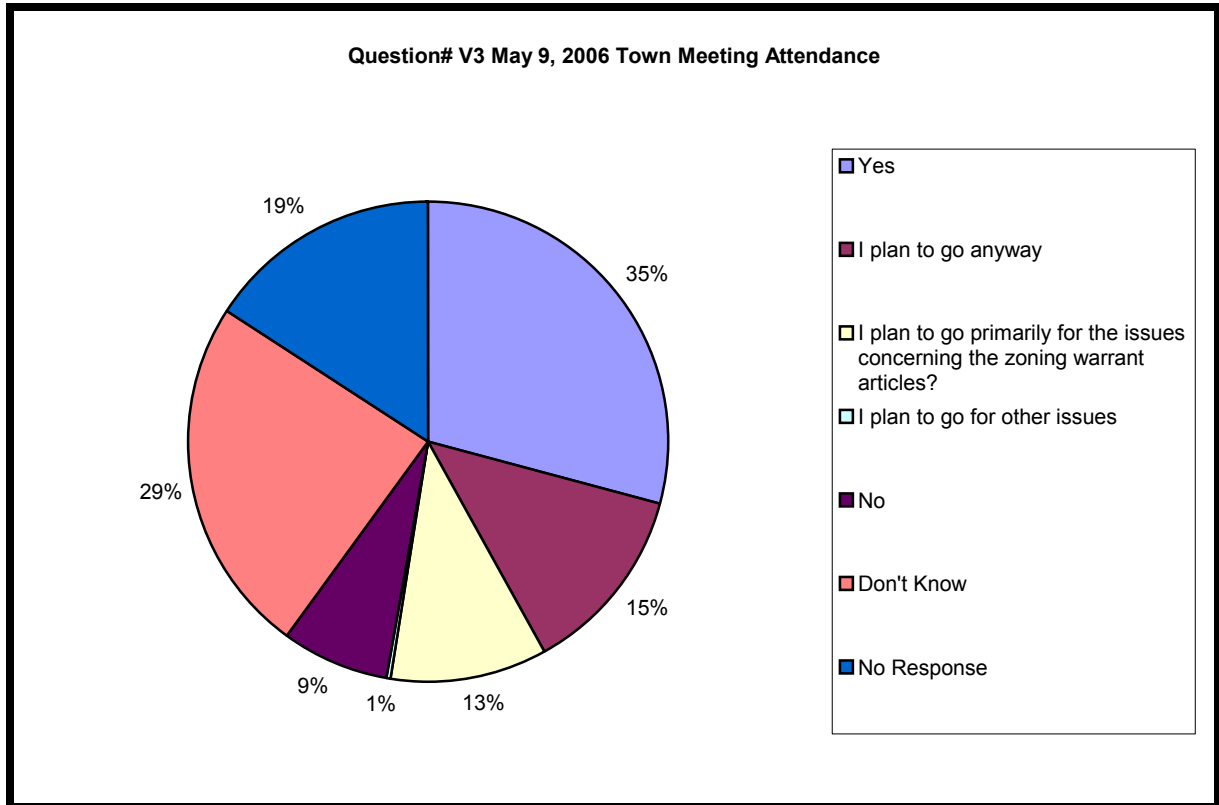
The following questions pertain to previous and future attendance at town meetings. The first asked “Have you ever attended a town meeting?” Fifty-six percent (56%) responded “yes” and 20% responded “no.” Forty-four percent (44%) said they had attended in the last five years, 1% said they had attended in the last ten years, 8% attended more than ten years ago. A fair percentage, 17%, stated that they had never attended town meeting, and 18% did not respond to the question.

