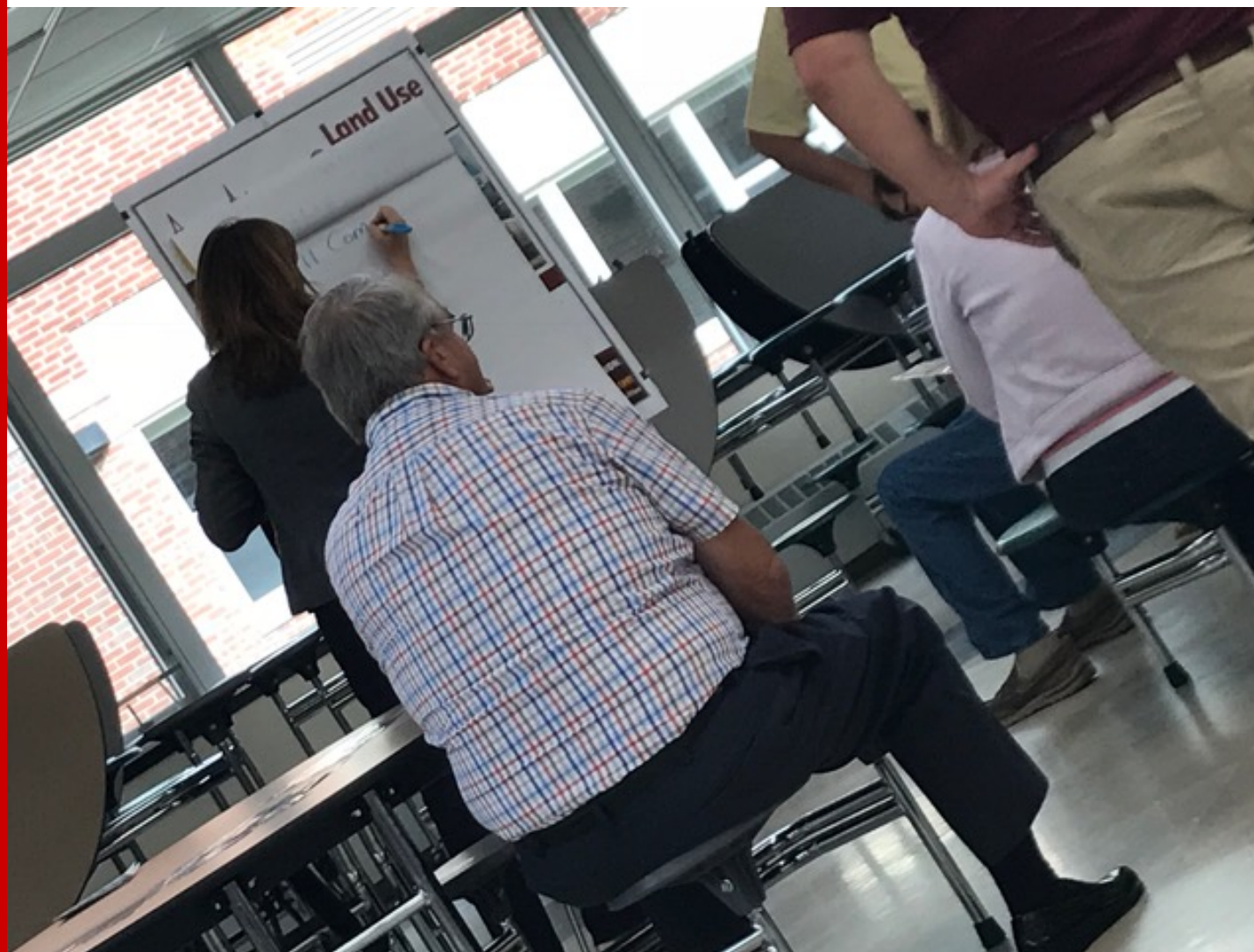


VISIONING DAY

Saturday Sept. 22, 2018

Wachusett Regional High School



Thanks to Everyone Who Participated!

