

# **Results of 2014 Belmont Community Path Potential Abutters' Questionnaire**



***Community Path Advisory Committee (CPAC)***  
***26 February 2014***



# **Overview of Belmont Community Path Abutters' Questionnaire**

- **322 Questionnaire mailed to potential path abutters in Dec 2013**
  - 90 mailed to Channing Road; 232 to over twenty other streets
- **88 responses in December 2013 through January 2014**
  - 40 responses from Channing Rd (44% return rate)
  - 48 responses from Other Abutters (21% return rate)
  - Almost all were homeowners
- **Questionnaire Content**
  - Whether or not trail access from property desired
  - Effect on property values
  - Screening option preferences
  - Space provided for comments or concerns

**High return rate on Questionnaire.**



# Questionnaire



# Questionnaire: Page 1 (Top)



## Belmont Community Path Questionnaire

Dear Neighbor:

The Belmont Community Path is intended to be a public, shared-use trail for non-motorized purposes like walking, running, cycling, in-line skating, and wheelchair/handicap use. The trail is intended to provide both a transportation and recreational resource to the Town. This path could be similar to the Minuteman Bikeway or the Cape Cod Rail-Trails. We would greatly appreciate your input on the Community Path. Please take a few minutes to respond to this brief questionnaire.

Please return this questionnaire no later than Friday January 10, 2014 to the address below:

**Community Path Advisory Committee  
c/o Office of Community Development  
Homer Municipal Building, 2nd Floor  
19 Moore Street  
Belmont, MA 02478**



# Questionnaire: Page 1 (Bottom)

**#1) Contact info:**

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Ph#: \_\_\_\_\_

Email: \_\_\_\_\_

☐ tenant or ☐ property owner

**#2) Would you want to be able to have your own access to the path from your property?**

☐ Yes

☐ No

**#3) Do you think a path would enhance or reduce the value of your property?**

☐ Enhance

☐ No change

☐ Reduce

*Over — Questionnaire continued on next page.*



# Questionnaire: Page 2 (Top)

**#4)** If land adjacent to your property were selected for a future off-road Community Path, which, if any, of the following potential privacy and security screenings would you be interested in having between your property and the Community Path? (Assume screenings would be placed at grade to the path.) Please rank your selections if you choose more than one option.

☐ A.) Evergreen Arbor Vitae or Pyramidal Cedars (est. 10 – 12' height)

A.)



B.)



☐ B.) Nellie Stevens Holly Hedges (est. 10 – 15' height)

☐ C.) Bay Laurel or Boxwood Hedges (est. 6 – 8' height)

C.)



D.)



☐ D.) English Yew Hedges (est. 10 – 20' height)

☐ E.) Forsythia Plantings (est. 6 – 8' height)

E.)



F.)



☐ F.) Wooden Split-Rail Fence (pine or fir) (est. 3 – 5' height)

☐ G.) Wooden Stockade Fence (est. 6 – 8' height)

G.)



H.)



☐ H.) Chain-Link Fence (est. 6' height)

☐ I.) Sound-Barrier Wall (est. 6' height)

☐ J.) Other suggestions

I.)





# Questionnaire: Page 2 (Bottom)

#5) If you have any other comments or concerns, please include them below.

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Please note that no specific route has been selected at this point. We are seeking input from all potential adjacent property owners for all the proposed routes, as part of our task to make route recommendations to the Belmont Board of Selectmen. Thank you very much for your feedback.

For more information on the Community Path Advisory Committee, please visit:  
[http://belmont-ma.gov/Public\\_Documents/BelmontMA\\_BComm/CPAC/CPAC](http://belmont-ma.gov/Public_Documents/BelmontMA_BComm/CPAC/CPAC)



