

MILLSTONE PROPERTY HOUSING

Community Engagement Report #2



Prepared by Barrett Planning Group LLC



December 30, 2019

Introduction

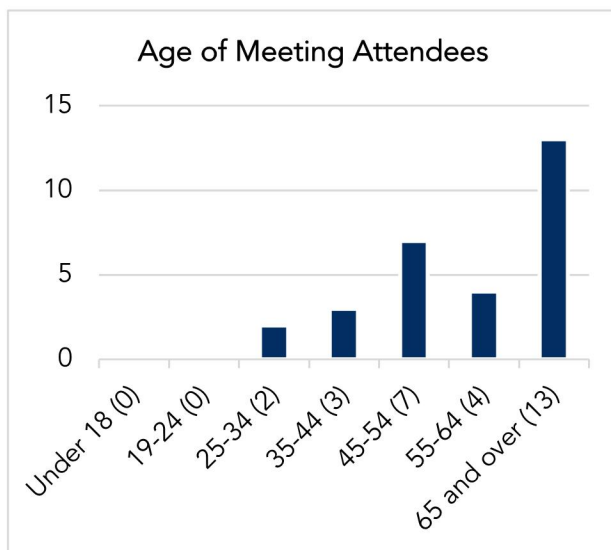
Barrett Planning Group LLC facilitated two additional community participation events regarding the proposed Millstone Property housing project on Parcel 98-12:

1. Community Engagement Meeting (2 of 3): November 7, 2019
2. Online Visual Preference Survey: November-December 2019

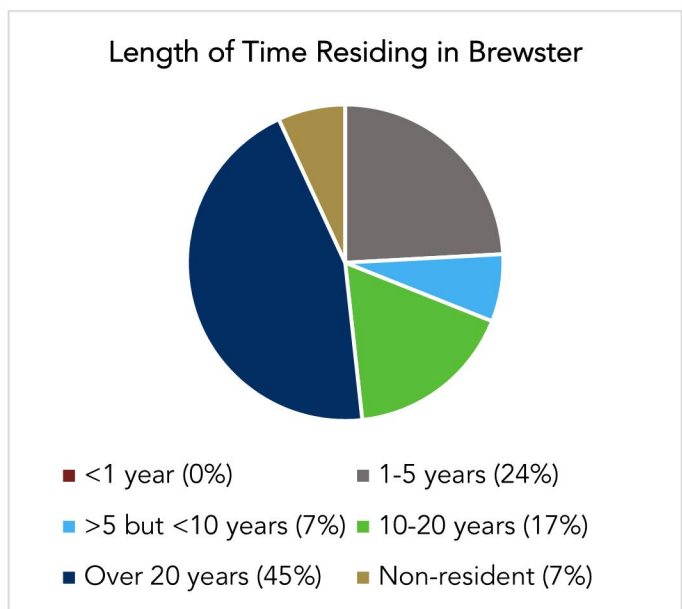
Community Engagement Meeting #2: November 7, 2019

Meeting Demographics

Information below only represents those who self-reported demographic data during the meeting and therefore does not include all attendees.



Tenure	
Own	25
Rent	1
Some other arrangement	1



**One of the two non-residents wished to point out that they previously lived in Brewster for over 20 years.*

Town Affiliation

- Eight participants identified themselves as serving on a town board, commission, or committee, with one of the eight also identifying themselves as being one of the three municipal employees.
- Three participants identified themselves as municipal employees, with one of the three also identifying themselves as being one of the eight serving on a town board, commission, or committee.

Visual Preference Survey – Top Responses

For this section, the Net “Like” Rating was calculated by subtracting the number dislikes from the number of likes. Thus:

- Negative ratings indicate a general dislike
- Positive ratings indicate a general like
- Numbers at or close to zero may indicate disagreement

The top three likes and dislikes for multifamily and single or two-family homes are indicated here. The next section provides detailed comments about all 28 images.




Multifamily

Top 3 Likes

<p>Net “Like” Rating: 13 (14 likes, 1 dislike)</p> 	<p>Net “Like” Rating: 12 (13 likes, 1 dislike)</p> 	<p>Net “Like” Rating: 9 (10 likes, 1 dislike)</p> 
--	--	---

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust

Top 3 Dislikes

<p>Net "Like" Rating: -22 (0 likes, 22 dislikes)</p> 	<p>Net "Like" Rating: -18 (0 likes, 18 dislikes)</p> 	<p>Net "Like" Rating: -15 (0 likes, 15 dislikes)</p> 
--	--	--

Single or Two-Family

Top 3 Likes

<p>Net "Like" Rating: 16 (16 likes, 0 dislikes)</p> 	<p>Net "Like" Rating: 12 (13 likes, 1 dislike)</p> 	<p>Net "Like" Rating: 10 (10 likes, 0 dislikes)</p> 
---	--	---

Top 3 Dislikes

<p>Net "Like" Rating: -15 (3 likes, 18 dislikes)</p> 	<p>Net "Like" Rating: -12 (1 like, 13 dislikes)</p> 	<p>Net "Like" Rating: -10 (0 likes, 10 dislikes)</p> 
--	---	--

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust

Most Divisive Images

<p>Single Family Net "Like" Rating: 1 (7 likes, 6 dislikes)</p> 	<p>Multi Family Net "Like" Rating: 2 (7 likes, 5 dislikes)</p> 
---	---

Visual Preference Survey – Comments

The table below provides the open response comments received for each image. Green comments indicate a "like" and red comments indicate a "dislike."



- Too bland – no character
- Stripped land
- Open space
- Too dense, no landscaping
- Too dense



- Condo
- Block style
- Lack of character and too blocky
- Boxy and large
- No apartment building look
- Ugly
- Density – style unattractive

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- Broken roof lines – high pitched roof
- I like the look of Ocean Edge buildings and foliage. It would also help hide which is “affordable” and which is part of Ocean Edge.
- Architectural interest
- Appealing design



- Front porch is friendly
- 10-12 pitch roof
- Look like single home
- Feels like a cottage colony – very positive!
- Open space
- Reflects greater density while also acknowledging existing aesthetics
- Accessible entryways, solar panels
- Like the front porch
- Design nice
- Landscape/trees and shrubs
- Set up – architecture
- Cape style



- Home like
- Weird and boxy
- [?] and the way buildings are placed



- Roof
- No landscaping
- Front porch is welcoming
- Reflects greater density while also acknowledging existing aesthetics
- Looks like multiple homes
- Design nice
- Too stark looking

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- 2-family
- Looks like a SF home
- Looks like SF home
- Design nice
- Symmetry
- Looks like single family
- Single home
- Setting and style



- Too tall
- Too tall
- Too tall
- Too many levels
- 3 stories
- 3 stories – not appropriate for this location
- Too tall
- Very tall and doesn't fit in with Brewster houses
- Boxy and awkward, and all surrounding trees have been removed.
- 3 stories
- Too tall/no landscaping
- Too high – ugly
- Style unattractive
- Layout – landscaping individuality [?Accidental?]
- Poor architecture
- Too tall
- Bare – nothing there but house



- Variety of heights and interesting angles
- Deep [?] lot
- Fencing is attractive
- Curb appeal; fence
- Looks interesting but still "classic"

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- Very inviting looking, charming
- Looks [? Like] ski village
- Landscape and “look” of home



- Color (nice trim) and parking close to entrance
- I like the look of Ocean Edge buildings and foliage. It would also help hide which is “affordable” and which is part of Ocean Edge.
- Covered walkway/stairs (more interior space for unit)



- Looks like on top of each other



- Condo look
- Too bland – no character
- Too boxy
- Block style
- Too stark
- No open space
- Absence of open space, at least from the picture’s view
- Boxy style
- Buildings too big/no landscape
- Density – style unattractive
- Poor architecture
- Too boxy
- Parking lot takes over

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- Character
- I like the look of Ocean Edge buildings and foliage. It would also help hide which is "affordable" and which is part of Ocean Edge.
- Split level not accessible
- Ugly round architectural detail
- Who designed this monstrosity?



- Blah
- Land clear cut
- I don't like the look of them all being the same with no privacy.
- No curb appeal
- Needs landscaping. Doesn't eel "friendly" in front, looks like "affordable housing"
- Took out too many trees
- No landscaping
- Too cookie cutter
- Homes don't appear to interact with one another or with the landscape.
- Too dense; no landscaping
- Like, but needs more landscaping between homes
- Too bare and barren
- Like construction, but needs landscaping
- Terrible landscaping
- Don't like style



- Cookie cutter
- All buildings are the same in a row
- No variation or foliage
- 2 stories, landscaping
- Too congested
- Too cookie cutter
- Too dense
- Too dense
- Design - community friendly
- Too dense
- Appropriate style and provides appropriate density
- Looks like new housing

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- Structures in back
- Multifamily but doesn't look it [Referring to cottages?]
- Too varied units



- Cookie cutter, no variety/no landscaping
- Too many windows
- Landscape – too much parking
- Hideous
- Multifamily but doesn't look it
- Looks like a store
- Don't like duplex/side by side doors and picture windows
- Poor landscaping – cars mar the layout



- Nice trees in front
- Attractive and mature landscape
- Place I would like to live in
- Set back from road, landscaping



- Mud room entrance
- Like the front porch
- Cape style
- Not cohesive; added to over time, poor use of space

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- Nice wall/landscape
- Stone fence, front seating
- Cape style architecture [Not sure why this was indicated as a dislike]
- Like landscaping, Capey look
- Nice curb appeal similar to other houses in Brewster
- Few windows
- Cape style, stone wall
- Layout – landscaping individuality
- Setting and landscape



- Front porch – creates community feel
- 2 story, limited trees
- Not all homes need to be in traditional “Cape Cod” style
- Boxy
- Not realistic
- Boxy – plain – 2 story issue with stairs?
- Old style
- Structure looks out of place



- Bushes close to home
- Front porch
- Porch
- Front porch – creates community feel
- Overgrown landscaping
- Cute design
- Busy – too much going on
- Poor design
- Style



- Simple but not boxy looking
- Low profile
- Cape style
- Fencing is attractive
- Cape style
- I like everything – just build this one!!!
- Landscaping

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- Full Cape, symmetrical, classic and simple



- Low profile, nice trees
- Poor design
- Ranch



- Natural landscape
- Typical Cape character
- Nice symmetry of full Cape mature trees
- Setting