Question	Yes	A. in the last five years	B. in the last ten years	C. More than ten years ago	No	No Response
V2 Town Meeting Attendance	56%	44%	1%	8%	17%	18%



The question was asked, if they will “attend the May 2006 town meeting containing zoning warrant articles.” Thirty-five percent (35%) said that they would attend, and 9% said “no” they would not, with twenty-nine % (29%) saying they “don’t know”, and 19% not responding. A second part of that question asked those who planned to go to town meeting what their motivation might be for attending. Of those responding, 15%”planned to go anyway,” and 13% “planned to go primarily for the issues concerning the zoning warrant articles,” with one percent (1%) planning “to go for other issues.”

Question V3 Town Meeting Attendance	Yes	I plan to go anyway	I plan to go primarily for the issues concerning the zoning warrant articles?	I plan to go for other issues	No	Don't Know	No Response
		35%	15%	13%	1%	9%	29%



Using these quantitative responses, which many people find it easier to answer by just checking-off answers, the following themes stand out. The majority of responding residents felt that there should be use-zoning for single-family homes; and that while there is support for multi-family housing the majority (44% to 35%, discounting the “don’t know” answers, and the “no responses”) felt that there should be use-zoning for multi-family housing.

Business and manufacturing received support especially when qualified. Thus there was strong support for home-based occupations, especially when they were the “right type of businesses” that fit well into the neighborhoods (74%). There was also strong support for distinct use-zoning for certain “types of manufacturing businesses” (79%). And with qualifications 74% felt that the right types of businesses, as well as housing should be permitted in the village centers.

The closest differences came with different parcels sizes, such as ¼ acre lots in village centers, with 33% in favor and 40% opposed. While 72% favoring similar lot sizes to what is in existence, nearly 2/3 of responders felt that one acre lot sizes should be maintained as are now. And, the majority (56%) thought the 2-acre zoning should be used to maintain the town’s rural character.

Finally, the answers to the town meeting questions indicated that, a majority (56%) of responders have attended town meeting in the past, and 35% said they planned to attend the next town meeting.

PART B- TEMPLETON'S QUALITATIVE SURVEY RESULTS

The results of the answers that were written into the survey have been quantified using general subsets, or general topic areas. The following is a result of the compilation of answers into the general topic areas cited in the surveys. Considering the 400 responses and the number of write-in answers received from residents this is a fair representation of the views of the respondents. It should be noted that many respondents either did not return any written answers, only quantitative check-off answers, and that others only answered some of the written response questions.

Although housing can be considered to be economic development, and recognizing that housing has a great economic impact on the entire town, the survey results have been divided into two parts in order that the results can be more easily understood. One deals with all the responses dealing with the wide general area of housing, and the second deals with all of the responses dealing with the area of economic development. This is a way to more easily understand the results and implications of the survey results.

HOUSING THEMES

The first is Housing Themes that were divided into originally into 34 topics. These themes are combined with similar responses. The first two combinations each had more than double the number of other individual responses. The first groupings of responses are those over 100. The largest number of responses (106) was for the creation of single-family districts. A much smaller number (15) asked for multi-family districts. Thus 121 residents preferred the idea of developing districts for single and multi-family housing.

The next largest (101) asked for no multi-family housing or condos. This can be combined with those who wanted no apartment complexes and no large apartments (17) bringing the total to 118. Some responders mentioned the number of units in a building such as not wanting more than two or three-family units in a building. And one (1) said that condos were ok.

The next grouping of responses expressed the theme of keeping the rural character of Townsend (53) as a goal. Some mentioned keeping the quaintness and small size, and even keeping the trees. One individual wanted to leave things the way they are now (1).

Next came building more multi-family housing (52) in town. This theme can be combined with more affordable housing (4) that relates to multi-family housing. The next largest grouping (38) advocated the contrasting point of view, no low-income housing. A number used Gardner as an unwanted example.

The next group advocated not building housing in village centers (32). The feeling expressed was that there was already enough housing in the villages. This can be contrasted with the next grouping that felt that multi-family should be built in villages and nearby (25). To these can be added the advocates for building single-family housing

near village centers (22). A much smaller group (4) suggested building cluster housing and creating new villages.

