

STRATEGIC HOUSING PLAN

Community Survey Summary

Introduction

As part of the public engagement process for the Wellesley Strategic Housing Plan, project consultants Barrett Planning Group hosted a community survey from October 14 to November 25, 2024. Designed to assess attitudes about housing in Wellesley and potential housing-related strategies, the survey was publicly available in digital and print formats and included questions about the respondent’s affiliation with Wellesley to enable cross tabulation of results (e.g. resident or non-resident; homeowner or renter; voting precinct; etc.).

Outreach & Availability

To encourage participation, the survey was available online in English, simplified and traditional Chinese, Portuguese, Russian, and Spanish; while promotional flyers included survey information in each language, all participants took the English version. In addition to the online survey, the Town made paper copies available at the Tolles Parsons Senior Center and the Wellesley Free Library’s three branches (Main Library, Hills Branch, and Fells Branch). Town staff posted news items on the Town’s website and social media, included information in townwide utility mailers and the Senior Center newsletter, and reached out to the Wellesley Public Schools, municipal boards and committees, and rental property managers. Barrett also sent information to an extensive project email list including residents who had previously participated in an interview or community meeting for the Strategic Housing Plan, Town staff, local officials, members of the business community, contacts from the three colleges within Wellesley, and more.

Most of the **1,542 participants** responded via the online survey, which was distributed through unique collector URLs and QR codes to assess the effectiveness of various outreach methods. The Social Pinpoint code created for the [project page](#) (also linked on the Town website and Town social media posts) generated the most responses with 1,025 initiated surveys, followed by the Town-wide utility mailer (410). The table below shows survey totals from all online collectors that yielded responses, as well as the total of paper copies received. In total, **1,426 residents** and **116 non-residents** submitted surveys included in this analysis.*

Source	Surveys Launched*	Surveys in Analysis*
Social Pinpoint	1,025	977
Utility Mailer	410	397
Email Blast	123	112
Town Website	20	20
COA Newsletter	12	12
Printed Flyers	11	11
Paper Copies	13	13
Total	1,614	1,542

*Initiated surveys where the user did not advance past preliminary background questions are omitted from analysis.

Sampling & Interpretation

This survey allowed those able to participate to express opinions about housing-related topics pertaining to Wellesley. Like many community engagement opportunities, such surveys often rely on “self-selected sampling” rather than random sampling methods intended to yield reliable *broadly transferrable* results. Convenience sampling methods inherently favor more readily available participants – i.e. those who know about, are interested in, and can participate in the activity. Factors influencing participation may include outreach methods, personal motivation or interest in the topic, availability of time, access to technology, having the bandwidth to participate thoughtfully, and more. As such, findings should not be taken as a true representative sampling of resident opinions.

Instead, community surveys aim to **increase resident involvement in civic processes** and provide a relatively accessible path for interested participants to guide local decision-making. Such surveys ideally **capture a breadth of perspectives** that, alongside takeaways from other community engagement opportunities such as public meetings, allow **patterns and themes** to emerge and shape the planning process.

Community Context

Self-selected sampling can amplify existing disparities in access to civic engagement and privilege within the public participation process. Comparing the demographic and socioeconomic makeup of survey respondents to the broader community allows the Town to identify underrepresented groups and work to improve future outreach efforts accordingly. As shown in the **pink comparison boxes** on pages 3 and 8 of this summary, some disparities exist between those who took the survey and the general population of Wellesley. To wit — compared to Wellesley’s population and households, survey participants responding to these background questions were **MORE LIKELY** to:

- Be age 55 or older
- Live in a 2-person household or with at least one person age 65+
- Own their home
- Live in a detached single-family home
- Identify as White or Caucasian
- Live in Precincts B, C, or D

Conversely, among other differences, they were **LESS LIKELY** to:

- Live alone or in a household with 3+ persons
- Have school-aged children
- Rent their home
- Identify as Asian or Asian American
- Live in Precincts B, F, or G

Informing the Strategic Housing Plan

To date, community engagement opportunities for the Wellesley Strategic Housing Plan have included small group interviews and two community meetings, all of which have been summarized to document key takeaways and themes. **Together with findings from these previous efforts, survey results will inform strategies included in a draft strategic plan.**

In addition to public input, other factors influencing the document’s recommendations may include:

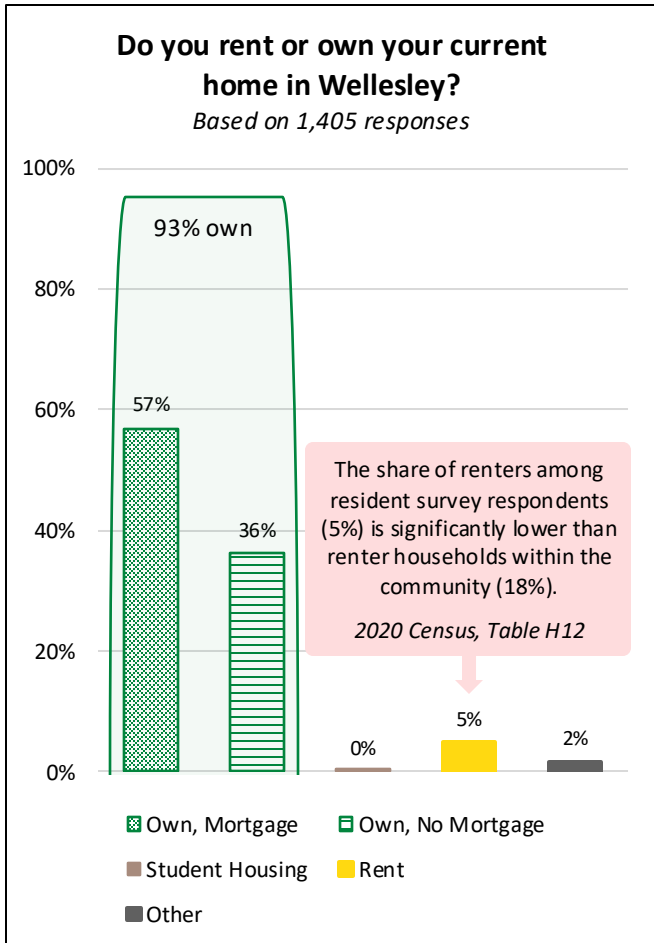
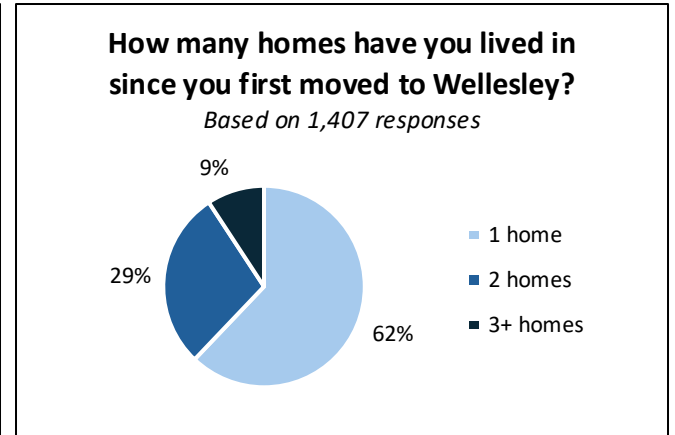
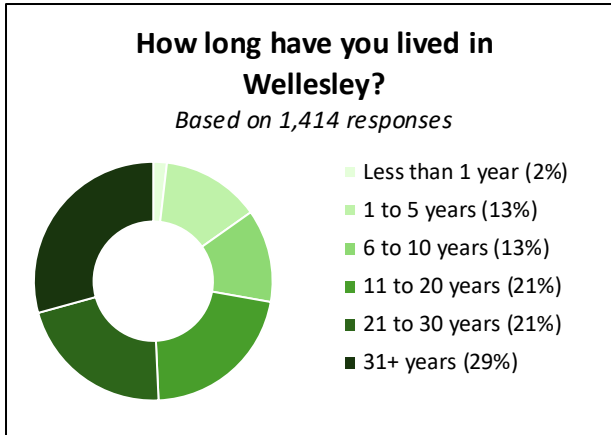
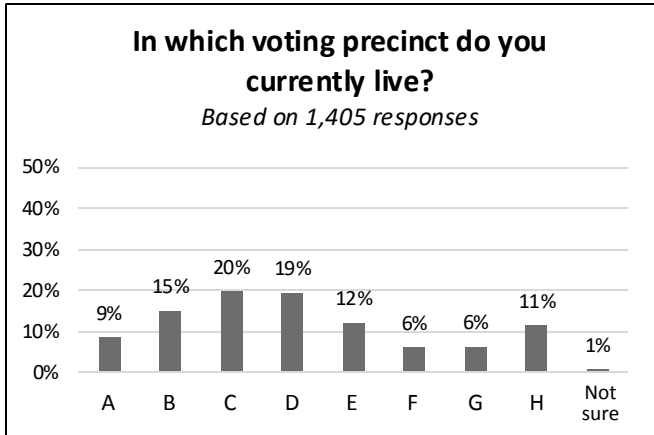
- Findings, goals, and resident input from community-wide plans such as the Unified Plan (2019), Open Space and Recreation Plan (2022), and Housing Market Study (2022)
- Gaps between the community’s housing market and documented local, regional, or statewide needs
- Past population, household, and market trends and related projections
- Existing conditions influencing housing development (including factors that both *limit* or *encourage* opportunities)
- Local, regional, state, and federal resources and opportunities
- Strategies successful in other communities

(Note: Strategies included are recommendations only and — depending on the type of action — may require Town Meeting or other local approval to implement.)

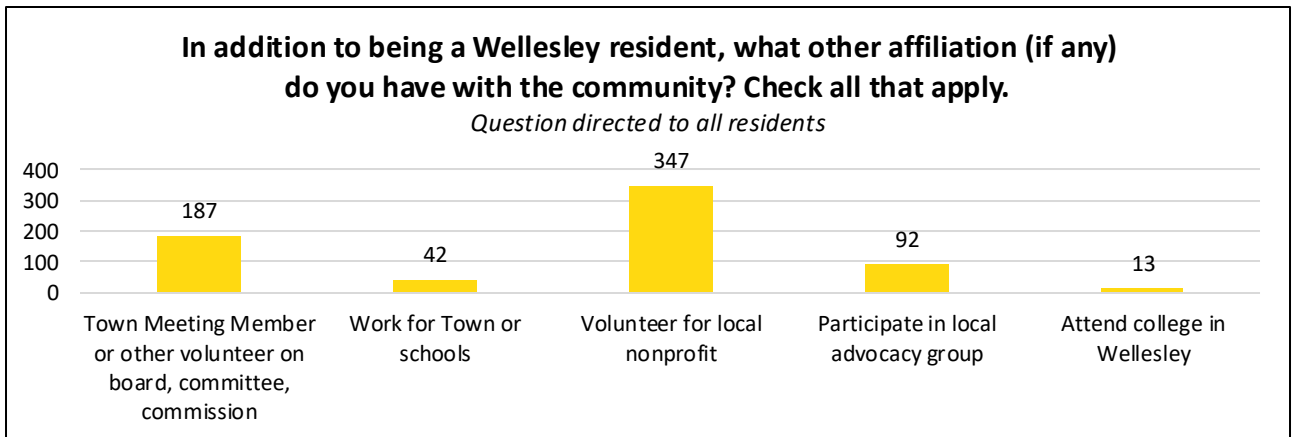
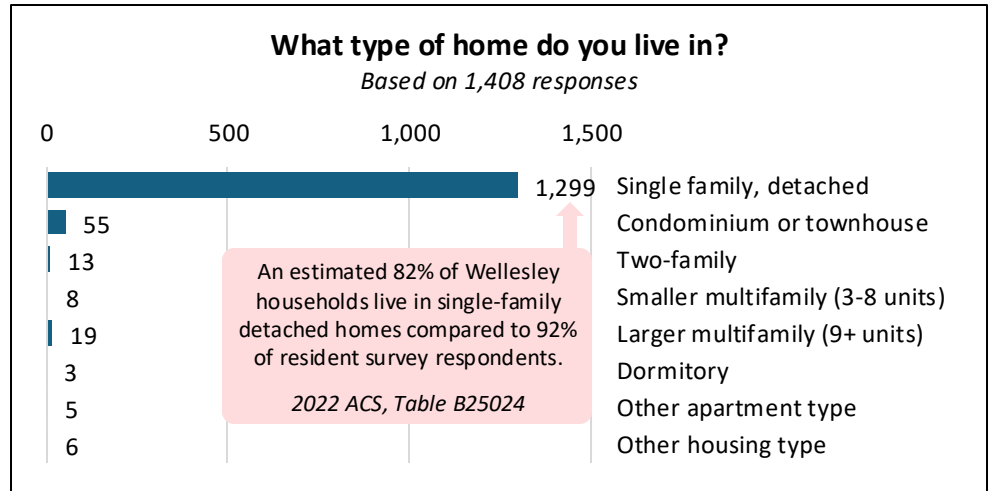
Once developed and reviewed by Town staff and the Housing Task Force, the draft Strategic Housing Plan will be available for public comment and review by the Select Board and Planning Board. Based on feedback received from the community and both boards, the project team will determine necessary revisions to the plan, which will ultimately be re-presented to both boards for adoption.

Resident-Only Questions

1,426 Resident Respondents



“Other” responses for tenure or type of home primarily included faculty or other employer housing, living with family, senior independent living, public housing, or not wanting to disclose mortgage status.



Resident-Only Questions

1,426 Resident Respondents

How likely are you to move into a different home in Wellesley in the next five years?

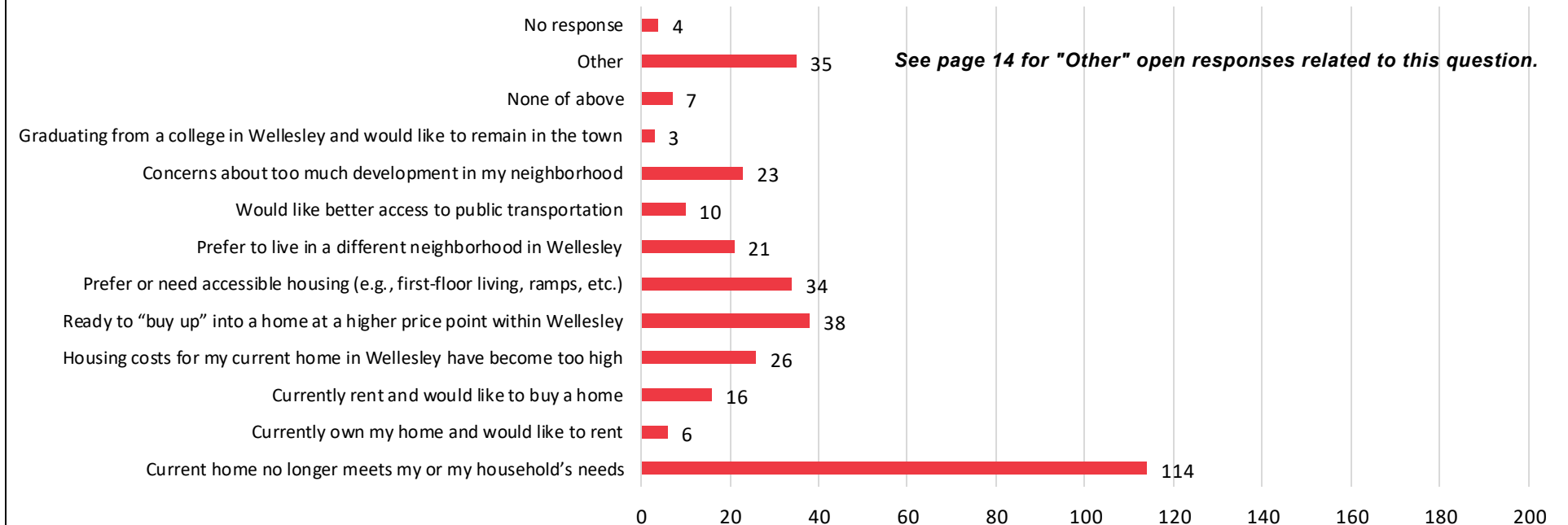
Based on 1,418 responses

Very likely Moderately likely Slightly likely Not at all likely



You've indicated that it is very likely or moderately likely that you will move into a different home in Wellesley in the next five years. Why would you move? Pick your top three.

196 respondents were directed to this based on answer to previous question.



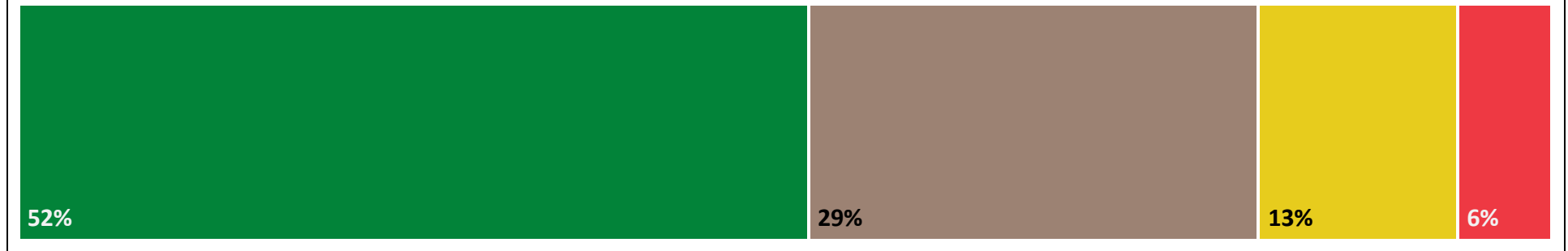
Resident-Only Questions

1,426 Resident Respondents

How likely are you to move out of Wellesley in the next five years?

Based on 1,413 responses

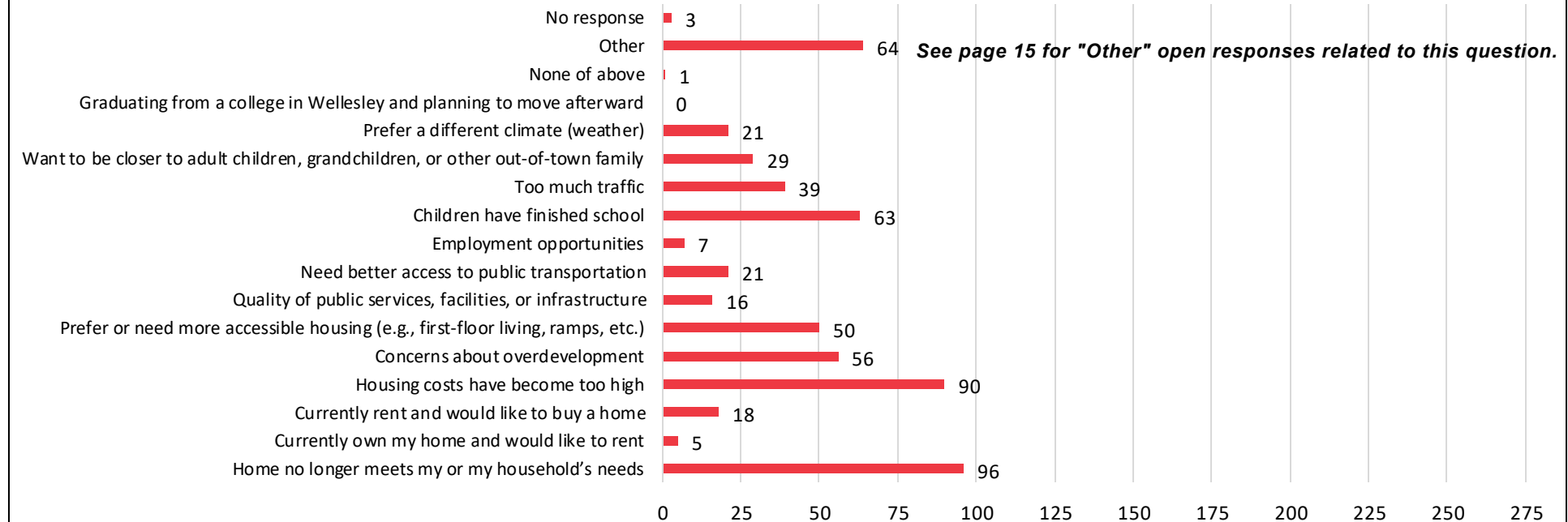
Very likely Moderately likely Slightly likely Not at all likely



You've indicated that it is very likely or moderately likely that you will move out of Wellesley in the next five years.

Why would you move out of town? Choose your top three.

267 respondents were directed to this based on answer to previous question.



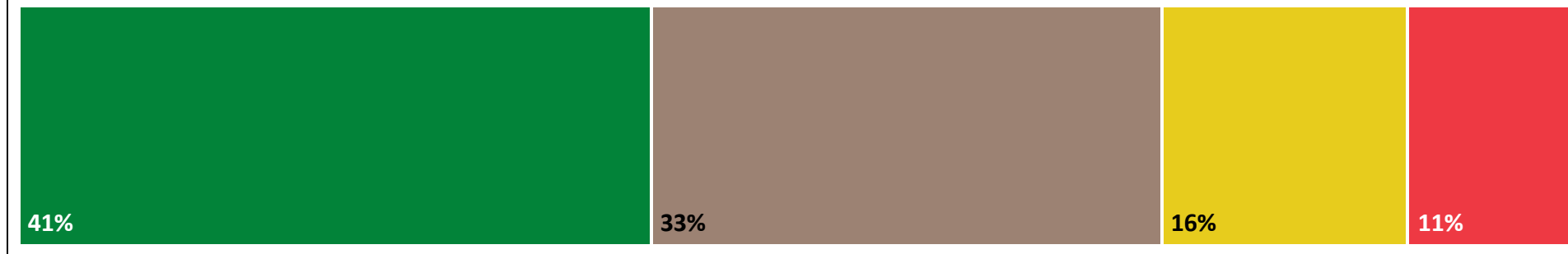
Resident-Only Questions

1,426 Resident Respondents

How important is it to you to stay in Wellesley (either in your current home or not) as you age?

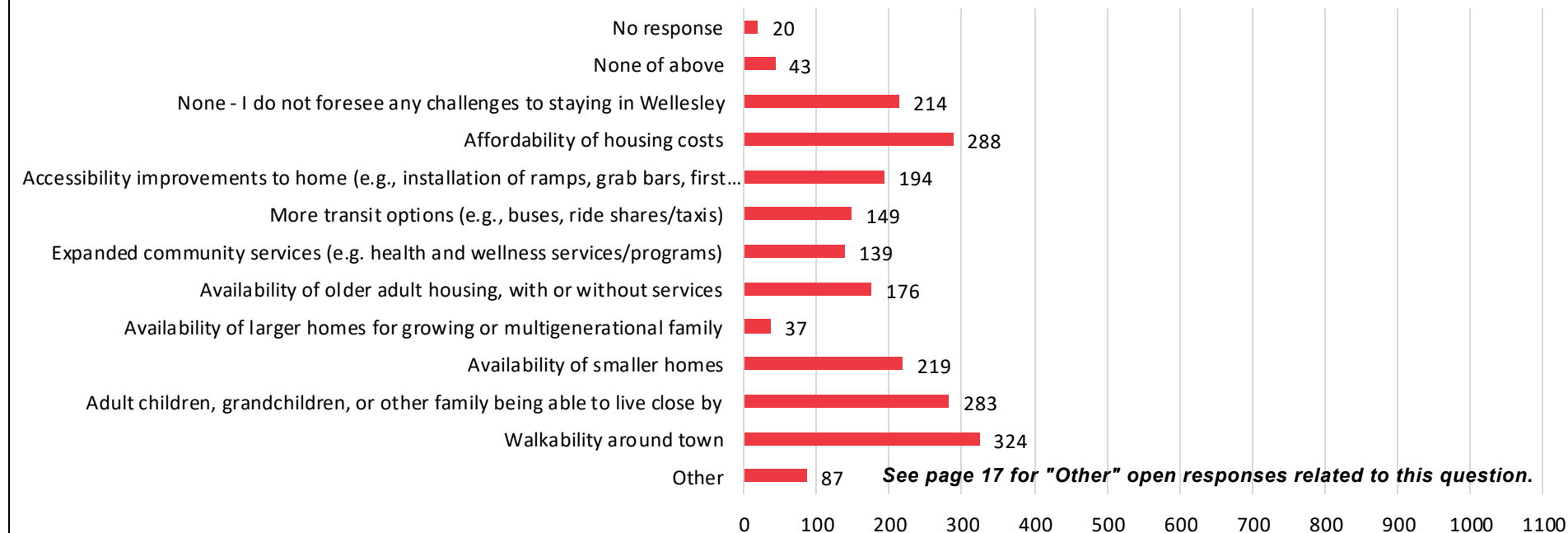
Based on 1,406 responses

Very important Moderately important Slightly important Not important



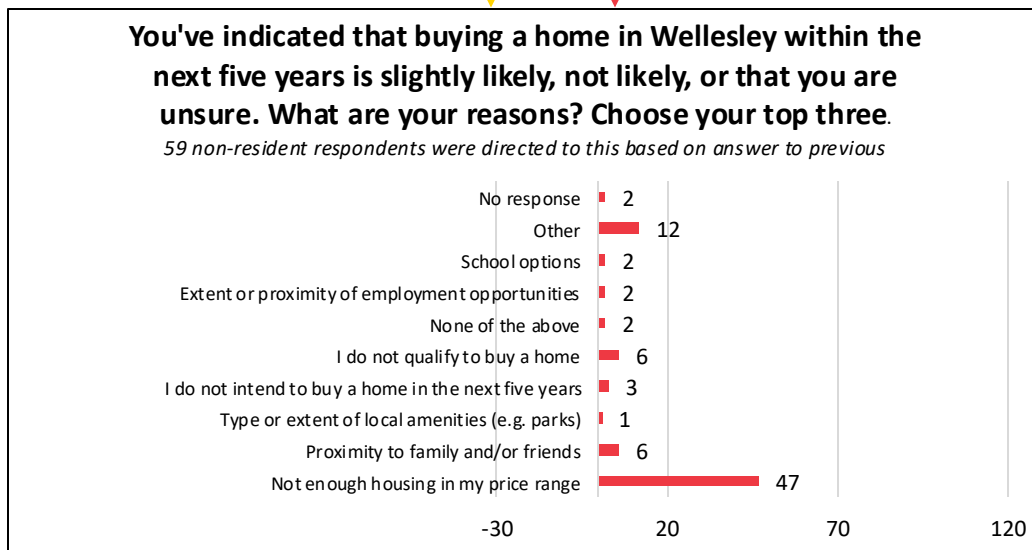
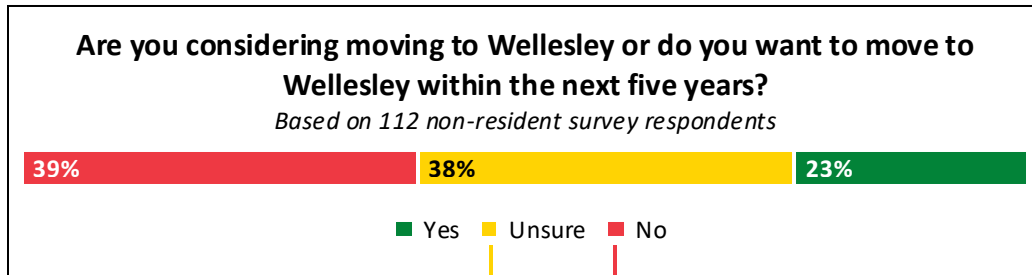
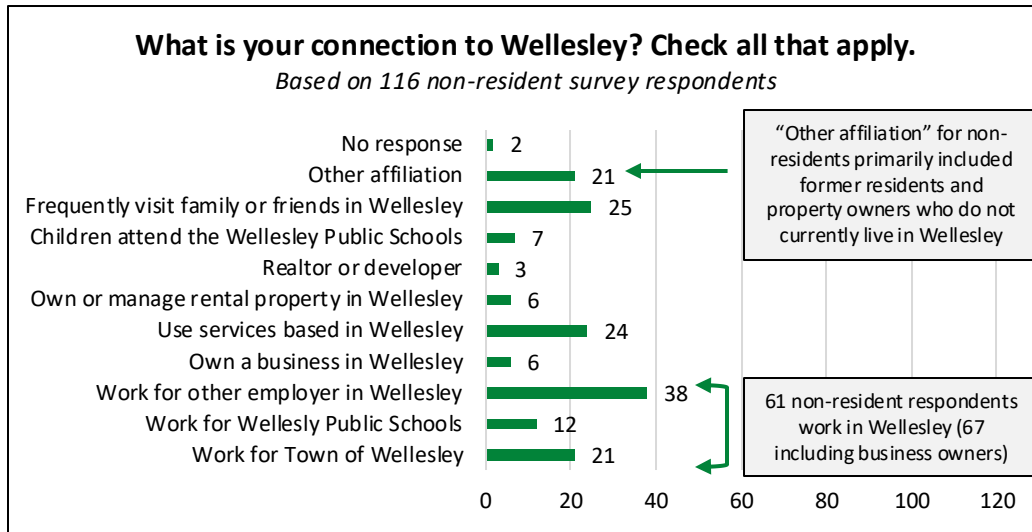
You've indicated that it is very important or moderately important to stay in Wellesley as you age. What factors, if any, would be necessary for you to remain in Wellesley as you age? Choose your top three.