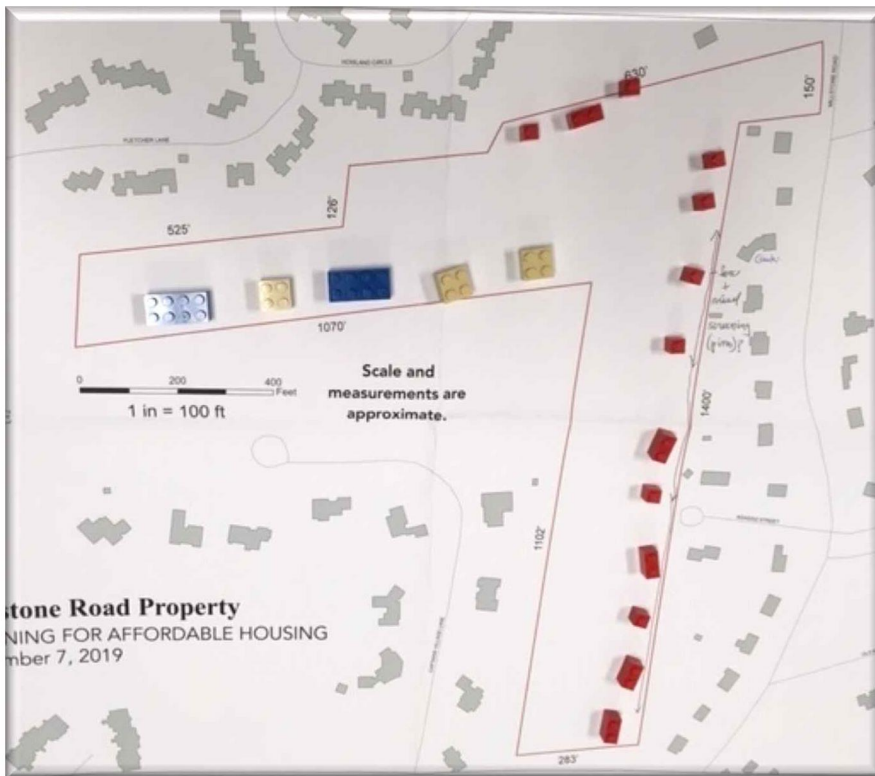


- Blah landscape
- Too small
- Poor design
- Unkept

Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust

Site Plan Activity

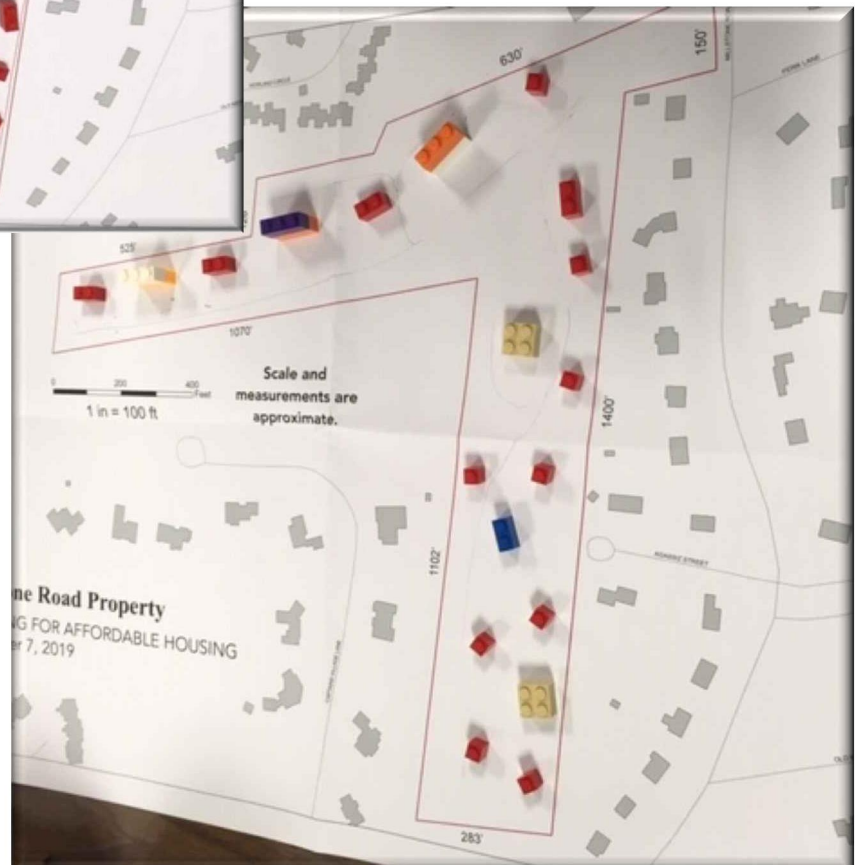
Six groups were asked to lay out possible development plans that included 45 units and could incorporate a variety of building types (e.g., single-family, duplex, triplex, larger multifamily structures). This task seemed to flow much better than the first time around (October 3, 2019), in part due to the map being closer to scale. Below are images from each group with text to describe any additional features groups wrote in.



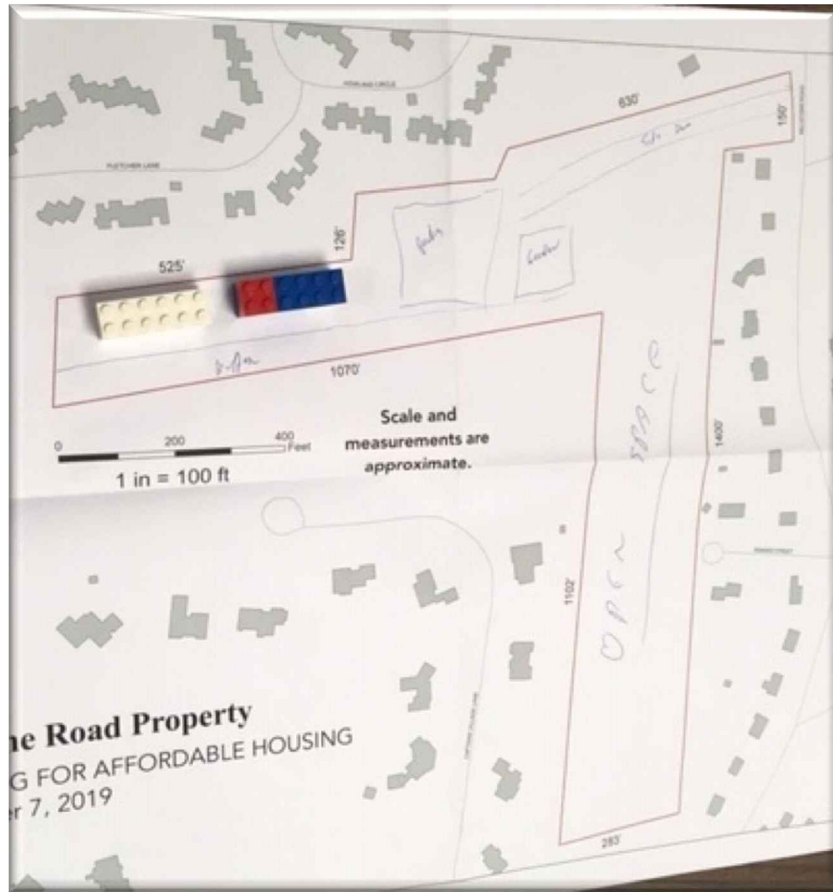
-Fence and visual screening along Millstone



-Common green space at angle where top parcel and vertical Millstone parcel meet



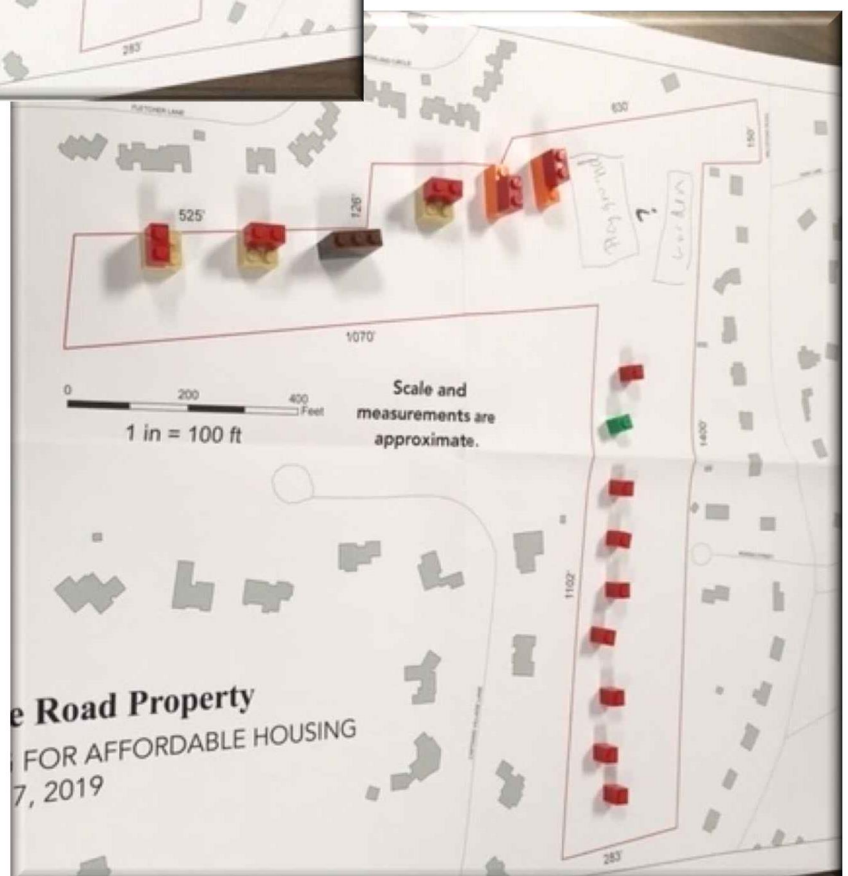
Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