There were those that wanted to slow growth and regulate it (13), and those that wanted to limit all growth (6), with one (1) individual advocating ten acre lots to limit growth. To this group can be added those who wanted to see no new roads (5) as a way to limit growth. And there is the individual who wanted to leave things the way they are now (1). If these positions of slowing and limiting growth are combined they reach a larger number (21).

The next largest group (16) was looking for no housing development in commercial or industrial areas (zones). This is contrasted with those who thought that multi-family housing should be built near commercial and industrial development (2). And also those who favored building multi-family housing near the main roads (2).

There is a group that thought that new housing should relate to the available services and the amount of tax dollars the town can collect to pay for services and schools (10). Others in a similar vein wanted housing to be built on existing town sewers and town water (5). Some others felt that all homes that are passed by new sewer lines built for new developments should provide access to all houses on the sewer route (3).

A group of residents express that there is a need to build or expand schools as development continues to add families to the town (7). And six (6) were concerned about protecting the environment, and the encroachment of wetlands etc. by developers. Four (4) responders wanted no more mobile homes and mobile home parks. Several residents (2) wanted housing to be built with open space available for recreation.

Several responders (2) also expressed the need for elder/senior housing and one (1) stated they didn't want any new elder housing. And a final respondent felt that the new housing needed to be varied in design. Too many new houses looked similar.

Thus the largest number of residents wanted single and multi-family districts, keeping with the rural character of Townsend, including more multi-family and single-family housing that is not necessarily low-income housing. At the same time there is a sizable number that do not want multi-family, condos, or large apartments. The responses as to whether to build inside village centers, nearby centers or in rural areas, on main roads or in commercial areas present another contrasting of housing themes. There is interest in slowing or limiting growth, protecting town resources, preparing for the need to expand schools, and not adding mobile home parks.

TEMPLETON SURVEY
TEMPLETON HOUSING THEME TOTALS IN DESCENDING ORDER

102	Single Family District	102
101	No Multi Family / Condos	101
53	Keep Rural Character	53
52	Build More Multi Family Housing	52
43	More Single Family anywhere	43
38	No Low Income Housing	38
32	Housing Not in Village Centers, Enough	32
24	Build Multi Family in Villages and Nearby	24
22	Build Single Family Near Village Centers	22
17	No Apartment Complexes/large Apartments	17
16	No housing in Commercial and Industrial areas	16
15	Multi Family District	15
14	No single Family	14
13	Slow Growth, Regulate it	13
10	Housing equal to avail. Services/taxes	10
7	New School with Increased Development	7
6	Protect Environmental Impacts	6
6	Limit all Growth, 10 acre lots	6
5	No New Roads	5
5	Build Housing on Town Sewers and Water	5
4	More Affordable Housing	4
4	Build Cluster Housing and create Villages	4
4	No Mobile Homes or Parks	4
3	Access to all New Development Sewers	3
2	Build Housing With Open Space for Recreation	2
2	More Elder Housing	2
2	Multi Family near Industrial/Commercial	2
2	Multi Family Near Main Roads	2
1	Build Different Designs	1
1	Leave Things the Way They Are	1
1	Condos OK	1
1	Multi Near Village Centers	1
1	Multi Family in Rural areas	1
1	No Elder Housing	1

ECONOMIC DEVELOPMENT

In this section on Economic Development, as in the previous section, the results of the answers that were written into the survey have been quantified using general subsets, or general topic areas. As with Housing, the following is a result of the compilation of answers into the general topic areas cited in the surveys. Considering the 400 responses and the number of write-in answers received from residents this is a fair representation of the views of the respondents. It has been noted that many respondents either did not return any written answers, or only quantitative ones, and that others only answered some of the written response questions.

Although housing can be considered to be economic development, and recognizing that housing has a great economic impact on the entire town, these survey results have been divided into two parts in order that the results can be more easily understood. The previous section dealt with Housing and this one deals with Economic Development in the Town of Templeton.