1,032 respondents were directed to this based on



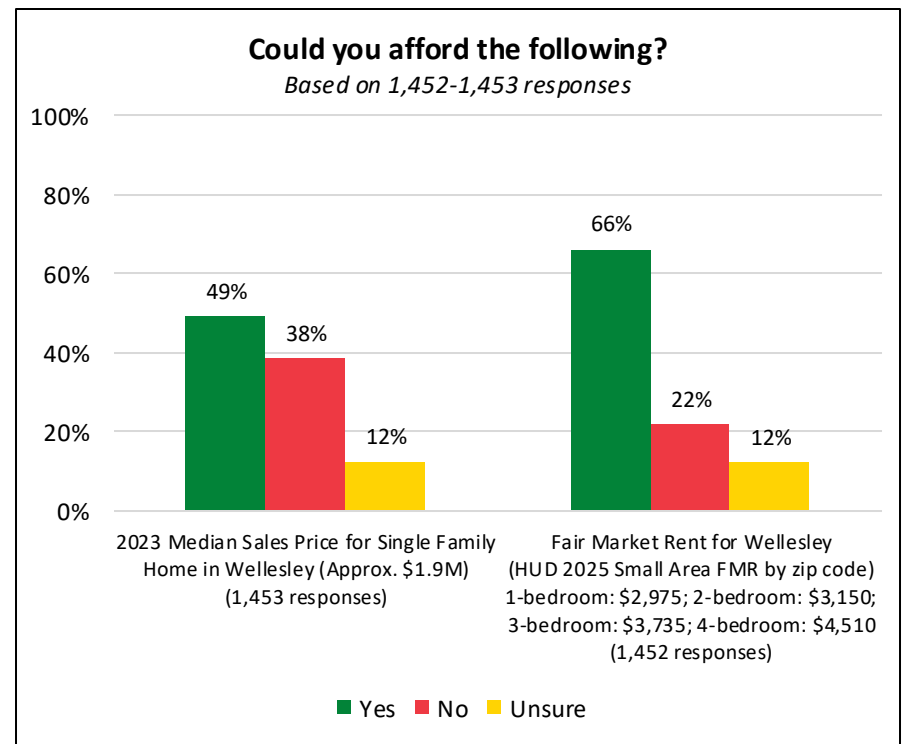
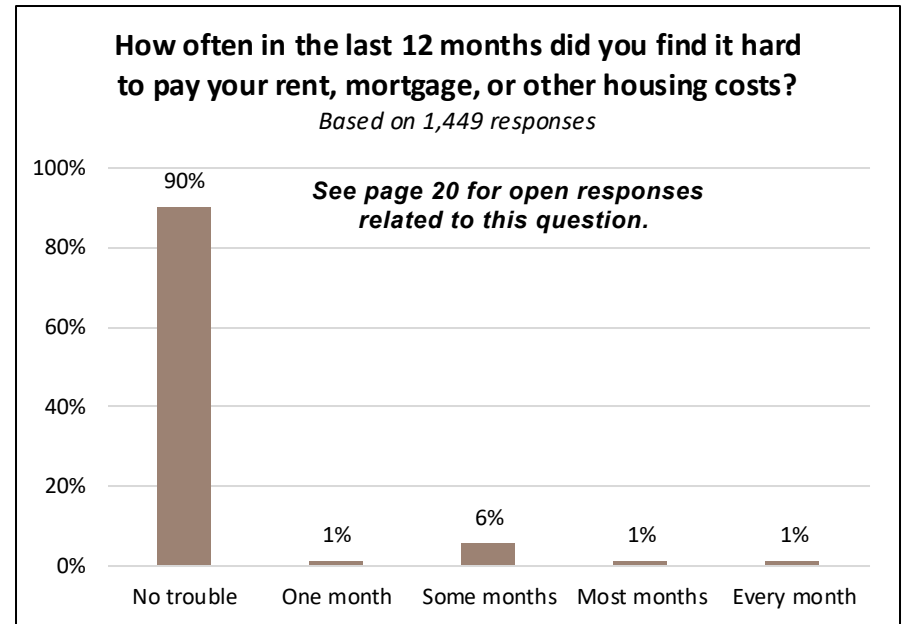
Non-Resident Only Questions

116 Non-Resident Respondents



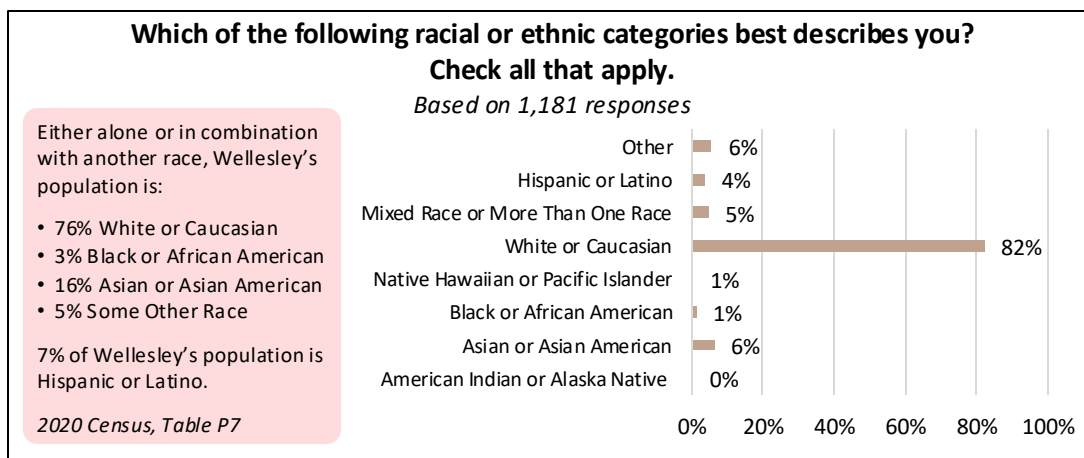
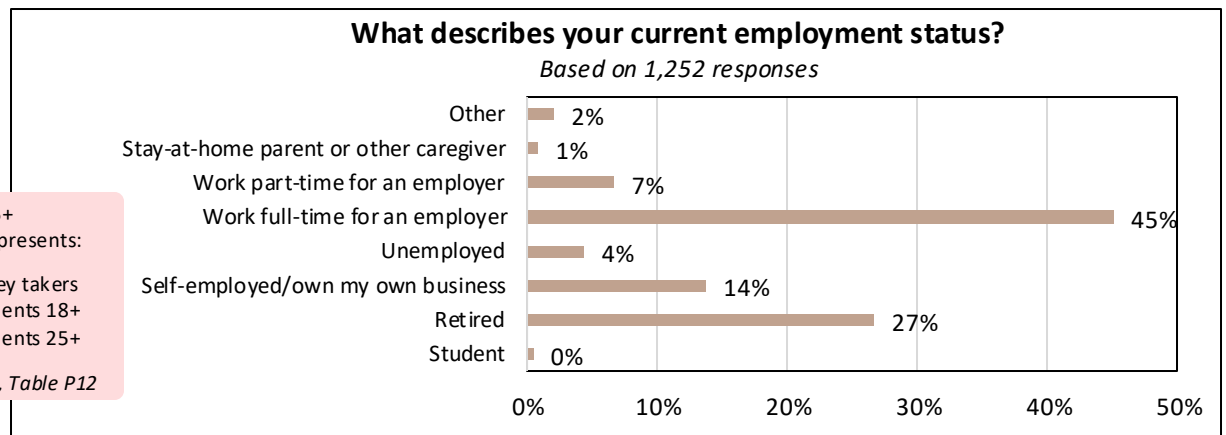
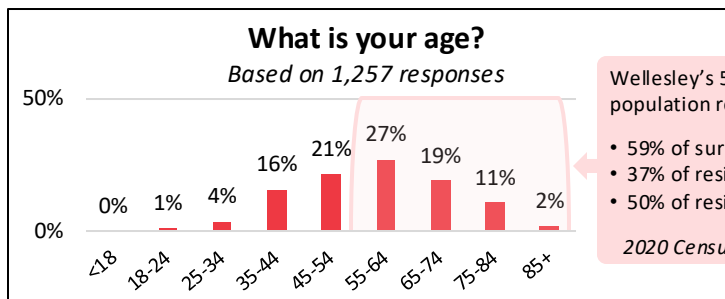
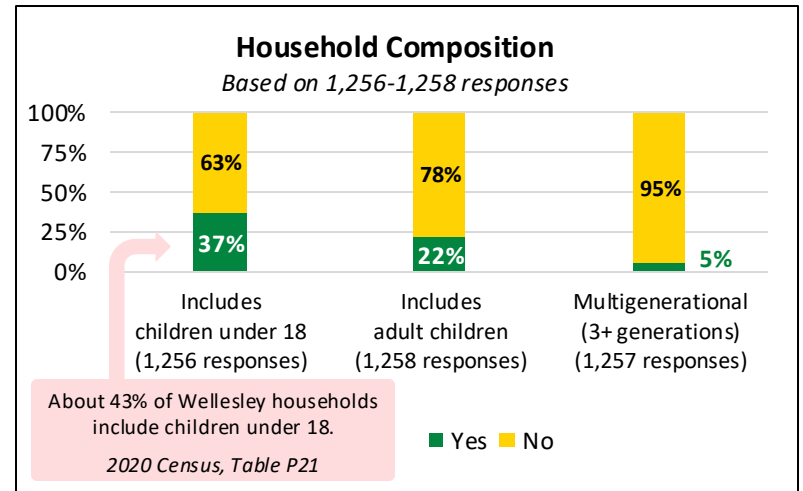
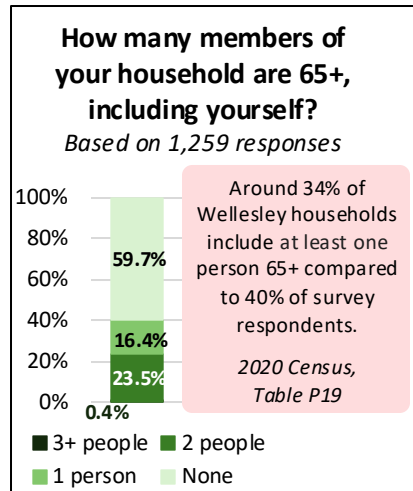
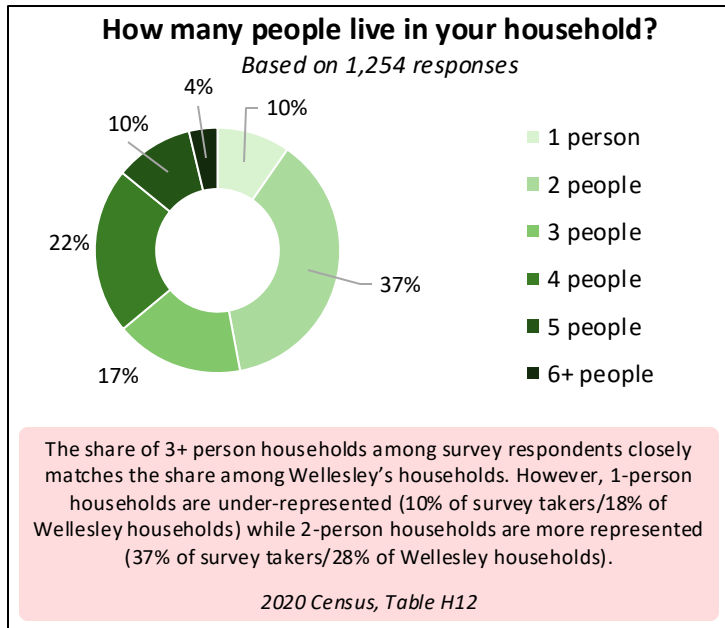
Questions for All Respondents

1,426 Resident and 116 Non-Resident Respondents

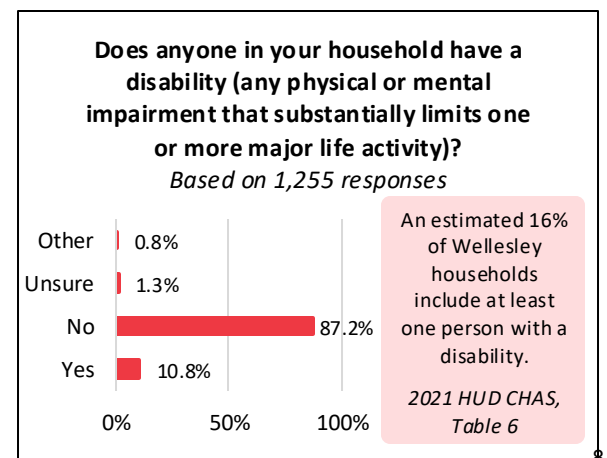


Questions for All Respondents

1,426 Resident and 116 Non-Resident Respondents

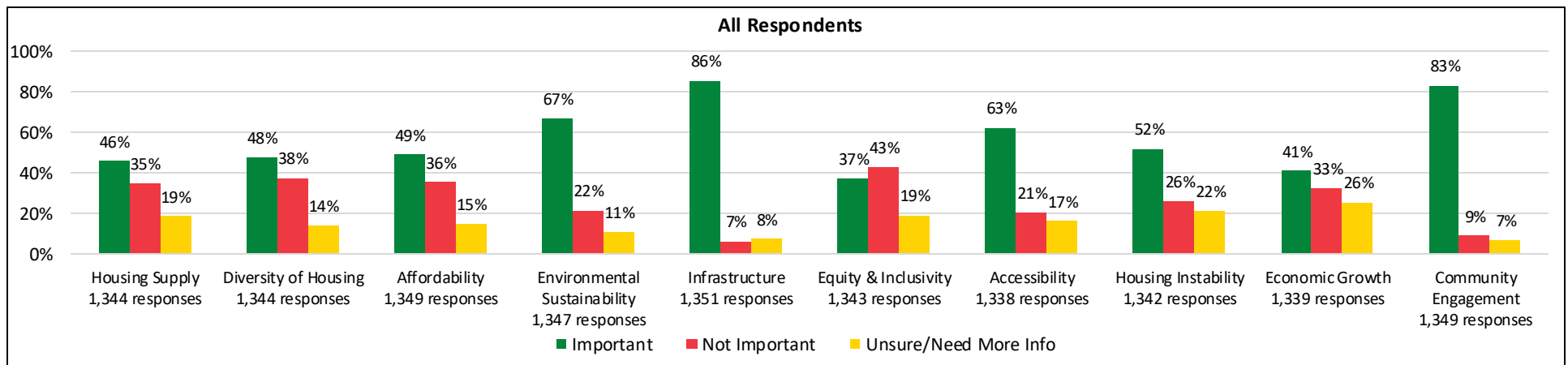
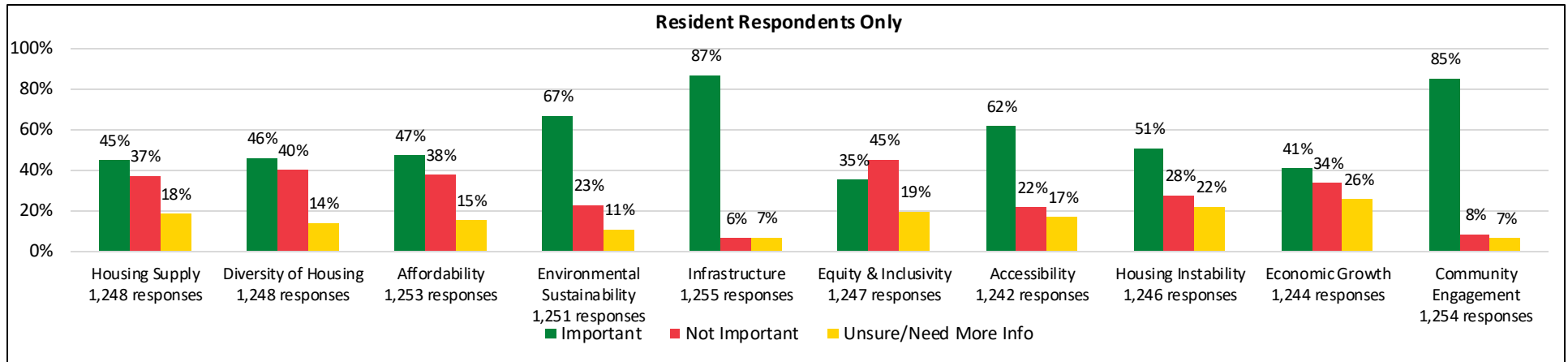


- 55 of the 67 respondents who used the "other" field for race/ethnicity used the space to question the relevance of the question.
- Five of the ten respondents who used the "other" field for disability used the space to question the relevance of the question.



Questions for All Respondents

Below are several topics of interest identified by the Wellesley Housing Task Force for consideration in this Strategic Housing Plan.
How important are these topics to you?

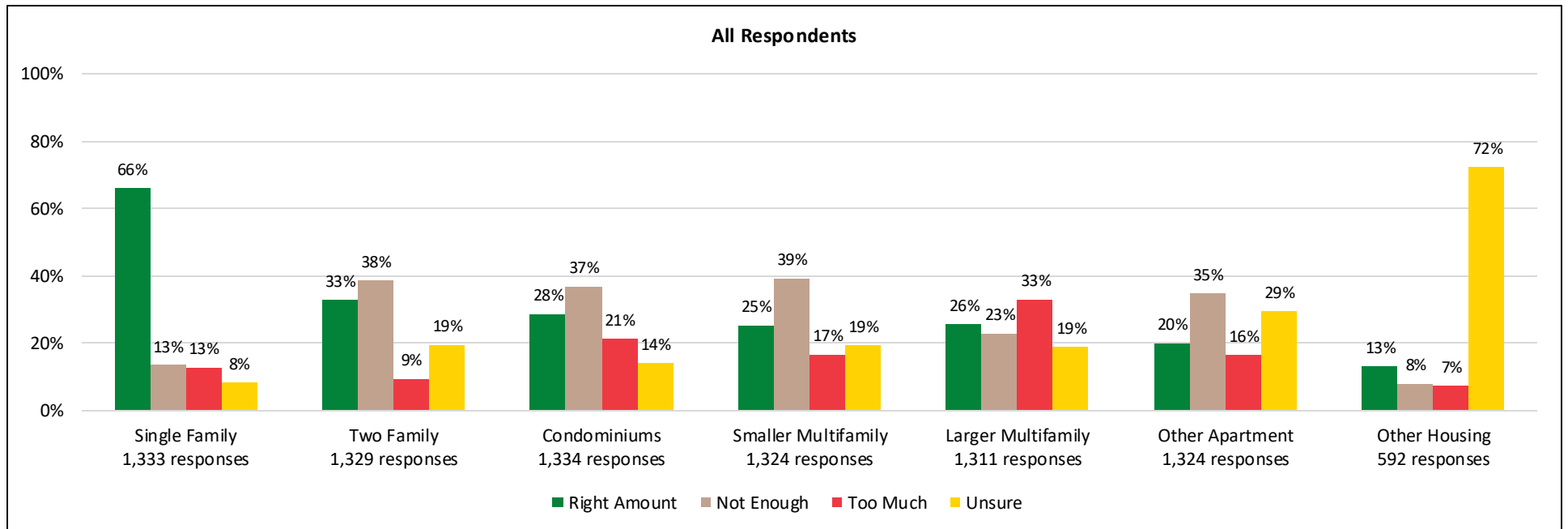
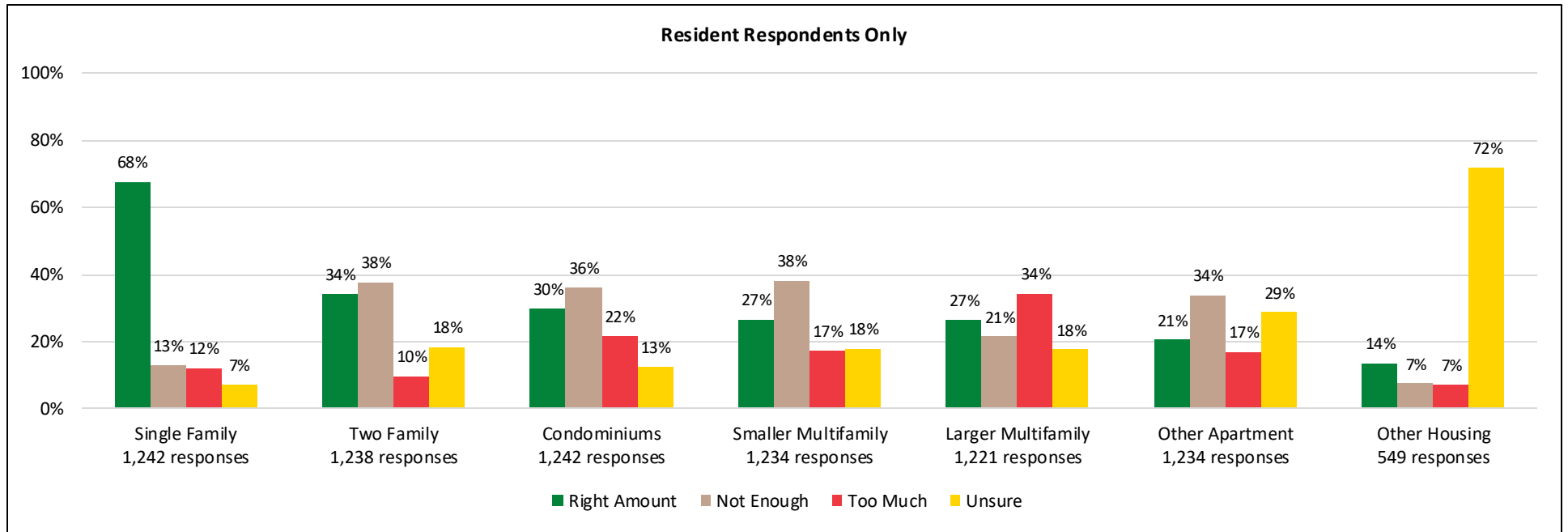


Full definitions used in survey:

- **Housing Supply:** Increase housing stock to meet current and future demand across income levels.
- **Diversity of Housing:** Encourage a broader range of housing types, including single-family homes, smaller multi-family units, rental apartments, and supportive housing.
- **Affordable Housing:** Ensure that a portion of new housing units are affordable to low- and moderate-income and workforce households.
- **Environmental Sustainability:** Promote environmentally-friendly building practices and the development of energy-efficient housing to reduce the environmental impact of new construction.
- **Infrastructure:** Ensure the Plan considers the necessary infrastructure improvements such as roads, utilities, public transportation, walkability, and bikeability to support new housing developments.
- **Equity and Inclusivity:** Prioritize equitable distribution of housing opportunities throughout the community and address historical disparities in housing access and affordability.
- **Accessibility:** Plan for housing that is accessible to people with disabilities and is adaptable to changing needs as residents age.
- **Housing instability:** Develop policies and programs to improve housing for vulnerable populations, such as veterans, the elderly, and families in crisis.
- **Economic Growth:** Recognize the role of housing in economic development and job creation and align housing production goals with broader economic development strategies.
- **Community Engagement:** Involve the community in planning processes to gather input, address concerns, identify needs and opportunities, and find commonalities.

Questions for All Respondents

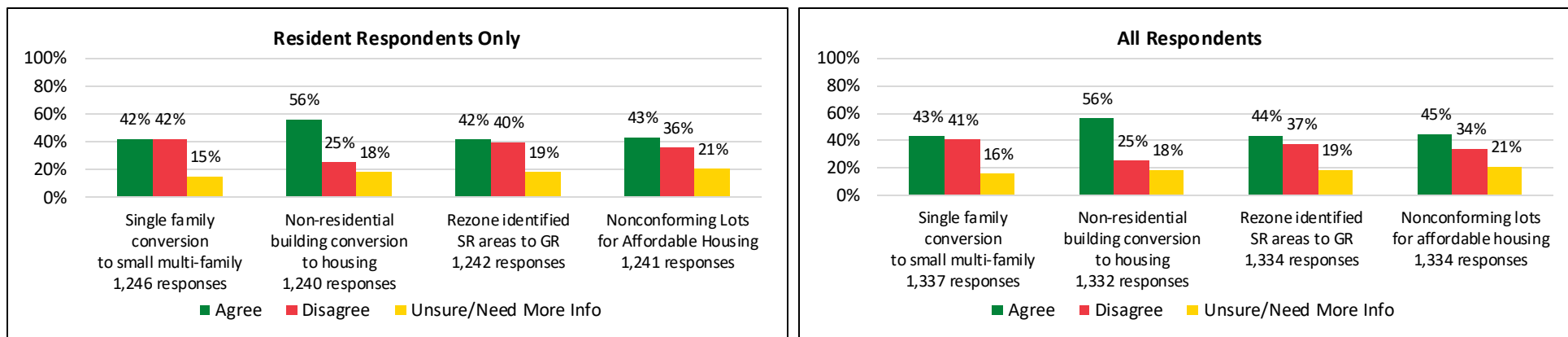
Do you think Wellesley has too much, too little, or just the right amount of the following types of housing?



Questions for All Respondents

See the following pages for open responses relating to the strategies below:
 Zoning Strategies - page 23
 Resource Strategies - page 39

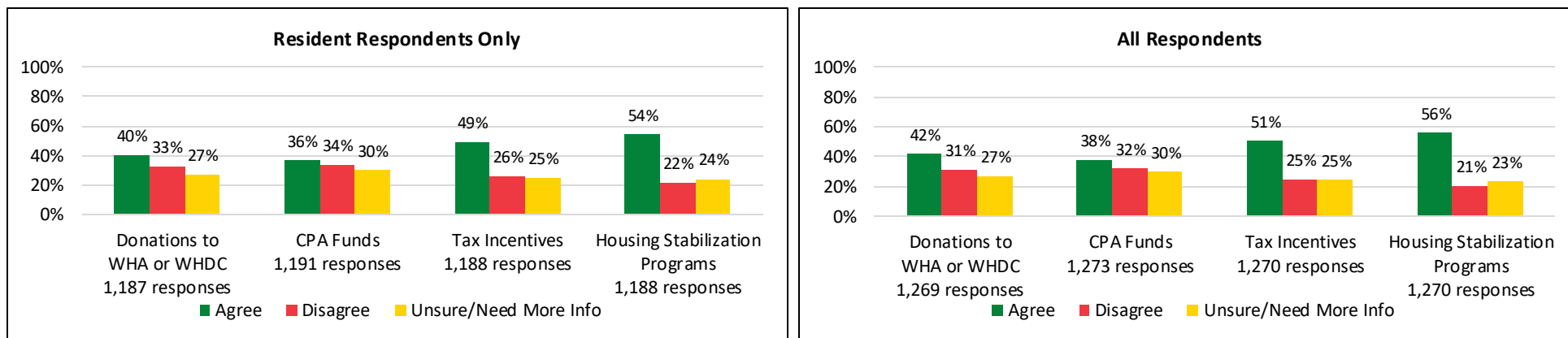
Indicate your level of agreement with these specific zoning strategies that could support housing choice in Wellesley.



Full descriptions used in survey:

- **Single family conversion to small multi-family:** Allow existing single-family homes to be converted into small multi-unit structures that retain the appearance of single-family homes.
- **Non-residential building conversion to housing:** Offer zoning incentives for conversion of existing nonresidential buildings for housing.
- **Rezone identified SR areas to GR:** Identify areas that could be rezoned to “General Residence” to allow duplexes and other small multi-family buildings in more locations.
- **Nonconforming lots for affordable housing:** Inventory existing vacant nonconforming lots to explore feasibility and impact of allowing affordable homes on lots that meet health and safety requirements but are undersized according to existing zoning.

Indicate your level of agreement with these specific strategies relating to resources that could support housing choice in Wellesley.