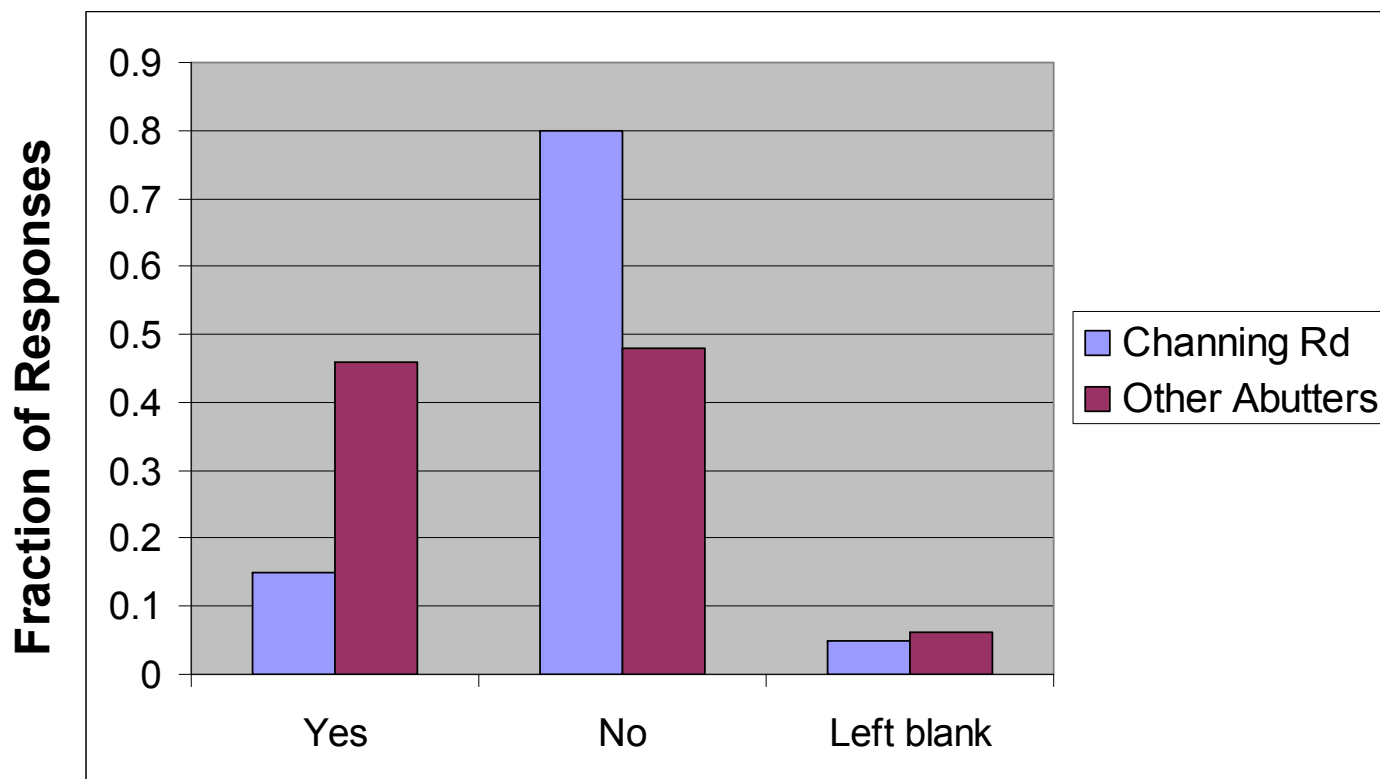
## Questionnaire Results

- **Results broken down into Channing Road neighborhood and all other neighborhoods.**
- **Channing Road category includes residents on north and south sides of street, since at the time of the questionnaire we were considering on-road Community Path routes down Channing Road itself.**