Andrew Schiller ◦ Susan Ehman ◦ Sharon Foust ◦ David F. Mills Jr. ◦ Jane Dye ◦ Charlene Griffin ◦ Ken Mills ◦ John Vining ◦ Patty Walton ◦ Graham Merk ◦ Kathy Merk ◦ Stephanie Adams ◦ Cynthia Spellane ◦ AnnMarie Mruzek ◦ Bab Dyer ◦ Gerry Kersus ◦ Kathy Gersus ◦ Sarah Edmonstone ◦ Kimball Gross ◦ Dan Marinone ◦ Loraine Marinone ◦ Joseph Flournoy ◦ Charles Canias ◦ Craig Smith ◦ Cindy Smith ◦ Steven D'Aquila ◦ Maleah Gustatske ◦ Grade Blydenburgh ◦ Holly Nylander ◦ Kathleen Jacobi

A Special Thanks to:
The Master Plan Steering Committee
Town Manager's Office
Wachusett Regional High School for hosting
Abby Flournoy for childcare and photography



HOLDEN MASTER PLAN 2019

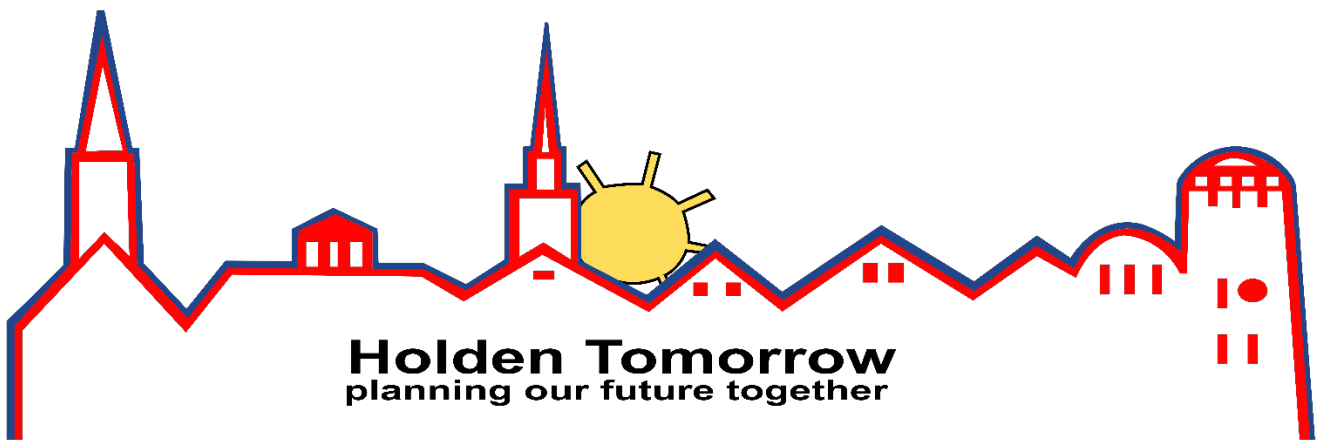


Visioning Day for the 2019 Holden Master Plan was a success! Participants were invited to participate in a charrette during which they were divided into groups. Each group was seated at a round table and presented with a topic pertaining to a designated Master Plan Chapter. Topics included: Land Use, Transportation and Circulation, Cultural and Natural Resources, Public Facilities, Housing and Population, Economic Development, Town Services and Facilities, and Open Space and Recreation.

At each table, for each group, there was a facts poster which included information about the town relative to the topic at hand. Each group of participants was asked to read over the facts poster and then brainstorm for 5 minutes about the "assets" for Holden relative to the topic and 5 minutes about the "challenges" relative to the topic. Responses from individuals were written down on easel boards.