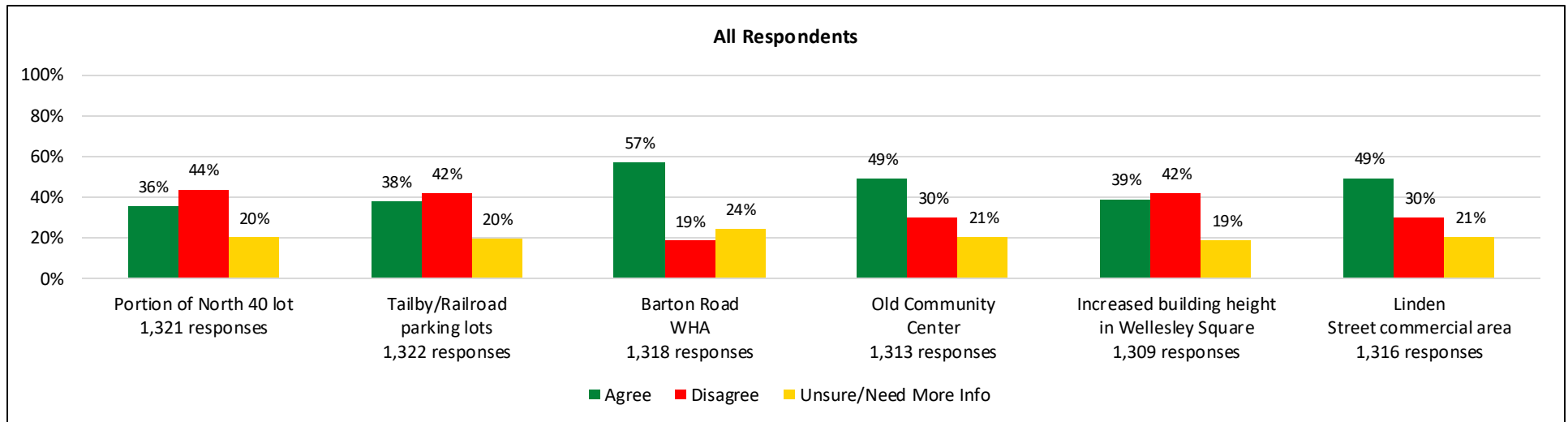
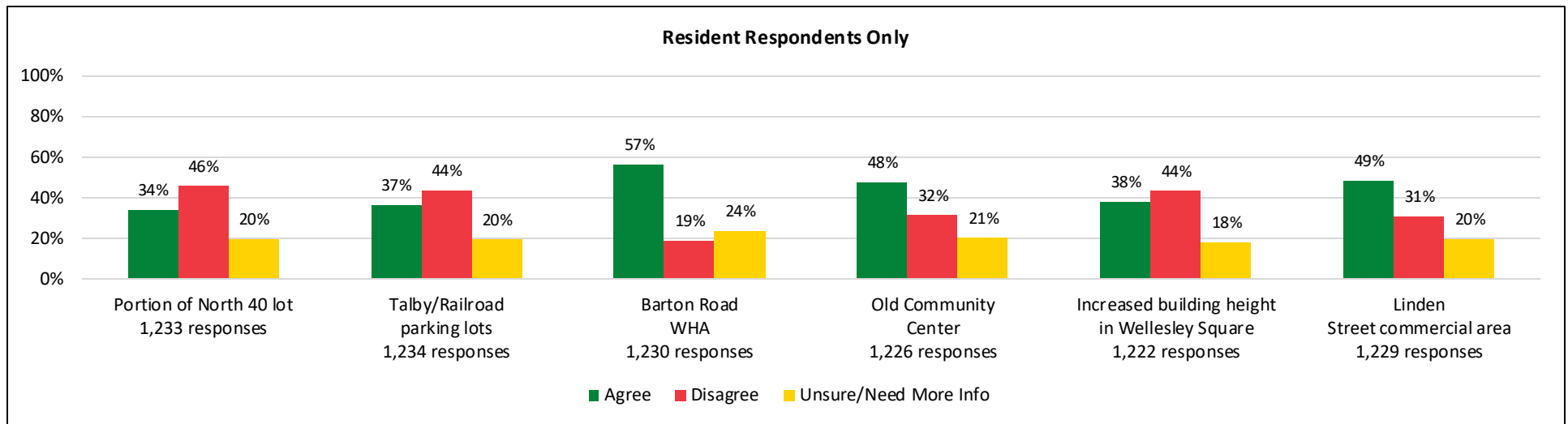
Full descriptions used in survey:

- **Donations to WHA or WHDC:** Encourage donations of property to the Wellesley Housing Authority or WHDC for production of affordable housing.
- **CPA Funds:** Regularly allocate Community Preservation Act (CPA) funds to establish and maintain an “opportunity fund” to solicit proposals from property owners interested in selling their property to the Town.
- **Tax Incentives:** Identify financing strategies such as tax incentives to support housing creation in commercial nodes or through reuse of existing structures.
- **Housing Stabilization Programs:** Establish housing stabilization programs that support the housing needs of Wellesley’s vulnerable populations, such as veterans, the elderly, and families in crisis.

Questions for All Respondents

See page 44 for open responses relating to the location-based strategies below.

Indicate your level of agreement with these specific location-based strategies that could support housing choice in Wellesley.

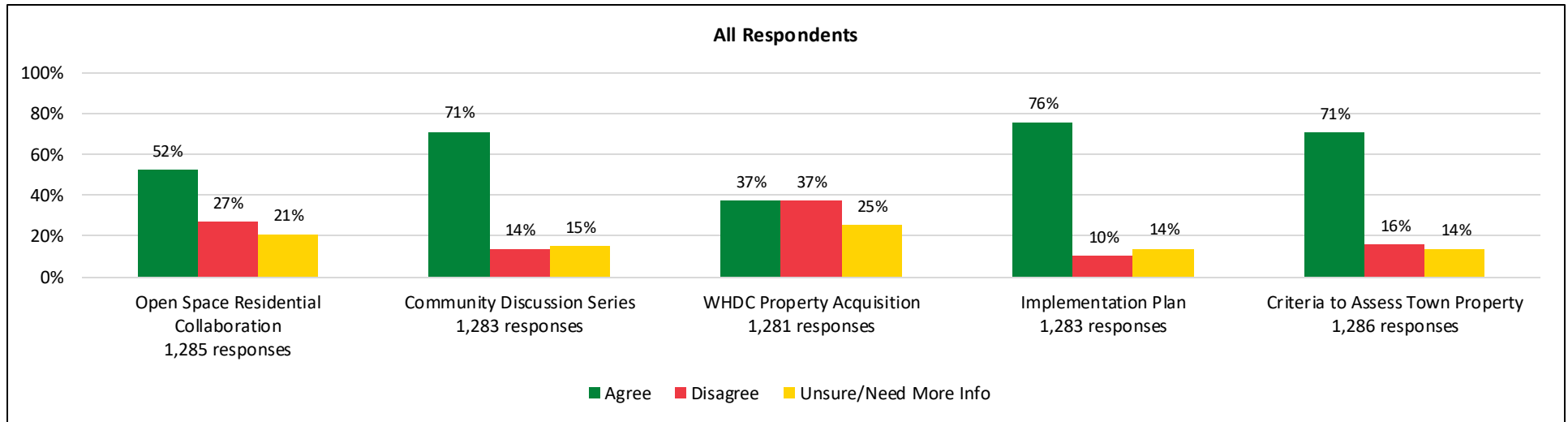
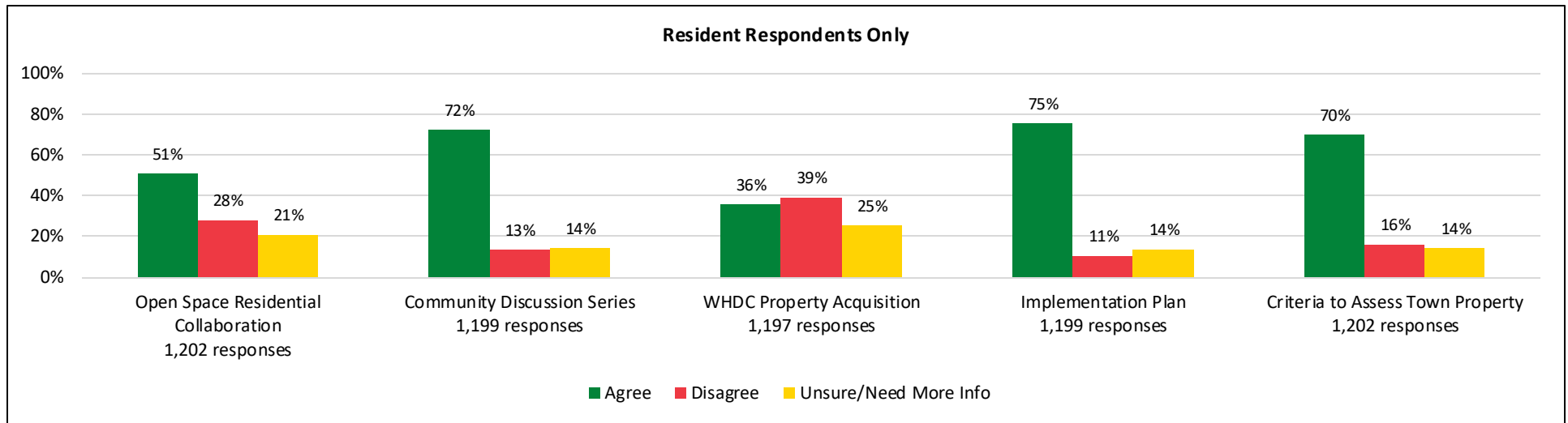


Full descriptions used in survey:

- **Portion of North 40 lot:** Consider including mixed-income housing on a portion of the North 40 property. (Description: Undeveloped land off Weston Road formerly owned by Wellesley College and purchased by the Town in 2014.)
- **Talby/Railroad parking lots:** Revisit the Talby and/or Railroad lots for multifamily housing development. (Description: off-street parking adjacent to Wellesley Square MBTA Station.)
- **Barton Road WHA:** Partner with the Wellesley Housing Authority to explore redeveloping existing housing on Barton Road to create a mixed-income housing development. (Description: Currently 88 units of state-aided family housing built in 1950 off Cedar Street.)
- **Old Community Center:** Explore opportunities to redevelop the former Community Center (219 Washington Street) to allow mixed-use or multi-unit-housing.
- **Increased building height in Wellesley Square:** Allow additional housing above Wellesley Square shops by increasing allowable building heights.
- **Linden Street Commercial Area:** Assess the compatibility of different housing types within the Linden Street commercial area.

Questions for All Respondents

Indicate your level of agreement with these specific planning & collaboration strategies that could support housing choice in Wellesley.



Full descriptions used in survey:

- **Open Space Residential Collaboration:** Partner with the Natural Resources Department/Commission to identify potential parcels for joint housing projects/open space that provide affordable housing and preserve undisturbed open space.
- **Community Discussion Series:** Host an ongoing series of community-wide facilitated discussions regarding housing in Wellesley.
- **WHDC Property Acquisition:** Solicit proposals for Wellesley Housing Development Corporation purchase of private property specifically for the purpose of affordable or mixed income housing projects.
- **Implementation Plan:** Develop a clear implementation roadmap that lays out how the Town will achieve and evaluate progress toward the Plan’s strategies.
- **Criteria to Assess Town Property:** Develop criteria to assess Town-owned property for potential residential development, considering factors such as surrounding amenities, walkability, transportation, infrastructure, potential for natural resource protection, etc.

Moving within Wellesley

The survey included the following question: "How likely are you to move into a different home in Wellesley in the next five years?" Those who responded that they were very likely or moderately likely to move were then asked a follow-up question about their reasons for considering moving. Below are the unedited open responses; submissions may contain spelling or grammatical errors.

[1] Town officials appear to be motivated to promote haphazard redevelopment of neighborhood by pushing high density housing projects without attention to impact on traffic, safety, natural resources and health of existing residents; [2] unplanned construction and climate change increase risk of flooding in adjoining wetland thereby impacting my home

Building home currently

Considering downsizing to smaller home

Currently required to live on campus for my job

depends on our health

Downsize

Have already downsized but would like to be in a setting in which I can successfully age in place

I want to move to a retirement community with services such as meals.

I would like to buy, but am currently priced out of buying in Wellesley, so I would likely rent another home that is smaller and less expensive once my kids leave for college

Kids moving out

Looking for downsize opportunities

More energy efficient living

Move to senior living community

moving out from family house

Multifamily housing projects being proposed near Wetland area; Combined Effects of large multifamily housing projects nearby and climate change on flooding in our home

Need less expensive housing

Need less square footage but want similar amenities

Need to find a cheaper home in a good elementary school district

Planning ahead for aging parents who are not currently a part of my household but may be in the future

Property taxes have gone up without any major home improvements. Town assessor's office was unable to provide substantial information to support the same.

ready to "downsize"

retired and home maintenance is too difficult for me

The house is too big and too much work.

Too much street noise

Want less expensive housing cost and more if a community

Would be looking to downsize.

would like to age in place, move to affordable condo

Would like to build a home

would like to downsize

Would like to downsize, but condos available cost more than our house!

would like walking access to main library, COA, grocery store

Downsize

Possibly considering downsize

would prefer one-storey housing - perhaps condo living

Participant responses have not been edited and may contain spelling or grammatical errors.

Moving out of Wellesley

The survey included the following question: "How likely are you to move out of Wellesley in the next five years?" Those who responded that they were very likely or moderately likely to move were then asked a follow-up question about their reasons for considering moving. Below are the unedited open responses; submissions may contain spelling or grammatical errors.

Am considering Downsizing Options

Been here 28yeqrs

Decline in quality of public eduction

depends on our health

Desire more land

Do not like the amount of time kids are out of school in elementary. I calculated 18 more days of kids being out of school when I include the half days than other school districts. This is absurd. Want more nature around our surrounding areas. Want to move to more rural areas. Want a fresh start

downsizing

Downsizing

Extremely racist environment, especially at school and with police

Few housing options for empty nest familiesdont want to put all \$ from house sale into new home/condo ...little available at reasonable price point...other communities offer this

Graduating from a school outside of Wellesley and moving out of my parents home

Have a retirement home in Maine

I am worried that my landlord will want to have a family member move into my home

I dislike the politics in Massachusetts

I want to own my own home. I am young and cannot afford to purchase a home in Wellesley. This is okay. I don't expect to own a home here or even live here. Actually I prefer to live in another town. I am making my own life and do not want to live here. I am young. Perhaps I will return to Wellesley once I have a family, if the school system improves.

I would like to move due to extremely negative experience while living in Wellesley

Looking at CCRC communities - condos in Wellesley way too expensive.

Looking for a different living experience

Looking to downsize into 1) condo or 2)rental

Lower taxes, a purple state that's not dominated by one political party

May want a continuing care community like North Hill

Monetizing the equity in my home

Move to retirement community when upkeep becomes too much moving to a retirement home

Moving to my vacation home in NH need to downsize

opportunity to move to a new senior living community

Other schools oling options for middle and high school

Our children are in private schools

own another home on Cape Cod

Owning a house is entirely out of budget; businesses in town are not as suitable to a young working family

Personal life/opportunities for young people

Property Taxes

Property taxes and lack of decent school infrastructure in Schofield, Fiske and middle schools

Rent is also becoming to high.

Retire to second home outside Wellesley

retiring and moving near family

Retiring soon and want to be closer to sibilings.

Returning to house on cape cod

School reputation continues to decline

Schools not meeting family needs
State Tax environment

State tax increase... I pay more than my fair share ,tired of the lies and deceit practiced by our politicians ,media and teacher's unions

Taxes too high

The town sometimes feels too stuffy and out of touch

This is not a welcoming community.

tired of the limousine liberals' politics in Swellesley

Too many liberals.

Too many nine foot tall Santa's

Participant responses have not been edited and may contain spelling or grammatical errors.

Town has gone woke

Town is biased towards the wealthier people

Town is too woke

Town officials appear motivated to promote haphazard redevelopment of neighborhood by pushing high density housing projects without seeking feedback from residents adversely impacted by such projects.

Town officials creating an atmosphere where opinions of economically or racially diverse residents appear to be undervalued.

Want a more lively town center (more restaurants, stores, etc)

want to "cash out" equity

Want to be in 3 stage living community

Want to downsize outside of Taxachusetts
want to own, not rent, but even rent is too high

Want to reduce housing cost and have a community
We are elderly and don't know the future.

Would like to downsize and stay in Wellesley but the condos are selling for more than what I'd get for my house

Would prefer quieter location, better view

Would rather live in a more urban community with more people my age, and a shorter commute (Cambridge, Brookline, etc.)

WPS has lost its way and our children are falling behind

Staying in Wellesley

The survey included the following question: “How important is it to you to stay in Wellesley (either in your current home or not) as you age?” Those who responded that it was very important or moderately important to stay in Wellesley were then asked about what factors would be necessary for them to remain as they age. Below are the unedited open responses; submissions may contain spelling or grammatical errors.

1) Availability of “Life Plan Communities” that are high-quality but fairly priced (not just in business to extract wealth from Wellesley residents). 2) Increased availability of engaging active group activities and clubs for older residents that would provide at least some active/exercise/sport-related/health-oriented options similar to what one might find amongst activities at a highly active retirement community in Florida for example. Existing COA programs appear robust for elderly perhaps with mobility constraints, but lack broad, active offerings (e.g. golf outings, biking club, running club, tennis club, etc).

A continuing care retirement community

Ability to do home maintenance

Ability to have family move in or close by - and for each to have privacy and dedicated spaces.

Affordability of building accessory dwelling to have income and potentially smaller space to move to as we age.

affordability of property taxes and congestion (too many cars on roads not built for traffic density)

affordability of real estate taxes, excise taxes, etc.

Affordable town homes, accessible to walking, bicycle paths, swimming, golf, continued learning through our local colleges.

Ample green space and parkland, reduced traffic congestion

Availability of condominiums with outdoor private space

Availability of condos with one floor living (less than 2,000sf)

Availability of lower cost 65+ homes with single floor living and no expensive services

Availability of Lower Maintenance "Condo" Options

Availability of nice, lower density, condos that cost less than our house. No cookie cutter boxes with no green or community space

Availability of single floor units at a reasonable (not luxury) cost

Availability to townhomes in quiet location

Better schools

Cheaper property tax

Cost of living and taxes.

cost of maintaining house; local and state taxes

Decision to remain in Wellesley is related to where children may be and medical accessibility/local conveniences

Downsize when kids move out

Ease of building an ADU on my property for myself or my adult children

Easing of traffic issues; more police presence to keep people from speeding and running lights

Easy access to Newton Wellesley Hospital / Doctors

Environment and culture that supports economically and racially diverse families so that they feel included. Current conversations from town officials use these concepts as keywords with the agenda to promote reckless building projects without appropriate planning.

expanded greenspace

High Taxes, and overdevelopment in my neighborhood that has led to increased traffic, noise, and pollution. housing near public transit

If my home is devalued, then I will feel necessary to sell and relocate before my value has eroded

If streets get busier and town more dense we'd consider moving

jin

Just normal aging

Lack of walk ability options from the Sheridan estates

neighborhood

less daily traffic

Lower property taxes

lower taxes

Lowering real estate tax appraisals. They are exaggerated. Need more tax relief programs/discounts for seniors.

Maintaining Centennial Park and the State Forest as open space as well as the Brookside gardens, MOPO, North 40 for peaceful enjoyment. I will not be eligible for affordable housing and the developers are building 2 million dollar and greater homes that I'm not interested in. I want to continue to have a house and a yard and nearby open space. I do not want to live in assisted living or any kind of condo.

Participant responses have not been edited and may contain spelling or grammatical errors.

Maintaining single family homes in single family home designated areas

Maintenance of existing environment

Make house more energy efficient which would be expensive and complex

more open space and forested areas

more parking, less traffic!

More public trails and pathways, especially for bikes

More restaurants

More sidewalks and crosswalks

Moving can be traumatic thus I plan to stay in place!

My home value remains stable & zoning does not put that in jeopardy.

No increase in populational density

not sure what this? is looking for!

Once my children have grown, I would prioritize access to natural spaces (trails etc) and the ability to talk to town and to restaurants/coffee shops. Another factor is whether my peers move out of town.

outlawing non-electric leafblowers; improving auto circulation throughout the town

Possibility of building ADU on current home so adult child, partner, and grandchildren can live with us.

Preservation of existing housing, open space, parks and trails
property tax relief - or the opportunity to do volunteer work to reduce costs of tax increases

Public school system being good and not overcrowded

Quit allowing large structures to be built. We have too much traffic already. It's becoming unsafe to walk around our town center. The commute to work is also a nightmare.

Real estate taxes

Reasonability of newly constructed housing. No one needs 4 bedroom 5 bath multimillion dollar houses. One or two bed, one bath condos or small houses are what is needed to continue to grow the town. Starter homes not Terrazzos.

Redcued traffic and more green space

Reduction in and safer flow of traffic, affordable taxes, assistance in safe or efficient home renovations

Reduction in traffic. Real town plan. Town manager

Reining in runaway real estate taxes

safe walking & driving

Safety

safty

School. And Provides safe and steady place for my kid to grow up.

Spouse wishes to stay in house. If alone, I might consider moving to retirement community.

Stop with the MBTA housing 'need'this will forever change Wellesley and will not solve any issues regarding affordable housing. Boards should wake up

Strong school system

Tax levels is a consideration. If high in the town / state, we have incentive to leave

Taxes

Taxes keep increasing and the quality of the town is decreasing. It's very congested & cars speed due to endless traffic. Our natural resources are being threatened by development which reduces quality of living.

Taxes not going up too high

That it remains or improves as a premier town.

That the town stays similar and does not go through significant expansion.

The changing landscape of this town is what would make me leave. This once beautiful suburban town is turning into a small city with all of the condo buildings being permitted to be built. I moved OUT of the city to live here. I hate that this town has such strict rules for home owners to make improvements to their own properties, but developers are allowed to come in and over build on small lots for a profit like it just doesn't matter.

The consistently rising taxes are making it impossible. Few elderly stay here after kids graduate, either because they cannot afford to pay the consistency rising taxes or they don't want to pay them. The only challenges I see are that developers are buying affordable houses in my neighborhood and turning them into 2.5 and 3M houses decreasing afforable housing. I am a fan of affordable housing but I don't see it happening. The number one priority if the town is going to get into this is for the residents of the town to buy affordable houses and resell them as affordable housing. Knock downs are what everyone is talking about and there does not seem to be a way to control it unless the town takes a stand and innovates. Young families I talk to don't want dense housing, they want a house and a neighborhood. Another priority is to fix public housing and have more public housing.

Too far ahead to know

Participant responses have not been edited and may contain spelling or grammatical errors.

Town assistance/guidance for renovating home for aging in place

transportation for nondrivers

We built our house with the intent of staying in Wellesley. We live in a modest 2400 Sq ft home and it is by far our largest investment. We couldn't afford to buy it today if it was for sale. I believe the town has done a nice job with community services and we are in walking distance to many amenities. The biggest issue we face today is traffic and distracted drivers speeding thru our neighborhood.

We need some affordable condo buildings like The Bristol and Terrazza

Wellesley must not turn into a mediocre commonplace town (a real risk nowadays).

While I am not concerned about being able to stay in Wellesley myself, I find myself in the situation of needing to move my elderly parents closer to me. There is no affordable way for them to live in Wellesley now. There is no senior living community, the cost of the smallest home in town is twice that of their lovely (and larger) home now, and there are no options for multi-generational housing. 1) Availability of "Life Plan Communities" that are high-quality but fairly priced (not just in business to extract wealth from Wellesley residents). 2) Increased availability of engaging active group activities and clubs for older residents that would provide at least some active/exercise/sport-related/health-oriented options similar to what one might find amongs activities at a highly active retirement community in Florida for example. Existing COA programs appear robust for elderly perhaps with mobility constraints, but lack broad, active offerings (e.g. golf outings, biking club, running club, tennis club, etc).

Housing Costs

Participants were asked, "How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?" Below are the unedited open responses from participants who chose to explain their answers further; submissions may contain spelling or grammatical errors.

A better question would be to ask how much the housing cost is in proportion to your income. Someone could be making a decent income however with poor financial habits, and caused problems in paying for housing costs

affordability of all living expenses, when combined with my mortgage, makes it difficult to pay housing costs

Applied for and received RAFT for 2023 and 2024

AS of yet, I have not had issues, but do have some anxiety about it.

Because I have had help from family. I also commute from a half hour-40 minutes away in order to be able to afford housing costs.

Being able to pay doesn't not mean we agree with the spending done in town that increases our taxes biased question. unfair to mame me say "never" rather than zero months at the moment. Worked my ass off to pay my mortgage each month and eventually paid it off.

Costs are too high.

Depends of our monthly salaries and expenses

Do not have a mortgage

Due to set backs, playing catch up with rent.

Ever increasing taxes, water/electric bills

Faculty housing costs are very reasonable

Fluctuations in the income of our single income earner

Food expenses to high

Housing cost represents about 75% of my income

I am "fortunate" enough to have had my student loans forgiven through PSLF (a ten plus year commitment to the town) and to have had most of my older family die, such that I have inherited enough to pay off other problematic loans. I also elect not to have a car so I do not have transportation expenses.

I am able to pay my monthly rent. Yet it restricts me from having enough for other family activities such as extracurricular activities for my three children

I am fortunate to have a job which pays well and family members willing to support me, but the cost of housing in the greater Boston area is outrageous.

I am very concerned about the annual increase in real estate taxes. RE appraisals are aggressive.

I anticipate this will get harder in the future

I can afford a house in another town, and I would love to shorten my commute, but cannot afford a house or condo in Wellesley

I can pay the rent, but it is expensive.

I don't pay the housing costs where I live

I have a new, lower paying job so everything is more expensive.

I have always been able to make rent thus far, but i wont be able to if costs continue to rise; also i can't afford other things, so in that sense I *have* had a problem paying for housing (even tho I've not skipped rent)

I have always lived within my means

I have an affordable rent at this time; but on average, it is below most rentals because I help my landlord with things around her home.

I have not had issues paying my current mortgage in another town far away but would never be able to afford Wellesley even though we wish we could do that for our daughter.

I just need mortgage rates to come back down.

I just paid off my mortgage; before that, the combination of mortgage and property tax was very high

I live in a lower-priced housing market.

I live in faculty housing. My rent is subsidized. It's lower than the market value of equivalent housing with the town of Wellesley.

I live on campus at Wellesley as a requirement of my full time job

I live with a friend

I live with family due to the high cost of living in the state. Otherwise I wouldn't be able to afford housing.

I live with my parents right now.

I make enough money and have stable enough income for the rent I pay.

I prioritize paying my mortgage over all other expenses.

I was fortunate to find an affordable rental option given my salary, but I would like to invest in property and stay in Wellesley. As a single income household and Town employee, that is impossible.

Participant responses have not been edited and may contain spelling or grammatical errors.

If a person responds anything other than "Never", they should not be living in Wellesley. Housing assistance should not be offered to anyone living in a ridiculously expensive town like Wellesley.

In between jobs

Inflation has been high this past year - this affects our finances - we work hard and have planned appropriately.

Inflation/recession has severely impacted how we spend and allocate funds.

Interest rates and cost of living increases make it difficult issue is whether or not I can continue to afford housing costs into retirement

It ought to be a priority for the Town of Wellesley to continue to have largely affluent residents, NOT low income residents.

It's a balance that's every deals with. Budgets are the name of the game

It's a lot of mo way but we budgeted for it

Just started but so far so good
Live within your means.

Living in Natick and the rental prices are steep.

living with family who doesn't ask for rent

Months with high electric bills make finances much tighter

mortgage is paid off. have lived in it for 40 years.
mortgage lond since paid of...taxes and homeowner's insurance are largest expenses

My company (family business) pays my housing cost , at the moment.

My husband has been unemployed for 6 months.
Continuing to live in Wellesley is becoming difficult.

My landlord charges very reasonable rent and my job is stable

My mortgage is expensive, but I made an informed purchase when I bought my home in order to not worry about or struggle making my mortgage payments. That said, I am in a very privileged position to be able to afford a townhome in Wellesley. Even still, moving into a larger home here to accommodate future children will be a near impossibility.

my mortgage is paid off. I have lived in my home for 40 years.

My mortgage is paid. If taxes continue to rise significantly I would have to consider whether to remain in Wellesley.

Only because I'm in faculty housing

Only because we bought our house in 2001! I could never afford to move here now.

Our family has experienced a unexpected, severe illness which has effected our earning capacity

Our rent has gotten very high and it strains the rest of our budget.

Our rent is very affordable. We pay a lot less than most people.

over the course of 40 yrs in W. I was at times a paycheck away from homelessness. next question: today yes/40 years ago no! following question: would I want too! these are not fair rental costs!
Own our home now and very fortunate to have financial security.

Pay \$3255 in just rent plus extra bills for a 1 bedroom that nearly 900sqf.

Property taxes are incredibly high in this town, as is our mortgage for our home. And the town is allowing the look and feel of Wellesley to be completely changed, while actual home owners continue to pay exorbitantly and developers make big.

Property taxes blow up my monthly budget.

Property taxes have really gone up since we moved here in 2007. We are fortunate to have locked in and eventually paid of a lower rate mortgage.

Real estate tax

Real estate taxes are out of control with obnoxiously large homes being built all around my tiny cape

Refinanced mortgage about 3 years ago at low rate

Retirement savings concern

Saved like crazy and paid off mortgage early.

Taxes

Taxes and food costs going up

Taxes are ridiculous. Poor town planning and many select members that have pet projects that cost tax payer. Cost that goes to schools is crazy and the fact that the community gardens and pond area is untouched stinks of prominent people exercising influence

Thank the good Lord!

Thankfully

The housing cost is very high but that was known when we purchased our home and got our mortgage.

The housing costs make it challenging to pay for other non-essential goods and services.

The housing market in Wellesley is very expensive, particularly with the property taxes.

The idea of having to pay property taxes year after year is hard to swallow.

The low income, affordable housing is none of those things. I work here in Wellesley but with what I earn, there's no way I could ever afford it.

This is because I rent. A house or condo payment in Wellesley would be too costly (2-3 times what I pay in rent).

This is not your concern and is leading.

This was more the situation a few years back.

Transitioning to part time work and less income.

We all face trade-offs with our finances

We are a 2 income household and have sufficient funds

We are a working couple with health care benefits through my work. Nonetheless we are just able to pay mortgage, property tax, and insurance

We are on the edge but we are still working. If we have to or want to stop working, then Wellesley is not viable due to taxes.

We bought a house within our budget, saved for emergencies, and prioritize paying our bills.

we bought an expensive yet affordable 800 sq ft house when we moved to Wellesley. now these are being torn down.

We can meet our obligations ; however, are living on a fixed income with annually increasing housing costs

We can pay housing expenses, but need to limit lifestyle spending.

We do not have difficulty making payments, but it is a larger share of our income than we prefer.

We had savings through a layoff to help us through, but seriously considered moving out of town if it became challenging

We have lived in our home for 47 years and requires maintenance that seems to be out of our reach

We never moved from our stater home so it stayed affordable. Moving would have been a challenge.

We saved appropriately for a home in our budget and took our time finding the right place. We were prepared for the costs by planning and being patient.

Wellesley should never consider housing subsidies.

Wellesley taxes are too high. This is a main reason people cannot afford to live here.

While we do not struggle to pay our rent; our rent is most of our income as a single income household with 3 children.

y'all don't pay me enough to live

Due to set backs- I am catching up every month behind on rent.

I do worry more about paying for housing after retirement

I live in subsidized faculty housing. I could not afford rent in Wellesley otherwise.

We have cut spending in other areas to cover the steep increase in mortgage/escrow payment.

Zoning Strategies

After indicating their level of agreement with several zoning strategies, participants were asked if they had any comments. Below are all open responses relating to the zoning strategies. Below are the unedited open responses relating to the zoning strategies; submissions may contain spelling or grammatical errors.