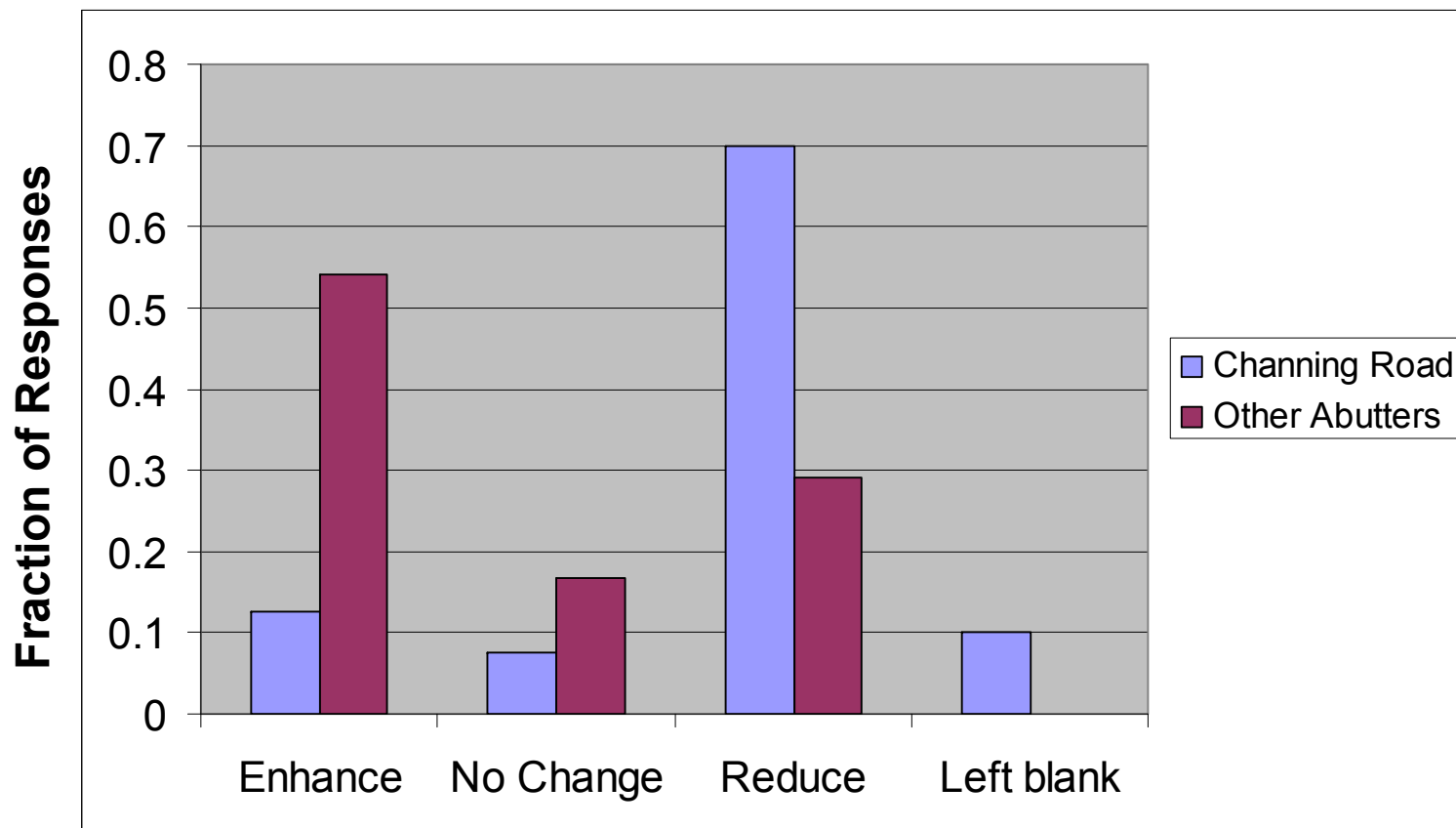
## Results: Want Own Access to Path from Property?



**Many Channing Road residents do not want to access Path from their property. Approximately half of all other abutters do want access to Path.**