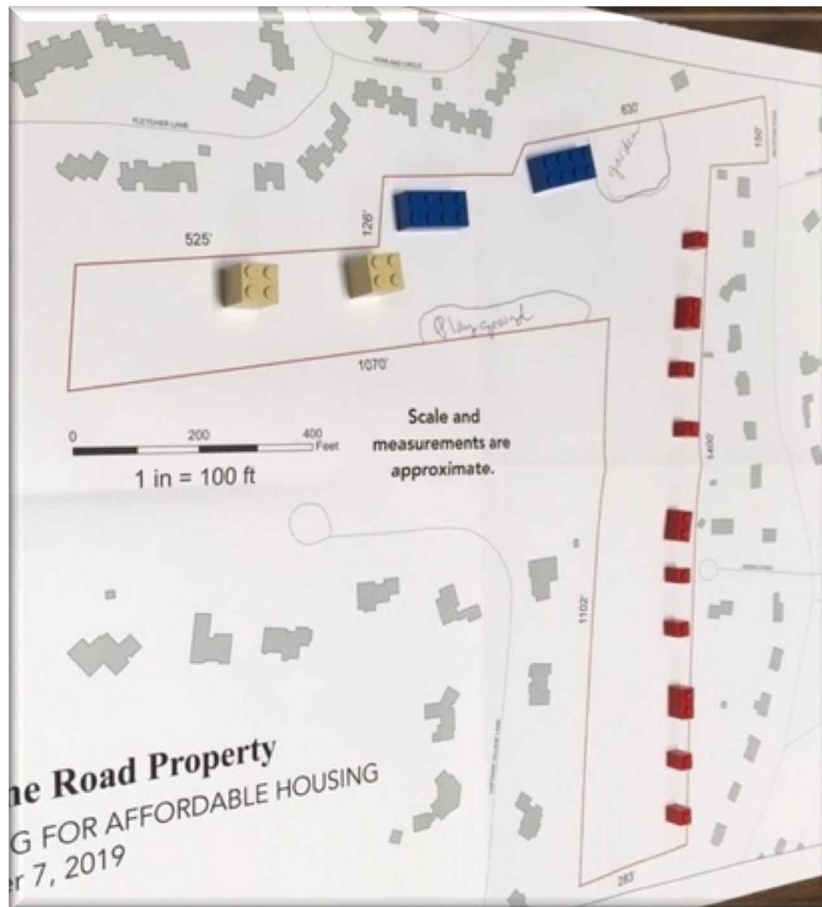
- Parking next to buildings
- Garden next to parking
- Sidewalk leading to Millstone
- Preserve open space between Millstone and Captain's Village Lane



- Playground and/or garden near access parcel



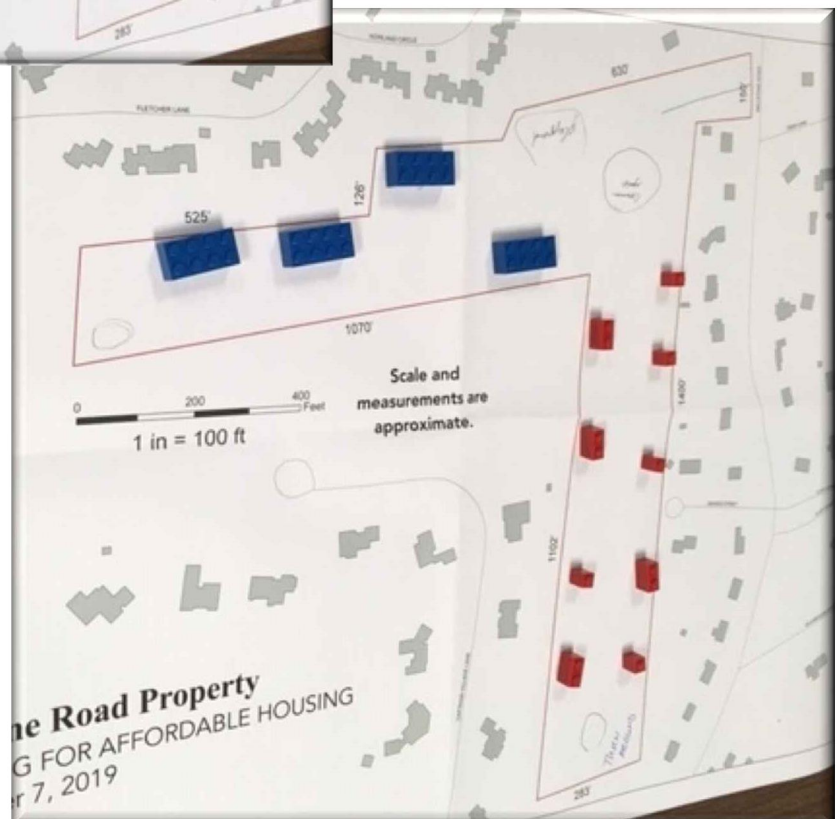
Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust



- Garden by access parcel
- Playground abutting Captain's Village green space



- Turn-around at south end
- Playground and common space in northern part of parcel



Online Visual Preference Survey

While full survey results can be viewed at the end of this report, this section distills the findings.

Multifamily

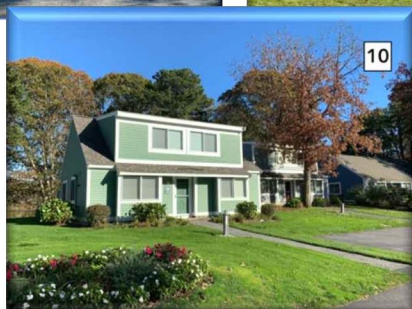
Favorite

- Image 4 was the most highly rated, with 53% of respondents identifying it as a favorite
- Comments regarding this image focused on its:
 - Covered porch entry
 - Good lighting
 - Resemblance to old-style New England town housing
 - Cheerful colors
 - Sidewalks and streetlights
 - Not blocky style
 - Number of windows
 - Community feel
 - Visually pleasing design
 - Character; variety of colors and angles
 - Inviting appearance



Next Top Five Favorites

(In numerical order; see survey results for detailed ranking order.)



Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust

Least Favorite

- Image 2 was the lowest rated, with 70% identifying it as a least favorite.
- Comments focused on its:
 - Size
 - Blocky design
 - Density
 - Communal outside space (as opposed to each family having their own outside area)
 - Lack of windows
 - Unwelcoming, institutional feel
 - Lack of New England style, character, architectural interest
 - Apartment building feel



Next Top Five Least Favorites

(In numerical order; see survey results for detailed ranking order. Note that Image 14 was also in the top favorites, showing that its design is controversial. Likewise, Image 3 was a favorite during the November 7 meeting.)



Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust

Single Family

Favorite

- Image 24 was the highest rated, with 71% of respondents identifying it as a favorite.
- Comments focused on its:
 - Neat appearance
 - Privacy
 - Smaller size
 - Low profile
 - Trees and plantings
 - White picket fence
 - Varied façade
 - Cape Cod style
 - Curb appeal
 - Character



Next Top Five Favorites

(In numerical order; see survey results for detailed ranking order.)



Millstone Property Housing Project
Community Engagement Report #2
Brewster Affordable Housing Trust

Least Favorite

- Image 15 was the lowest rated, with 52% of respondents identifying it as a least favorite.
- While several commenters noted that they understood the limitations of building cost-effective affordable housing, generally, comments focused on its:
 - Limited landscaping
 - Clearcutting of trees
 - Density
 - Industrial look



Next Top Least Favorites

(In numerical order; see survey results for detailed ranking order.)



Survey Takeaways

The table below shows the crossover of overall results from both survey formats.

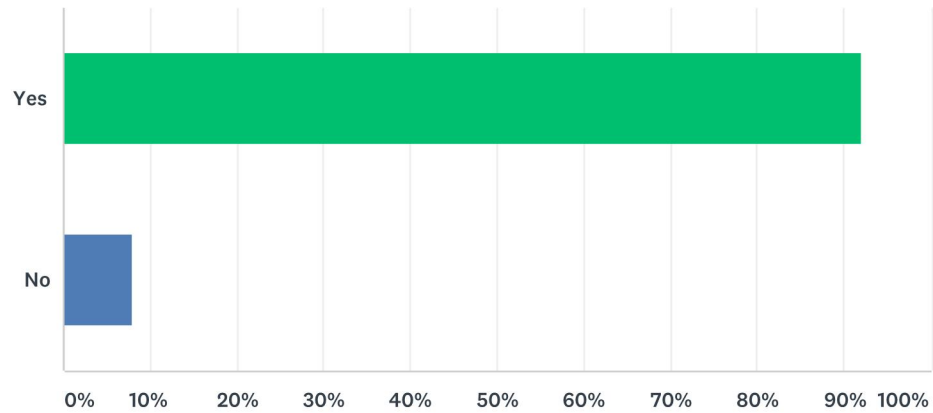
	Favorite	Least Favorite
Single Family	24*, 19, 21	16, 18, 28
Multifamily	4*, 9	2, 8, 13

*Image 24 was the only image to be rated the highest in both survey formats; however, the consultant team wanted to point out that Image 4 was a very close second favorite in the community meeting and a favorite in the online survey.

The following pages provide the full online survey results.

Q1 Do you live in Brewster?

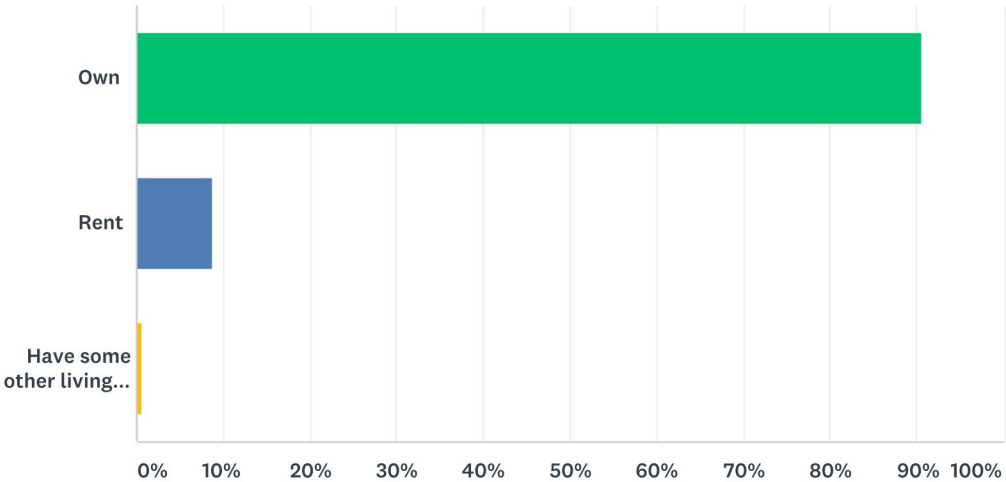
Answered: 188 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		92.02%	173
No		7.98%	15
TOTAL			188

Q2 Do you rent or own your home in Brewster?