"Allow existing single-family homes to be converted into small multi-unit structures that retain the appearance of single-family homes." This is a logical next step now that ADUs are legal. Internal subdivisions of existing single-family homes could both add much-needed smaller housing units and aid in historic preservation.

"Community feeling" of each neighborhood is extremely important and should be planned to encourage social interaction through ensuring similar social-economic background families are attracted to each neighborhood.

1) Several of these questions appear rigged towards 'how can you say no to this (e.g. more affordable housing, more housing for town workforce etc.)', but lacks the context on how it impacts neighborhoods. This is very unfair! 2) The assumption - introduce multifamily housing, and it will attract diverse racial/ethnic diversity - is simply and factually wrong. The housing task force should explicitly consider this, and inform participants of future meetings accordingly - multifamily housing IS NOT SYNONYMOUS with increasing housing or ethnic diversity (its a complex issue). 3) When considering multifamily housing and diversity, the questionnaire excludes ignores accessibility to amenities like grocery stores and pharmacies nearby, OR reliable public transport options. Without this context, it is impossible for citizens to assess whether more multifamily units are needed - Because, without these amenities, the multifamily units will be sold only as investment

properties for ultra rich people, which goes against increasing diversity.

Adamantly against any change in zoning regulations. Address for concerns of allowing dense apartment buildings, eliminating green space and citifying the town.

All are doable and applied in other cities/towns.

All of the above will change Wellesley into a Newton/Needham. There's a good reason that people want to live in Wellesley. There's a ton of green space, parks, and most importantly- trees! The town has been well planned and adding multi family housing, condos, etc will change the beauty of the town. This is not about race or social class, but home values are high in Wellesley because people want to live here, because it's beautiful.

All of the new multi-family housing being produced is fancy, multi-million dollar units. Can't we create just normal housing? Does everyone really need marble countertops?

All terrible. They would destroy Wellesley as we know it.

All the towns around Wellesley aside from Weston, have areas that are over built, too many multifams / duplexes, along with a lot of affordable housing. All of these places have lost much of their authentic New England Charm, look crowded, and still fail to meet housing affordability options. Do not let Wellesley become this. Keep Wellesley authentic, uncrowded, and exclusive. Let other towns address the housing crisis if they want, ultimately the state needs to build more transport and develop under severed communities further from the city, in order to address the housing crisis.

All this stuff is over my head.

All zoning strategies are important to address the housing need.

Allow adu's above tflag amounts on larger lots (still adhere to setbacks)

Allow for more variety in housing types. reference <https://missingmiddlehousing.com/>
Allow for tiny homes and tiny homes on wheels

Allow more redevelopment of commercial buildings to multi-unit housing AND protect more natural, open spaces.

Allow the free market to operate! The activist strategy to manipulating housing stock in Wellesley is destructive. Every town isn't for everyone and that's perfectly fine. Stop changing rules and regulations to change the vibe of this town.

Allow zoning for SFH that abide in a condo format so an HOA manages the yard work and exteriors like Phillips Pond in Natick. Have amenities included such as community pool and pickleball courts.

Allowing more affordable housing should take into account the cost of infrastructure to support the new housing born by existing residents.

Any increase in housing should consider traffic. Roads are already incredibly congested and there is not enough town parking there are no parking lots

any rezoning changes should acknowledge need for adequate parking -- do NOT use the currently popular idea that if there is not enough parking it will encourage use of public transit -- that doesn't work, and just makes everyone miserable
Any zoning changes need to consider whether infrastructure can support those uses. In addition, any zoning changes that allow for multi-unit structures should take affordability into account--we do not need more luxury condos.

Participant responses have not been edited and may contain spelling or grammatical errors.

As someone who lives in an "in town" location, it feels like the answer will always be to further densify in the neighborhoods that are already dense, and that the the tonier neighborhoods, such as Country Club and Cliff Estates, will remain unchanged. It is a failed process if your neighborhood, as a committee member, remains unchanged. You are perpetuating class inequality. This survey is leading to the answers that you want. You should have a representative from the neighborhoods most likely affected on this committee, or at minimum a member from each precinct that reports back to their precinct residents.

Build more 50-75 unit buildings

Build, build, build. More supply (even at high prices today) means more inventory for all buyers and renters.

Buyers choose towns for certain characteristics. Wellesley is attractive due to its single family housing, preservation of natural resources, safety and schools. Increasing the housing stock is an important goal and would increase affordability. But randomly thrusting multifamily buildings is a lazy ill-conceived shortcut. Instead do the hard work of using the land and existing lots better to build more single family homes of different sizes rather than mansions for the very rich or hand-me-downs for next generations.

By consolidating all multi family housing in commercial districts you are concentrating traffic to already congested areas that cannot withstand additional congestion. It is important to consider how all parts of Wellesley can help contribute to the housing shortage. Also families move to Wellesley to be in the suburbs. Single family housing is important factor to the desirability of Wellesley.

Can see large single family homes potentially being converted and don't really care about appearance as much.

Can we please have a comprehensive plan for the town and NOT keep piecemealing this together. For example the recent proposals for buildings/housing in the lower Washington St. area were thrown at the neighborhoods with little discussion and biased proposals. So disappointing.

Can't provide feedback to other questions. Here is my feedback. These questions are misleading. At no point does it ask if you want to stay in Wellesley to rent. I do not want to, regardless of price point. Like I said, I am young and single. I do not want to live in a suburban environment. I want to live near other young people. — This survey is slanted to the creation of housing diversity. It is clear the developers of this survey want housing diversity. My question is why the reach out if that's what this group ultimately wants?

Certain areas in town need to have restrictions against overdevelopment such as Linden Street which is now impacted by over construction

Climate is of primary concern at this point. How do create needed housing and maintain the precious natural resources like irreplaceable mature trees that will preserve the planet. Moving away from fossil fuel is urgent. Providing sustainable transportation options is urgent. MORE HOUSING DOES NOT HAVE TO MEAN MORE CARS, MORE TRAFFIC.

Committee need to consider housing density - the corridor along commuter rail Wellesley hills/square is quite dense; the area north of rt9 should be rezoned to allow more units.

Concentrate on current population, addressing aging of population with home reno and making large homes into multi-unit homes. Do not create large (9+) condo projects that destroy charm of neighboring communities.

Concern about converting nonresidential to residential: loss of health care delivery, small business, etc. Also larger areas lead to massive ugly buildings, Exception: ok to have more housing in the 40R zone that had one building built but now project seems stalled and promises unkept by developer.

Concerned about traffic. Already pretty awful.

Concerns about traffic and so forth regularly voiced by affluent residents are poorly hidden attempts at maintaining their suburban white utopia. Wellesley will never have ravaging hordes of dangerous renters tearing up the streets. At most added housing will increase foot and commuter traffic slightly. Wellesley just doesn't have the footprint for extremely large housing developments that would cause real congestion.

Condo owners who are in the business to make profits have to pay condo fees to the private company that owns the condo complex. Sometimes these fees are enormous and beyond the condo-owners' control. 1. Question: What protections would our residents have from these corporations? I am not a fan of purchasing a condo that is owned by some corporation. Corporations are already allowed to own much of the town's real estate, and I would want to see limits on this kind of rampant development. 2. I'd like someone to look into this issue before we start expanding and allowing corporations to own our town. 3. Also when you maintained in a public meeting that the developers claimed they could not build if the number of affordable units exceeded 20 percent, how do you know they aren't bluffing? They should be required to submit paperwork on their costs and projected profits. 4. I agree that more non profit affordable housing building in town is a good solution if it is affordable.

Consider eliminating single family zoning. Find ways to encourage not for profit developers to enter Wellesley housing market even if it means the Town buys the land and "gives" it to the developer in return for building income diverse developments.

Participant responses have not been edited and may contain spelling or grammatical errors.

Consider incentives for long term rental properties - apartments, not condominiums.

Consider supervised group home for those with mental health needs(above mentioned disabilities which might not be as specific).

Consider the increased density a proposed project might present, as well as the character of the neighborhood.

Consider the use of air rights or incentive zoning over existing retail structures in commercial areas (e.g., Central St., Washington St. at places where there are food, retail and walkable transportation amenities). Build over these retail structures to provide some housing with existing suburban/urban amenities.

Consider tiny home communities.

Conversion of single family homes into multi-family homes seems like a particularly promising strategy, and one that has worked in other communities.

Copy Bethesda, Md's downtown build-out. Make streets safe for family biking and walking, particularly around schools (Hardy). Traffic calming needed badly and concrete separated bike lanes.

Current zoning shouldn't be changed our population is decreasing!

Decrease the zoning lot setback requirements for Zone 20 and 30 in exchange for incentives to build accessory dwellings as rental properties. Increase the accessory dwellings max square footage allowance to increase housing inventory and promote more rental dwellings. Make the building department permitting easier and more accessible to families and individuals with less resources, especially when the work is around preserving and updating an existing home. Most of times the building inspectors are "hostile" and uncooperative and are delaying and making the process very stressful. That only deters the individual or families away from Wellesley and gives developers an upper hand so they would continue to build large houses that are only affordable to a small percentage of the population

Demand full transparency of all parties involved all names conflicts agendas of ALL proposed projects stop exploitation of our town and conflicts of interest lawyers non profits brokers enough!
Density's impact upon traffic and storm water should be evaluated carefully. Current RIO rules were a response to 40(b) developments that no longer apply. RIO rules should be updated

Desire for additional housing should not undercut the commercial tax base.

Developing supply of SMALLER units -- 1 and 2 bedroom -- would allow elders in larger houses to downsize and thus free up their larger houses for the market while still staying in Wellesley.

Disallow single family properties from being used as short term rental (AirBnB, etc) only.

Do not add multi unit structures or change single family zoning! Doing either would change the character of Wellesley. We are not Newton/ brookline/etc. Wellesley does not need to solve Mass housing shortage. We do not need to build structures to allow folks to again town- moving to less expensive areas is a natural process generations have dealt with. No more housing!!!

Do NOT change single family zones to allow commercial units

Do NOT increase density. Wellesley is overcrowded already!

Do not make the zoning separate the rich and poor. We don't need more people to move in. We need to keep the beauty of this town. We need to remain safe! We need to focus on education and health care, not on housing! We should be more welcoming to the small businesses, to bring more people come to work/recreation/enjoy entertainment in Wellesley.

Do not mess with zoning given the significant investment many of us have made in our current single family homes. For quite a few of my friends/ neighbors, their home is an important piece of their retirement plan. If you decrease the value of their investment, you would undermine many of the people who have supported this community for many years. Rezoning can be dangerous to some; it also changes the character of lifestyle and why people came to certain neighborhoods in the first place. I question the motives of those who support it but would not be affected in their neighborhoods.

Does Wellesley need more high-end condos as a result of change in zoning? Probably not.

Don't increase the population of Wellesley! Don't destroy Wellesley's character.

Don't let advocacy groups and commercial interests play sim-city with a zoning plan that makes Wellesley a desirable community.

Don't destroy the character of the town

Encourage Federal and other developers to consider adding housing by creating mixed use buildings (eg in Linden Square).

Encourage more development of multi family units.

encourage public, private and non profit coordination in advance planning and targeting appropriate areas for multi unit housing

Encourage renovation and re-use of existing mixed use buildings along Washington Street corridor to retain commercial use on the ground level and apartments/housing above.

Ensure that any increase of density is preceded by infrastructure to mitigate and improve on traffic, transit, etc.

Participant responses have not been edited and may contain spelling or grammatical errors.

Ensure that zoning does not lead to segregated zones based many factors. Eventually this will lead into students being identified with this low income status and its unconscious biases

Existing density should not be further increased. It is already sub-optimal for a town with the character and history of ours. There are beautiful but unused commercial buildings on Washington St that the town should prioritize as office space and in law apartments. The town has allowed these to deteriorate which is a shame, and at the expense of supporting new multi family dwellings that we don't need and increase density to a point of Wellesley coming unrecognizable.

Existing vacant lots or undeveloped areas should be the LAST place we look to expand our housing options, in any development capacity. Our green space, forests, and otherwise untouched/lightly touched areas are getting smaller and smaller and this needs to stop.

Existing buildings, existing lots, and existing commercial space should be the first attempt at improving and upgrading our housing.

Fill the existing multifamily units first. We have too many

For any zoning change or any large development projects, desperately need deep neighborhood engagement. The recent RIOs have fallen far short of this with not enough notification to a diverse array of community members. The planning board and other town boards should expand their communication efforts. There also should be strategic development rather than random development, placing housing in any open area.

For established residential neighborhoods, I do not support rezoning in order to enable high density housing solutions. We should embrace elements of our town's tradition and appeal of some neighborhoods with larger homes and lots and not strive to drive higher housing density throughout. I do support the development of multi unit housing options in strategic locations which either 1) having more existing open space and in some cases existing buildings (The Nines) 2) are closer to commercial areas where some housing density is already in place (Linden Street Units, etc). I love the option of converting existing non-residential buildings into housing. Other towns seem to have had great success with this approach.

Free market!!

great ideas

Great town, change its nature change its tax base. Move slowly and thoughtfully

Have more mixed use zones - so that there can be better walkability between living and shops, grocery stores etc and encourage small business owners to be able to live upstairs or on an adjacent building to where they work.

Height restrictions?

How are we going to deal with the traffic if we add more people. Walnut and Washington are already painful.

I constantly receive town wide alerts for just about every possible survey -- and have attended "housing" workshops -- yet somehow missed THIS survey until a link was provided to TMM members just prior to STM. This is an important survey upon which MANY changes to how residents live and interact will be based ...as such far greater effort is needed to get it distributed!!!

I agree about potentially re-zoning already-residential areas or commercial to more residential. I do not support reducing our green spaces for new housing, for example, North 40 development. With the MBA Communities Act and RIO re-zoning mechanisms already in place, we should leave our green spaces green.

I agree we should allow more condos to be built maybe in the downtown area but I would hate to see Wellesley becoming a playground for developers that can start building condos everywhere and ruin Wellesley character

I agree with strategies that add incrementally over time to housing stock, including affordable housing - i.e. single family to townhouses, to small apartment buildings, etc.

I am a strong advocate of diversity, inclusion, and balanced economic / housing strategies. But Wellesley is a very small town, with many more affordable towns nearby that offer easy commutes for workforce. Balance is important, but if we strive toward strategies favoring affordable housing for the entire Wellesley workforce to be residents of Wellesley, then Wellesley will be destined to become a very different town more akin to the many average towns (for lack of a better descriptor) in the Boston metro area. If that's what all the residents want then that's fine, but my expectation is that would lead to a substantial exodus over the years. Balance is key, and a reasonable scope of affordable housing initiatives is likely appropriate. But again, overly aggressive goals in that direction will have long-term unintended consequences, as Wellesley's "attractiveness" will erode together with real estate demand. So I think every decision should be made with thoughtfulness toward "what are the 25-50 year consequences of the immediate decisions at hand together with the trend of recent decisions over the past 20 years, collectively, for our community?"

I am against any zoning changes that subtract green space.

I am against rezoning existing (undersized) lots to allow for large residential complexes - this will change Wellesley into more of an urban, city feel. I am very much in favor of converting existing nonresidential buildings into housing - such as the old Bertucci's building or the office space currently used by the town on Rt 9.

I am concerned about the idea of building on undersized lots. I think it important to maintain the character of the neighborhood. Allowing large houses to be converted into 2 or 3 family homes seems like a good compromise.

I am distressed by the increase in larger multi-unit residential buildings in Wellesley. If I wanted to live in a hybrid urban/suburban community I would probably have moved to Brookline or a similar community.

I am for converting existing commercial buildings to condos or apartments. This would not impact the single family zoned areas

I am in disagreement with this liberal agenda. I grew up in Medford and have charged nominal rent for good tenants. They have been able to purchase their own homes because of my lack of greed. When I drive through my home town I don't recognize any of the neighborhoods that I called home. Single house plots have been subdivided into condos and multi units and they are unaffordable!! I have taken people into my home in Wellesley so they can get a jump start on buying a Wellesley home. They were born and raised in Wellesley and they can't afford to buy here! Condos and apartments are built here and a portion are labeled as affordable housing. That's BS !! Nobody can afford these rents. The contractors are making big bucks!! I'm hanging onto my Medford home so my sister won't end up homeless. I'm Caucasian one of eight children and trying to help family members. Give us a break!! Small neighborhoods need to keep their charm Don't destroy it!!

I am not interested in changing zoning so that Wellesley becomes Brookline. The 40B next to the Alzheimers facility is horrendous as is the one across from the talby lot.

I am opposed to any zoning changes that impact currently zoned single family residences.

I am opposed to increasing the population density in Wellesley -- will result in increased traffic and noise, and less open space

I am primarily concerned with the environmental impact of large single-family homes, the encroachment on undeveloped natural spaces, and development that takes public transit and safe bike routes into consideration.

I am really not sure where most of these questions are leading, but I am sure that i want the town to be primarily single family zoning and I am sure that I want us to lead in the adoption of the new public transportation initiative to allow for more multi-family housing but not in single family zoned aread.

I am strongly against RIOs being placed on properties in single family zoned neighborhoods.

I appreciate the creative ideas above. My family has been engaged with the Sisters of Charity effort of rezoning so we are aware of the desires to be more inclusive for housing needs. The problem with the SofC discussion was that it seemed that the town was trying to accomplish too much--goals that were overreaching and development that way too dense for that site. It would be helpful to see a strategy that includes the entire town with a fair distribution of housing across all precincts so that we can accomplish it as a town. Easier said than done but given your ideas above, the are options.

I believe we need ALL these strategies and that the result would be a healthy mix of housing options for all. Any one strategy could produce polarized housing options rather than a robust spectrum.

I believe we need more flexible zoning options that would allow diverse housing to be built in or near to what are now exclusively single-family neighborhoods.

I clearly don't have answers to the current housing issues. I do know that I am not alone in feeling I can't afford to leave my current home even though it is more than I need. I love this community but don't see where I could afford to move.

I do not move to Brookline for a reason. I chose to live in Wellesley for the suburban charm of single family homes. Please stop trying to urbanize all towns. People can choose to live an urban area if they wish.

I do not think that parcels of land zoned as single family housing should be permitted to have a residential incentive overlay. A rio should be applied to underutilized commercial property

I do not want any green spaces turned into more housing. We NEED our natural resources

I do not want to see this town more built up. I am supportive of a free-market system. There are other towns nearby with an enormous variety of housing types. Diversity can exist between towns; there is no reason for all towns to look alike.

I do think we need to take neighborhoods into account - and be smart about where we allow large multi dwellings- I don't think it should be close to schools causing high traffic areas that would put kids in danger.

I don't support building with reduced setback distances

I don't want to change the current desirable character of the layout of the town and don't want an urban feel. If wanted to live in a more crowded town like Brookline or Cambridge, I would.

I encourage an approach that includes less regulation as opposed to more regulation. "Affordable" housing is a relative concept. This cannot be effectively regulated into existence.

I feel strongly that any option must be close to transportation options as well as grocery stores, pharmacy, bank, schools. No sense in planning a development that is inaccessible to being a part of the community at large and has walking access to needs. I feel the zoning changes should be town-wide. It's not equitable to existing homeowners otherwise. For example, allowing denser housing areas along the Wellesley Square and Wellesley Hill stations but excluding areas around Wellesley Farms just does not feel equitable. Likewise, equal consideration should be given to zoning changes to Upham or County Club area. Why should the existing homeowners along Route 16 and 9 bear all the burdens of densification?

I generally would oppose actions which change the fundamental nature and feeling of established neighborhoods. Additionally, any changes to zoning should be distributed evenly throughout town, rather than focused in less affluent areas.

I have yet to see a question that asks if I wanted to live in Wellesley. I do not. I prefer to live elsewhere with lower taxes.

I honestly don't know how zoning and housing availability factor into the housing issues in the town. All I know is that what is available, I can't afford, and I believe in most parts of the country I'm considered middle class to upper middle class in terms of income, but Wellesley is a place that seems to require you to be upper class/rich to afford a home. I moved here for my job, which is a very good job, but the downside is that, where

I came from, I could've bought my own home on a single income within 3-5 years of working. I'm not sure that will ever be true in Wellesley.

I moved out the city into Wellesley many years ago to escape the crowds and noise. These zoning strategies seem designed to ensure Wellesley becomes an overcrowded city. It makes me sad.

I prefer to generally keep the current zones. I am NOT at all in support of the MBTA communities "act" that is basically forced changes to housing types in existing communities. I doubt when the rail lines and stations were originally proposed through communities there was any requirement to accept future housing requirements from the State Government. If there was, I bet some communities would have rejected the rail systems.

I strongly oppose most zoning strategies that would meaningfully expand or diversify Wellesley's housing stock.

I think it's important to be creative when developing new zoning strategies. Maintaining the beauty and character of town does not have to mean that options are limited. Much of the new complexes are eyesores, completely unaffordable and are wreaking havoc on the lives of residents with traffic.

I think this is extremely important: Identify areas that could be rezoned to "General Residence" to allow duplexes and other small multi-family buildings in more locations.

I think upzoning is a great opportunity, but should be done in highest density areas or close to transport/commercial areas.

I think you should incentivize denser single family housing by reducing lot sizes.

I was not allowed to provide feedback to prior questions; so here is my input. If I could not afford to live here, then I wouldn't. I would look elsewhere. I was not raised to be entitled to live in a place just because I wanted to. Wellesley does not need to be solving the housing issues created by our state...by Boston because they have overbuilt and allowed too much, expensive condo development. They kicked people out of the city. People buy into Wellesley wanting a particular type and feel of town. We are not Brookline, Newton or Cambridge.

I would advocate for keeping density lower, focusing on preserving the current suburban character, minimizing traffic impacts, and ensuring thoughtful, gradual development rather than abrupt density increases. This needs to maintain Wellesley's quality of life and not be driven by State mandates / top-down approach.

I would hope to retain the character of Wellesley rather than just building in every possible location

I would like to see more restrictions on some of the enormous new construction homes that are objectively too large for nonconforming lots, but happen to be in neighborhoods zoned for larger square footage allowance.

I would like to see more small, single family houses and more restrictions on oversized homes.

I would love to see more affordable housing in Wellesley!! We need more diversity! I work at the HS and could not afford to live in Wellesley if I did not have my husband's help. I have grown children that would like to live in Wellesley, but even with good jobs cannot afford a place in Wellesley. I would love to see more senior housing too - I would love to stay in the area as I age.

I would not like to see Wellesley turned into a condo/apartment type town. Part of its allure is its beauty and stereotypical suburban feel.

I would support converting huge mac-mansions to 2 family homes.

I'm not sure it is realistic Massachusetts to serve all income levels in all towns. Wellesley is unique in its housing stock and history. I think it is fair that people want to maintain their quality of life and the peacefulness of their neighborhoods.

I'm not too informed about the ramifications of these proposals, so I've given an initial reaction. My primary concern, by a long shot, is more affordable housing and I am interested in whatever advances that goal

I'm concerned about adding any types of housing in Wellesley. Our roads are already greatly congested. And our green space is limited. Also the character of Wellesley should be preserved and multi unit buildings if any nature will change what is Wellesley and makes it a special place to live.

I'm concerned real estate developer profits are being emphasized at the expense of Wellesley's residents, particularly larger developments. I am in favor of increasing multi-unit housing to support increased housing affordability but developers should have to have a higher percentage of affordable units

I'm glad your surveying the community... So often decisions get made with only a few people in the room and I think that's a real mistake. I also think DEI is controlling way too many decisions in town and is a misguided way to make a decision. I hope the survey results will guide decisions rather than personal or emotional decisions based on DEI.

I'm unconcerned about promoting more density in Wellesley, as there are neighboring towns that would be more suitable to growth, such as Newton, Natick and Framingham, and could support affordable housing in keeping with industry and commuting needs

Ideas to tackle housing crisis: Converting public land into zoning for housing, increase housing and walkability around the 128 interchange towards Newton, increasing density around train stops, and an increase in privately developed student housing for Wellesley & Babson whilst adding affordable housing units

If one doesn't like what is in Wellesley there are other communities to choose.

If you're actually concerned about cost sustainability of utilities and infrastructure, the most important thing to do is to increase housing density, thereby reducing the cost per distance and per capita for everything.

Impose and/or create disincentives to the continuing construction of massive, environmentally-impactful McMansions.

Improve the re-zoning application process. Currently, the onerous bureaucracy off-puts a John Q Public versus a veteran developer.

Include green zoning so that land can be preserved or returned to its natural state

Increasing the number of units in garages and carriage houses or allow them to be built on big lots.

Increasing the population density of Wellesley is foolish. There is no benefit to that at all.

Interested in zoning for accessory dwelling units for multi generational family living

Involve the community in all of these decisions. DO NOT fall prey to the commercial and money driven motivations of developers who do not have the community's best interest at heart. They have only economic incentives as the surreptitious process they used in many projects has made clear. Full transparency. On sustainability as well. Do not make decisions based on short term, incentives and political agendas only.

It is crowded enough. If you squeeze more residences into this town it will no longer feel like a suburb which is why many people moved here.

It is important to protect open spaces but converting existing buildings and adding more housing may be viable.

It is not the responsibility of the town to change current zoning laws to accommodate the social agenda of people who feel entitled to push for such changes at the expense of others.

It is very disruptive to plan a large condo complex in a traditionally single home neighborhood. Wetlands, traffic, blasting, and lack of town infrastructure to support such complexes need to be carefully scrutinized.

It seems that there are many, many lots in very close proximity to commercial centers, grocery stores, and transit that are needlessly zoned single family when they could at the very least allow townhomes. Likewise, Wellesley should consider allowing more lot coverage in lots that are adjacent to open space. It seems less problematic for a building to take up more of a lot if it is adjacent to a large park versus not.

It's time to use zoning to increase housing opportunities for wider groups of people.

It's frequently difficult to find parking in downtown Wellesley due to recent population growth. It's good the town is vibrant, however are limits to what the existing infrastructure can support.

It's unfortunate that housing costs have risen to the point that only the most wealthy Boston area families can afford to live here. Many older families who moved here a long time ago would not have been able to move here today. I support exploring ways to make living in Wellesley more affordable for younger and less affluent families. But, it's also important to retain the aspects that make Wellesley desirable including the small community feeling, leafy and open neighborhood character, and adequate infrastructure to support the residents.

Participant responses have not been edited and may contain spelling or grammatical errors.

Keep our natural resources in place! We do not need more housing!! There are plenty of neighboring towns building affordable units and not gobbling up our beautiful trails!

Keep Single Family Zoning

Key with these decisions are that the immediate local community is engaged in the decision and the rationale to support or not. Currently, street safety for children and walkers is a high concern and therefore traffic must be explicitly addressed in any recommendation to increase housing.

Larger multifamily housing should be concentrated around our three transit nodes (commuter rail stations)

Let's make a plan and work to the plan.

Limit the size of any new buildings
Lower speed limit to 15 in all neighborhoods

Maintain existing status.

Many of the existing commercial properties in the multiple squares could be converted into housing; rather, then building more where the environmental impact will take years to recover from. The concentration of housing in certain areas of town is viewed as discriminatory and toxic to the people that have to be asked over and over to make room for more overpriced properties, essentially squeezing out middle class individuals by creating unpleasant living environments - and making room for high turnover wealthy condominiums.

Many of these ideas and recommendations could be valuable and productive. However, I think that it is critical that whatever changes are made, care should be taken to preserve the sense of community that comes from living in a suburban town and to avoid changing the town's culture to one of a small urban center.

Maybe put some thought into the fact that the people living in multimillion dollar palaces aren't investing in the economic development of town. They go to Boston to buy luxury whatsits. Wellesley is a college town with rich people in it. The college students, employees of those colleges, and employees of the town need housing and will reinvest income into the town economy and infrastructure at a greater rate than the monied class.

More 43B incentives. Convert town hall to apartments, need at least 2 large apartment buildings near town center to encourage less use of cars due to mbta, linden sq shopping (though you need a dollar store and maybe a Target) and DONT AUTOMATICALLY PUT AFFORDABLE HOUSING APARTMENTS NEXT TO TRAIN TRACKS!!! Look at your neighbor to the West - Natick has several large apartment buildings being built near Town Center, there is the Metrowest Bus, MBTA Commuter Rail, new small shops, affordable restaurants (ie. Commella's and Lola's (deli). Natick is a success story - Wellesley not so much.

More condos are fine along rt9 and rt16 and near the train stations but neighborhoods can remain quiet.

More information needed; I don't know what inventory exists and demand, but at \$290+ for a 1-bedroom, it excludes people who work (at Babson College) and live in Wellesley like myself to move within Town, and definitely purchasing a home is impossible. Please define "affordable" housing.

Most people in Wellesley work in Boston. Traffic is a mess on Washington and Rte 9. Plenty of services and businesses. Strongly oppose pathways to increase the population and further impact the ecosystem and traffic.

Multifamily housing must be spread among different areas of town. Wellesley square has far too much and the Farms areas has almost none.

Multiple approaches need to be pursued at once.

Must consider traffic patterns when proposing or developing large and small (but especially large) housing developments. This is not currently part of the process. Wellesley can have brutal traffic across key roads (rte 16, linden, Weston road, etc). My biggest concern is with growing congestion and traffic. The town is already fully developed as a suburban community and further development will alter the town's character.

My husband and I have worked and continue to work hard to live in this beautiful, safe and prosperous community. We live in a two bedroom, one and half bath house and currently pay 3500.00 a quarter for the privilege. My husband's aunt and uncle built this house so his roots are deep but the additional financial burden of subsidizing housing developments seems unsustainable. If you want to help the community, lower the tax burden. In addition, I cannot think of a single instance when the promised care in planning and amenities has materialized. My concern is the temptation of expanding the tax base will result in rampant and haphazard development.