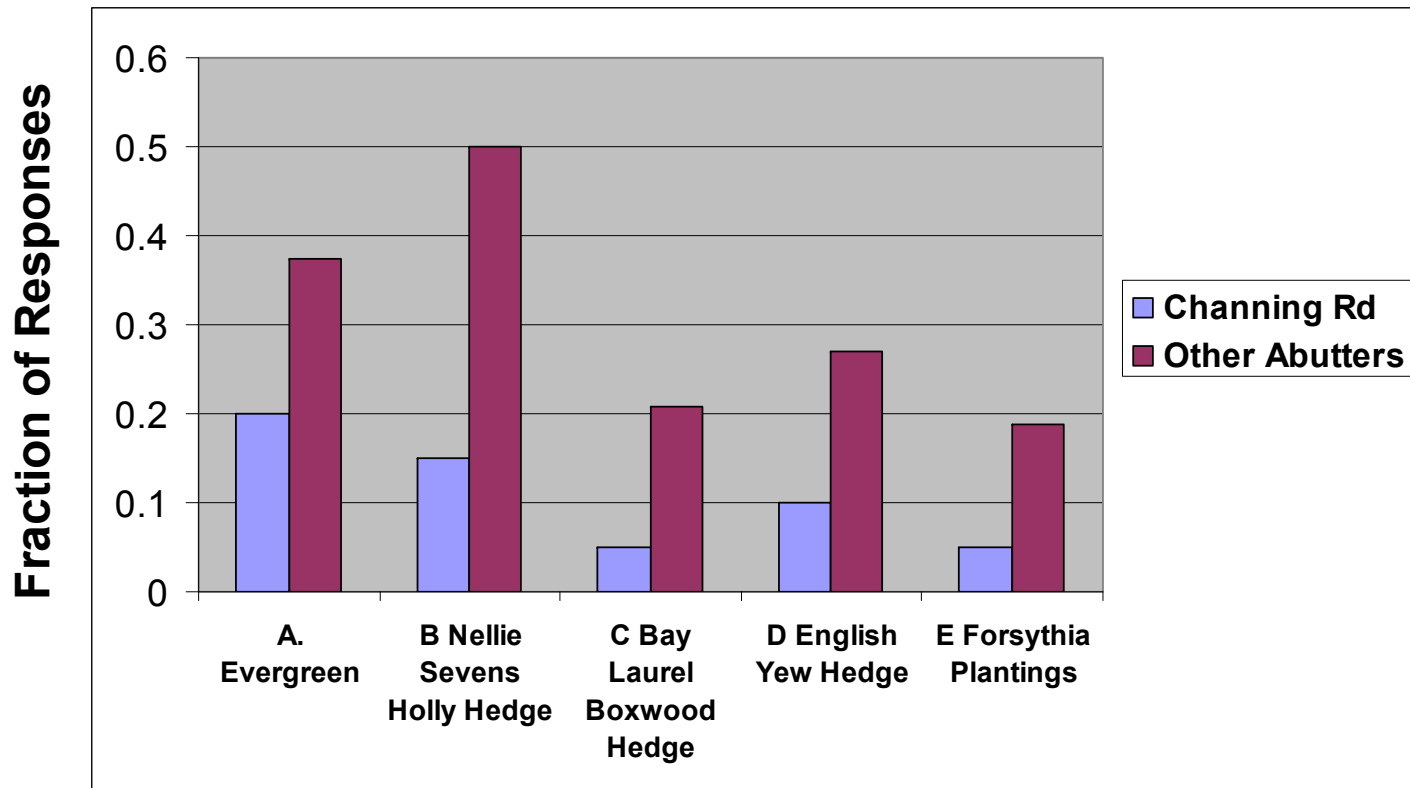
## Results: Effect of Path on Property Value?



**Many Channing Road residents say values will be reduced.  
Others disagree and say property values will be increased.**