In the responses to Economic Development one topic group stands out as more than double all others except one, and it is one-third higher than that one, this is home-based businesses. There is a great deal of support for home-based businesses (164) with a qualifier that it depends on the type and impact on neighbors. This grouping suggested numerous types of business that included: any crafts, B&B, art studios, childcare, accounting, mail order, and computers. The feeling is strong in the community that home-based businesses are a good thing and should be supported with the qualifiers that were mentioned.

The second largest support comes for the addition of consumer related businesses and services to the community (106). The list of desired businesses includes: quality retail stores, restaurants, grocery and supermarkets, electronics, CPA, barber, hair salon, health care, wood, medical, legal, and banks. Again it depended on the type of businesses and services, and a number of responders supported family-run businesses. There was the contrasting opinion by twenty responders (20) that there should be no home-based businesses. In contrast again there were those who didn't want the "big box" type stores and those who specifically mentioned wanting Wal-Mart and large supermarkets.

There was good support for clean, small businesses and manufacturing (69). In that vein there was a strong feeling that this meant low traffic, sight, smells, and sound (42), no pollution, being invisible, and not dirty (33), and one that keeps it clean and environmentally friendly (24). This was contrasted (to some degree) with those who wanted no business including auto salvage, manufacturing and even fast foods, or motor sports (67). To these can be added those who specifically wanted no dumps or waste disposal, no chemical plants, no junkyards, and no incinerators. Except for the theme of no new businesses, the rest can be reconciled. Thus most of this general area of clean businesses and manufacturing (235) seems to be supporting that theme. Add to that the responders who favored all businesses, with no preferences (46), and this category seems

to have a great deal of support. The one contrasting suggestion was to create a waste disposal site in order for the town to derive an income stream (2).

In the general area of the location of businesses and manufacturing, there are some contrasting views. Some residents responded that there should be no new businesses in the villages (10), while others say yes put the new businesses in the villages (7). Some wanted to encourage business development along Route 2 and 2A (7). With manufacturing there was support for keeping manufacturing where it is now (9), and the development of an industrial park (6).

A substantial number felt that there should be no adult entertainment, nightclubs, bars, and taverns (31). And that whatever businesses enterprises were developed should provide jobs and employ residents (8). Four (4) responders were interested in public safety if villages were developed; specifically fires and crime that they felt would be increased. And two (2) responders wanted there to be adequate parking if new businesses were developed.

There clearly seems to be a mandate for the development of clean, invisible, environmentally friendly businesses and manufacturing. While there are a number who want no business, and no dirty type of business, and there is a large majority who favor business and manufacturing. The strongest support comes for home-based that are also clean of sight, sound, smell, and disturbances to their neighbors. The location of businesses and manufacturing differ somewhat, but keeping manufacturing where it is now, and developing it in the areas near routes 2 and 2A, or in a new industrial park seem to be a positive blending of ideas for sites for future development.

TEMPLETON SURVEY ECONOMIC DEVELOPMENT THEMES

Home-based business, any crafts, B&B, art studios, childcare, accounting, (landscaping), mail order, and computers. Depends on type.	164
Quality stores, restaurants, retail, grocery, electronics, coffee shops, CPA, barber, health care, hair salon, Wood, medical, legal, banks. Family owned, and depends on type of business	106
Clean, small businesses and manufacturing	69
No businesses, auto salvage, manufacturing, fast food	67
All businesses, no preferences	46
Low traffic, sight and sound	42
No dumps, chemical plants, junk yards or incinerators	37
No Pollution, invisible, and not dirty	33

No Adult entertainment, night clubs, taverns	27
Keep it clean and environmentally friendly	24
No home based businesses	20
No business in villages	10
Keep manufacturing where it is now	9
Employ residents in business enterprises, jobs	8
Yes Put businesses in villages	7
Put business development on Route 2 and 2A	7
Develop an industrial park for manufacturing	6
Village develop, public safety, crime and fire	4
No Bars	4
Create a waste disposal site for town income	2
Too many off road vehicles, no C.H. Motor Sports	2
The need for parking related to development	2