Need more elderly housing options

Need more housing supply, or else the few condos that come on the market will continue to be extremely high priced. Need more "starter homes" (in Wellesley terms) for younger families to move into town.

Need more information on the expected size and locations

Need policies to protect smaller houses to be available for entry level rather than a tear-down with a MacMansion. For the health of our community, need policies to protect natural space and access to the healing aspect of nature

Need qualifiers for these questions. 1. Support conversion to multifamily in commercial and gen res with walking access to public transport. 2. This study should be housing and traffic not just housing as the current traffic situation is bad during commuting hours. This should anticipate - employers calling employees back to the office, population increases in towns whose residents commute through Wellesley. Can Wellesley achieve greater traffic flow working with Newton to enlarge 16 and Walnut to reduce eastbound congestion? Good to know question not on the survey. Why did you move to Wellesley? - schools - commuting time and options - etc.

Need to address traffic, somehow.

no more multi unit buildings!!

No multi family. Keep all single family zones!

Nobody talks about the more affordable housing that disappears. When older folks move to Wellesley Green, North Hill (so many from Wellesley) or anyone just moves, house is often bought for development and either replaced w a bigger house or remodeled to be bigger, nicer, more \$. We need to keep modest homes in town, stop allowing big sf houses on small lots. Put a duplex on there instead. Get rid of the "mass transit" qualifier. All neighborhoods should be open to appropriate multi family. We need whole developments of modest priced units. Like many areas used to be. Like \$1.5m and lower. (Sad number, but true)

Nobody wants Wellesley to change. Focus your energy on making sure that Wellesley remains a town of single family, well-maintained homes. It is the perfect suburb - nobody wants more people, more traffic, etc.

None of these strategies will significantly impact the overall market forces on housing costs.

Not allow multi family dwellings of over 2 units in single family zones. Keep single family zoning for single family homes!

Not every community needs to be dense. Wellesley already has far too much traffic. Maintaining the social fabric of the town is more important than growth.

Not everyone can live in Malibu, CA (as appealing as that may seem). We should think long and hard before "changing the rules" that impact the use or value of personal property, simply because someone else believes they have a "right" to it. With socially agreed rights, responsibilities should be commensurate.

Not in favor of re-zoning current single family home-zoned districts.

Ok with rezoning nonconforming lots, don't think it needs to be for affordable. Like the idea of townhomes (particularly in urban/commercial parts of town, eg near Wellesley hills train). Think could add to atmosphere unlike apartments which don't.

One needs to understand the impact of things like "sustainability" have on affordability. One of the nice things about wellesley is the access to shopping in town so I would be leery about replacing those with housing. I think we need to also assess the impact existing zoning is having on building of houses. We have some larger tracts of land that when they come up, they are often utilized for land conservation. Do you want this town to become Newton or stay Wellesley. Good luck having it both ways.

Opposed to increased population density which would jeopardize current open spaces and quality of life.

Our family chose to move to Wellesley instead of other towns because we wanted a town with a majority of single-family homes. We lived in urban communities when we were younger and wanted the town with single-family homes to raise our children. Should Wellesley move in the direction of a more urban town such as a Newton, we would find ourselves more drawn to neighboring towns like Weston to move to instead of Wellesley.

Our roads parking lots are already so crowded. We really need to address this before starting projects Our zoning is outdated. At the very least, no streets should be zoned single family, making duplexes possible! (This would allow people like me to stay and others to move in).

Parking for those who commute should also be important. Converting single family homes into multi-unit residences will have to have enough parking for those residents.

People come for the schools and fall in love with our tree lined streets and open spaces. Let's not diminish those.

People move to Wellesley to be a small town to keep out of the city and not have condos and apartments all over the place

Please do add multi family homes in single family areas. There are plenty of areas where larger units can be put in commercial areas or areas already zoned multi family.

Please don't ruin our town by putting in tall buildings that block out the sun and create a concrete jungle in the name of 'affordable' housing - which we have seen doesn't result in anything affordable but puts a lot of money in the developers pockets .

Please engage the community even more. Not everyone reads Swellesley report, not everyone can attend/watch zoning meetings. Come meet people where they are.

Please fix the traffic in Wellesley. It is unbelievable

Please involve community members throughout process. Please avoid allowing developers to seek rezoning in haphazard manner that is harmful to Wellesley infrastructure, sustainability, neighborhoods.

Please involve neighbors and abutters in conversations about how to develop properties thoughtfully.

Participant responses have not been edited and may contain spelling or grammatical errors.

Please stop building condominiums and apartments!

Please stop urbanizing our community and decreasing the value of our properties. We have put a tremendous amount of our resources into our homes. The Town is ruining our investments and our hope for our future economic well-being. People did not move to Wellesley to be inundated and surrounded by multi-family housing.

Preserve Town of Wellesley. Definitely human qualities and calm harmony first. Others can be reasonably resolved without making hasty mistakes. Control costs and smart budgeting are vital for future success.

Preserving the single family nature of Wellesley should be the most important goal of any housing plan. We should be highly skeptical of agendas that use affordable housing as a pretext for giving developers license to build multi-family luxury complexes. While well intentioned, this approach actually makes the community LESS affordable for all and taxes our infrastructure which costs will be borne by everyone. (Have you tried to get a parking spot at Roche Brothers lately?)

Primarily concerned with existing zoning. Believe all existing zoning should remain in place and most especially single family neighborhoods not be tampered with.

prioritize mixed residential / commercial zoning to increase walkability focusing on retail and hospitality

prioritize zones that are walkable to grocery stores, shops, transit and schools for multifamily housing.

Protect rights to have an ADU so that current recently voted in rules remain.

Provide developers increased unit density not just for affordability but also for energy efficiency and sustainable materials use, as well as unit density for preservation of structures versus teardowns

Providing affordable multi-unit housing near public transit should be the number one priority for housing in Wellesley. This would reduce our carbon footprint, expand our green spaces, allow for people to stay in Wellesley as they become empty-nesters, and overall diversify our community

Real estate is a very long term asset. Changing the rules during that holding period has an obvious impact on the asset and the asset holder/owner. Any significant change in rules must be up for vote to all those impacted by the rules and the voter participation must be high (i.e., not a Halloween eve vote in the dark) or simply a decision handed down by a board/committee (even if elected)

Reduce the minimum size lot and reduce setbacks, to allow more single family homes to be built in a smaller area. Without addressing that issue, single family homes will continue to be McMansions and other overly large single family homes that only the wealthy can afford.

Remove SF zone from RIO. Prioritize walkability/access to grocery, transit + schools w affordable housing location (even if means scenic areas need to be considered). The 9s is a tough location and residents are not integrated into the community.

Repeal large house development! Whoever promoted this has destroyed Wellesley and done irreparable damage!! You have incentivized the destruction of the smaller entry level and retirement sized homes.

Residential conversion of commercial properties should be the primary approach used to address affordable housing concerns.

Residential Incentive Overlay District should not be used or allowed in a Residential zone. RIOs are developer driven and profit oriented. To get a few "affordable" units, the Town pays a big price in density, design standards, infrastructure and creates a decrease in the livability for current residents. Bottlenecks on the main streets makes life frustrating and creates a sort of road rage that is not easily measured. Frequent trips, at many times of the day, of Ambulances and EMT trucks, from Wellesley and also many towns west of Wellesley cannot get past these bottlenecks on Washington Street on their way to Newton Wellesley Hospital. Increasing the number of residents equals more cars on the local roads also puts bicyclists more at risk because there isn't a bike lane going to WMS and WHS. It is dangerous for kids to ride to school. Public transportation is insufficient, sporadic and inconvenient. In practice, virtually, no one is taking the Catch Connect to go food shopping at Roche or Whole Foods or do any other local errands. The trains serve few workers as many do not work anywhere along the line, or at the end in Boston or going west to Framingham. The T is not realistically walkable from anywhere in Wellesley and has the same limitations as the train. Workers are driving to work and there is no evidence this will change. Even as we now have by right zoning of the MBTA livable communities act. We have a mandate to allow over 1700 Units so we should not use the RIO until that has been played out. We have met the 10% threshold of Chapter 40B for Affordable housing. Maybe a partial solution is to set a maximum profit rate for building new multi family housing. Scattered small groups of multi housing at a scale and density of the surrounding areas. To encourage responsible developers.

Restrict height & density of multifamily housing structures. Preserve natural light and access to river and parks.

Restrict the size of single family homes built on smaller lots in dense neighborhoods.

Rezone Walnut Street, between Rt. 128 and Cedar St.) to allow for greater density of multifamily housing.

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Rezoning is not a development plan. I moved here for large lots and spaced houses. Not to have a development next door or zoning rules to change.

Rezoning to general residence should only occur in areas of town where the character of the current neighborhood won't be changed.

RIOs should not be the first rule of consideration to add housing into Wellesley. Housing considerations should follow a plan, and the plan should be followed. Spot zoning and overlays do not follow a plan and create a hectic and unplanned approach to Wellesley growth

Road congestion and traffic must be a priority and extreme thoughtfulness on this subject is crucial

Safe walking and biking path from Fiske to rest of Wellesley

Save the open land as we have very little of it

Schools are overwhelmed as it is, especially in certain areas seemingly targeted for large, multi-use development (e.g., the Nines)

Senior-living (55+ communities)

Serve the resident and listen to the residents voice, caring about residents's housing concerns

Should Wellesley implement any of these zoning strategies, it will become an ordinary town at best. Wellesley should not be ordinary.

Single family neighborhoods should stay single family or 2 family and should not be allowed to have large multi family buildings. There is an opportunity to identify residential and commercial opportunities in areas that are not single family neighborhoods.

Single family zoned properties need to remain single family zoned. The fabric of our community is built on this. Wellesley does not need to become Newton or Brookline. People purchase in Wellesley for a reason....single family, family-oriented, suburban town

So far this survey seems designed to get to a selection of pre- outcomes. Where will zoning change? In the richest neighborhoods as well as precincts like H, or only in precincts like H? Wellesley has a history of discriminatory practices that negatively impact residents in the least wealthy neighborhoods, and this (so far) reads as a roadmap to continue that longstanding tradition.

Some condo proposals had 3 bedrooms and 3 1/2 bathrooms. That is ridiculous. We need to conserve water. Each bedroom doesn't need its own bathroom! Also, preserve the character of the neighborhood. Block tear downs and huge houses.

Stop multi-family housing expansion

STOP attempting to change the town to fit YOUR thoughts and desires

Stop builders from making huge new condo/apartment buildings.

Stop building giant houses!! Allow ADUs on any property

Stop building more apartments and townhouses in Wellesley before managing the over population of traffic!!!!

Stop changing the housing type in Wellesley- it is becoming more like Watertown- we moved here to get away from crime and drugs

Stop over building in this town. If a tax-paying home owner cannot build a house or renovate their home for their family to live in and enjoy without extreme restrictions, then the town needs to STOP allowing for the over-development done by developers. Do not build more. Do not allow single residences to be converted into multi-unit structures. Do not allow for more duplexes, small multi-family structures, or large condo/apartment buildings. If we need to create more affordable housing, then you need to figure out a way to do so in existing structures. Stop over-building our town and turning it into a city.

Stop tearing down smaller, historical homes that are affordable.

Stop trying to rezone existing neighborhoods. People don't spend \$2 million or more to find a condo building next door in a few years. It's very unfair to existing neighbors.

Strongly believe that affordable housing needs to be distributed throughout the entire town. There is definitely income bias and racism in not developing other areas than Washington Street. Frankly feel the select board, planning, zoning etc should all be ashamed. You allow inconsistencies with wealthy and or board members. Board members promote their own interests regardless of public opinion. There are people who get themselves elected to promote their own interests then u send out these surveys to pretend u are listening to the community. I have been very disappointed and disenfranchised living in this community. Sustainability needs to be factored in to many of the above options. We must avoid new construction that reduces tree cover and other important factors. Thank you for considering housing diversity for the health of our community

Thank you for doing this work. Please preserve our open spaces and utilize existing developed properties to expand our housing stock.

Thanks. We hope to receive the results of this survey.

The adage, "the Devil is in the details" applies here. Need more information.

The affordable housing currently is not very affordable, especially the rental units. Most economic experts suggest that no more than 1/3 of monthly income should go to housing expenses. So a person making \$40K should only be paying about \$1400 per month. Please make that happen.

The best thing about Wellesley is the zoning and planning that was done 100 years ago. Please do not ruin it.

Using space that is currently commercial to add housing sounds like a great idea. Ruining residential areas is a terrible idea. My children cannot afford to live in Wellesley but I do not see that as a reason to put in different housing— if my kids, or anyone, wants to live here they can find ways to do so. I did not grow up in a town as affluent as Wellesley and those of us that grew up in those towns did just fine in life, as will my children and grandchildren.

The current zoning strategy which allows for minimal community engagement and input is flawed and needs to change.

The devil is in the details.

The first question was too vague and needed specifics

The first step in this process is to draw circles around water resource areas and large tracts of contiguous lands abundant in natural resources and providing passive, outdoor, healthy activity for the people who live here. To degrade these existing areas in a built out town is like cutting off one's fingers to get a diamond ring. Health, peace, beauty and climate resilience are basics. Step two would be figuring out what we can do in housing outside of these areas. To develop the interior of the North 40 is a big mistake. Residents have never been asked, do you think we can keep these gems intact, and solve some problems? I bet it would be a resounding yes. Unless we take them off the table, we will have development ideas for them. We need a bold move in planning our town. Save our gems, solve problems after that.

The greatest concern is cost. All of the places being built in Wellesley, whether they are single family, multifamily, condos or apartments are all at price points far beyond the middle class.

The key is affordability. Every attempt to create special carveouts for the elderly, veterans, etc. will just cause more hurdles. We need to build more housing and make it legal everywhere in Wellesley to build denser multifamily housing.

The majority of Wellesley residents move to this town because of its single family neighborhoods. Don't destroy them!

the number and type of houses in Wellesley can stay the same

The presumption in this survey is that more housing is needed. Why is this not a survey about "Vehicular Traffic Congestion". The Town Manager should be solving existing problems instead of creating additional problems.

The question above about affordable housing on lots that are too small seems like it would only perpetuate the stigma that affordable usually consists of a high number of low income people crammed into small spaces. Why would this town desire that?

The road will not get wider, and we already have a traffic problem. The challenge is adding housing/families without putting more cars on the roads.

The State needs to increase housing close to public transportation to allow qualified people to leave closer to where the jobs are. Duplicating transportation capacity is doable for trains but not by roads.

The streets and parking areas are quite crowded most of the year. No need to incentivize moving to Wellesley.

The Town already suffers from too much traffic and too much demand on its services. We need to stop the growth before we destroy the Town's quietude

The town is allowing McMansions to be built on 10,000 SF lots leaving no green space. It would be better to allow a townhome rather than a huge home

The town needs to change its current bias is favor of not placing multi-unit structures in the wealthier parts of town. The argument that it is all about access to public transit is bunk because rail ridership is far down if one looks at the Wellesley Square lot. The NIMBYism of the wealthier class is astounding and the town seems to agree with them.

The zoning is fine. Why do we need more density?

There are way too many single family homes being split into multi family townhouses or two lots from one. Our town cannot sustain that downstream impact on infrastructure, schools, etc

There is an agenda peeking out here.

THESE ARE ALL VITALLY IMPORTANT TO SUSTAIN WELLESLEY

These questions all reference "small"MAJOR concern is current practice of rezoning for only large condo developments ...that question should be asked here as well as that's what's happening....not anything small and rezoning being done reactively to satisfy developers with little input from neighbors and citizens impacted by development

These questions are too ambiguous, or at least deserve more context/examples. What does "general residence" define? How many units would be included in a "Small multi-unit structure"? And on what size plot would that sit on? Where would "zoning incentives" be offered? On residential or commercial? In neighborhoods? We need more diversity in housing but the options to answer these questioned can easily be misconstrued out of context.

They is way too much traffic in town. It's lost the quaint town feeling. I would tell people not to move here- go to Weston or Sudbury. This town has gone downhill...the public school education is terrible, fields are in terrible condition unless we as parents fundraise and now condos everywhere. It takes 20 minutes to get down Linden Street with lights and cars. Stop building more multi housing.

This is a very poorly designed survey. I appreciate that the committee designed the survey, but you really need to have people that work in various industries help.

This survey is worded in a biased way. Wellesley has many apartments, condos, low income housing and housing for the elderly.

This town is already overcrowded and the amount of traffic at certain times is miserable. More homes will just increase traffic and congestion. Parking lots in key shopping areas are overcrowded. This town does not have the infrastructure to allow more homes to be build. It's already overcrowded.

This town is turning into a city. We don't need more housing that will contribute to more cars on the road. Nobody has the right to live and stay in Wellesley. It's why empty nesters often move to cheaper areas and let new families move in. This survey is pointless because town meeting members already voted down removing the large house review as part of ADU requirements, yet this survey is clearly leaning towards bringing all of that right back.

Through the foresight of town fathers who in 1914 made Wellesley the first town in America to adopt zoning laws, Wellesley grew into a beautiful town. Let's bear that in mind as we work through this process.

Too many homes and apartments being built.

Too many multi families being developed in town. Makes traffic worse.

Too many people. too much traffic/congestion now and limited green space....more multi family units/more houses just make it worse

Town is overbuilt and congested. To access jobs downtown what is needed is better public transport. Building affordable homes without adequate transport to means gridlock. Work from home options are basically for the wealthy.

Town Of Wellesley is a fabulous town, but it would be even better if more of its workers, including teachers, were able to live in the town. Unlimited housing increases would be a disaster, but increasing housing availability to allow for expanding access for town workers would be a terrific gain for all.

Town should have a proactive thoughtful approach to housing, not reactive to developer proposals. Housing near transit should not be luxury units for wealthy downsizers who are highly unlikely to use public transit.

Towns and cities come in all types of shapes and sizes. We picked Wellesley for its current size and scale and do not want to turn it into something else. If the population density expands and the median home price declines we will move.

Traffic and schools (class room sizes) need to be resolved prior to any additional housing. People move to Wellesley because of its current design. We didn't move here to turn it into Brookline. Adding homes and increasing the population density should not be our town's goal.

Traffic flow considerations wherever new building occurs is ESSENTIAL! Wellesley has small streets & roads

Traffic in Wellesley is getting worse by the day. It feels like the town has reached its capacity for the number of families that can live here without further impacting traffic and the environment.

traffic is awful already.

Very concerned about the growing density in Wellesley.

Washington Street is incredibly busy. I'm not sure that additional housing will be a benefit to the community.

Way too much traffic, it has doubled since we moved here in 2015. We want to move out of Wellesley now. The roads and road work, like Weston Rd are a mess and needs to be fixed asap.

We adhered to town zoning rules and so should future development

We already have significant traffic issues in town. Adding residential areas with multiple families will only make it worse.

We already have too many homes in Wellesley!!

Participant responses have not been edited and may contain spelling or grammatical errors.

We are extraordinarily fortunate in Wellesley to have 3 stops on the commuter rail. Wellesley should be far more aggressive in creating more housing that is walkable to the trains. This has many benefits including: would improve our local businesses; provide more housing options for younger families and town employees; and would diversify our town.

WE CAME TO WELLESLEY BECAUSE OF ITS PRESENT ZONING CRITERIA. WE WILL FIND ANOTHER TOWN IF THE CHANGES IN ZONING STRATEGY ARE SIGNIFICANTLY ALTERED.

We do not need more housing units in general or more affordable housing units. Leave Wellesley alone. There is a reason we chose to move here.

we don't have enough parking as it is, traffic is terrible, adding multi unit housing will only make this worse.

We don't have much green space as it is, taking green space for multi unit housing is a bad idea

We don't need massive apartment complexes. I'd prefer more small/multi-family housing in higher density areas that are walking distance to transit & downtown areas

We don't need more multi-unit residences. We are already a "thickly settled" community. Plus, when we bring in multi-unit dwellings, we never think about the traffic impact in town or the quality of life impact in town. The traffic in town has gotten officially worse over the last 20 years. We need to think about these impacts before building more of these types of structures. We need to be sensible. People moved to Wellesley for a reason and the town traffic and decline in quality of life goes against those reasons.

We have a critical need to create housing . Our children are priced out of towns they grow up in. We have half empty office buildings and yet the town wants to push development to the Newton side of 95 - bad policy

We have already made recent changes in zoning and have lots of ongoing construction in Wellesley. We believe it would be prudent to pause any further zoning changes and new developments to assess the impact of the changes already made. Taking this time to evaluate how our infrastructure and resources are coping with the current growth will help us moving forward in the future.

We have to make room in our communities for more people in a sensible and well thought out way. "Not in my backyard" is hypocritical and selfish. We have too many vacant and unsold multi family units already. Sell/fill those first before additional development.

We moved to Wellesley to be in a nice, upscale environment, and we paid the price to do this in terms of housing costs and high property taxes. If we wanted a low-income community, we would have moved to another town. Do not turn Wellesley into a slightly upscale Chelsea.

RIOs in to town homes and not on apartment buildings. The kind of housing we are missing are town homes. No young families want to move to Wellesley and live in an apartment building. We should create BY RIGHT town house style developments. Our GR zoning bylaws are too restrictive. Developers should be incentivized to create town house high density developments, if they could do without applying for ROI they would be more likely to choose those kinds of plans. We need to create incentives to discourage extremely high density apartment buildings - which we are doing with the RIO process. It's too expensive to do anything except go huge. Of course anything we do should include a requirement for affordable units

We need more housing period. In the last town meeting new housing was roundly defeated. Residents are leaving the state due to housing costs. It's my number one priority-instead the market dictates we tear down \$2 million dollar houses and build 1 \$6 million dollar house.

We need more work force type housing and housing that middle income folks can afford. Teachers, police, restaurant workers, etc need to be able to live here too

We need to allow more multi-family housing in Wellesley to make housing more affordable and allow existing residents to continue to live in Wellesley as they age.

We need to be mindful that the housing that is proposed won't greatly add traffic to already clogged roads, i.e. Walnut Street.

We need to be much more flexible with zoning to allow different types of housing.

We need to build more housing and I am open to all strategies to do so.

We need to ensure that single family zoned areas are given as much information upfront so residents are as informed as possible. Many residents rely on their homes as their primary investments and assets - they will react negatively to having rezoning seemingly "shoved down their throats" (even though the Select Board/Planning Board/TM/Town employees are incredibly thoughtful and deliberate with their approach to this work) - the Task Force is doing an incredible job and should just remember that any resistance to this work is because residents are typically opposed to change in general but will come around if supporters are upfront and provide as much information as possible as early as possible.

We need to get over people wanting things in town, but not next to their property. If you think it's good or right for the town, you need to allow that the result might be the housing be next to or near YOU.

We need to invest and improve schools, roads, water, public services and other infrastructure, these should be the highest priority, before considering anything else. Otherwise our living conditions in Wellesley will be deteriorating, and residents will suffer. Building more home without improving infrastructure mentioned above will only exacerbate the situation

We need to look at what we currently have as far as structures and stop cutting into space that is meant for trees and nature.

We need to maintain green space along our rail line, parks, trails and encourage green space between homes. This is a suburb. It has been thoughtfully and purposefully designed from its inception and the charming neighborhoods are historically significant. Building up and crowding our living space is not an option.

We need to maintain our tree canopy for climate resilience. Development should focus on density, not developing open land.

We need to take steps to allow more smaller condo buildings in the 30 unit range, like the ones that were very unfortunately rejected at the special town meeting. The proposed locations are great for the size of the developments that were proposed!

Wellesley already has a massive traffic problem. I have no issues with converting existing housing and buildings but do have concerns about utilizing any green, vacant or recreational spaces for additional housing. It also seems to fall disproportionately on the south side of route 9. If you were to consider any additional housing for elderly or lower cost it would have to be on the north side of route 9 in my view. It takes 15 mins to drive thru town on route 16 now! Wellesley does not need duplexes. There are other towns for that.

Wellesley has done a terrible job at anticipating the impact of existing and completed new residential complexes on infrastructure and schools. Traffic, schools and other facilities are maxed out. Green spaces have not been prioritized in any of these biased questions. The questions only goal is to force the respondent to say yes to more people in town. There are no questions about increasing community involvement, green spaces, pedestrian streets, public transportation etc. these biased questions will only result in uninformed data that shames respondents into saying more people with less space is better.

Wellesley has too much dangerous traffic. We should not add housing. We need to address safety of existing residents and better enforcement of limits.

Wellesley is a single family home community for a reason. Continuing to increase the density in a town with such little space will be very detrimental to the traffic and feeling of the place. It will take away the reasons why Wellesley is as nice as it is. Sometimes people don't even realize what differentiates this town from many.

We may have to move out of town because the housing for us is unavailable, but not one of us should make the demand that the town has to provide for us to stay. No one is owed that right. There are plenty of towns that provide multi unit places cheaper. Believe me, I don't want to move to those places either, but do we want our town to look like them? NO. Breaking buildings into smaller units or creating multi dwelling units is a way for developers to make more money than building single family homes. Let's see how the traffic plays out at The Bristol and Terrazza before we rush other buildings through. Together those places added much multi unit housing, as did The Nines. Do we need more? I think Wellesley has fulfilled its affordable housing commitment and most of the proposed buildings will be priced much over the 1.9 median price, so it is ludicrous to think that it is public service to build these places. So, let's slow down and think it through. What do we want to be, a single family home town or an even more densely populated average place with less trees and more traffic.

Wellesley is already overpopulated. There is no need to increase housing density further.

Wellesley is an expensive town to move to and for good reason. It's picturesque and bucolic, if we wanted to live in a more densely populated area, we would have stayed in Boston or moved to a less expensive town.

Wellesley is becoming too densely populated, at the expense of a better place to live, but to the extreme economic benefit of housing developers.

Wellesley is completely overpopulated, traffic is horrible. Parking is horrible, drivers are reckless, we don't have enough law-enforcement officers so we do not need more people.

Wellesley is densely populated enough and far denser than with Weston, Dover, Sherborn, Lincoln, Sudbury, and other western suburbs. I oppose zoning strategies that will increase density. Wellesley is losing its hometown atmosphere, and the above strategies are not conducive to maintaining our community. We do not have the infrastructure to handle the automobile traffic which is already out of control.

Wellesley is not a city. make colleges house students

Wellesley is really nice right now. Let's not ruin it with dense housing. It's okay to be an executive community. It's okay not to have more affordable housing than is required by the state.

Wellesley is unbelievably expensive to live in now. Allowing builders to tear down perfectly adequate homes and build ugly McMansions has spoiled the town and changed the demographics. If I had another place to live, I would have no desire to stay in Wellesley now. When I moved here, it was a wonderful place to live, but I no longer feel that way.

Wellesley should prioritize increase in affordable housing only to the extent that it does not increase traffic burden and undermine the quaint character of the town. No more big apartment blocks, no shoehorning things onto small lots.

Wellesley's housing trend currently leans in favor of the affluent with the idea that the bigger and newer the home, the better. The town is becoming prohibitively expensive. I would like to see the town create more affordable housing to attract a more diverse population. I never felt comfortable living here and that feeling has grown. I stayed due to the good commute for my husband's job and the schools but regret not moving when my children were young. The middle school was a disastrous experience. I must add that when I call town hall with a question, I feel the employees sometimes seem hostile.

Wellesley's traffic has become troublesome and dangerous. Adding additional apartment buildings will increase the traffic issues and pollution/environment damage in the town.

What about green spaces? I would like to see them preserved.

What does affordable housing mean?

What is needed is a Town Wide zoning plan which takes into consideration all the options above. Now we have developers submitting plans and requests for zoning changes without an overall plan.

What you call affordable housing is 3 weeks pay for me. How is that affordable?

When do we say there is no more room? We keep eating away at open spaces and green spaces to build more housing, when is there no more development?

When planning new developments, especially with affordable housing, PLEASE make sure that families have ready access to amenities like playgrounds, shopping, walkable sidewalks, services, etc. Currently not the case at The Nines and it is problematic for the kids.

Why are there several houses around town that look abandoned?

Why does the town need to increase housing stock at all? How and who has made this decision? Also, I do not trust the town to stand up to developers that look to back door non-conforming projects, ie "do, then ask forgiveness." Build multi unit projects in existing commercially zoned areas.

Wrong to destroy existing purpose of zoning and allowing creation of apartment complexes in single home neighborhoods. Destroying why people want to live in the suburbs and get away from urban congestion.

You should look at Upham School as a potential site for some of the housing goals. As a rule, I absolutely do not agree with changing the nature of neighborhoods zoned as single family.

You want to keep Wellesley as it is from imposing plans that will change the character and beauty of the town.

Your questions are leading.

Zoning incentives encourage maximum occupancy, rather than cohesive neighborhood feel. Would be more in favor of small cluster homes rather than max storied condos. Also small cluster homes targeted for senior independent community living.

Resource Strategies

After indicating their level of agreement with several resource strategies, participants were asked if they had any comments. Below are the unedited open responses relating to the resource strategies; submissions may contain spelling or grammatical errors.

"housing stabilization" sounds good but is vague. Does that mean move them into new multi level apartments or help them stay in their existing homes - esp if they are home owners and being run out of their homes due to taxes? The later I am interested in supporting but not the former. Transparency here would be much appreciated.

Again, any tax incentive policies should have fair impact to the existng home owners through out the town.

All property owners bear the tax burden of the incentives equally in terms of % of property value. Much consideration should be given that impact of the incentives are equitable across the precincts/neighborhoods.