After this exercise was completed, the groups rotated to a different table, where they were confronted with a different facts poster and they repeated the brainstorming exercise. Groups were rotated among the different topics a total of four times. At the conclusion of the rotations, each participant was given a total of 8 green sticky dots. Participants were asked to circulate among the responses written on the easel boards and to vote on responses that they felt were the top "assets". Participants were then given 8 red sticky dots and told to vote on the responses that they felt were the top "challenges."

Following the exercise responses were documented and tallied. The results are provided in this report.



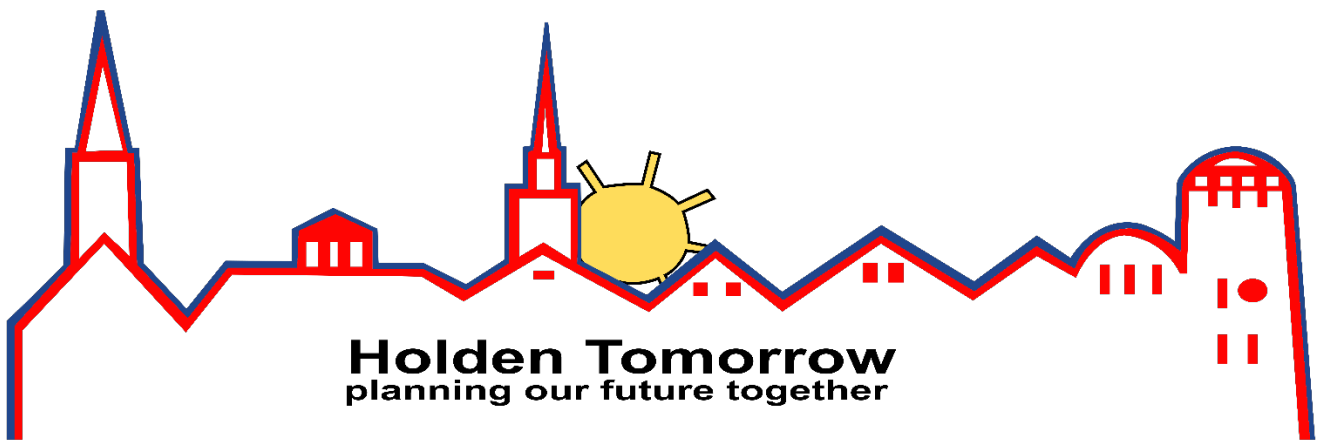
Topic: Land Use

Assets	Score
Main St. Commercial/Historic Small Town Feel	10
Protect Open Space	10
Small Businesses	5
Existing Farmland	4
Industrial Area	2
Passive Recreation (Hiking)	2
Centralized Residential	2
Recreational Areas	1
Like Small Town Residential Feel	

Total Votes 36

Challenges	Score
Need More Industrial Land Uses	9
Too Much Residential Land Uses	8
Need More Diverse Housing Options (ex: Accessory Apts.)	7
Smaller Commercial Uses	6
Small Commercial - Younger Adult Land Uses (Cafes, Shops)	2