Answered: 169 Skipped: 19



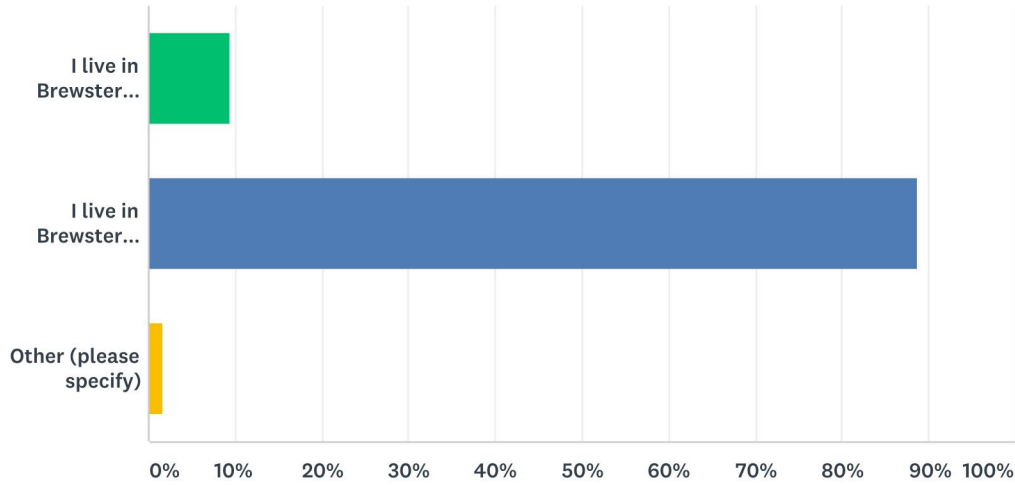
ANSWER CHOICES		RESPONSES	
Own		90.53%	153
Rent		8.88%	15
Have some other living arrangement		0.59%	1
TOTAL			169

#	HAVE SOME OTHER LIVING ARRANGEMENT	DATE
1	Family	11/30/2019 1:58 PM

Millstone Road Community Housing Visual Preference Survey

Q3 Do you live in Brewster seasonally or year-round?

Answered: 169 Skipped: 19

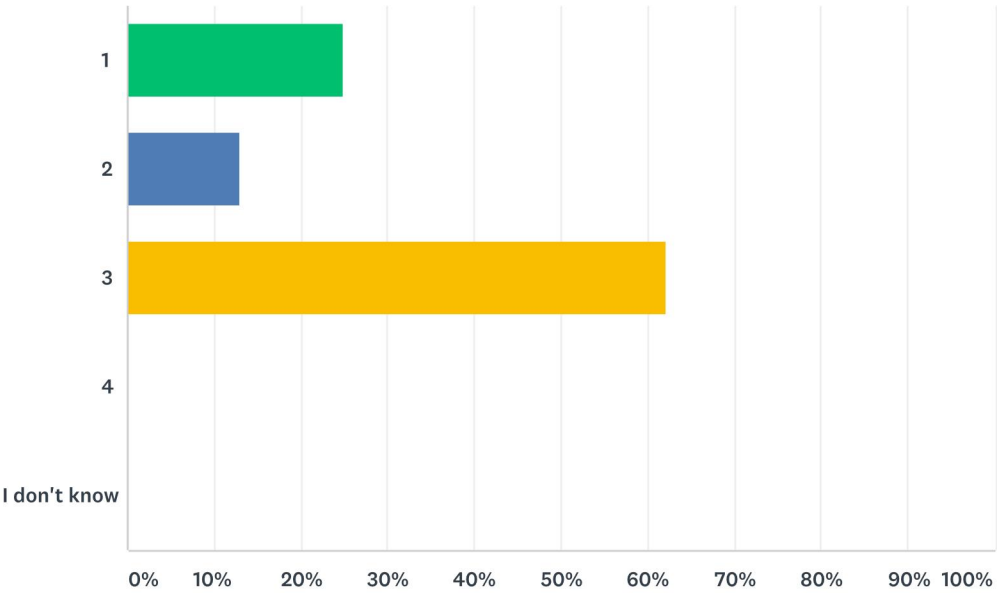


ANSWER CHOICES	RESPONSES	
I live in Brewster seasonally	9.47%	16
I live in Brewster year-round	88.76%	150
Other (please specify)	1.78%	3
TOTAL		169

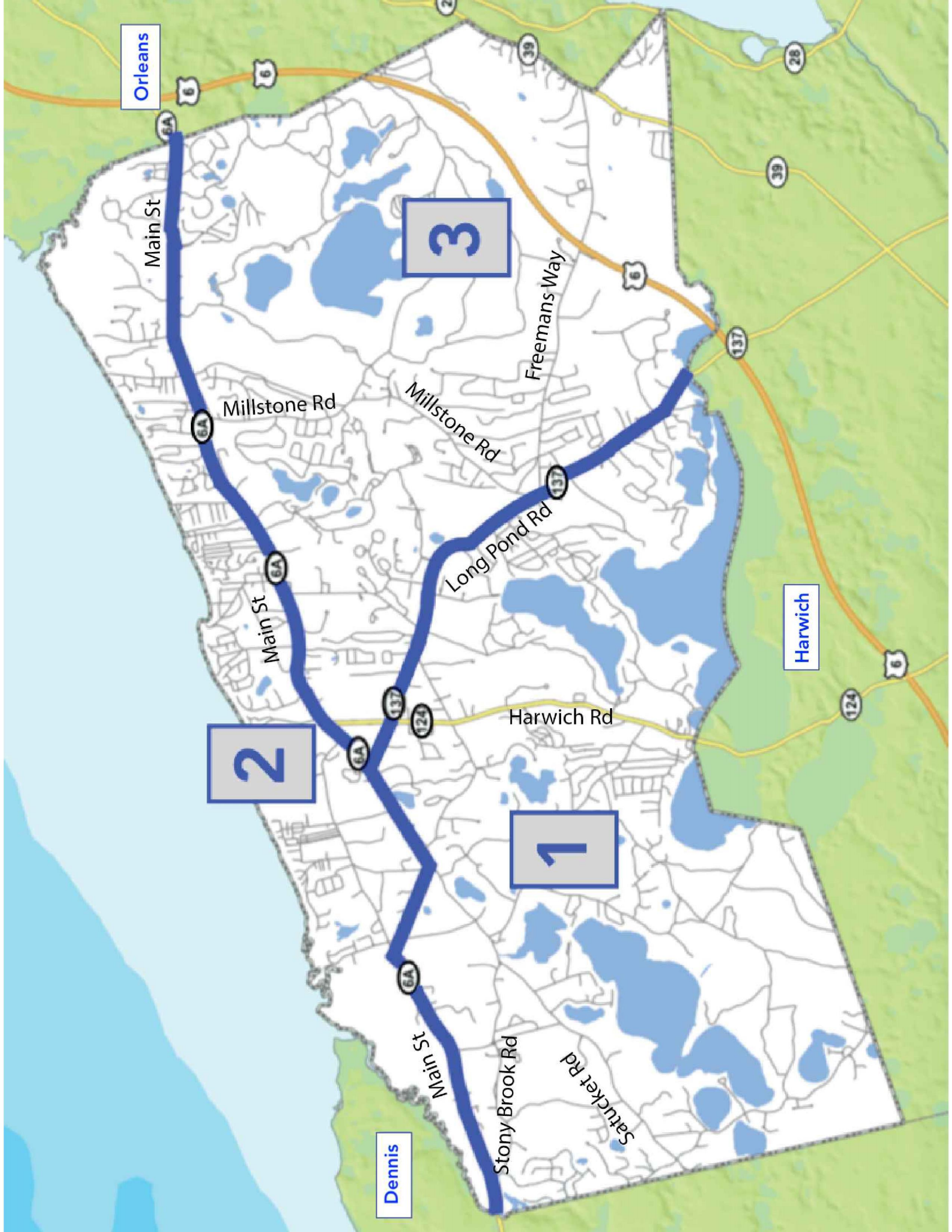
#	OTHER (PLEASE SPECIFY)	DATE
1	Our home at 616 Millstone Road is not our primary residence which is here in Sudbury. However, we are there a lot and maintain it year round.	12/5/2019 6:11 PM
2	I want to be in Brewster year round, but am living in a winter rental only.	11/30/2019 2:10 PM
3	6 months of the year	11/30/2019 2:09 PM

Q4 In which general area do you live?

Answered: 169 Skipped: 19



ANSWER CHOICES		RESPONSES	
1		24.85%	42
2		13.02%	22
3		62.13%	105
4		0.00%	0
I don't know		0.00%	0
TOTAL			169