SURVEY INSTRUMENT

TO:	ALL HOUSEHOLDS WITHIN THE TOWN OF TEMPLETON
FROM:	Planning Board, Town of Templeton
RE:	Opinion Survey – Land Use and Zoning
DATE:	March 20, 2006

The rate of growth in Templeton has risen and local officials are concerned about that growth. Since 1967, the Planning Board has been working on creating a zoning package for Templeton that would address some growth issues, protect the value of the properties of residents and business owners while also protecting the character of our community. To those ends the Planning Board needs input from the residents of the Town of Templeton in order to develop improvements to the existing zoning bylaw to maintain the rural character of the community, increase the level of protection of property owners and balance the desire to encourage residential and commercial growth in appropriate areas while preserving open space and natural resources. *To accomplish the afore-mentioned goal the Planning Board values your opinion and needs your help!*

By state statute, the Planning Board must hold a public hearing concerning proposed zoning changes prior to a Town Meeting. While one public hearing has been held (February 14, 2006) and at least one more public hearing will be held (7:00 PM, March 30, 2006 at NRHS/NRMS), the Planning Board wants to hear from all residents concerning land use and zoning issues in the community. The members of the Planning Board and the Citizen Advisory Bylaws Committee need as much input as possible from residents in order to create “informed” and well-thought-out zoning bylaws for the Special Town Meeting to be held on May 9, 2006 (within the Annual Town Meeting to be held on the same date). Therefore, the Planning Board, Citizen Advisory Bylaws Committee and the Montachusett Regional Planning Commission (MRPC) respectfully request your input into the enclosed opinion survey.

PLEASE SUBMIT THE SURVEY IN THE ENCLOSED SELF-ADDRESSED AND STAMPED ENVELOPE TO THE MRPC NO LATER THAN MARCH 31, 2006.

If you have any questions, comments or concerns, please contact any or all of the following:

- Board of Selectmen, 640 Patriots Road, meets the 2nd and 4th Mondays of the month starting at 6:30 PM. Gerald Skelton Chairman, Carol Skelton Town Coordinator can be contacted at 978-939-8801 and selectman@templeton1.org.
- Planning Board, 640 Patriots Road, meets each Tuesday night of every month starting at 6:30 PM. Cindy Fontaine, Chairman, Planning Board can be contacted at 978-939-5530 and planning@Templeton1.org.
- MRPC, R1427 Water Street, Fitchburg, meets the last Tuesday of each month starting at 7:00 PM. Glenn Eaton, Director of Planning and Development with the MRPC can be contacted at 978-345-7376 and geaton@mrpc.org. (The MRPC is under contract with the Town of Templeton to provide services related to local land use and zoning education, planning and mapping tasks.)

SURVEY - LAND USE AND ZONING BYLAWS - TOWN OF TEMPLETON

QUESTION 1. Should there be distinct “use zones” in the Town of Templeton for single-family homes/housing? Yes __, No __, Don’t know __.

If “Yes”, where would you propose that single-family homes be encouraged?
_____.

If “No”, where would you propose that single-family homes not be encouraged?
_____.

QUESTION 3. Should certain “home-based-occupations” be allowed in residential areas and neighborhoods? Yes __, No __, Do not know __, Depends on the type of “home-based occupation” ____.

If “Yes”, what types of “home-based occupation” would you like in Templeton?
_____.

_____. If “No”, what types of businesses would you not like in Templeton?
_____.

QUESTION 5. Should there be distinct “use zones” in the Town of Templeton for certain manufacturing purposes? Yes __, No __, Depends on the type of manufacturing business __. Don’t know __.

If “Yes”, what types of businesses would you like in Templeton? _____.