Total Votes 32



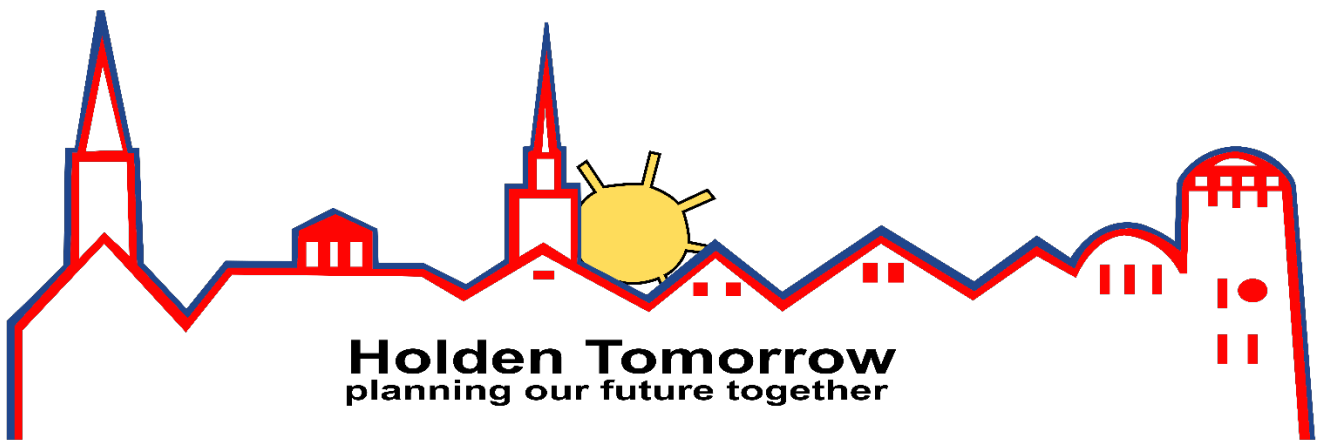
Topic: Economic Development

Assets	Score
Good School System	7
New Small Businesses (Meola's, Seven Saws)	6
Town Character/Village Center	6
Industrial Park	4
Stability In Tax Rate (Single Tax Rate)	4
Good Town Services	3
Our Population	1
Well-kept Properties	1
Balance Of Agriculture	1
Underground Utilities	1
Open Space	1
Sign Bylaws	
Safe Community (MSP)	

Total Votes 35

Challenges	Score
Empty Properties/Lots	10
Over-Developing	9
Traffic	8
Lack Of Commercial Tax Base	3
More Diverse Business (i.e. Walgreens/Rite Aid)	3
Market To Industrial Businesses In Industrial Park	3
Shared Solar Accessibility (Panels In Industrial Park)	2
Highway Access	1
Offset Residential Growth	
Attract/Market Businesses	
Parking In Commercial Zones	
Public Transit (Elderly, Weekends, Nights)	

Total Votes 39



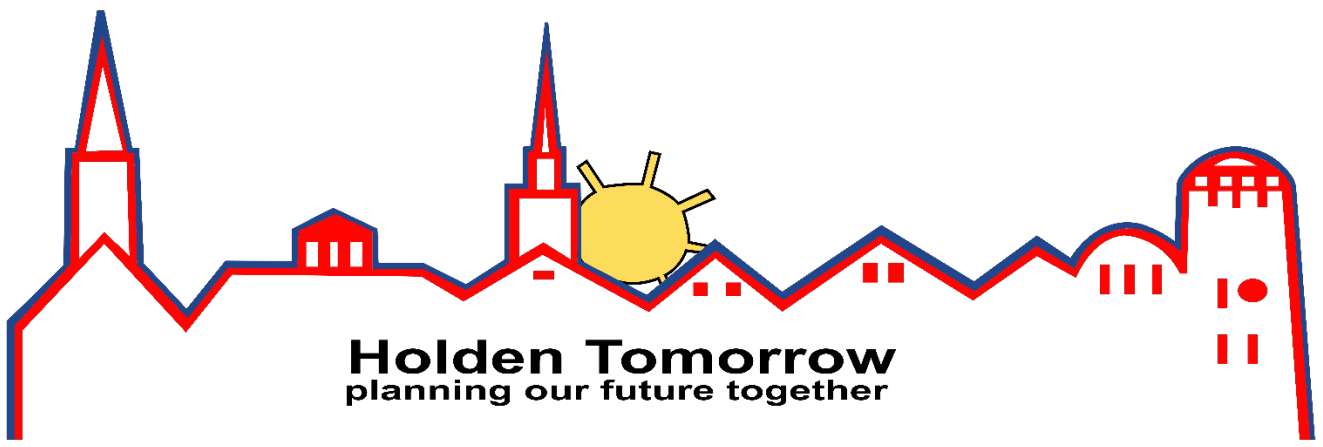
Topic: Housing

Assets	Score
Jefferson Mill Converted To Housing (Potential For Tax Income, Without Adding Children To Schools)	9
People Want To Live Here & Attend Our Schools	7
Safety	5
Beautiful Neighborhoods	3
Re-Utilization Of Town Property	2
Involved Populace	1
Fair Zoning	
Housing Prices Going Up (Asset For Those Living Here)	
Parity With Neighborhoods	