Again, I'm not confident that WHDC is capable at the current staffing
Again, maintaining single family nature of town is very important and these other goals important as secondary.

Again, the current risk of RIOs on single family zoned property leads me to answer. "Unsure" to many survey questions. I think the Town should eliminate RIOs on existing single family zoned properties.

Again, we need more information about these strategies. We wholeheartedly support our veterans, the elderly, and all Wellesley residents. It's essential to understand these issues fully before commenting on potential solutions. Additionally, given the recent zoning changes and the significant amount of housing that has been added, we should take a pause to assess

the impact and usage of these developments to identify any additional needs.
agree if zoning is maintained

All in for supporting current Wellesley residents allowing them to remain in town, but Wellesley needs to stop the building. Our community is too congested.

All of the ideas implied on these pages have merit, but there need to be guard rails to prevent such implied proposals from being railroaded past the town residents

All seem like good ideas...devil will be in details

All that would be nice. But seriously? It's not a "resource strategy" to "encourage donations". Look what that got us with the senior center. A small donation to the town cost the town millions to build and run that facility.

American Constitutional Rights: Freedom of Choices at Free Will. Communists can never understand the Essenes of Freedom. It is not a good idea to dictate/coerce giving-up individual rights in America.

Any development opportunities and funding should focus on individual parcel owners, not corporate developers who will funnel dollars out of the town.

Any stabilization program needs to be succinctly defined, for limited use, and not abused or misused

Any town-supported tax incentives or other financing strategies should support affordable housing, not luxury condos--a multimillion dollar condo is not a public good.

Are there an opportunities at the Newton end of Wellesley? A lot of proposed projects seem to be centered in the Wellesley Square area, which is already feeling the impact on traffic on Weston Road.

As I said, the affordable housing offered by the town isn't actually affordable. Affordable housing rates based on local income are skewed by the wealth of a small percent of residents. Exclude them, look at what town employees or workers in town make on average. Price for them.

as long as we keep a certain % of the surface of our town as parks. We need to preserve what is left of our wilderness!

Basically we should fight Beacon Hill on this! The central planners want to turn Wellesley into Brookline and it's not ok!!!

But avoid areas of single-family homes where the neighborhood would be adversely affected by a large structure

Consider guaranteeing the mortgage of public-facing town employees, such as teachers, teachers aids, police, and firemen.

Consider leaving Wellesley as it is — not dense housing. It is beautiful and open with lots of nature. And we have enough traffic as it is.

Could consider adding a small real estate transaction fee to go into fund that can be used to purchase land for housing projects or to revitalize existing wellesley housing authority properties (similar to the Land Bank fee on Martha's Vineyard).

CPA should be supporting families and offering incentives or other things to help The community. Not working on things like giving funds for bathrooms or lights.

CPC funds should not be used to purchase any more town land, until there is agreement on the use of the North 40. We don't need more town land that isn't used.

Decrease lot sizes. Also, there is too much parking downtown. The parking lot across from the Episcopal Church ought to be converted into something useful. It's almost never used!

Deliberately increasing our population density in incredibly foolish.

Participant responses have not been edited and may contain spelling or grammatical errors.

Don't know where to include this but Wellesley needs to make it easier yo get and maintain a dump permit for those of us who rent. The current process ends up requiring twice yearly applications- one tied to the end date of your lease and one toed to the end of the calendar year- this is discrimination.

Encouraging donations of property should be in addition too - is not a housing development plan

Encouraging homeowners to donate their property to the town potentially has a negative impact on the remaining neighbors - i.e., as a single-family homeowner in a single family neighborhood, I would not want a neighbor's home turned into a multi-dwelling building.

excellent ideas!

Financial incentives in the commercial and transit nodes is a VERY good idea.

Generally not in favor of the town being in the real estate landlord business. donations of real estate to the town could reduce tax base and increase town management overhead, unless real estate is resold to developers. Seems like there is not enough detail on these proposals to really understand the pros/cons.

Helping keep families in their homes is super important. We can't have lifelong residents displaced! I believe strongly in maintaining open space and not disrupt the overall character of Wellesley I believe that we should limit any further of the large buildings we have in town, built by developers making a huge profit, I assume. Wellesley is built on a smaller scale. Smaller buildings with a higher ratio of affordable housing should be our focus. Could we partner with non-profits to achieve this? I know it is done elsewhere.

I do not think calling the elderly or veterans "vulnerable" by definition is inaccurate and misleading. If they are low income I might agree but many elderly have plenty of resources as do many veterans. Veterans already have many benefits and do not need to be in a special class called "vulnerable".

I don't believe it's the government's role to do these things.

I don't want any more condo units in Wellesley. We have fulfilled the towns responsibility for low income housing.

I explicitly oppose any efforts to reduce the average value of housing in Wellesley.

I just don't know how useful it is to rely on private donations.

I live in town. I pay taxes in town. I want my money to go to town resources that will help people, and will encourage the construction of housing that is affordable to more people. That is fine by me. Begging people to donate money isn't the solution. Allocate the funds from town revenues.

I love the idea of the town taking a more active role in supporting housing for those in need. I'd also love to see us help with the migrant crisis. I'd also love to adjust zoning to make smaller houses more profitable for developers. Ie, two-three smaller homes/units rather than maxed out huge homes.

I make 80k working for the Town of Wellesley, 20k less than the medium income in Ma. It's a joke that you could ever hope to create "affordable housing" so those who work here can live here. Let's be real - it's one of the most expensive towns to live in in the U.S. And the NIMBYS would see any building with more than one front door as a tenement. This is a town for millionaires and the millionaires are going to be determined to keep it that way.

I support funding people in need, and letting owners create small scale housing opportunities on their own, rather than large housing programs that are managed by the city

I'd like to know more about public housing and how we can improve our situation. A fund to buy houses sounds like a really good idea but also what are other strategies to keep developers from knocking down affordable houses?

I'd suggest worrying about keeping residents around that pay taxes and might be struggling, too.

I'm not opposed to it per say, but allocating funding for housing in Wellesley through public agencies is an unnecessarily difficult path. Neither the WHA Board nor the WHDC have the expertise right now to undertake complex redevelopment or renovation projects by themselves. Acquiring land and capital is only half the battle. Meanwhile, private developers have both a fire hose of capital and in-house experience they would love to use to build more housing in town. We just need to get better at leveraging developer proposals for community goals. I've appreciated the preservation of wetlands during school construction. I hope that woodlands around town will be preserved too.

If I sold my home to the town, my decision to give the town the right to turn it into multifamily housing, etc., would impact all of my neighbors and increase traffic in a neighborhood that already is dealing with a steady stream of cars and trucks throughout the day. Planning to develop areas that do not require use of cars and in already densely populated areas makes sense. Convert unused commercial buildings, repurpose town-owned buildings. There are many sustainable opportunities for creating more and appealing housing surrounded by healthy green spaces. Let's start there.

If you allow residents to sell property for multi-use or WHDC, you pit neighbors against one another. You could potentially destroy the value of our homes and the beauty of the neighborhoods we have bought into, under the clear zoning restrictions currently in place. Just look at Colorado, Ohio and many other states that have terrible zoning. While ours might not be that bad, it would still have a serious detrimental effect on residents. There should absolutely be no tax incentives— developers (and I know a few) make plenty of money without needing subsidies from we, the taxpayers.

Participant responses have not been edited and may contain spelling or grammatical errors.

If you're going to use CPA funds and set up an "opportunity fund" to solicit proposals from property owners interested in selling their property to the Town, then there should also be an "opportunity fund" for open space parcels that suddenly come on the market, or to solicit proposals from property owners.

It is not the responsibility of the town to accommodate the wishes of everybody who wants to live here, or the social agenda of entitled residents who want to encourage these changes at the expense of others. CPA funds are for conservation of open space, not to fund the social experiment of entitled residents.

It might make sense (and be greatly appreciated) if there could be consideration of some time of housing stabilization program for town/school department employees who are also residents since wages for town employees are not able to grow at the same rapid rate as rent and mortgage costs in Wellesley.

It would be creative to purchase or accept gifts of private property and make them available at affordable prices to income-qualified households.

It would be great to see more diversity in housing available in Wellesley

It's not really the town's job to keep extremely restrictive zoning and then nibble at the edges. Let's get rid of restrictive zoning and let people build the houses they want on their own property.

Keep the government out of this.

Lower property taxes for all seniors (65+) living in Wellesley for 10+ years

Lower residential taxes for elderly.

Many smaller homes in Wellesley are already occupied by the diverse people we want to attract to our town. We need to be able to save small homes from being torn down through some sort of creative financing. We want young families. Young families want SFH's, or at least a yard. I would also like to see more data to determine who we need to build for, vs. developer-driven building (rezoning), and *then* establish a goal. The more people we have, then the more amenities, (services, town employees, open spaces, schools, playing fields, infrastructure services), we will need. I hear from people who do not want Wellesley to turn into a city. I'm OK with density in commercial areas but want to maintain the feel of our neighborhoods. Wellesley still feels like a small town where we know each other, and that lends to our feeling of community, and a really well-run town. I realize we are in a housing crisis, but again, I want to know how much housing we've already added in the last few years, since we have met our 10% and MBTA communities requirements, (not saying we shouldn't do more). Driving around outside of Wellesley there are LOTS of condos and apartments going up, and I am unsure how much effect Wellesley can have in solving the state/country-wide problem, which seems mostly economic at this point: high interest rates, high labor and material costs. Finally, at the beginning of the survey we were asked to weigh in on if we had enough homes, etc. Without context and data, these questions are meaningless. The questions about our responsibility to others were also leading, w/o knowing what can be done; of course we all want to help others. I know I've gotten off the topic of zoning, but I see no other place for general comments. Thank you for your attention.

Money should go to schools and the majority of the town not just select groups of adults.

Most of the Senior housing in Wellesley is in very poor condition and need updating. For donating houses, I would want them to remain single family or duplex. I am very much against converting single family homes into larger developments.

Most people cannot afford to donate their property. People would not sell to town also if they felt they were getting below market rate compensation. No tax incentives unless it is the type of development that the town wants, e.g. net zero, or affordable housing, interesting design, community friendly. Developers want to make profit and will figure out ways to manipulate laws in their favor.

Need to differentiate between temporary housing support and long-term handouts to people who can't afford the area.

Need to do this in a racial and class inclusive way. Wellesley community is neither of these things.

No additional affordable or multi-family housing.

No data has been presented about the actual needs of current residents. Only supposition has been presented. That is misleading & promotes distrust in the Town leadership

No mention throughout survey of strategies to address worsening traffic throughout town that affects everyone with our continued efforts to increase density in Wellesley

No to more housing in Wellesley.

None

Not enough housing for elderly residents to have more accessible living, not enough money for many of them to renovate their own homes to age in place. One-floor senior living residences that are affordable, perhaps a neighborhood with a community kitchen and "clubhouse" like shared spaces, dedicated small van transport for residents, would work.

Not sure why these proposals need to be limited to donations of property to the Wellesley Housing Authority or WHDC. There should be a way to create a land bank to support not for profit developers to build diverse mixed income projects. CPA funds are limit to affordable housing - we need to open the doors to mixed income housing.

Offering "incentives" means tearing down homes in our neighborhoods so we can fit more people in making traffic even worse and ruining our property value and character. I did not save up, purchase and chose to live in this historic town to watch it turn into a city. We need to focus on our historic neighborhoods and preserve them. The incentive should be on that.

Our taxes and utility bills are already too high

Partner with religious institutions in town to support vulnerable populations. Don't forget about immigrant population in Massachusetts who are searching for affordable housing and are anxious to become good neighbors and contribute to their new communities.

Please do not increase the population of Wellesley! It will strain our public services, traffic, crime rate, and nothing good will come out of it!

Please support young families- smaller houses. Maybe houses under x square footage cant be redeveloped. Redevelop Barton Road and Morton Circle properties. These are not affordable but low income properties please note the difference. Put a transfer tax on huge new homes ie more than 4000 sq feet that goes toward affordable not low income housing.

potentially support of housing stabilization programs as long as they were not rolled up into a massive luxury condo project, esp where those families were located off site -- would want to know what state funding exists to aid vs relying on developers

Raise taxes via something like the Community Preservation Act and purchase/finance affordable housing. This way the town is in control and and plan/execute rather than developers driving opportunistic projects. Market conditions won't get us to whatever goal we are looking for.

Random building is a lazy solution. Please be creative. Wellesley has a certain character as a town which makes it desirable. Talk to technical experts (not subgroups of agenda-driven residents, however well-meaning) about how to create affordable housing while preserving the environment friendly, single family housing and family-friendly charcter of the town with an aim to increase affodable single-family housing, increase public transit options and social engagement opportunities for families of diverse ages and backgrounds.

Re. Infrastructure - a plan to improve bike ability and safe bike lanes could dramatically decrease local car traffic that gives people pause about supporting expansion.

Regularly allocate Community Preservation Act (CPA) funds --> also marked unsure; need more info Research what other towns are doing to create affordable housing to identify and assess any creative strategies that have been successful in creating diverse and affordable housing for these towns, outside of complying with 40B and the MBTA communities act.

Resource strategies should be evaluated to make sure they will not impact current residential property tax burden.

RESOURCES PRIMARILY ARE TAX REVENUES. ANY THOUGHT TO REDUCING TAX RATES OR ASSESSMENTS??

Resources shouldn't be allocated to favor one group over another, but should be allocated to support "needs of Wellesley's vulnerable populations, such as veterans, the elderly, and families in crisis."

So I'm confused. We have allowed these developers to come in who offer a few affordable units and then charge ridiculously high amounts for most units. Look at Linden Street, Weston Road condos currently for sale - who in the town is working with these developers to make them very rich and destroy neighborhoods in the process? My friends in the abutting Linden neighborhoods have been devastated by what has happened around them.

So many of these plans aren't taking into acct that the majority of new developments are from major developers. That housing isn't priced to help the people intended.

Some points: 1. I am not going to answer questions that will identify me. It's a small town and there are questions here that will reveal who people are. 2. These ideas are good but not if the Wellesley Housing Authority is going to be running these initiatives. I'd like to see a new entity running a large-scale expansion of housing in this town. Pull this expansion away from the WHA who has been concerned with mainly Barton Road. You are asking us to consider a massive shift in housing, so the town should set up a separate board to run it. When you write that we should encourage people to donate properties to the Wellesley Housing Authority, I'd say no.

Stop building more houses too congested already. Do any of you actually live in town who writes these questions? You can't get around anymore because the traffic is insane and you want more families with multiple cars.

Subsidies for some are costs for others. Avoid government programs and market interventions that will raise local property taxes or state income taxes.

Tax incentives are a terrible policy tool for incentivizing development because taxes are not the real barrier to development. The town should tackle barriers such as zoning, dimensional requirements, and restrictive building codes before considering any financing/ subsidies for development.

Tax incentives sound nice, but developers will take advantage and the Town may lose out. The incentives would have to be targeted in nature and limited in duration.

The above feels like loaded questions, so without a clear explanation of what each of them would mean for the town and its residents, these are very hard to support.

The CPC "opportunity fund" idea sounds like an awful idea.

The first two questions on this page are ridiculous. Why have the town bidding against market buyers for housing? I know you'll say these are private transactions between the owners and the town, but such transactions take property off the market and drive up prices on remaining stock.

The only community funds that should be developed should be for preservation of historic properties in Wellesley, similar to the construct that exists in Weston. More needs to be done to preserve historic homes in Wellesley and discourage developers from destroying them.

The quality of life has already decreased since I have lived here. It's too crowded. People liked Wellesley because it was NOT Brookline or Newton.

The Town should not be a housing finance or housing development agency. It is not equipped to serve those functions and will end up doing a very poor job.

The town should not be in the development business and should only own and operate property essential to town business

The town shouldn't start to buy or have properties donated so the town can act as developers. That is a conflict of interest.

The way these are worded, it suggests residential properties in clearly residential areas could be donated/bought by the town and re-developed into rental units/apartments. We did not pay a premium to move to Wellesley and live next to apartments.

The Wellesley Housing Authority (WHDC) should NOT be involved in public housing ownership (or management). Have we not learned anything about public housing shortcomings? I support lower cost homes for lower income earners, but they must be homeowners, not tenants. If you don't own it, you often don't maintain it or take care of it.

There are plenty of neighboring towns that have affordable housing options.

These all sound like good concepts, though understand they would require resources, and prioritization.

They all contribute to the defacing of our town's character.

This is just dreaming. Only smaller houses/units occupying less land can result in increased numbers at more reasonable prices. Abandon the barely definable word "affordable" and target a real number.

This should not be relevant for me as a nonresident. I should have no say in what you do with your financials. I just want to get the most for my money. It's too expensive to live here in Wellesley and I get more for my dollar where I currently live. Retail spaces and groceries are much cheaper.

This survey is going to come out the way your organization wants because of how the questions are asked.

This survey is too long.

Unless there is compelling evidence to the contrary, it would seem that we'd be best off first making incremental reductions to restrictions on denser development closer to commercial centers before contemplating any expenditure of tax incentives or use of town funds.

Us citizens should make up 90%+ of public housing. Especially seniors.

Using existing structures is a much better alternative than building new structures. The term housing stabilization programs is overly vague so I am unsure what types of programs this would include.

Very much in support of strategies that prioritize the needs of vulnerable populations

We do not need more housing

We don't want you to continue to change the neighborhood at all. It should stay as it is now. Families move here for a safe environment for their children and school system. Crime is already on the rise!!!

We love rent stabilization!

We need to invest and improve schools, roads, water, public services and other infrastructure needs, these should be highest priority, before considering anything else. Otherwise our living conditions in Wellesley will be deteriorating, and residents will suffer. Building more homes with improving infrastructure first will only exacerbate the situation

We should use funds to reduce housing density not increase it.

We would like to see single-family downsizing options- new construction (or rebuilt) homes with 3 bedroom, 3 bath, for example! No options here may send us outside of Wellesley. The megamansions are over, wasteful. Inventory single family redevelopment to encourage up to 4000 s/f, please!

Wellesley is a rich suburb. People move here to raise their children. Why is so much effort being made to change the structure of Wellesley?

Wellesley is a wealthy community - I doubt anyone cares. I don't think anyone in this town wants to encourage diversity.

Wellesley residents first! US citizens first!

Wellesley should not offer more affordable housing than what is mandated by law.

Wellesley spends way too much on consultants. I mean, this survey is a mess
What does families in crisis means. Not illegal immigrants I hope.

What does the first question mean? What locations? The last question sounds great. But are there established programs that we could learn about?

What is the problem you are trying to solve?

Who would fund the "housing stabilization programs" referenced?

work with developers to determine their criteria for building multi unit residences that meet our needs and still can be profitable for them

Location-Based Strategies

After indicating their level of agreement with several location-based strategies, participants were asked if they had any comments. Below are the unedited open responses relating to the location-based strategies; submissions may contain spelling or grammatical errors.

1. I would only support developing the part of the North 40 adjacent to the Bristol and leaving the MAJORITY of that land intact. Any resulting lot along Weston Road should be densely built, and since we own the land, 100% affordable. I believe there is already a town-owned home there and the possibility of cleaving off a little land from the N40 to make two lots. Will the lot with the existing house also be torn down and made into 100% affordable multi-units? I think people would support rezoning in that case. 2. Why is Wellesley Square the only business district proposed for height increases?

A major issue is still affordability? How would these address Affordability?

Adamantly opposed to any development on the North 40. It is an invaluable wildlife habitat and beautiful forest for visitors. And Weston Road traffic is already well beyond its capacity, no matter how close in proximity the commuter rail may appear.

Add density to lower falls area - empty offices with great walkable amenities built in

Add housing in the walnut street area

Adding density to existing parcels is a no-brainer. (Converting open space to developed space is not necessary when we already have so many opportunities to develop existing parcels with greater density.)

Adding residences to any area that is already too difficult to drive like Linden Square should immediately be ignored.

Additional housing is good, but it should be spread evenly around town, especially near the three train stations.

Affordable housing please!!!

Again - let's come up with a whole town plan and not one off this area by area. What are the town goals?

Again these will have little impact on housing costs.

Again, adding more traffic to weston road on north 40 cannot be an option. Already we are absolutely boxed in by traffic in precinct A. Traffic really needs to be a priority consideration. The new condo developments on Weston Road and the Terrazza are totally unaffordable for most units and are making downtown really unaccessible. The town needs to be more creative. Developers and realtors seems to be benefitting from construction, not residents.

Again, all these developments (with the exception of Barton Road) impact the Wellesley Square neighborhoods. The traffic is already abominable and there are already two large condo complexes. Linden Street, Weston Road, Pleasant Street, and Oak Street already have multiple occupancy units. Perhaps the Upham School could be developed into multi-unit housing? That would NEVER happen, though.

Again, any rezoning changes should acknowledge need for adequate parking, both for current businesses/residents and for anticipated uses -- do NOT use the currently popular idea that if there is not enough parking it will encourage use of public transit -- that doesn't work, and just makes everyone miserable

Again, focus on the north side of town please. Although good luck with the NIMBY group there

Again, it would be helpful if actual examples and/or more context was provided to the above questions. If we allow the increase of "allowable building heights" in one area, does it apply everywhere? I am unfamiliar with the other areas referenced and/or specific attempts at past development. Context please!

again, location of affordable housing should consider access to grocery, school, other public goods like library + transit

Again, traffic.

Again, we should not increase our population density at all.

Again, why are we adding density right now when the town is already over crowded? Additionally, Weston Rd at Linden backs up to the Hardy school at rush hour and you are seriously considering putting housing in the gardens on Weston????

All awful. They would contribute to destroying Wellesley as we know it.

All great ideas! Some concern about traffic on Weston Road.... Wellesley missed a great opportunity to build a CCRC on the North 40!

All of these are good ideas, but the Tailby/Railroad lot redevelopments are particularly promising. Unbeatable location for such an underutilized piece of land. Also, redeveloping Barton Road could both add affordable units and increase the quality of life for existing residents, as long as construction is phased so that they are not displaced.

All of these areas are already choked by traffic. No redevelopment plan can occur with out limiting the number of cars each unit can have

All of these locations are pretty concentrated away from the wealthiest neighborhoods.

Participant responses have not been edited and may contain spelling or grammatical errors.

All of these options should be looked at. My view is we not doing enough.

All of these strategies need to include adequate parking. My apartment building does not have enough parking spaces for all of the residents. On-street parking should be made available for those of us in this situation.

All sound like great financial opportunities for the current owners of the land, and could create great disruption while under construction and strains on our roads and infrastructure going forward.

All these are excellent considerations....we should look at these before we start trying to stick large condo developments on every available acre in town simply because a developer has purchased and promised minimal "affordable" number of units while all others are just expensive condos ...respect single family residence ...if people wanted urban feeling, they'd move into Boston, Brookline etc....

Allow additional height also in Wellesley Hills and Lower Falls business districts

Allowing additional housing above Wellesley Square shops is a great alternative to the continuous building of apartments and condos currently going on in town. However, I wouldn't want to see more than one story (or two stories at the most) added on to the shops.

Any and all housing location opportunity should be explored and zoning requirements lifted to create more units.

Any increase in population density in or around Linden Square needs to be tied to tighter enforcement of traffic rules, especially no-truck zones, in the overall neighborhood.

As a member of precinct B I see this list as heavily skewed to having B and DHE shoulder ALL of the load for projects. If A and particularly C is going to be left untouched (with huge lots I will add) I will be vehemently opposed to touching N40 as B has small lots and we are being asked to do more than our equitable share, so we very much need open protected open greenspace. That said, if the town AS A WHOLE is open to making sacrifices that is a different question.

As much as possible I think it would be good to create denser housing in commercial areas where there are fewer single family houses as direct abutters. Not only because there is less impact on those who prefer the single family character of where they live, but because those commercial areas have better access to MBTA, shops, dining, etc and would encourage less car-dependent residents.

As noted above, we can't have more cars on town roads, so in my opinion, the only viable options are those that are walkable to stores and the train.

As per previous comments, please leave contiguous, undeveloped lands, undeveloped. And protect neighborhood trees and wetlands. I can give too many reasons than can be listed here. Let's build on buildings and asphalt.

Barton rd was renovated in 2000, the statement that is here makes it look like it is 60 plus years old. It was built in 1945, but this statement makes it look like it has not been renovated since 1950, wrong information

Barton Road could be improved, make it nicer, possibly more units, 2sustainable. Do not make dense areas with traffic more dense. Makes no sense. No housing in North 40—protect environment.

Barton road could be made more efficient- more units. Other locations- no! We do not again need to be Newton/Brookline/etc!

Barton Road could support a lot more homes.

Barton road is a disaster. Perhaps remove it and replace it with a nice community center

Barton road is a large landmass that is already developed. Go ahead and double or triple the size of it and let's be done! The traffic consequences of expanding Barton are minimal due to its location, whereas adding more housing to Linden st will completely cripple that entire area with traffic.

Barton Road residents deserve a dedicated transit system that connects them to town and to MBTA. When you put multi-family housing on the outskirts of town and strand it without transit support, that is wrong.

Barton Road should have been update over 10 years ago.

Beware of impact on schools

Build massive housing at Farms rr stop

Building above and around commercial districts keeps the walkability of Wellesley high, and encourages reinvestment into the local economy in a way that encouraging high end niche restaurants to come to town doesn't. People don't go to Alta Strada or Black&Blue daily, but they would probably go to J.P. Licks and shake shack more often if they lived in the area. Same with the bookstore and the toy store (two very long standing businesses that very specifically DO NOT cater to wealth.)

Building height increases will ruin the property values of houses around them making them less desirable places to live. There are enough empty offices in existing buildings that could be converted to make truly low income housing if the town were being responsible about that v. wheeling and dealing with developers and the business community - most of whom don't live here.

Changing height restrictions in downtown areas would completely alter the nature of these areas for the worse.

Congestion is already a major problem.

consider all alternatives that do not reduce present values

consider dense housing @ farms train station with parking redevelop existing commercial space for residential use do not develop existing open space as we have very little identify strategies to stop tear downs of smaller, less expensive homes

Consider impact on traffic flow

Consider including mixed-income housing on a portion of the North 40 property.--> "a parking lot would be better" too crowded now! no parking now!

Consider multi-unit housing near other commuter stations such as Wellesley Farms, e.g., Squirrel Road and vacant area off Highland Avenue

Consider replacing the one house at the North 40 with some number of duplexes or similar next to the Bristol, AND then permanently protect all the remaining property on the North 40.

Decking any of the town parking lots should be explored. Tailby and Selectmen's lots are not well designed for the demand. The library lot is used frequently by non-library users on a daily all-day basis because it is free. Enforcement is nonexistent. Wellesley Square and older Linden Street shopfronts do not look modern at all and although historic, look very worn down and unappealing to potential residential customers. The height limits may prevent additional town center housing, could that be changed?

Do not develop the north 40!!!

Do the planning professionals have a target population in mind - and impact on traffic and public services for each? 35K, 40K, 45K, etc. The sense I get from this survey is support or opposition to rifle shot strategies and the big picture is missing. This should be addressed.

Don't remove any of the commuter rail parking, which is already scarce.

Don't touch undeveloped land, replacement of existing buildings with longer living passive house structures should be prioritized over cheaper renovations that band-aid existing buildings.

Don't turn Wellesley into a city with dense urban development

Each needs a private developer to assess the economic viability of private capital to implement these projects.

Empty buildings on Washington St across from the MBTA are an eyesore. This is another area where zoning rules should allow for mixed use or all multifamily, so that a tall apartment bldg can be constructed. Playhouse Sq should be converted to condos, the old bldg where Deluxe Pizza is should be torn down and redeveloped. The Giovanni family is old - they should be motivated to sell. Talk to Dennis DeSchino at Equity Partners. Also the building where Dr El Abd should be torn down - that parcel has a huge parking lot that would add 60-90 units in three levels without changing the existing view driving down Washington St.

Ensure reasonable size with any building keeping in scale of areas, and blending in to keep the look of neighborhoods - no more of these large, boxy condo buildings that are completely out of scale.

Ensure roads can handle traffic flow!! Too congested already

Especially Linden Square. It is near public transportation and already has grocery store, pharmacy, restaurants, and other businesses.

Especially Linden St, near commuter rail and shops.

Every new apartment you built the traffic and accidents increase

Explore housing options on the 10.14 acre parcel in lower fall currently for sale

Fair questions, but again, the burden of fairness applies to those who are being impacted by such changes too (the majority should not oppress the ultimate minority: the individual). FIX and enhance Barton Road - that is an easy solution to many problems

Focus on creating parks and bringing back restaurants and shops.

Focus on route 9 as a location for multi family housing but with entrance and exit only on route 9 not neighborhood streets

For the North 40 property, suggest building near Bristol. Don't cut down the woods.

For the North 40, only the site of the present single family house in the North 40 should be replaced by a 3-6 unit non-income structure with no further housing. Adding more to the Linden Sq area (between Weston Rd and Kingsbury) would add too much congestion

Getting rid of the Tailby and Railroad lots is a crazy idea. Absolutely not.

Glad to hear you bring up a piece of North 40 for development. I originally thought the Harty School should have gone to north 40 and the school be developed to multi family and senior housing.

Go for it, Wellesley center is amazing with the mix of housing, and we need more of that!

Have you conducted any studies which asks the question how much multi family housing do we really need?

Hard data not surveys

have you tried parking at Linden square? Its already terrible, adding housing will make this much worse.

Housing in areas that are walkable to town and amenities and transportation is key. Barton Road is set in one of the loudest (highway traffic) most polluted areas of town far from schools (except for Schofield), grocery stores, and other amenities. There is land that could be further developed, but it would have to be done with addition of barriers, planting of forest along the highway area, etc., for it to be a healthy place to live and raise children.