_____. If “No”, what types of businesses would you not like in Templeton? _____.

QUESTION 2. Should there be distinct “use zones” in the Town of Templeton for multi-family homes/housing (2 units or more per structure)? Yes __, No __, Don’t know __.

If “Yes”, where would you propose that multi-family homes be encouraged?
_____.

If “No”, what types of multi-family homes would you not like in Templeton?
_____.

QUESTION 4. Should there be distinct “use zones” in the Town of Templeton for certain businesses? Yes __, No __, Do not know __, Depends on the type of business ____.

If “Yes”, what types of businesses would you like in Templeton?
_____.

_____. If “No”, what types of businesses would you not like in Templeton?
_____.

QUESTION 6. Should housing and some types of businesses be allowed in the four village centers (such as Templeton Center, East Templeton, Baldwinville and Otter River)? Yes __, No __, Depends on the type of business __. Don’t know __.

If “Yes”, what types of businesses would you like in Templeton’s villages? _____.

_____. If “No”, what types of businesses would you not like in Templeton’s villages? _____.

IF YOU WOULD LIKE TO ADD ANY COMMENTS CONCERNING QUESTIONS 1-6 ABOVE, PLEASE FEEL FREE TO WRITE YOUR COMMENTS BELOW.

7. INFORMATIONAL: Based upon recent research by the Templeton Planning Board, the average lot size in the four village centers (Templeton Center, East Templeton, Baldwinville Village and Otter River Village) is approximately ¼ acre (although some parcels are smaller and some are larger). Throughout Templeton, current zoning requires a minimum of one acre of land and a minimum of 150 linear feet of “frontage” (the boundary of the parcel of land along a town-accepted street) in order to construct a home. Please now proceed and answer QUESTIONS 7.A., 7.B. AND 7.C.

QUESTION 7.B. Should one-acre minimum zoning per house lot be maintained throughout the community?
 Yes ___
 No ___
 Don't know ___.

QUESTION 7.A. Should certain area in the community be “zoned” for different parcel sizes, such as ¼ acre lots in village centers?
 Yes ___
 No ___
 Don't know ___.

If you answered “Yes” to QUESTION 7.A., should lot sizes in “village centers” be similar to those in existence?
 Yes ___
 No ___
 Don't know ___.

QUESTION 7.C. Should some residential areas, for example those areas without water, sewer or both, be zoned for minimum two-acre lot sizes to maintain the rural character of the community?
 Yes ___
 No ___
 Don't know ___.

IF YOU WOULD LIKE TO ADD ADDITIONAL COMMENTS CONCERNING QUESTION #7 ABOVE, PLEASE FEEL FREE TO WRITE YOUR COMMENTS BELOW.

IF YOU WOULD LIKE TO ADD ADDITIONAL COMMENTS CONCERNING THIS SURVEY AND OTHER LAND USE AND ZONING ISSUES IN TEMPLETON, PLEASE FEEL FREE TO WRITE YOUR COMMENTS BELOW.

Voluntary information:

<p>1. Number of persons in household: ___ Ages of all persons in household: _____ _____ Length of residence in the Town of Templeton: ___ (years)</p>	<p>2. Have you ever attended a town meeting? Yes __, No ___ --- If “Yes”, please check off the appropriate statement: A. I have attended a town meeting in the last five years __; B. I have attended a town meeting in the last ten years; OR, C. I have attended a town meeting more than ten years ago. ____; D. I have never attended a town meeting ____.</p>
	<p>3. Will you attend the May 2006 Town Meeting containing zoning warrant articles? Yes __, No __, Don't know __. If “Yes”, do you plan to attend because: A. I plan to go anyway __; B. I plan to go primarily for the issues concerning the zoning warrant articles __; OR, C. I plan to go primarily for other issues – please list those issues here: _____</p>

USE ADDITIONAL SHEETS IF NECESSARY TO ANSWER ANY ABOVE QUESTIONS