Orleans

Main St

3

Freeman's Way

Millstone Rd

Millstone Rd

Main St

2

Long Pond Rd

Harwich Rd

1

Main St

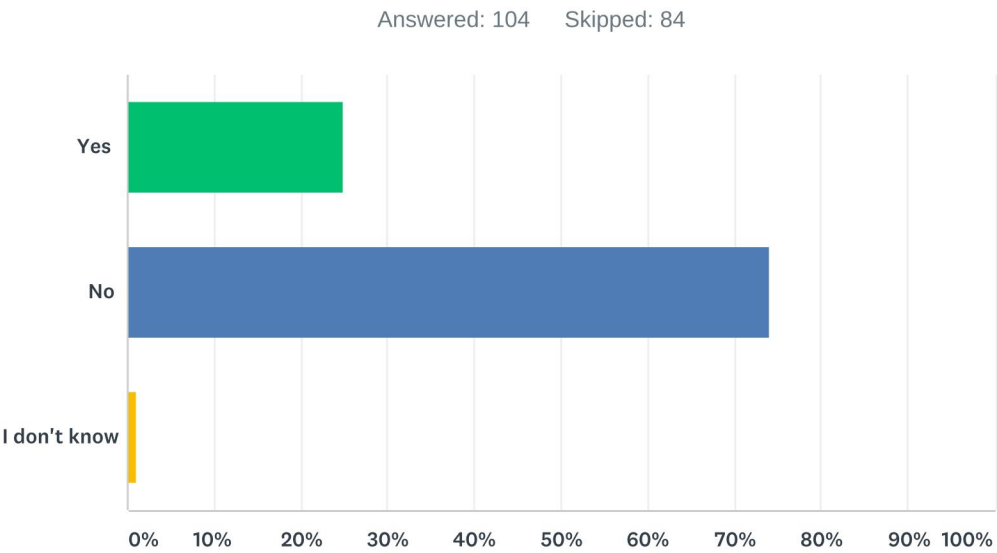
Stony Brook Rd

Sattucket Rd

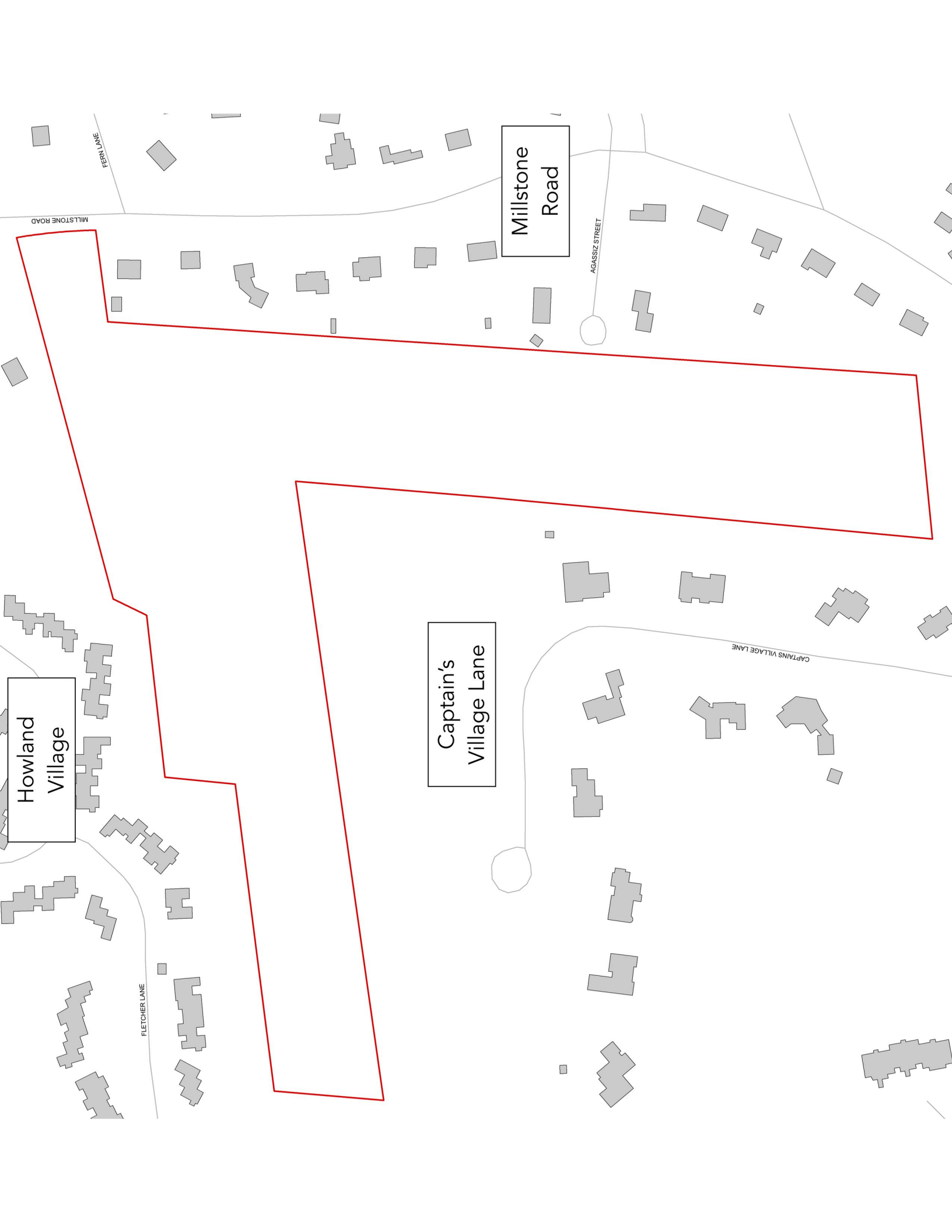
Dennis

Harwich

Q5 Are you an abutter to the town-owned Millstone Road property (Parcel 98-12) that is the subject of this survey? (I.e., Do you live on Captain's Village Lane, Howland Village in Ocean Edge, or the stretch of Millstone Road that runs along the parcel? See map below.)



ANSWER CHOICES		RESPONSES	
Yes		25.00%	26
No		74.04%	77
I don't know		0.96%	1
TOTAL			104



FERN LANE

MILLSTONE ROAD

Millstone
Road

AGASSIZ STREET

Howland
Village

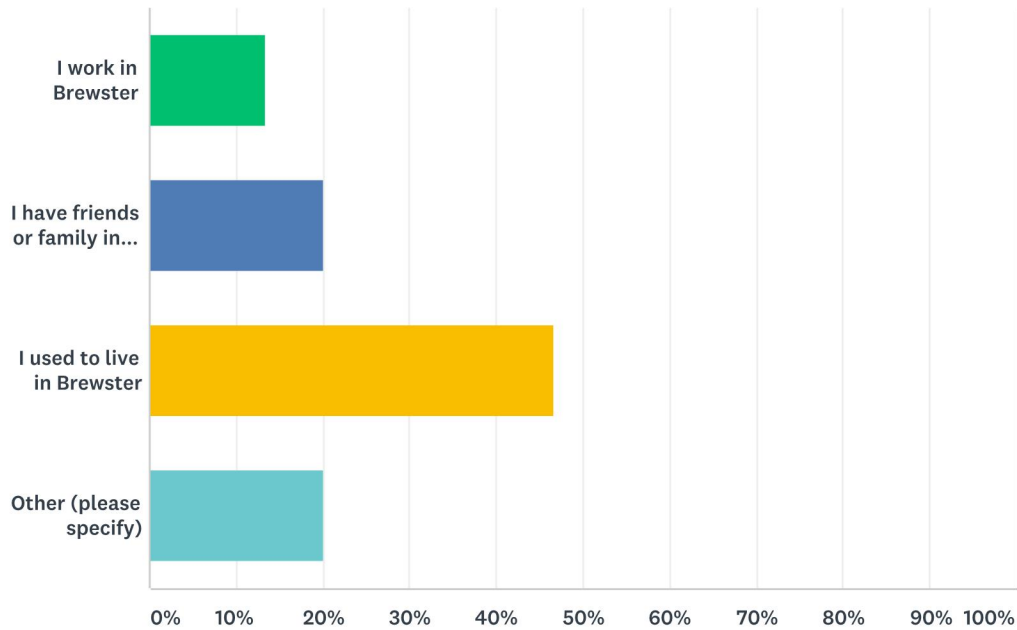
FLETCHER LANE

Captain's
Village Lane

CAPTAIN'S VILLAGE LANE

Q6 What is your affiliation with Brewster?

Answered: 15 Skipped: 173

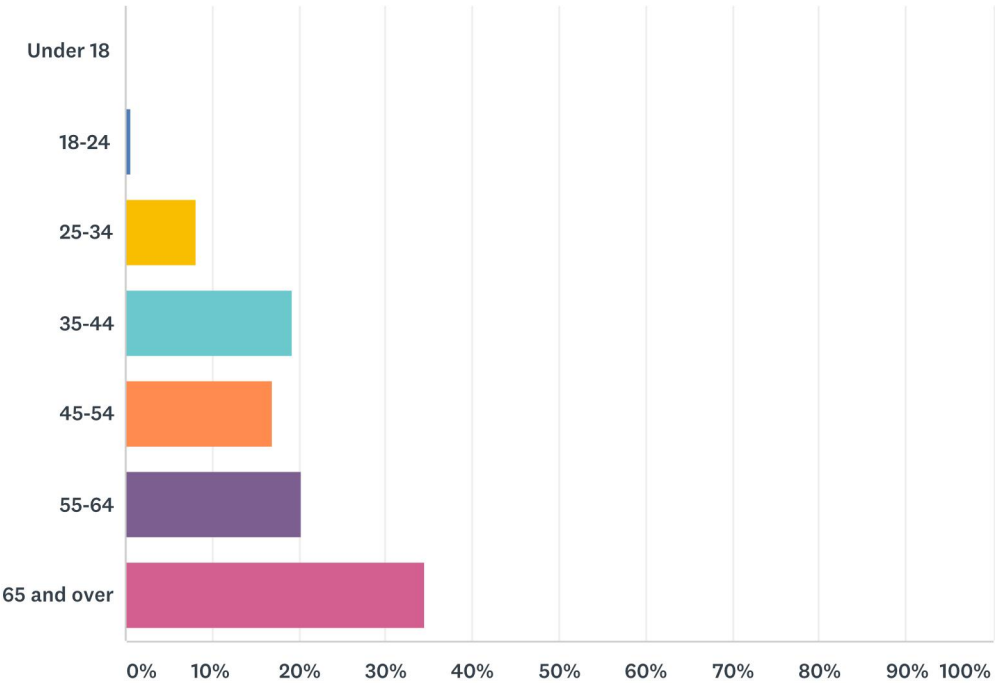


ANSWER CHOICES		RESPONSES
I work in Brewster		13.33% 2
I have friends or family in Brewster		20.00% 3
I used to live in Brewster		46.67% 7
Other (please specify)		20.00% 3
TOTAL		15

#	OTHER (PLEASE SPECIFY)	DATE
1	Moving to Brewster	11/30/2019 10:13 PM
2	Own property in Brewster and plan to move permanently there soon	11/22/2019 2:28 PM
3	Home owner	11/22/2019 11:17 AM

Q7 What is your age?