Housing near the centers makes so much sense. Wish there were more options listed here.

I am concerned about increased traffic in some of these areas.

I am concerned about Tailby lot having too many cars and losing parking for shopping

I am much more supportive of market rate housing designed to be worth roughly \$1million +/-unit than I am meaningfully cheaper market rate housing or subsidized housing. I see no reason Wellesley should build subsidized housing in excess of any obligation to do so and would in fact oppose it very strongly. Further, I oppose efforts to significantly democratize access to Wellesley as a place to live.

I am not a resident. These questions should not be relevant to me.

I am not informed about existing plans and lack info. Taxes rising are as big a problem as housing stock supply.

I am okay with more housing development near commercial buildings as long as there is opportunity for small businesses to rent space for more restaurants/bars and shops

I am very concerned about development of the North 40. I hope that these beautifully woodlands are preserved! This natural area is precious to so many members of our community. We need to save these forests.

I am very much against developing the North 40. We should cherish our undeveloped land - we need it and the wild animals need it. There are many other opportunities, such as Barton Rd - which could be so much nicer for families. I also think the Sr. housing near the police station needs to be updated - the stairs inside the units are dangerous. The old Community Center is on private land and is a real bottleneck for traffic, not sure how this could be developed.

I applaud these creative strategies

I believe all of these ideas have potential within some overall limits associated with the availability of Town services. My interest is in allowing for increased access to housing in Wellesley service providers who currently must travel distances to get to Wellesley daily therefore, a vision statement for growth should be formulated and practical limits should be included in that statement.

I disagree with making the Town of Wellesley more congested. Who is driving this mandate to change the character of Wellesley? It's clear that I need to get more involved with local Wellesley town government to avoid these and other potential town quality of life affecting mandates from being slipped by us.

I don't know enough about many of these projects but would hope that school capacity and class size is being taken into account with each of these.

I hesitate to suggest converting the former Community Center space to housing when it is serving a community benefit by housing the Wellesley Theatre Project which benefits so many families.

I hope most of the North 40 property stays undeveloped with trails.

I like the idea of concentrating multi-family apartments and townhouses in or near the commercial districts of Linden St and Central St / Washington St. It increases foot traffic, helps our local businesses, and redevelops the buildings that are already there. There will need to be considerations made for accessibility and parking, but those are solveable issues.

I like the idea of rethinking Barton road. There can be multi floor housing added. The community center spot – I would love to see the building be turned into a nicer theatre setting for Wellesley Theatre Project and support more arts in town. Above the theatre could be a floor or two of apartments.

I prefer locations where trees won't be cut down.

I prefer that the building heights not increase.

I strongly oppose any development on the north 40 land. This is cherished land that I walk on daily with my family and pets. It's a safer route for kids to use to bike into town and it provides a natural classroom for local elementary schools.

I support almost all affordable housing effort but I would like to see Wellesley Farms MBTA parking be developed before the Tailby Lot. Wellesley Square residents already bear much burden of densification. Allowing high building heights at the Wellesley Square may change the character of the town. One of the charm in living in Wellesley is the historical feel of the town square and along route 16 . Driving into town eastbound from Newton on route 16 feels essentially the same now as did in 2005 even though much of the housing stock has changed in the residential areas north of Route 9 (Bates and Upham area). A feel of a town is important and I resist the development that makes Wellesley like "anywhere in USA."

I think adhering to current zoning is best.

I think it's important to focus on areas other than on and around Linden St.

I think parking is still needed for the commuter rail so if housing is co differed there the town should consider a multi-level town parking garage for commuters and shoppers as well as underground parking for residents.

I think raising structure heights in commercial areas is a no-brainer. According to aesthetic standards our buildings are too short for the width of the streets in town. And downtown seems like a great place to live! Accessible to everything!!

I think the Linden Street commercial area could accommodate small scale multi unit housing but not a large project

I think this is housing crisis hysteria. If people can't afford to live here they should move somewhere else. Not sure when or how Wellesley housing became an entitlement. Government oversight never solves supply and demand issues.

I think we need to pay attention to traffic patterns in town. Any places where we might build should not already be super congested such as the Linden Road areas. Separate comment, I'm open to limited building in the north 40 as long as we also protect areas for nature to thrive and grow.

I worry about traffic on Washington Street increasing with some of these options. I also think some of these plans should consider mixed residential and business zones (living on top, shopping on bottom). We are seriously lacking spaces for basic and affordable necessities like medical care and groceries.

I would like the Town to be very thoughtful and intentional with lots of community engagement on big developments and use of RIOs to do so. Don't want to overwhelm already dense parts of town like Lower Falls.

I would only support the exploration of Tailby lot IF the same amount of existing parking were preserved or increased. We need to stop trying to assume people will not want to drive to the commuter rail or to shop in our small businesses.

I would suggest that some of the very large homes in Wellesley be divided to provide two-family housing.

I'm concerned about "town" or government housing looking like the apartments next to the Police Station at whatever age of resident. There needs to be common area fees to keep owned or rental properties in good order and the grounds beautiful. Sustainable energy resources should be required for all NEW houses being built in town and include the types of "affordable" housing being considered in the strategy. Also consider traffic, transportation needs. Suggest checking residents at Barton Road. I know of someone who is paid in cash to avoid declaring income to stay in Barton Road. That keeps someone who is really in need from living there. That said, they may not find general rentals in the area affordable either. I don't know the criteria.

I'm concerned for the current residents of Barton that they are able to continue to live in their current residences and AREN'T displaced as a result of any redevelopment!

I'm against developing these areas into housing. We already have too much housing now.

I'm concerned about increased traffic and lack of parking for additional housing in Wellesley Square & Linden Street.

I'm in favor of making Wellesley more accessible to all socioeconomic levels. I dislike the trend of people knocking down small single family homes and building new monster sized ones.

If we build up all these areas traffic is going to be at a standstill. It's already hard enough to get around town

If you must build multi-unit housing, then do it where existing commercial property already exists. Especially along Washington and Central Streets.

Increase allowable building heights to how many stories?

Increase public transportation within Wellesley, walkability to stores, etc.

Increased traffic in already congested areas Linden St
Lack of existing parking Linden St, Wellesley Square

Increasing building heights above existing retail shops for multi-use purposes (when the original buildings and site/overall retail locations/infrastructure were not designed with that in mind) is a high-risk endeavor and not a good strategy at all for Wellesley square. We have lived in another state where this strategy was adopted for existing infrastructure and it had negative consequences in multiple respects. Newly designed and constructed multi-use buildings can be attractive and successful, often in more urban settings, when large swathes of land are being developed with that specific intent as the socio-economic goal and character, with well thought out infrastructure, parking, design, and facility attributes built into the plan. This proposal does not appear to recognize the high-risk and unintended consequences, as I understand it currently.

Increasing housing density near the MBTA lots or the North 40 will make an already difficult traffic area even worse. The intersection/area near Weston Rd and Route 16 is dangerous, there is already increased congestion from recent development, and no changes have been made to the traffic lights.

Instead of pushing more intensive housing to satisfy tax revenue needs (to support runaway municipal spending), and developer greed, and retailer greed, you've dressed up your objective as "Housing Choice". A pig with lipstick is still a pig.

it is important to keep zones for local businesses, amenities and services that are not housing

it is important to maintain the "Town" feeling and character. Expanding the population will require a lot of investment. Wellesley green spaces need to be maintained and even expanded.

It is not the responsibility of the town to accommodate every person who wants to live here, or the social agenda of some residents who feel entitled to make such changes at the expense of others.

It seems like all of these options do not interfere with existing Single Family Zoning...so all good?!

It seems shameful to have large apartment buildings developed and then the cost is astronomical to live in them. Apartment buildings should be affordable when added to housing stock.

It seems that all of the areas you suggest for denser development are in the west/Wellesley Sq area. Other areas should also be considered such as the area near Papa Razzi, commercial buildings near the Wellesley Hills Train station, etc.

It seems that the only options for someone on a lower than median income in Wellesley is to live in an apartment or some sort of mixed family home, but not everyone wants that. In other parts of the country, I'd be able to afford a free standing home with a lawn and garden and driveway, but not there. I wish it were not the case that I *had* to live in an apartment just to be able to live somewhere affordable around here. It's important to sustain the character of the town; overdevelopment in commercial areas and non-conforming lots will take a toll. If allowed to move forward without major consideration and study before long the town will be forever changed. The huge boxy condos built in just the last few years have ruined parts of Wellesley. And, the cost are outrageous.

It's impossible to conceive of there being more housing in a town this size. The traffic is terrible and there simply is no way to do anything that won't make it worse.

It's not actually the job of the town to increase the population of residents. The one existing grocery store often has no parking. The traffic is already impossible in the morning and from 3-5pm. We are full. Let Weston and Dover build some condos. Keep low income housing units away from our schools

Leave Linden Street alone. Enough already!

Leave towns alone. let the free market let people vote with their feet. Parents were first generation and did not take housing hand-outs. they learned a new language, earned educational degrees, and worked to make money to enable them to find a place to live in a town they liked.

Let's not change the charm of downtown! We have added enough housing and the traffic is out of control. Cars idle all day on Washington, Weston Rd, Walnut, Cedar, Hunnewell Streets and routes 135 and rt 9 are too crowded.

Let's use the land the town owns for yuan residents and workers. Why does the town lease valuable land to a car dealer?

Linden already has new apartments/condos there. Do not change wellsley square. The old community center could be used for a small number of apartments. Same footprint of old building. NEVER EVER NORTH 40!

Linden area needs more parking and less cars so no new housing

Linden is too overdeveloped now

Linden square is a great, walkable resource backed onto a luxury townhome development and down the street from luxury condos. It could do with small housing or a real, honest assessment of what the properties around it are actually worth. Not just what people think they can get.

Linden Street and Talby Lot development MUST consider traffic congestion!!

Linden Street has become much more congested as a result of its thriving businesses---that is a good thing. But, to add to the congestion is not a good idea. Much more in favor of the Talby/Railroad lots options -- close to public transport, walkable for those residents, etc.

Linden Street has too much traffic now. Don't even think about turning Wellesley VW into housing.

Linden Street is already too crowded and has borne the brunt of the Terrazza development. The Tailby lot is an excellent opportunity for housing and should be pursued, but otherwise the rest of the town needs to share the burden of meeting our housing needs. A huge opportunity was missed when the Cliff Road project was dropped. That property is a huge eyesore that needs to be put to good use, along with the North 40.

Linden Street is horribly over-crowded. We don't shop there anymore and never use the Bank of America office there. Terrible parking. We were very disappointed when the Town approved tearing down the Wellesley Inn to build multi million \$ condos.

Location matters. Yes to walkable areas. No to isolated areas. Barton is not easily accessible. The 9's is landlocked. Walnut st is also mostly non walkable. Tailby is great. Downtown is great

Many Haynes properties are just about to hit the market, redevelopment of existing commercial structure to housing in these prop should be encouraged.

Many of these strategies seem to focus on delivering a small number of units, densely clustered, at below-market rates. I would be more interested in strategies that have potential for more units, dispersed around the town, at market rates for middle class families. Probably more like the zoning strategies on the prior page (eg duplex / triplex housing made to look like SFR).

more dense housing along route 9

Much of the charm of Wellesley is its undeveloped green spaces (North 40, MoPo) and its small buildings. Don't lose that charm.

Multifamily housing that abuts residential should be the last resort of exploration.

My "unsure" answers indicate my concern over the impact of more traffic and more school age children and whether or not we can handle those increases.

My concern would be infrastructure. Traffic is already difficult and potentially dangerous so asking about housing without adding in what infrastructure would change simultaneously makes responding to your questions difficult. It may even skew capturing what people would consider - as this is asking questions in a vacuum.

My opinions would be hugely affected by the traffic implications. Traffic is horrible and stressful and makes living here much less desirable than it used to be. Increasing density without considering how that would affect traffic patterns would be a nightmare (e.g., as Weston Rd is becoming).

Need more data on goals of town and surrounding communities and the burden on current and planned infrastructures.

Need more information. I feel it is good to use more commercial areas for housing. But need more info.

No

None

None of the above, too dense.

None of these make sense without first contemplating an infrastructure plan. Our streets, for example, are teeming with traffic. We should just take a pause on this rush and see how all the recent new development works out.

North 40 is a key wooded and gardening resource for many in town. Do not agree with changing its character or using a portion of it for housing given the plethora of other options around town, including along the Rt 9 corridor for mixed use and multi family housing.

North 40 is special and should never be developed. Especially since Hunnewell's/Wellesley College closed off their property for walks around the lake. We NEED local forests to stay!!!

North 40 should be left undeveloped or community based uses (athletic fields, gardens, dog park, etc...). I would not have supported the Town to acquire the property from Wellesley College if I thought it was going to be "public housing" or other housing development.

Not a good idea Can't cross town during peak hours Bike lanes = deaths Live in Wellesley to see how congested it is

Not everyone can live in a mansion style home. Some creative thinking is needed here to make room for affordable housing. People with very good jobs can no longer afford the rents or mortgages that are now being charged for regular homes.

Not opposed to North 40 development, but would want to know more about traffic plans, since things are already so congested over there and it can be tough to make left turns, especially, in some spots.

Ok to revamp existing multi family locations, but until they are full no new developments.

Once again, the devil is in the details! Open to many strategies but would need to know more.

Opportunity to improve locations that are already multi family/apt type housing

Our neighborhoods need to stay quaint, single family and only where appropriate should we consider changing that. There are other communities further west that also have housing available.

Our side of town has already had significant multifamily units built. The traffic is already terrible. How about looking at the rest of the town instead of burdening Wellesley Square area again

Overcrowding is a main concern. There will be traffic and parking issues making our town turn from lovely to undesirable.

Parking and traffic!!! Parking and traffic!!!

Parking is already a major issue in Linden Square

Partner with Wellesley College and Babson and Mass Bay

Per previous comment; Wellesley square area had too many recent developments - incl the disaster/mismanaged Terraza place that should have been focused on affordable housing but instead only has a few and all other units are multi million apartments. The committee needs to stop squeeze more units into Wellesley square and instead focus on a more fair distribution of new units.

Please carefully the traffic implications of any of the strategies considered.

Please consider not going back to the same script over and over again of Linden Street and Tailby lot. Stop squeezing out middle income individuals who enjoy some open space and a place to park. Consider other areas!!!!

Please do not be misled by excessive real estate developments lured by business profits. Fundamental solutions are for local government to control costs, cut spending and smart budgeting for long term success.

Please remember once these places are over-developed, there are no turning back and no peacefulness anymore! Those who can tolerate City of Newton and or other notoriously hustle-buzzle places ought to move/go there instead of destroying Town of Wellesley!

Please do not increase the population of Wellesley!

Please leave Linden St area alone! It is beyond congested as it, and developing Tailby area or Linden square further would be catastrophic for school/residential/ traffic! Real people do live here!!!

Please see my earlier comments about density evaluation and outdated RIO rules.

Prefer transit oriented housing, for families. This town wastes so much existing space.

Preserve historic look of WELLESLEY square. Do not build high and destroy what attracts people to our town.

Preserving our green spaces is crucial, especially as the Weston Road and Linden Street areas are already congested and crowded. It's important that we gather more information about the other areas mentioned. Additionally, thoughtful design and ensuring that our spaces are aesthetically pleasing are priorities for us. Redeveloping and improving the existing housing on Barton Road is also vital to enhance our town and provide better options for residents.

Providing affordable multi-unit housing near public transit should be the number one priority for housing in Wellesley. This would reduce our carbon footprint, expand our green spaces, allow for people to stay in Wellesley as they become empty-nesters, and overall diversify our community

Re. The north 40 and all these options, I'd always prefer options that redevelop existing areas vs tearing down green space.

Really need to increase building heights and along areas with public transportation there needs to be more apartment buildings.

Reduce rent in town for businesses to stay

Regarding any possible redevelopment of Barton Rd., I wouldn't want the changes to push out any current residents.

Replace existing single family homes with single family homes of different sizes, when lots become available.

Replace single or two-level commercial spaces with higher level buildings for mixed (commercial and residential) use. Younger and lesser income families tend to prefer locations with walkable (i.e. 0.5 mi or less) access to shops and RELIABLE (i.e. not only the infrequent Framingham commuter rail) public transit. Invest effort in bringing diverse public transit options

See earlier comment

see previous comment - enough is enough!

Sgtm. Trains good. Can handle 5x more pax easily.

Smaller development initiatives in commercial areas seems to me beneficial for the life of downtown Wellesley, adding foot traffic and liveliness. Reducing natural space for more high density housing seems to detract from the goals and benefits of nature for the town

Some areas of town are much more congested and impacted by this -- should look at options along Rte 16 to Newton line

Some of these locations are too close to schools or areas already congested

Sounds good

Stop pushing height. The openness and light of our community whether business or residential or mixed, shouldn't be at the mercy of profit maximizing developers.

Stop the bait and switch marketing of proposed projects. Start telling the truth and putting the neighborhood you are about to change or destroy. Stop pandering to developers. Town Hall has become a PR firm rather than the municipal department responsible for being the stewards for the quality of life of your tax paying residents!! The priorities of town hall have never been so misguided and self serving

Stop to luxury apartments. They do not serve for diverse households

Stressing need for neighborhood engagement outside the typical notification perimeter for the planning board.

Strong preference to build on already built spaces perhaps by increasing density versus taking away the limited undeveloped green space in town.

Strongly support the notion of making additional housing options available (not mandatory, but available) by increasing building heights at Wellesley Square

Tailby absolutely should be reconsidered with even LESS emphasis on parking. The commercial areas should ALL have apartments/condos above retail - more housing for everyone and more business for retail shops. Some consideration should be given to wind (minimize) and sunlight (maximize in cooler/darker months; minimize in warmer) issues. Barton Road needs a transit option of some kind.

Tailby and Railroad lots should be separate development options.

Tailby/Railroad lots, and Community Center are relatively small and frequently used. May be good spot, but may not add much additional housing due to lot size, and will result in some lost amenities across town. May be better to focus elsewhere

The above ideas are all very interesting.

The car dealership on Linden should not have its lease renewed. The \$20,000 they give to the Town yearly is a joke! a drop in the bucket for them. That would be a great location for REAL affordable housing. Not a luxury one with a few affordable. Would like to see an apartment building all affordable!

The center of town (W Square and Linden areas are already very crowded) and with only one main road in and out of town, the addition of large complexes or multi-family housing only adds to an existing problem especially if the infrastructure is not updated to support it.

The commercial areas are high traffic but have access to MBTA. Most suitable for adding residential. But I would want more information on how the town would add housing in these areas.

The infrastructure (schools and walkability etc) is a huge value to the community and if you dramatically add to it, you will risk it all and make it a much less desirable location. I pay taxes so my child can take advantage of Wellesley schools and the close knit community and much of what you're talking about undermines that.

The need for affordable, accessible, inclusive housing is a must. Exploring all options is important.

The North 40 is one of the few environmental spaces in Wellesley and should always remain undeveloped. The Community Center is in an area that's already a traffic nightmare and adding housing would make it worse. It's also not near any mass transit options.

The North 40 is one of the few large open spaces in this part of town and adjacent to Morses Pond. Together they provide wildlife habitat, open space for swimming, photography, nature and birdwatching, walking/jogging, cycling, and a getaway from the sounds of suburbia for the dense neighborhood behind Hardy School and those living in apartments and condos in Wellesley Center. That's why I disagree with adding housing to the North 40.

The North 40 should be preserved as a forest.

The North 40 should never be developed - green space is an invaluable town asset and should be protected, the roads in Wellesley are at Maximum capacity. There is no longer any capacity for more traffic. If housing is going to increase without a complete revision of transportation the quality of life in Wellesley will decrease.

The RR lots are too small and the traffic is too congested there - I think it is ripe for some type of compact redevelopment or green space, but not multifamily development (think arts center or open air seating...not condos or townhouses). Barton Road has underutilized acreage that is perfect for housing.

The town fabric of Wellesley needs to remain as it has been during its history.

The town has continually clustered housing development along Weston Road, Linden Street and downtown. Over the last 40 years the amount of condos, townhouses and apartments has increased issues with traffic and accessibility to major road junctions. The town needs to look to develop other areas of town because they are literally choking off traffic on Weston Road to Linden Street to downtown. It's unsustainable!

The town is already over-crowded with unbearable traffic. We also need to preserve our limited natural resources and leave open space/conversation land to the next generations.

The town is heavily congested during the day. Do these strategies factor in population density?

The town missed the mark with Barton Road years ago. We have paid a precious price for those decisions.

THE ABOVE APPEARS TO HOLD THE POTENTIAL FOR FURTHER EROSION OF THE UNIQUENESS OF WELLESLEY IN THE SEARCH FOR EQUITY. SO SAD.

The town needs a comprehensive plan to preserve the character of Wellesley Square and Central Street. Linden Street is already too crowded.

The Town needs to work within existing zoning framework and respect resident homeowners who live in single family neighborhoods. The town also needs to be thoughtful about infrastructure improvements to support ANY additional housing. A massive number of new housing has already been added and traffic is terrible. Digest what you have first, build better infrastructure second, build additional housing as infrastructure allows third.

The town should prioritize maintaining existing tree canopy and open space, and increasing density in already developed areas. We are in a housing crisis but a Climate Emergency! Keep the trees. Denser housing close to public transit in already developed areas (i.e. the Tailby Lot) is a more sustainable option.

The town should stop approving expensive luxury condos. Also, the "affordable" rents in Wellesley are not affordable!

The Upper 40 preserves important green space in a part of town that is already well-developed. The majority of these proposed projects, which I am in favor of, are in Precinct B. Given that there could be a significant portion of housing in this part of town, with little absorbed in other parts, it seems preserving the Upper 40 will be even more important.

The Wellesley Square parking lots are quite nice but often empty. Where are the proposals to densify Wellesley Farms? I do not understand why that stop exists to begin with, given its largely suburban surroundings. Has to be the least used stop on the whole line.

The west end of Wellesley is suffering from too much building and traffic. The solutions should be sought in other parts of Town.

There are high traffic areas with good commercial use that would make good options for expanding housing. Wellesley should keep growth contained to those areas

There are times of the day where travel on Rt 16 and Rt 9 are nearly impossible and driving 1 mile takes 10 minutes. The areas that are the most congested do not need increased population.

There are way too many condominiums and multi family buildings in Wellesley. Wellesley is now looking like a city. Not the nice town it used to be.

There is a need for a performing & visual arts facility in town that could hold at least 300 for a performance and include studio, dance, rehearsal spaces. The Community Center is a strong potential location for this as is the North 40. I hope any holistic housing plan will also allow for this type of community resource to be incorporated in the near future. All of these amenities can create a vibrant town.

There is already too much traffic on Linden St

There is also a lack of short-term housing. We would be less inclined to move from Wellesley if there were a single bed&breakfast, hotel, or Airbnb within reasonable walking distance. My in-laws do not drive in the US and it is very difficult when they visit due to the lack of any accommodation to rent in Wellesley. It is also a problem for College visitors, including prestigious guests invited for events.

There is no need to change anything. Wellesley should remain as Wellesley, any type of redevelopment is going to ruin this town, leave it alone.

There is not enough parking as it is at linden square and Wellesley square. Any increase in housing means the need for a parking garage

There needs to be an honest discussion of traffic impacts to all of this, and asking a developer to perform a traffic study is asking the rooster to assess the hen house. It's absurd.

There should be a car dropoff that is further away where a bus takes people to the train before it is set to arrive, so if the train comes every hour, so would the bus, with a margin of at least 15 minutes from leaving the location to going to the train. So if it takes 5 minutes to get from the bus station to the train, the bus would leave 20 minutes before the train was to arrive to allow for traffic.

These are generally bad ideas.

These crazy condo prices need to be balanced. Where are teachers, cops, retirees downsizing supposed to go?

These ideas are awful ones. Please think about traffic headaches and quality of life. building towers in town goes against why people came here. We would consider moving out if the structures started to change in that direction. The look and feel of the town would be negatively impacted.

These low income neighborhoods should be redeveloped mixed use, but not expanded. We are looking for less development of non-single family housing.

These strategies would contribute to erode Wellesley's character. Wellesley should not become ordinary. These suggestions are creating a city not a town.

They all sound like reasonable options to explore, but I don't know enough about these to weigh in.

This will ruin the towns distinct character.

Too crowded. Get people out.

Too much congestion already Traffic is awful Don't add more people to our town

Too much congestion and traffic...stop building. Milton was able to tell the state no we need to as well. Enough!

Too much density!!! Roads already jammed

Too much traffic already exists. Changing zoning laws will make it worse.

Too much traffic in these areas already.

Too much traffic in town. Keep it by 128.

Too much traffic on Weston Road to add more housing in that section of town

Too much traffic throughout Wellesley. More multi-family developments in the main "Wellesley squares" (Central St, Linden) is a bad idea.

Too much traffic. Why don't you wait to see what happens with existing housing and traffic before you starting approving more? Again, the questions are misleading in that you ask if people understand the impact housing has on economic development. That statistic can be completely misconstrued and used the wrong way.

Town character preservation is important. Traffic in the Linden/Wellesley Sq areas is already horrendous and worsens with each additional housing project.

town is overcrowded- making traffic a nightmare

Traffic and density impacts need to be considered - Wellesley Square is very congested much of the day and Weston Road is congested, narrow, and dangerous. Any further development, especially of multifamily, needs to include new or wider roads or be located in less congested areas.

Traffic concerns again. The entire metro west area is so congested. We just moved back from the Bay Area of Ca. Where the traffic is simply horrendous. Heading down Washington St lately feels very similar. There are FEW options for mass transit. The MBTA Purple line needs to function more like Metro North in Ny/ Ct to better encourage usage. Whole other topic but.... route 9 can't handle too much more.

Traffic in some of these areas is already a huge problem. The proximity of Linden to the middle school makes it DANGEROUS at some hours.

Traffic is a concern

Traffic is already terrible in the Linden Street area, so I am concerned about adding more units of housing.

Traffic is already terrible. Don't jam more housing into places not suitable for housing under the banner of affordable housing. No thank you

traffic is awful. no planning seems to be done to improve

Traffic is so bad, you really need to consider what adding housing in these areas will do to the traffic flow.

Traffic issues are my main concern regarding these developments.

Traffic must be part of the conversation while we are talking about housing.

Very poorly worded question.

Walnut street by 128

Washington st should not be built high. Town house incentives would prevent too tall buildings in every location.

We are over building in Wellesley!

We are welcoming even more congestion onto our roads then we already have. Do we really have a need for all of this?

We can have more dense housing and the town can still retain it's character. We need small but lovely town houses or small houses for small families or seniors. The recent condos built are super expensive and have little space-no real economic incentive for a senior to leave their home while they can still maintain it. My retired friends would like to downsize in Wellesley but have given up and will stay in their home until they go into a senior continuing care community. NIMBY was in full display at recent town meeting. We need to change mindset on multiunit housing or denser housing.

We do not have the parking capacity for housing in these areas, and road traffic is already too congested.

We have met the states requirement for housing so why are we continuing this conversation? Our town is densely populated as is, why are we trying to create more housing?

We moved here for a quiet small(ish) town neighborhood environment. Not large apartment building busy city.

We need to allow more multi-family housing everywhere that is available.

We need to consider any and all possible locations for multi-family housing.

We need to invest and improve schools, roads, water, public services and other infrastructure needs, these should be highest priority, before considering anything else. Otherwise our living conditions in Wellesley will be deteriorating, and residents will suffer. Building more homes with improving infrastructure first will only exacerbate the situation

We need to make it easier to build multi-family housing everywhere in Wellesley. I would prefer to rezone the entire town to allow multi-story, multi-family housing.

We need to stop adding housing units. Traffic is a mess already

Wellesley is a town, not a city and the traffic is already terrible. Let's maintain the character of the town and not force a ton of new housing.

Wellesley is currently overbuilt. Roads are impassible at most times of the day. Schools have needed modular classrooms. Adding more housing will lead to even worse congestion and greater demand on schools.

Wellesley Sq. and the location of the Community Center are already very traffic-heavy and not a desirable spot for dense housing developments. And: Wellesley Sq already has a new condo unit. Parking in Wellesley Sq would be a big issue for second-story housing unit dwellers - it is already practically impossible to park there.

wellesley square and linden street are already too conjested with traffic

Wellesley Square is beautiful. Maybe a one story addition would work okay but I oppose the idea of taller buildings that block the light and change the character. We do not have enough parking in town as it is— I oppose using RR lots or adding anything that makes parking even harder. There are many nice places for people to live when they cannot afford Wellesley so, other than turning commercial buildings, which are getting less use now, to residential (great idea) it is not a good idea to destroy the beauty of the town and reduce the property values for residents. Also, more housing means more demands on schools, more congestion, more parking issues. Not a smart idea.

Weston road and linden already have a lot of traffic.

What is the problem you are trying to solve?
What would happen to the families currently living on Barton Road if the property were redeveloped? The houses there could clearly use an upgrade but the residents need that housing.

Where would people park to take the train, if the lots are developed?

Whichever of these or other proposals are considered, it is essential to assess the impact on traffic at different times of the day and week. Traffic on Washington, Central and Linden Streets and the roads near Route 9 generally has become increasingly challenging, and avoidance of exacerbating our traffic challenges should be included as an integral component of decision-making about the nature and geographic distribution of both new housing and commercial development.

While I support many of these locations, with the exception of Barton Road, they are all based in one area of town. I would want to make sure there is a comprehensive analysis on infrastructure on this section of town (ie traffic, roads, sidewalks, etc) before developing many of these areas.