Total Votes 27

Challenges	Score
Too Many Large Houses (Over-crowding Schools)	12
Traffic	9
No Easy Connections To Interstate	8
Schools Are Too Small For Population Growth	2
Town Services Are Stretched	2
Funding To Allow Town To Acquire Open Space	2
Need Connector Roads	2
Huge Education Issue As To Cost Of Single Family Housing	1
Need More Starter And Aging-in-Place Homes	1
More Senior Housing (New & Cool)	1
Affordable Rentals	1
Population Diversity	1
Rolling Cap For Housing Not Working	
Lack Of Diversity	
Encourage Light Industrial Areas	
More Professional/Health Services	
Equation Of Housing To School Growth Not Equal	
Master Plan For Housing Growth	

Total Votes 42



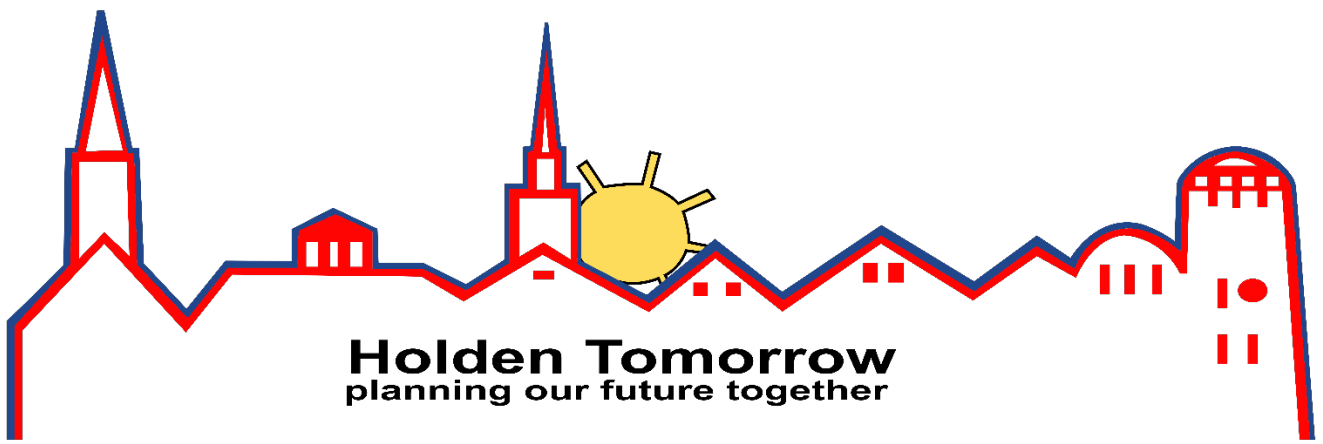
Topic: Open Space and Recreation

Assets	Score
Eagle Lake	18
Pool	7
Agricultural Land and Agricultural Committee	7
Rec Fields	3
Rail Trail	3
Trout Brook	
Hiking Trail - White Oak Aud.	
Unionville Pond	
Chaffins Pond	

Total Votes 38

Challenges	Score
Save Eagle Lake (Dam)	12
Unknown Access To Public Space	4
Indoor Facilities	4
Maps	3
Development – May Need To Protect Open Space	3
Rec. Field Quantity/Crowding	1
Handicap Access Playground	1
Dog Walking Areas/Parks	
Davis Hill Rec. Fields Flooding	