Answered: 182 Skipped: 6

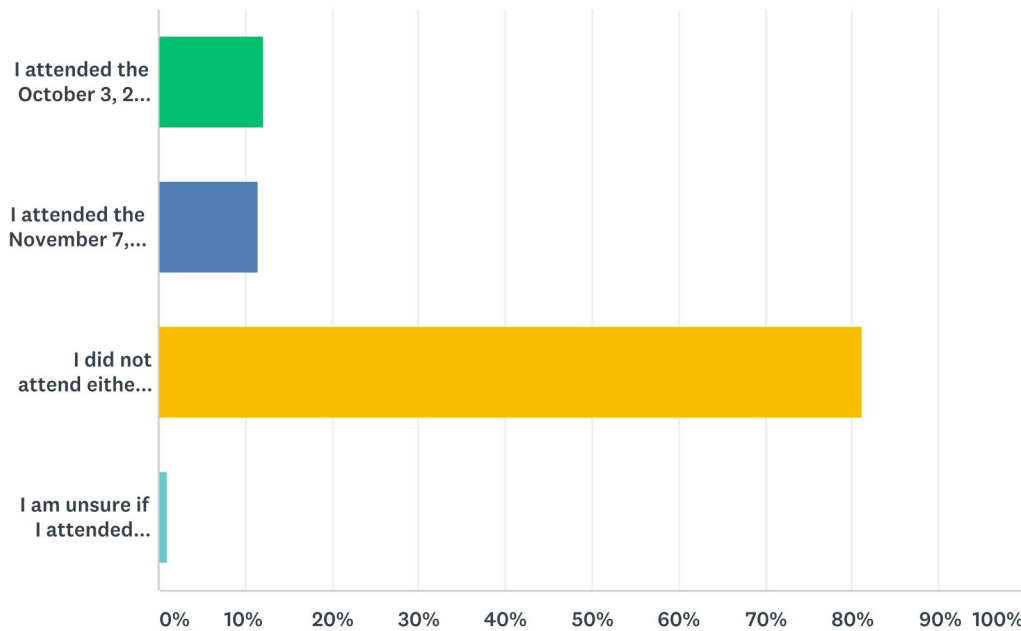


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.55%	1
25-34	8.24%	15
35-44	19.23%	35
45-54	17.03%	31
55-64	20.33%	37
65 and over	34.62%	63
TOTAL		182

Millstone Road Community Housing Visual Preference Survey

Q8 Did you attend either of the community engagement meetings regarding the Millstone Road housing project? Check all that apply.

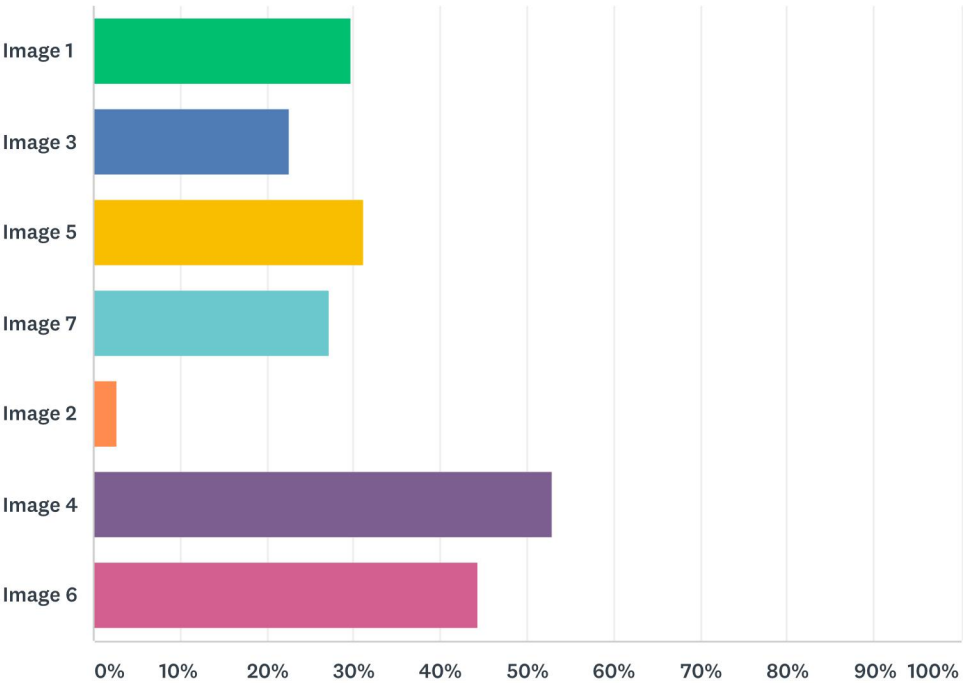
Answered: 181 Skipped: 7



ANSWER CHOICES	RESPONSES	
I attended the October 3, 2019 Community Engagement Meeting	12.15%	22
I attended the November 7, 2019 Community Engagement Meeting	11.60%	21
I did not attend either Community Engagement Meeting	81.22%	147
I am unsure if I attended either Community Engagement Meeting	1.10%	2
Total Respondents: 181		

Q9 Of the following images, which are your favorite? Choose up to three.

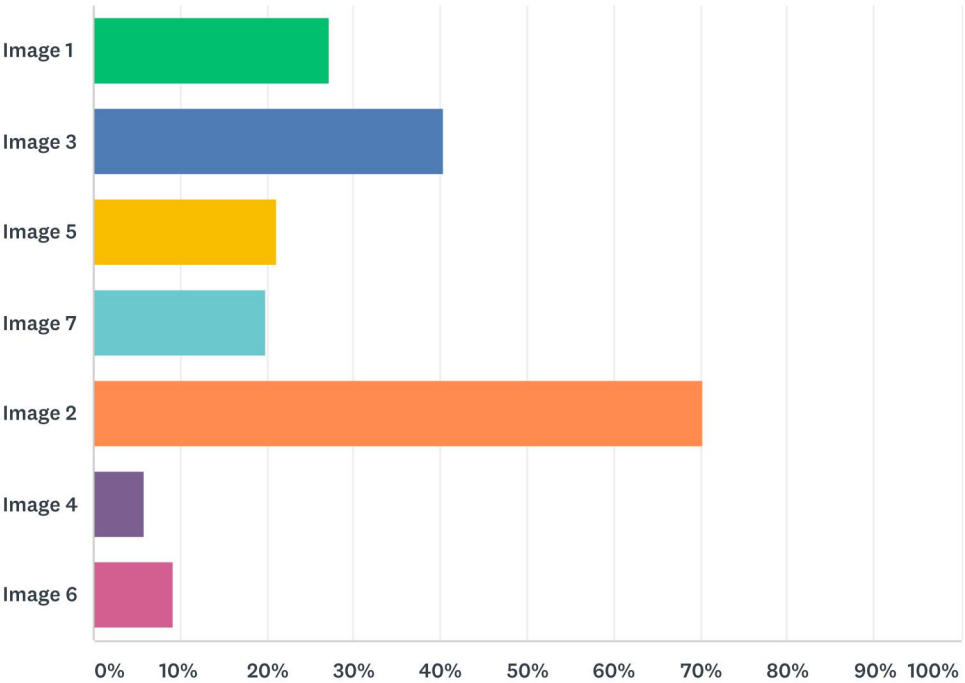
Answered: 151 Skipped: 37



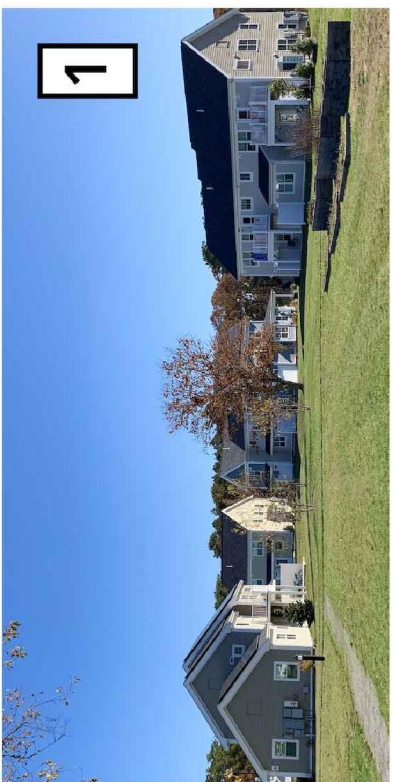
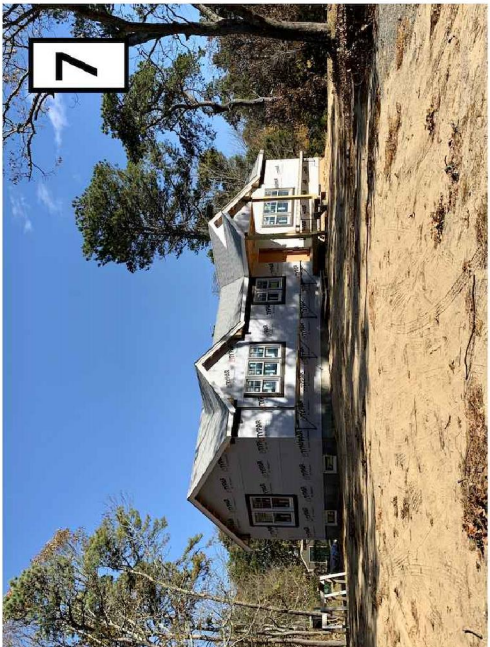
ANSWER CHOICES	RESPONSES	
Image 1	29.80%	45
Image 3	22.52%	34
Image 5	31.13%	47
Image 7	27.15%	41
Image 2	2.65%	4
Image 4	52.98%	80
Image 6	44.37%	67
Total Respondents: 151		

Q11 Of the following images, which are your least favorite? Choose up to three.

Answered: 151 Skipped: 37

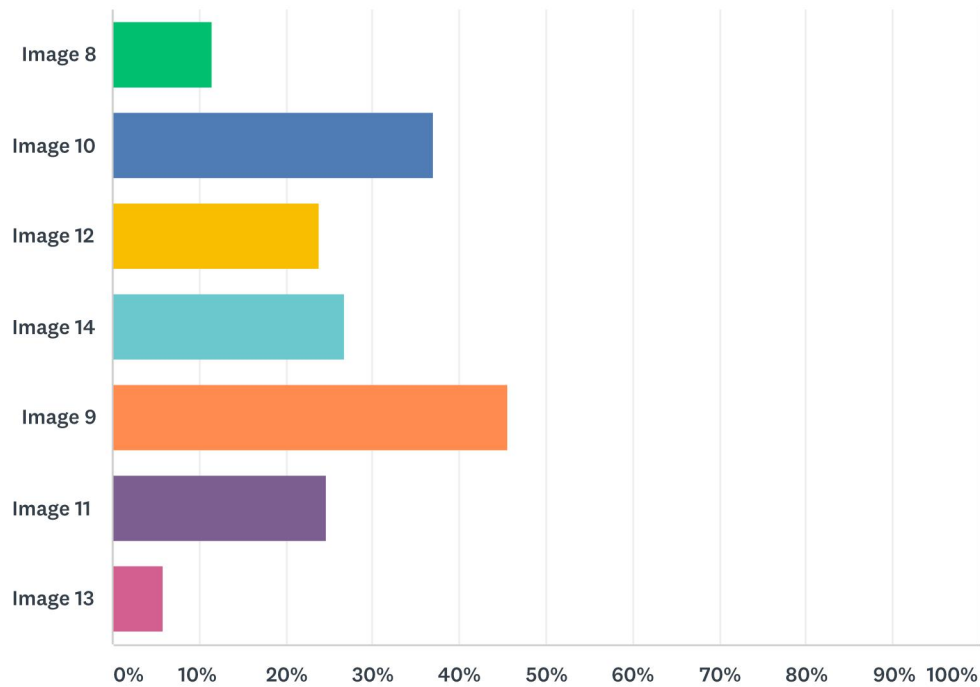


ANSWER CHOICES		RESPONSES	
Image 1		27.15%	41
Image 3		40.40%	61
Image 5		21.19%	32
Image 7		19.87%	30
Image 2		70.20%	106
Image 4		5.96%	9
Image 6		9.27%	14
Total Respondents: 151			



Q13 Of the following images, which are your favorite? Choose up to three.