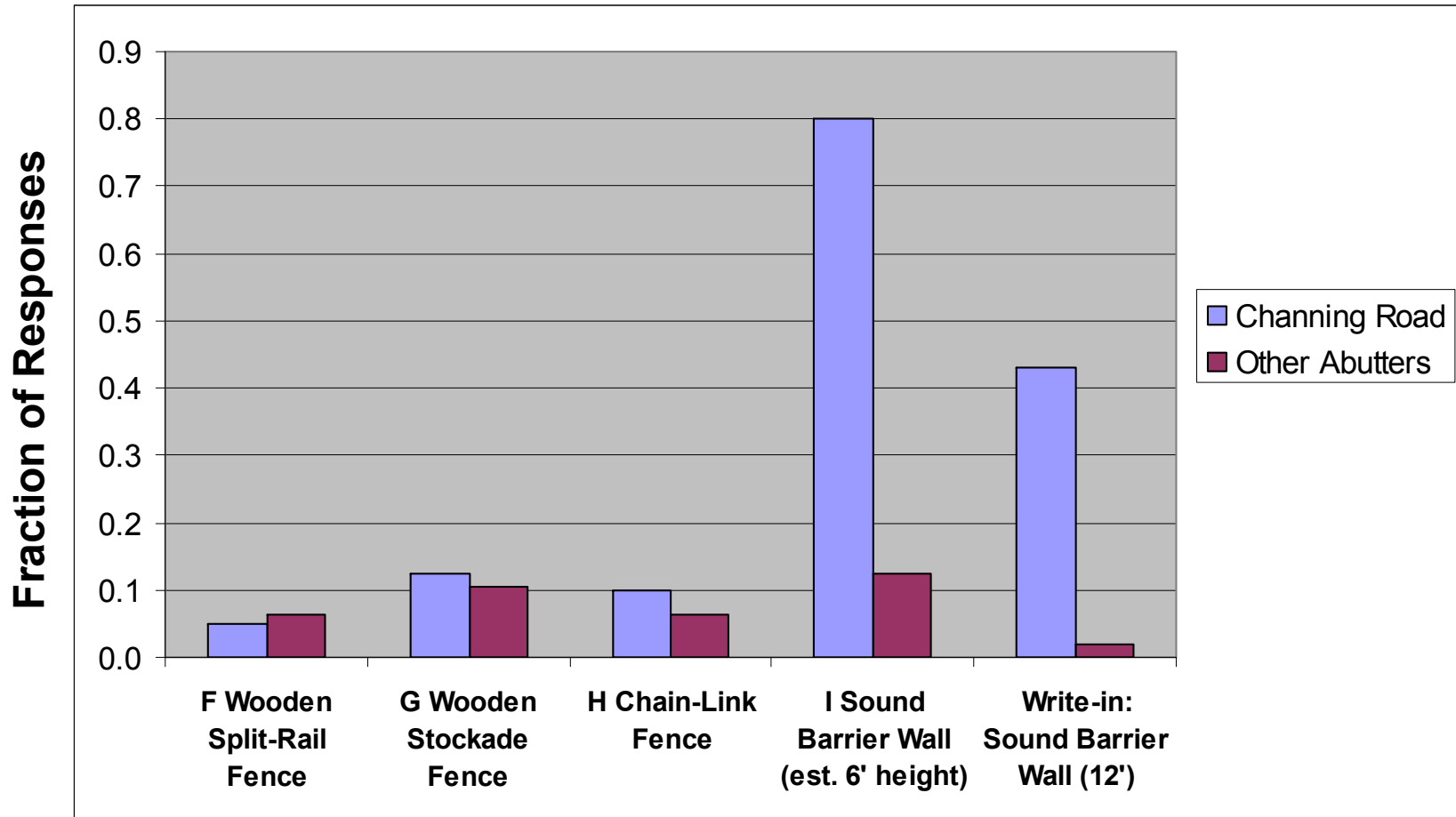
# Results: Type of Screening Desired (1)



**Most other abutters desire plantings and landscaping buffers.**



## Results: Type of Screening Desired (2)



**Most Channing Road residents desire a sound-barrier wall.**



# Results: Spontaneous Comments and Concerns

- **Concerns (mostly from Channing Road residents) included:**
  - Privacy, crime, noise
  - Water runoff, pollution, litter
  - Parking, traffic
  - How to safely implement Rail-with-Trail concept
  - Cost
  - Fairness to potential abutters
- **Suggestions included**
  - Put ads on a wall to generate income to Town
  - Put a sturdy, metal, stockade fence between rail and trail
  - Work collaboratively with potential abutters to design trail features



# Summary

- **General anti-Path sentiment from Channing Road neighbors**
  - Over 40% responded to the questionnaire
  - Against Rail-with-Trail concept (65% commented explicitly)
  - Feel property values and their quality of life will be compromised
  - Suggest path should be routed elsewhere (i.e., on Concord Ave)
  - If Path could not be routed elsewhere, 80% want a sound barrier wall (preferably 12 feet high)
- **Strong support for Community Path from Other Abutters**
  - Over twenty percent responded to the Questionnaire
  - Feel their property values will go up or stay the same
  - Would like to see trees, hedges, or bushes for privacy screenings