Total Votes 28



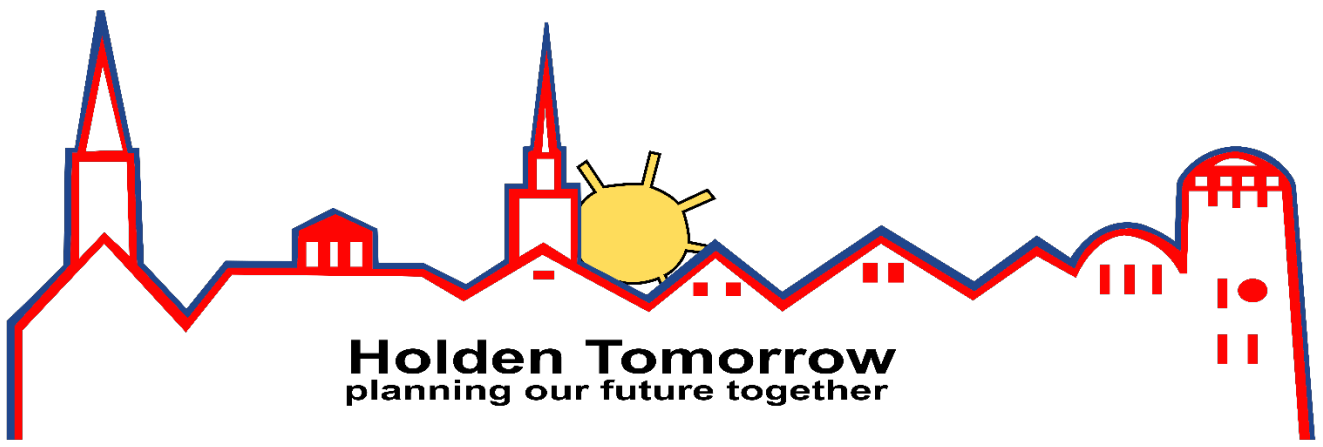
Topic: Natural/Cultural Resources

Assets	Score
Eagle Lake	17
Library	11
Rail Trail	3
Farms/Ag Lands	4
Red Barn	3
Undeveloped Land	2
Community Events	2
Trout Brook	1
Jefferson Mill (Potential)	1
Historic District	1
Bandstand	1
Holden Woods	1
Cluster Open Space	
Cemetery	
Grange	
Hendrick's	
Holden Hills	
Dawson Rec.	
Town Hall	
Reservoirs	
Sledding At Holden Hills	
Community Gardens	

Total Votes 47

Challenges	Score
Protect Eagle Lake, Quality And Use, ADA Accessibility	19
Holistic Communication Of Assets	5
Invasive Species Of Weeds	4
Upkeep Of Dawson Rec.	3
Ownership Of Eagle Lake Dam	3
Dog Park	2
Upkeep Of Historic Buildings	2
Swimming At Eagle Lake	2
Multi-Use, Multigenerational Rec .Uses (Maybe At New DPW Site)	1
Access To Reservoirs	1
Expand Use Of Tennis → Pickleball	1
More Publicity Of Resources	
Maintain Town Garden	
Central - Park (Rec. Walking Playground)	
Access To Historical Buildings	