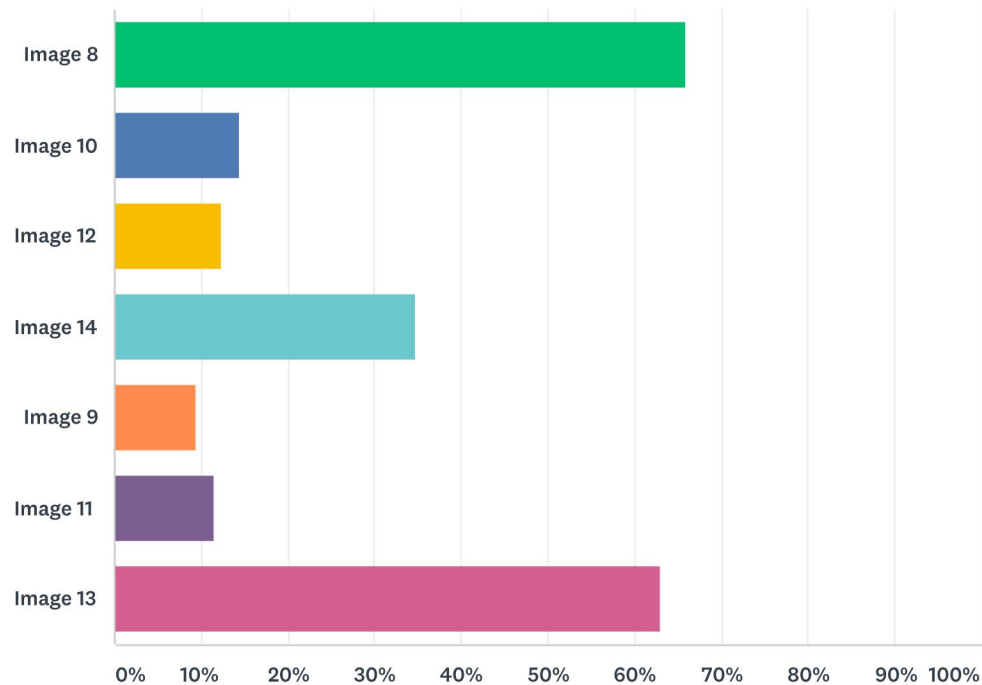
Answered: 138 Skipped: 50



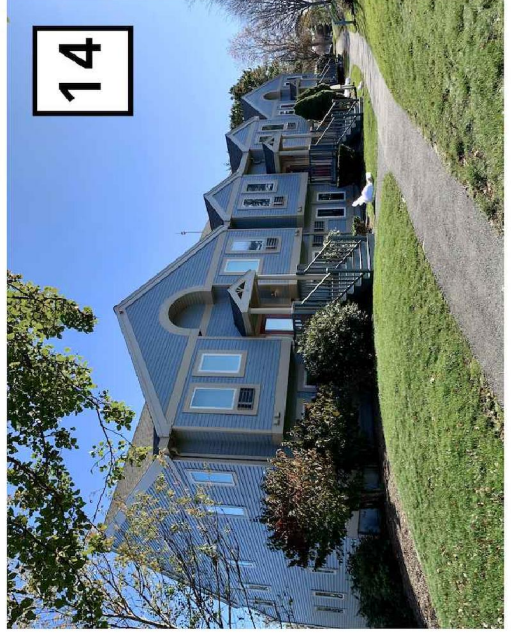
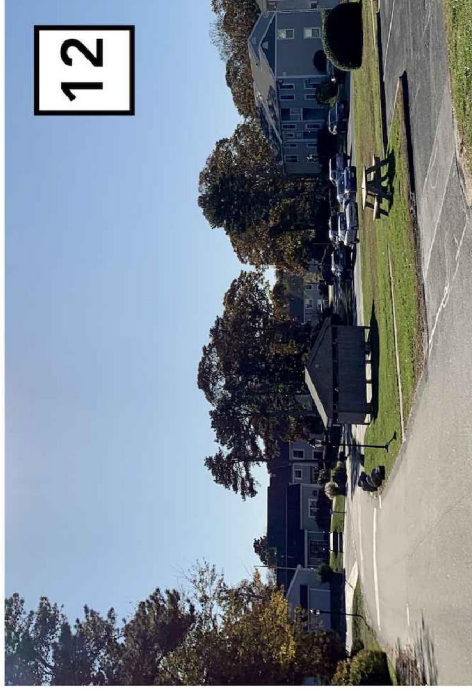
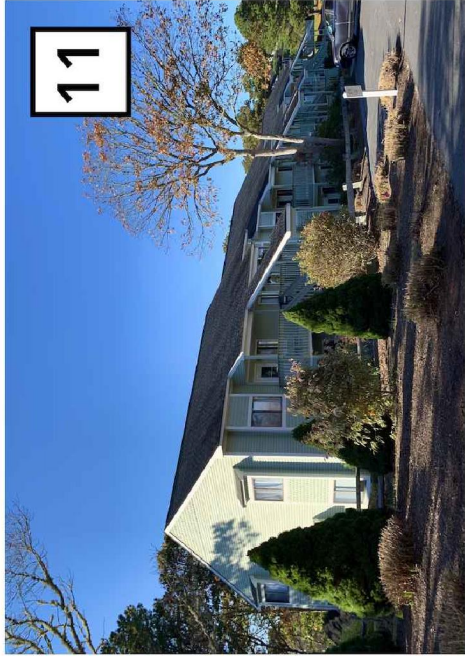
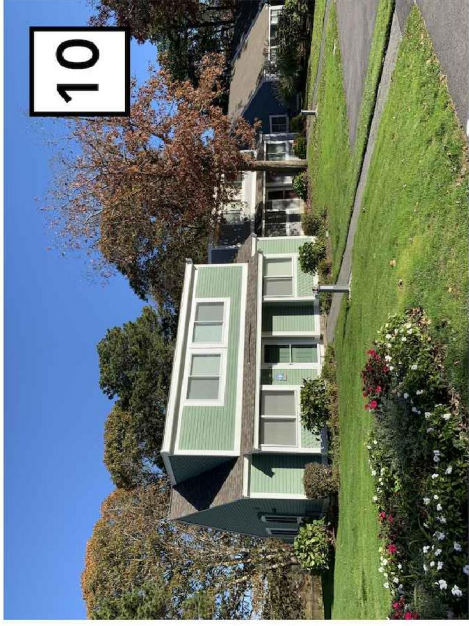
ANSWER CHOICES	RESPONSES	
Image 8	11.59%	16
Image 10	36.96%	51
Image 12	23.91%	33
Image 14	26.81%	37
Image 9	45.65%	63
Image 11	24.64%	34
Image 13	5.80%	8
Total Respondents: 138		

Q15 Of the following images, which are your least favorite? Choose up to three.

Answered: 138 Skipped: 50

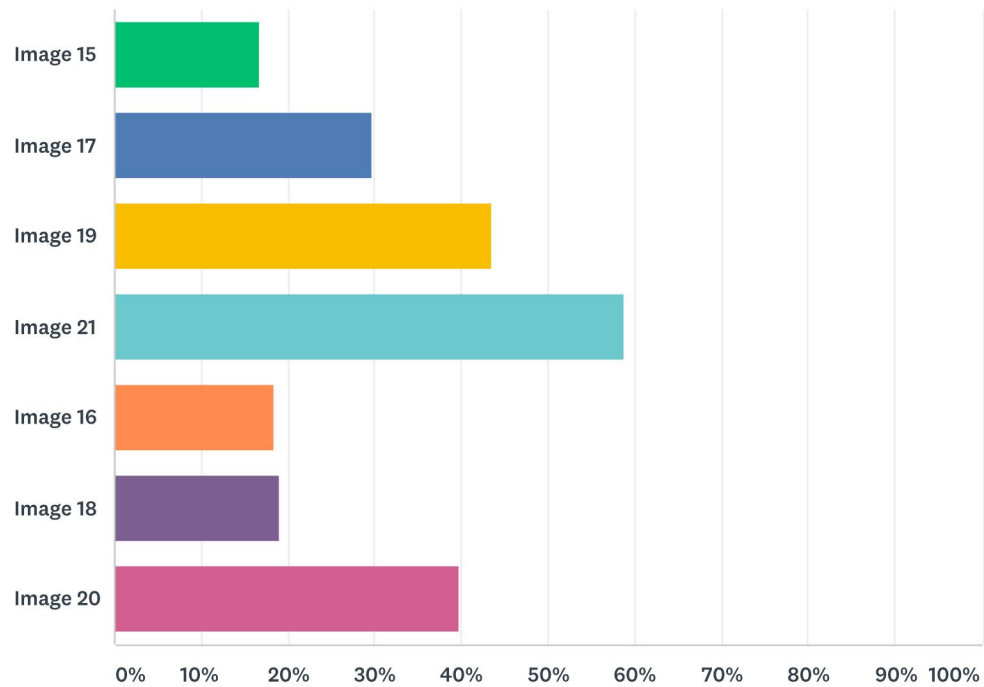


ANSWER CHOICES		RESPONSES	
Image 8		65.94%	91
Image 10		14.49%	20
Image 12		12.32%	17
Image 14		34.78%	48
Image 9		9.42%	13
Image 11		11.59%	16
Image 13		63.04%	87
Total Respondents: 138			



Q17 Of the following images, which are your favorite? Choose up to three.