Why do you perceive a need to increase low-income housing in Wellesley? Is this need to build low income housing expressed by the tax paying homeowners in Wellesley? Is there any other land in the state of MA or elsewhere in the country where you could construct a low-income housing development? Will this development be commercially viable or a government project? Who will be occupying this housing --- in the past year, it seems that ~700,000 people/families have been added to the EBT program in MA (Herald 10/10/24, now 37% of the state population) -- are we also building housing for them in Wellesley?

Why is the majority of options focused on one area of Town (North 40, Tailby, Wellesley Square, Linden Street). There have already been significant developments in this general area of Town (at least 2 very expensive condo developments, discussion of pickleball at Morses Pond, the new Hardy School). Traffic on Weston Road, Linden Street and nearby neighborhoods now causes significant delays and has become dangerous.

Why no mention of the MBTA Communities Act? Is Wellesley already in compliance?

would developing parking lots into housing affect the accessibility/usage of the MBTA?
Would rezoned areas/new buildings in places like the square and linden take into account different price points? is room for parking considered in each of these?

Would like more detail on kinds of housing where I marked "unsure"

Would want current residents at Barton Rd to have significant input and/or veto and/or guaranteed temp housing and then housing in new development on that project.
Would also want assessment of impact on total affordable/low-income housing supply (ie, don't decrease supply in order to chase "mixed-income" concept)

You cannot put everything in one place. Regardless of what it is it needs to be dispersed. Stop putting everything on Washington and around linden. It is too developed. One would lose the charm of Wellesley. Spread things out. also traffic is so horrible thru Washington street. It took me longer to go 2 miles on Washington then into Boston.

Planning & Collaboration Strategies

After indicating their level of agreement with several planning & collaboration strategies, participants were asked if they had any comments. Below are the unedited open responses relating to the planning & collaboration strategies; submissions may contain spelling or grammatical errors.

"affordable housing" is a relative term. The affordable housing offered by the town is not affordable by large segments of the workforce employed by the town. Reorient either towards realistic income brackets or pay the town employees better

"Develop a clear implementation roadmap that lays out how the Town will achieve and evaluate progress toward the Plan's strategies." This is absolutely critical. The last thing I would want to see is this housing plan sitting on a shelf without its policy proposals adopted. We need to hire a new planning department staff member whose job it is to write RFPs for parcels like Tailby, secure housing-related grant money, and help guide developers and contractors through arcane bureaucratic processes.

1. We need more affordable housing for young people who grew up in Wellesley and want to raise their families here. That group was not mentioned at Town Meeting. But they deserve a seat at the affordability table. 2. You lost me when you gave the Wellesley Housing Development Authority the power to purchase private property. I don't feel they are the right group to do that. We need a new group, perhaps reporting to the Executive Director, and under the supervision of the Select Board.

In general, the awarding of affordable units to applicants needs to be clarified, written in regulations and followed openly so everyone who applies has an equal chance of winning this "lottery". First question: Who specifically decides, among all the applicants, who gets an affordable unit? Who decided the awards at Fieldstone Drive, for example? What exactly is involved in the award process? Right now, it is a lottery with very low odds of being picked. Why were each of those applicants picked? Who applied and didn't get picked and why? And most of all who made those decisions and what were the criteria they used? If we are going to get more affordable units, this process needs to out in the open and these questions answered. Thanks!

A plan is good but I'd like a plan that takes our natural, beautiful, passive spaces off the table and challenges us to achieve our goals without degrading them.

A priority of the town must be that all voices are heard over those of development or the large income/property holders. Someone who lives a mile away from development on 3 acres should not have a significant voice on development in town unless they contribute a portion of their parcel. Adamantly against the Town purchasing privately owned property to build affordable housing.

add to open space/green infrastructure by making development of open space off limits and requiring commercial redevelopment to add significant green space

Again please stop trying to build up the town

Again, I am against taking more open land to build more housing but existing buildings may make sense to convert. We just need to be careful not to overwhelm traffic and schools.

Again, prox to transportation isn't that big a deal in a suburb like Wellesley. Prox to grocery store, schools, at least as key

Again, these will have little or no effect on housing costs.

Again, town owned land should not be leased out on long term leases to a car dealer when we have housing issues for residents and town employees, such as teachers.

Again, we do NOT need more density, we just need more public housing. Just add more at Barton road. Easy.

Again. Stop trying to turn Wellesley into Brookline or Cambridge. If people wanted that type of town, they would have moved to those towns.

Agree with #1, pursue large parcels of unprotected natural space, build affordable housing on some portion of it and then permanently protect the rest. As to goals, what is a specific goal to achieve other than just, "build more housing of all types." Without specific goals, e.g. 10% more housing stock by 2035, we don't know how to get started and we don't know when we can celebrate success.

All good ideas

All good options here. Considering all types of parcels. Up for creative ways to offer diverse housing. Diversity in income levels doesn't mean low-income. We need to allow those who are so important in making our town go--retailers, teachers, police, town employees--and provide them housing options to live in a community they treasure.

All of these ideas are focused on adding housing to Wellesley. The citizens of Wellesley want less density and less traffic.

All town land should be left alone!

Also need collaborations to address racism in Wellesley. People of color can afford to live here, but they don't want to due to the unwelcoming environment. The collapse of the school diversity initiative is a perfect example.

Participant responses have not been edited and may contain spelling or grammatical errors.

Any additional housing plans need to be 100% transparent. Wellesley has a hard time with this. The majority of residents I know do not want to add more housing but do not want to say it out loud due too many social justice warriors in our town government.

Any meetings should have zoom options I cannot attend in person but would like to be involved

Any of these absolutely MUST include neighbors in the broad sense. Not just abutters, and neighbors MUST be notified in a reasonable way, not just expected to attend planning board meetings for example, to learn what might be happening.

Apartment and mixed residential properties should not just be located in what are now parking lots or spaces between highways and train tracks. Incentives to purchase private property in walkable neighborhoods should be prioritized.

as part of community outreach, also including student populations and young professionals and young families who work in Wellesley but cannot afford to live there

as stated early....town is already too crowded....infrastructure is going to get overwhelmed

Ask Bernie Sanders and Elizabeth Warren what more we could do in Wellesley to pay our fair share for their cause.

Be sure not to build in environmentally sensitive areas.

Classroom size in public schools must be addressed. Fisk and Schofield school renovations must be addressed before any expansion possibilities for student body.

Collaboration and open spaces are important

Collaboration and transparency is KEY.

Communication is essential. Please include community members.

Community input is biased towards [redacted for profanity].

community-wide conversations should be *independently* facilitated to get objective thoughts from all sides

Community-wide facilitated discussions is a good step forward as long as the facilitation clearly outlines not only the potential benefits but also the risks including known consequences as well as potential unknown consequences, from the perspective of a 25 - 50 year forward vision (as I mentioned in a prior response within this survey).

Community-wide facilitated discussions should be offered via on-line participation (Zoom, Google Chat, etc) either as completely separate events or as supplement to in person events provided participation is also available to those attending online

Concerned about ongoing conversations that don't result in housing. Need to take some significant action to diversify residents and strengthen town connection.

Consider quality senior housing to encourage aging residents to vacate properties and allow young families to move in to single family homes in the neighborhoods.

Consider traffic patterns!

Converting town owned properties to residential has not worked well in the past. These are valuable resources and often should have been retained for a future town use. It can be penny wise and pound foolish to dispose of town owned properties.

Cut out some of the layers/costs to build housing. It costs over \$600,000 to build a one bedroom new unit in Boston area. It's not diversity so much as cost. Stop adding new programs and increasing property taxes. Take a tough economic look at every budget item. As a town meeting member for 10 plus years I cant believe how many nice but unnecessary services, programs and building costs we have added. It all adds up.

Definitely look to pre-existing commercial areas well away from single-family home neighborhoods to building large multi-unit condo projects

Develop a more robust and frequent public transit to connect areas of Wellesley with Commuter Rail, Schools, shops and higher density housing.

Discussion is vital

Do not develop the north 40!!!!

Do NOT give Wellesley Housing Authority any more latitude. They need to work within the constraints that we, the residents want. The reason I oppose the implementation plan is that we do not even have an agreed-upon set of goals and criteria that the residents wholeheartedly support. Once we have those, perhaps a plan will be needed.

Do not rezone single family neighborhoods. Consider a new type of zoning, say RIO-B, that allows 8 units per acre rather than 16. Smaller projects are less detrimental to neighborhoods and can be distributed more easily throughout town and will reduce the contentiousness between developer and neighbors. Redevelop second floors of commercial buildings for apartments. Do not allow four story condo developments along Route 16 which will greatly change the look of community

Do not want anyone to use the green spaces for more housing!

Do not want more Density

Do we not have the required affordable housing available in Wellesley? What is the requirement? I feel Wellesley has very little open space .

Participant responses have not been edited and may contain spelling or grammatical errors.

Do-s: [1] Be proactive about seeking out opinion of neighboring residents for a building project. [2] Have smaller focus groups if needed since people often are more open in smaller groups. Do not's: [1] Do not use terms like diversity and sustainability as empty keywords, as I have observed in meetings and discussions in 2023 and 2024 especially by some Select Board staff. Be earnest and solicit opinion from residents of diverse economical, age and cultural backgrounds, if increasing diversity is indeed a goal. People from diverse backgrounds are not stupid and have their own opinions about what they want. They don't need to be told what is good for them. [2] Do not allow (even by way of passive disengagement) members of agenda-driven groups like BBW to harrass other residents. That is certainly not a welcoming or effective strategy!!

Does the Town have the personnel and financial resources to implement these planning and collaboration strategies?

Doesn't make sense to replace open, wild land with dense housing. Dense housing makes more sense closer to the city where public transit can meet most travel needs.

Don't destroy Wellesley single dwelling home neighborhoods for the sake of pretending to be woke.

Don't screw up a good town Elderly moved out of Belmont because developers Are GREEDY

Engaging the community in coming to proposed solutions unfortunately only seems to result in a "no development" outcome due to the number of people who oppose all development that is not single family homes. Having been intimately involved in the Delanson Circle negotiations, it seems that the only way things get done is when we are given no choice. Explore alternative options for Walnut Park including housing and expanded walkway along the Charles River.

FINE IF EACH OF THE STRATEGIES IS PUT TO A RESIDENTS VOTE BEFORE ANY IMPLEMENTATION!
For the purchase of private property, I would be in favor of the town purchasing houses and renting them out to town employees - but not converting single family homes into large developments.

General comment about these proposals and others on previous pages- I really should have said "unsure" for all of them because of course I want more information on all of these potential policy initiatives, but in theory I agree with them.

Hopefully the town will host community-focused hearings and will listen to the taxpayers of this town. Our elected officials need to listen to residents concerns but too many of you have your own agendas.

Host an ongoing series of community-wide facilitated discussions - I suggest bring these discussions to places people already are - - Tolles-Parsons, houses of worship, schools - - rather than asking people to select into a government-type meeting.

I am in favor of soliciting proposals & developing criteria but only if current residents are provided details and have input

I am not a resident. This should not be relevant to me

I am not in favor of the town being a landlord

I believe having a clear implementation roadmap to our overall Housing Plan is especially important.

I can't tell you how many potential accidents occur, or how close I have come to being run over at Crest Road and Linden Street as well as Weston Road and Linden Street intersections. I think you need to think about restructuring other areas of downtown roads and structures that can accommodate all the density you wish to achieve, please stop putting it on the back of middle and low income individuals.

I do not think inclusionary housing work to make the homes in Wellesley more affordable. 2 affordable homes out of 20 - \$2million+ homes just enrich developers and drives up the rest of the real estate market when the town has no room for expansion. Currently, the older and smaller homes are the most affordable homes. If anything, I would like to see the town invest CPC money into work-force housing where of the multi units are affordable whether they be town owned rentals or deed restricted ownerships. I would think the town can increase the number of units with least impact to the existng homeowners and also most timely.

I don't like the idea of the town investing in additional housing strategies. Prefer private markets.

I explicitly disagree with any strategy other than finding a minimally disruptive, low cost way of living up to any obligations imposed by state law for affordable housing or increased density development.

I guess I've just given up with this survey at this point since clearly y'all are just planning on shoehorning in more units to an already over-burdened part of town

I hope the town maintains whatever conservation land the town now owns.

I see no mention of the impact of housing on the school district. This should be a critical factor in planning. The town underestimated the number of school age children coming from The Nines. And now they are planning on building another apartment building near The Nines. Also plans for an apartment building down in Wellesley Hills by Newton Lower Falls. Some planned right behind existing housing. I also don't think you're accounting for traffic and crowding in that area (Walnut St, Washington St)

I should be unhappy to have any conservation land or attractive potential conservation land used for housing.

I support redeveloping existing buildings in the commercial district.

I think it is regrettable that opportunities to build affordable housing along Rte 9 were instead converted to "luxury housing." There seem to be former office buildings that could be converted to housing. Also not sure why project close to St. John's fell through. I'd wait and see what happens at the national level.

I'm concerned about proposing purchase of private property for mixed income housing. There are rentals in my neighborhood that are clearly not as well kept as owner-occupied housing. I may rent, but I think the rental owners need to maintain their houses and landscapes. Again town-owned property needs to consider sustainable practices for maintenance built into the resident's cost. Who will pay the plumbing and electrical maintenance fees, beautiful natural resources?

I'm generally supportive of community conversations, but in this case, I worry that it will be a place for strong perspectives on both sides to just try to speak the loudest and not for real engagement. I wonder if a planning group that has different perspectives but has committed to and HAS to work together -- over time they will get to know each other (something that the one-hit community conversations can't achieve) and realize that they have to work together, move towards each other rather than digging their feet into their own positions.

I'm not opposed to partnering with the Natural Resources Commission at all, but "preserving undisturbed open space" has been used to prevent denser housing for decades (and often as soon as a private developer wants to build single-family homes, opposition vanishes) so I'm just a bit skeptical that it will actually help. While green space is important, what is key to built-up areas is that it is distributed and multi-use.

I'm a little worried you are using these survey results to support the plans you already have. Just having choices of important or not important was too black and white. It would be better if we had a wider range from agree to disagree and could prioritize issues.

I'm glad to see that Wellesley NRC would provide guidance & recommendations.

I'm interested in how town property would be used. Theoretically it seems like a great idea esp for low-income and affordable housing, but I also know many people are unhappy about how BSI turned out—public/private often appeals more as an idea than an actuality, perhaps?

If people don't participate in planning and strategizing, they can't weigh in later to say they didn't know and didn't get to voice their concerns. Create the space to contribute, and then let progress move things forward.

If the low income housing proposed for the more commercial areas of Wellesley is poorly executed, you'll just create two Wellesley's: one undesirable "inner city" Wellesley and the massive, super expensive mansions in the "suburban" Wellesley. That kind of strategy certainly doesn't serve the interests of the existing residents or taxpayers. I'm not sure I see a single bullet item question in your survey asking if the interests of existing citizens are important. Important to know what our "goals" are before determining strategy. Would also like to know how many units of housing, both regular and affordable, have been added to the town's inventory over the last, say, seven years, and see if those satisfy most of our town's goals. There is a lot of building going on, people never mention the new dense units in back of "The Wok," etc. And a new big development is going in right next door to that, too. Let's take stock of where we are before we decide where to go.

In a perfect world with unlimited resources, discussions, proposals, planning, and studies are all fine. In our real world, there is a cost (dollars for consultants, opportunity cost of lost focus on other important tasks, etc) that is not comprehended in these questions. Might get different answers on these surveys if the questions were more clear on the costs.

In the past, developments were nicer because they allowed for more open space/less density/human

friendly. Today, developments are not as nice because they cram too many units into an ugly, blocky building that fills the lot.

Increasing density and traffic is a major concern

Increasing the town's population is not a desirable goal.

Infrastructure and traffic enforcement are two aspects of increased population that are in desperate need of improvement!

Inventory existing "natural affordable" housing to understand how many will be unhoused with the drive for new development. Plus 4 units when 2 families will be unhoused us a net gain of only 2. Let's be honest with ourselves.

It is unclear how "potential residential development" could be assessed based on "potential for natural resource protection." Also unclear how joint housing projects could help preserve otherwise undisturbed open space?

It seems that there is plenty of private property in town that could be more densely developed without being too densely developed. Making relative larger lots close to commercial centers or existing open space able to house townhomes, etc., rather than large multi-unit complexes, seems like a good incremental step that would also avoid much of the resistance to very large one-off projects.

It would be useful to have a plan that looks at goals for the population of the town. What does population composition look like now, what revenue do we have and how do we want it to look over the next 10-15 years and once that is a shared, discuss how we get there from a housing lens.

Just do not even think about building on Weston road. It will literally kill anyone that lives north of Linden. The traffic at Linden/Weston backs up to the Hardy school at rush hour already!

Leave undeveloped space alone

Participant responses have not been edited and may contain spelling or grammatical errors.

Let's keep open space open and undeveloped.

Limits should be placed on housing development.

Look at the current zoning plan for the residential areas for creative opportunities

Lower the speed limit in all neighborhoods to 15

Maintaining all open spaces is critical for us. We are extremely concerned about the potential development of the Sisters of Charity land and how that would impact the surrounding woods, trails, etc. and how it would lead to significant congestion in the area, overcrowd the Fiske Elementary School, which is already one of the most crowded (and smallest) schools in Wellesley.

Mixed income and affordable housing isn't a necessity and isn't a benefit. Stop pushing it.

More leading questions.

More transparency on the towns decision to re-zone residential areas into large multi unit builds. And how residents can stop this. The traffic is getting unbearable.

My understanding is that we have met our mandated affordable housing requirements. Good for us. So why are we continuing this exercise? I think recent town elections have shown that the residents are tired of such efforts. I have worked very, very hard to buy and own my home. I can't afford to live in many areas of Boston so I live in a place I can afford. There were many years when I couldn't afford to live in Wellesley.

Need more information. And again / need to fill existing buildings first.

no building

No to more housing if any sort in Wellesley

None

None of the above!

Not sure I understand what "undisturbed" open space entails in Q1. On Q2 - we need to be buying the small homes that have not yet been torn down and use them for AH.

Nowhere in this survey (yet) has there been any discussion or recognition of the impact of additional housing (usually more dense) on the impact on the SCHOOLS and associated costs for additional teachers and capital requirements. Since such a huge percentage of taxes are used for education, more housing will result in more and higher taxes to support education funding. Nowhere has there been any connection between additional housing (and people) on this important component. Maybe you should start with how many additional students can the current infrastructure support and work backwards to signal how much additional housing, if any, we can afford at current budget levels. Maybe, just maybe, the answer is we really can't support additional people and students under the current footprint.

NRC and HDC, no. These groups are not ready for this level of planning. Keep it in town hall where we do have all the human resources

NRC job is to preserve land. Why would u partner with them. Their sole job should be to protect land. To ask them to help develop land stinks of someone wanting something

Of course some planning is good buy my concern is that all this planning will be done by activists with an agenda. The only protection is that any proposals by such planning groups must be subject to a yes or no vote on narrowly focused proposals

opposed to strategies which aim to increase population densities not in keeping with the current zoning layouts - opposed to changing the current character of the town which prompted residents to move here

Our traffic is already crazy- and respect has to be given to prop value

Planning and collaboration is necessary. The current enviroment of collaboration from a resident perspective is toxic. [Redacted], a town meeting member and planning board member has openly sent offensive and nasty emails to all that oppose [___]. It has made residents scare to come to meetings, write letters, and let their voices be heard. This bullying should be addressed.

Planninhg strategies should be made with common sense. It doesn't appear to me that much common sense is being used in these matters.

Please be creative with your communication strategies. Many, different times, partner with all the different schools to use their space to have in person meetings there, etc.

PLEASE consider maintaining and expanding our Open Spaces. I believe we can expand our housing options without destroying our limited natural resources.

Please do not increase the population of Wellesley! It will strain our public services, traffic, crime rate, and nothing good will come out of it!

Please don't cut down the woods. 4-over-1s for all of Wellesley Square.

Please save open space--There is so little of it. Walkability, adding sidewalks where possible and focusing on traffic is so important. There has been too much development around our area (A) , and it has not improved affordability.

Preservation of open space should be the top priority. Neighborhoods within 1/2 mile of the Wellesley and Wellesley Hills MBTA stops have more than their fair share of multifamily housing and should not be subject to more development.

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Producing affordable housing stock beyond what is mandated by law and therefore increasing our population density is a terrible idea.

Protect undeveloped open space

Put the process steps on the table for public vote. Require public review and condenses before implementation.

School Department will also need to be consulted.

Single family Wellesley only

So far this survey seems designed to get to a selection of pre- outcomes. Where will zoning change? In the richest neighborhoods as well as precincts like H, or only in precincts like H? Wellesley has a history of discriminatory practices that negatively impact residents in the least wealthy neighborhoods, and this (so far) reads as a roadmap to continue that longstanding tradition. The NRC has a history of shirking their duty to protect natural resources and other Town boards are stacked with real estate developers. This plan seems tailor-made to their interests, not residents

Soliciting proposals for Wellesley Housing Development doesn't address the size, scope or locations for me to comment.

Some of my "unsure" responses in survey are due to possibility of RIOs on single family zoned property which I am strongly against.

Somehow return the charm of a town with small individual homes that can be affordable.

Stop asking the people in mansions if they want to live near the poors. Obviously they don't. They live in mansions. The rich of Wellesley are very good at talking the DEI talk, but bad at walking the walk. Stop building! You are ruining the town feel with the multi family and condos.

Stop organizations like Build a better Wellesley from manipulating news they have an agenda and are NOT transparent- they should NOT define what a better Wellesley is- citizens do that taxpayers do that - not people looking for consulting jobs-!ENOUGH

Stop the generalized babble. Focus on specific locations and develop theoretical development plans to serve as examples of what could be done.

stop the madness!

strategy for development of MBTA community locations

Study the traffic at the same time

Take a look at the housing Natick has built; that town is light years ahead of Wellesley, where it takes a decade for change to be made!

The "unsure" answers are solely due to the Survey's request for rifle shot answers to questions for which a broader plan and perspective is needed.

The decisions the elected town officials make should be based on preserving green spaces in the town and responsibly utilizing existing spaces. Not creating high rise apartment buildings. There is already a huge influx of traffic from the new condos that were supposed to be affordable but were 1.4\$ million. My trust in our elected officials and town governing bodies is failing and will be reflected in my vote and advocacy efforts if these 'discussions' result in a ton of high rise apartment buildings going up in every bit of open space. Also, at town meetings - the eye charts are irresponsible. Citizens need to be able to read about what is presented prior to the meeting if they are going to get information bombed in the meeting with little room for dialogue.

The focus is on increasing housing by developing new parcels. Please consider much more emphasis on renovation and reuse of existing multi-story structures along Washington Street.

The involvement of these stakeholders is important, and community engagement is crucial. However, again, we believe it would be wise to pause any further zoning changes and new developments to assess the impact of the changes already made.

The population of Wellesley is too high. Further development should stop.

The questions in this survey suggest there are those who are happy to destroy the small town new England charm of Wellesley and turn it into a much more densely populated place. What an absolute shame. That's not why anybody chose to live here.

The town needs to be made aware of any changes happening in our neighborhoods.

The town should not be using tax dollars to buy property for others' housing.

The wording of these items/questions is totally biased. It is not the responsibility of the town to accommodate everybody who wants to live here, or the social agenda of residents who feel entitled to push for these changes at the expense of others. If you want to make it easier to live in Wellesley, lower the taxes and repurpose existing buildings in commercial areas into residential units. Do not build on ANY open land.

There is a lot of distrust in the planning process. There seem to be a few builders dominating current multiunit construction with little/no regard for ecosystems including forest and wetlands. Wellesley should be able to have it all - additional housing for those who work at schools and local businesses, housing for the most vulnerable and clean air, quiet, healthy walkable/bikable streets. The increasing fossil fuel-powered traffic and complete degradation of land related to construction is not sustainable.

There is too much collaboration and too many hearings and consultation and excuses about why housing should not be built. Build more multi-family, multi-story housing. Change the zoning and get on with it.

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There needs to be a comprehensive plan that prioritizes preservation of the neighborhood feel of this town. Not the one-off developer-driven reactionary MO we currently have. People move to Wellesley for its neighborhoods, its safety, and the ability for kids to maneuver the town independently. It just isn't built to double the housing stock. Enough already.

There needs to be a rigorous and analytical scorecard that is developed and used before any new zoning and development policies are implemented. This needs to be developed in conjunction with Wellesley residents.

There needs to be FEWER community meetings and MORE professional planning and development staff. 100% approval/no opposition is not achievable and it lets the "perfect" be the enemy of the very good. Tailby was a very good project that should already be built.

There was a massive push to have "open land" to preserve natural beauty. Now we want to develop that? Isn't that a massive change in direction? What if the proposal was to put new stores at those locations - everyone would be up in arms that that was a non-starter.

These questions presuppose that any of the proposed strategies are appropriate and should be pursued.

They all sound fine, but I worry about maintaining single family priorities in the face of these other laudable goals.

Too many multi unit properties are being built!!! What is going on???

Town hasn't absorbed existing new housing projects very well. It is overbuilt and congested. Commutes are too long now.

Town land should not be developed. It was designated for use of all the town not for residential development. Case in point the new hockey rink that no one can use because of the corporation's monopoly on ice time. We gave that away.

Town of Wellesley was Never Falling Behind except seemingly slow in terms of real estate excessive developmental battles. It is okay to keep costs down and make local government more effective. Fame is not everything. Cost-Effectiveness, Price-Performance and Top-Notch People/Brains-Minds/Hearts-and-Souls are everything to permanent success. Please do not be tricked/fooled into drastic lunatic over-development at public expenses.

Traffic is already a big problem, Rout 16 , 9. Imagine mote people!!!

Transparency in development decisions has been very lackingdeveloper / town govt connection much too close ...residents find out details only when most are already set...to get real buy in, residents must be in the loop with open communication....also, desire for single residence option must be respected ..those who wish to have shouldn't be made to feel opinion is wrong and unkind toward others ...open communication allowing all sides to be heard is on,y way to get community buy in

We already have enough development in town that have met state requirements.

We are a town, not a city. We do not need more density.

We do not need any more condominiums or multi unit housing. Wellesley has gotten too crowded.

We do not need more multi-family housing. I am adamantly against the Town purchasing private property to build multi-family housing.

We don't need more housing! Fill the Nines...

We need to focus on lower income housing availability

We need to invest and improve schools, roads, water, public services and other infrastructure needs, these should be highest priority, before considering anything else. Otherwise our living conditions in Wellesley will be deteriorating, and residents will suffer. Building more homes with improving infrastructure first will only exacerbate the situation

We should have less public meetings. Elected officials should be able to work by themselves.

We should not undertake initiatives for "housing for housing's sake." A simple increase in housing stock should not be the goal. An increase in housing stock that makes sense from a planning and urban design perspective, without sacrificing natural resources and community fabric should be considered. We need a true dialogue on what the community should be like, as opposed to a vision that simply says that the Town needs more housing.

Wellesley can ill afford more housing given an already stressed traffic situation

Wellesley doesn't have large lots of open space that would allow for a collaboration with NRC;

Wellesley Housing Development Corporation is a special interest group, represents a conflict for town officials involved in it, and should not receive any town funds or be a party to any town development planning. It creates a potential legal liability for the Town to involve it in publicly funded activities, or for representatives of this organization, or other special interest groups, to be employed by the Town.

Wellesley is a lovely Town which makes it a desirable place to live. One reason is our open spaces & environmentally responsible attitude. Over crowding will negatively impact the nature of our Town & decrease it's desirability

Wellesley is overbuilt.

Wellesley residents and employees should be given priority to any opportunities.

Participant responses have not been edited and may contain spelling or grammatical errors.

Wellesley should not offer more affordable housing than what is mandated by law.

Weston has an issue where single family home owners come out in force against affordable housing development. While I believe Wellesley is better than that, it is something to consider when planning open forums.

What does affordable housing mean?

What ever happened to the strategic housing plans that the town spent a lot of time and money developing?

What is the problem you are attempting to solve?

What is the property by the police station on central street?

When planning, consider the need for play areas for the children. Especially when considering further growth at the Nines property. Residents are on essentially on an island and the children have no place to play inside or outside.

Whose "Plan" is this?

Why does it feel like you're just asking the same questions in multiple ways to force more housing development. None of the questions are about balance - should we even want more housing or should we be working to preserve character or improve amenities

Why don't we have this criteria already. Why would we consider any proposal without these key metrics. Let's not put the cart before the horse. In any normal business, you would have a strategic plan complete with metrics that you assess new opportunity against. We must do this here. I fear that we will love forward and not really understand the intended consequences or real impacts on transportation, traffic, quality of life, amenities, infrastructure, etc. Also, we must preserve green space, woody areas, etc. some of these proposals suggest these will be negatively impacted.

Wonderful to host multiple community discussions about housing throughout the year!

work with local non profit land orgs to discuss homeowner donation of green space to the land trust to counter balance any properties that are vacant lots now but get developed - give incentives for property owners to do this

Would be great to have a town park! A place for community gatherings. The parking lot next to the PO could be converted into a park, extending the one surrounding the Town Hall. PO customers just need a small parking lot. Commuters and shoppers could use the Tailby Lot, which is never full these days. Would enjoy being involved. I have resided in many places and have a broad perspective on this topic

You are on your way to destroying Wellesley.

You have emphasized access to services and walkability so much to the point that there will be no multi-family housing on richer neighborhoods. Do you think that is fair and equitable? Maybe instead you should be considering multi-family housing EVERYWHERE but with increased public transit support. In addition, the multi-family properties currently under consideration will still have two parking spaces each. Maybe you should be requiring developers to do more to provide public transit support,