Total Votes 43



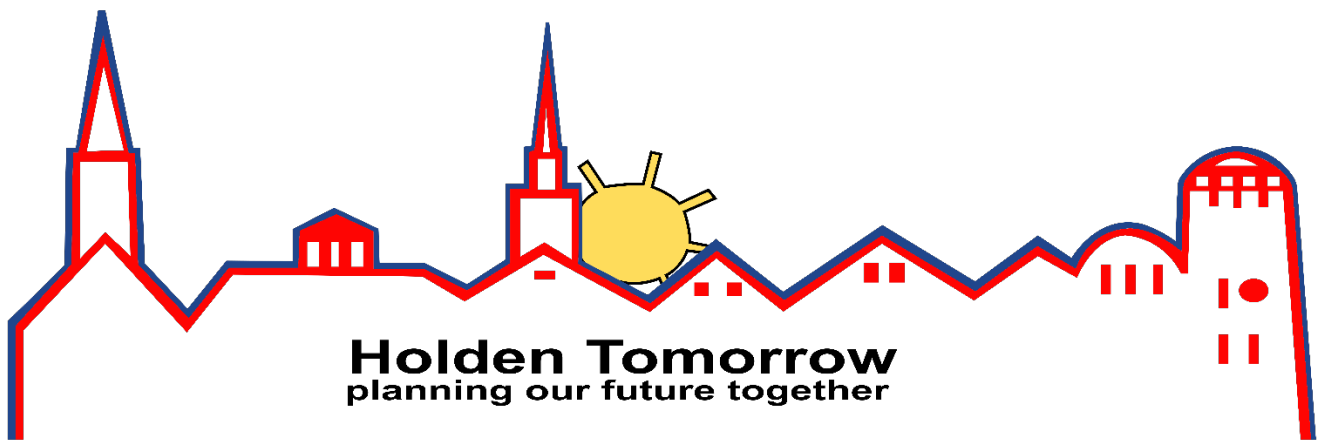
Topic: Facilities & Services

Assets	Score
Schools	15
Eagle Lake	11
Light Department (Consistent, Reliable, Affordable, Good In Storms)	6
Gale Library	5
Wachusett Regional Recycling Center	4
Emergency Services (Esp. Ambulances)	6
Good Snow Removal	2
Senior Center Facility & Programs	2
Rail Trail	2
Water & Sewer	1
Sidewalk Quantity	1
Recreation Department Diversity Of Service	1
Trash & Recycling	
Senior Center	
Public Safety Dispatcher's "Are You Ok" Daily Check In Call	
Retail Business District	

Total Votes 56

Challenges	Score
Traffic On Main St.	7
Improve Eagle Lake	7
Brownfield Area - ECC 18 Industrial Drive	6
Increase Green Energy, Retrofit Existing	6
More Cable Choices	8
Full Day Kindergarten School Funding	5
More Broad-Based Community Events	2
Welcome Packets For New Residents	2
Public Transportation	1
Places For Teens/Youth Services	1
Worcester Water	1
Town Common	1
Over-Crowded Schools	
Limited Space & Use Of Public Buildings	
Hendrik's Building	
Rec. Dept Activities For Preschoolers	

Total Votes 47



Holden Tomorrow
planning our future together

Topic: Transportation

Assets	Score
Proximity To I90, Worcester	8
Sidewalks On Main St Are Good - Limited In Other Locations	6
Excellent DPW Service	5
Not Many Traffic Lights	2
Road Maintenance Vs. Other Towns	2
Can Use Rail Trails To Go Places	1
Senior Bus System	1
Uber Availability	1
Proximity To Highway	
Some Transportation For Elderly	
Van Service To Appts → WRTA	
Extended Sidewalks	
Town Keeps Sidewalks Clear	

Total Votes 26

Challenges	Score
Funnel On Main St. At Rush Hour → How To Plan For Rutland Expansion	8
Connector 56/68 → I90	4
Left Turn On Main To 31 Needs Green Arrow	3
Traffic	2
Light @ 122 & Highland (31) Needs Left Signal	2
WRHS in AM/PM	2
Limited Sidewalk Connectivity	2
Rutland Bypass	2
Lack Of Rail Service, Public Transit In General	4
Commute Times To Higher Paying Jobs (Metro West) → I90 Is Not The Answer	2
No "Park & Ride" Areas For Commuters → Industrial Dr, Jefferson	1
Quinipoxet (And Other Side Roads; Railroad Crossing Is A Mess) Being Used As Cut Throughs To I90 And Not Equipped	1
AM Congestion	
Limited Bus Services	
Secondary Roads/Connectors	
Bus Stops & Intersections Should Be Plowed When No Sidewalks & For Visibility	
No Connections B/T Rail Trail Sections	
"Interesting"/Dangerous Intersections Down Town	
Pedestrian Crossings On Main St = Dangerous And Limited	
Extended Sidewalk On 68 From Rutland Is Not Maintained, Impassible	

Total Votes 33