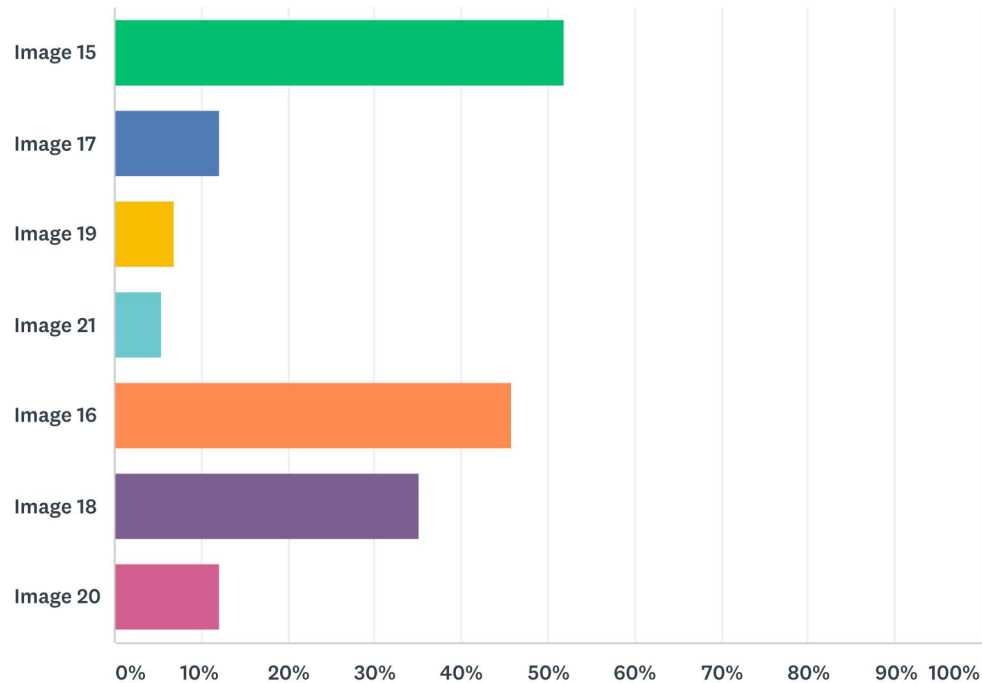
Answered: 131 Skipped: 57



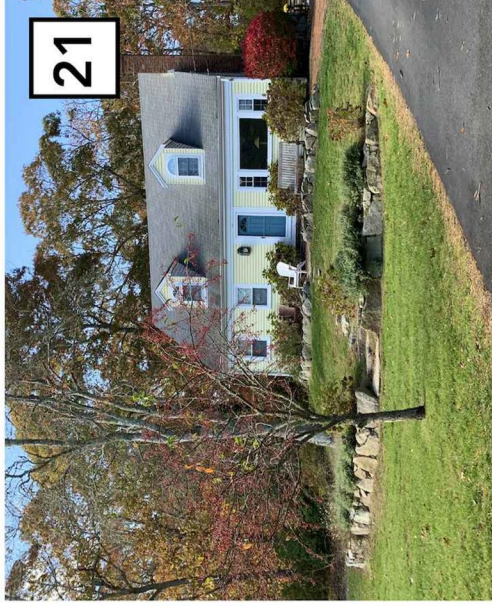
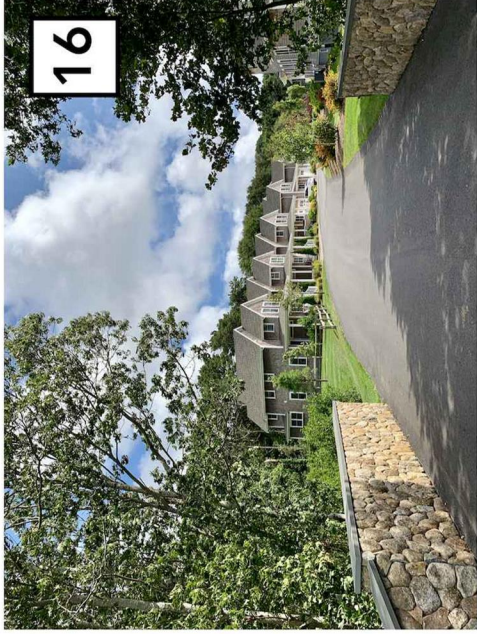
ANSWER CHOICES		RESPONSES	
Image 15		16.79%	22
Image 17		29.77%	39
Image 19		43.51%	57
Image 21		58.78%	77
Image 16		18.32%	24
Image 18		19.08%	25
Image 20		39.69%	52
Total Respondents: 131			

Q19 Of the following images, which are your least favorite? Choose up to three.

Answered: 131 Skipped: 57

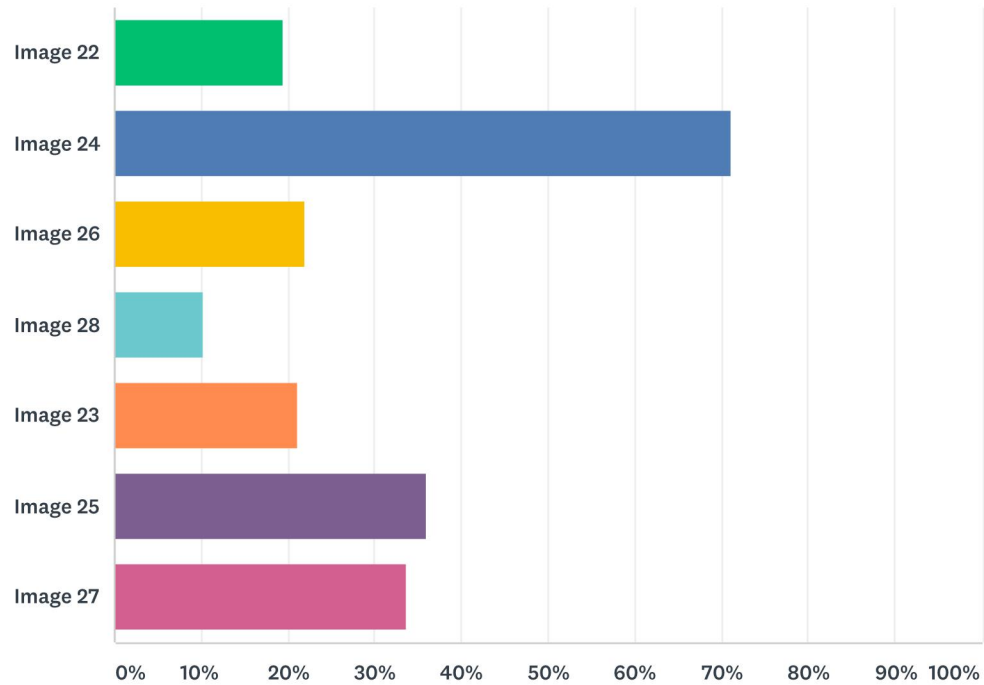


ANSWER CHOICES		RESPONSES	
Image 15		51.91%	68
Image 17		12.21%	16
Image 19		6.87%	9
Image 21		5.34%	7
Image 16		45.80%	60
Image 18		35.11%	46
Image 20		12.21%	16
Total Respondents: 131			



Q21 Of the following images, which are your favorite? Choose up to three.

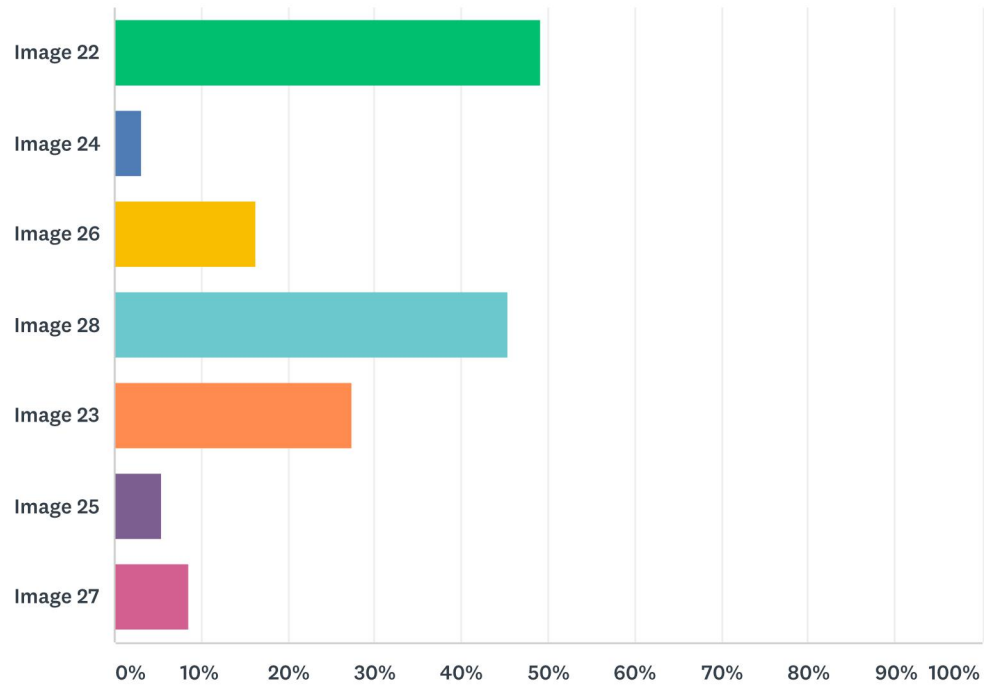
Answered: 128 Skipped: 60



ANSWER CHOICES		RESPONSES	
Image 22		19.53%	25
Image 24		71.09%	91
Image 26		21.88%	28
Image 28		10.16%	13
Image 23		21.09%	27
Image 25		35.94%	46
Image 27		33.59%	43
Total Respondents: 128			

Q23 Of the following images, which are least favorite? Choose up to three.

Answered: 128 Skipped: 60



ANSWER CHOICES		RESPONSES	
Image 22		49.22%	63
Image 24		3.13%	4
Image 26		16.41%	21
Image 28		45.31%	58
Image 23		27.34%	35
Image 25		5.47%	7
Image 27		8.59%	11
Total Respondents: 128			

