

APPENDIX A: OPEN-ENDED RESPONSES

What other priorities do you have for this process?

<p>1) The business centers should be attractive and fit the historic feel of Acton. (Unlike the Roche Bros., Starbucks, and TD Bank business area, which looks ugly and doesn't fit with the town's architecture. The recent development in West Acton is much better.)</p> <p>2) Small business should be emphasized and not big chains.</p> <p>3) The development should be done environmentally and have green spaces and parks.</p> <p>4) Also, MBTA parking needs to be expanded, and there should be more options for shuttles to the train from all over Acton. The Maynard shuttle isn't great for South Acton residents because it prioritizes Maynard residents, and for Acton locations it can take 30 minutes to get home (even though people live within a mile of the station, they don't follow the published schedule).</p> <p>5) Having the community center be walkable and bike-able is also important.</p> <p>6) And it would be nice if the bike trail that ends at the Acton Train Station could connect with the bike trail that goes along Great Road in Acton.</p>
<p>1) We need to start rebuilding the center of South Acton. If the excellent-sounding goals stated in the 1995 plan are going to actually be realized, then the historic buildings (aside from Exchange Hall) probably need to go. Otherwise it's hard to imagine anything but the current concrete wasteland. I love antique buildings but the area is totally unsafe for pedestrians, motorists, unsightly, and bad for business.</p> <p>2) Trying to shoehorn multi family zoning on lots designed for single family homes is generally a bad idea.</p> <p>3) Sidewalks and crosswalks are a must for businesses</p> <p>4) Do people really WANT to live so very close to the MBTA? It is very, very loud at close proximity early in the morning and late at night and all hours in between.</p>
<p>A cafe or something near the train would be great.</p>
<p>A good restaurant Community center with a room to rent for functions Parks</p>
<p>A lot of South Acton lies along Main Street, where traffic is dangerously fast. We have the advantage of the ARRT bike path, though on the Acton side it doesn't connect to much other than the train station. Building up a commercial area for local shops near the train station would be great, as would finding a way to connect that safe, walkable/bikeable trail to other ways through town. (Is there a way to connect it to the Bruce Freeman trail?) I like the idea of focusing growth of higher density housing near the station, because it meets aims for sustainable housing growth and I do feel it's vital to preserve as much natural space as possible. All of the wetlands are indispensable for managing storm drainage, and having access in town to hiking and farms is such an important part of Acton's character that we don't want to lose. I love how West Acton has developed, and it would be fantastic to have something like that over here, the area needs to be more pedestrian-friendly, though.</p>
<p>A transport hub where people can buy small conveniences to/from station and get there in a sustainable way including better pedestrian safety to cross railway line.</p>
<p>Accomplish the above priorities without massive tax increases.</p>
<p>Acton cannot grow too quickly. It is not built for the traffic and the roads here are getting dangerous for pedestrians. We need to preserve our safety and our nature by not overdeveloping.</p>
<p>Acton has expanded multifamily housing, affordable housing, and a range of housing types all within 1 mile of the train station. Traffic, places to walk safely, and open spaces have gotten worse or less. Main Street is like a freeway, cars traveling over 50 mph down the road. You can't cross the street to walk north on Main St from the train station without risking your life.</p>

<p>Cars use South Acton as a cut through to avoid traffic on route 2, NOT a neighborhood. We've got a bike path, childrens museum, and a train station. Where are the safely lit crosswalks??? Why are cars allowed to speed down Main St? The center of Acton has no bike path. No museum. No train station, yet there are multiple crosswalks with flashing lights, not to mention a radar speed sign and a 30 mph speed limit. If we are a village, why is Main St a freeway?</p>
<p>Acton is already overdeveloped. Efforts should focus on preservation/restoration of existing properties and increased open space and/or public parks rather than increased density through new construction. Every undertaking should contribute to a net reduction of associated GHG emissions and water use.</p>
<p>Add shade to Jones playground. It is unpleasant in the summer.</p>
<p>Additional parking for commuters to allow more residents to use commuter rail. Accessibility (getting in and out) of the train station parking lot.</p>
<p>Affordable housing should occur everywhere in Acton. Not just south Acton. Some folks consider south Acton " the other side of the tracks".</p>
<p>All above</p>
<p>Allow for increased density within Village District, near to mass transit, without compromising Historic District character.</p>
<p>Allowing for rooftop patios, rooftop gradens, and terraces to enjoy the views of the trees and the changing terrain from above. + tax incentives for small businesses with 20 employees or less for 10 years.</p>
<p>Allowing of more single family homes</p>
<p>An equal balance of community-oriented, small business, pedestrian access and adequate parking for accessing train station and small business.</p>
<p>Any additional development in South Acton should include sidewalks and protected bike paths extending down Liberty Street, Maple Street and Stow Street. Liberty Street has 2 blind curves, and cars whip around them heading to points south, especially at commuting times. Additional development will bring more traffic. If the town installs sidewalks and protected bike paths, more people would be able to walk or bike to Jones Field, the train station, the bike path, and any new amenities and businesses. Perhaps consider making Liberty and Stow one-way streets between Jones field and Robbins to make room for protected bike lanes and sidewalks.</p>
<p>In my view there is a greater need for open space than historic preservation. To the extent that historic sites constrain development siting and push zoning into open areas, I would prefer preserving the open space rather than historic buildings that are of limited value for future generations. It is the education and connection to history that is valuable, not the buildings themselves. Educational resources can be sited in modern buildings.</p>
<p>What is the plan for water use? Given the pfas issues and our neighbors siphoning from Nagog pond, i would be concerned about the need for clean water. Also concerned about sewage capacity.</p>
<p>My hope would be that any residential development would include thoughtful commercial development as well to expand the tax base and encourage provide local amenities that would benefit from a walkable village (hopefully coffee shops, restaurants etc and not just tattoo parlors, auto shops, mulch and dog food vendors).</p>
<p>Appreciate the history and natural resources of this quaint, charming area</p>
<p>Art, outside art for public viewing and build character to south Acton</p>

As a daily commuter, I always longed for a bakery or bar...some place to start or end my commute with my commuting community who.i only know from the train. This is a special group of people who have surprisingly strong connections from enduring the daily commute together over years.
As climate change continues, the commuter rail station's importance will grow. Continuing to foster housing within walking distance of the station will improve quality of life for SA village residents and be beneficial for the planet. At the same time, we have a deficit of commercial opportunities in the SA village area. A secondary priority, below housing, would be finding a way to improve opportunities for small businesses in the area, e.g., a coffeeshop. Perhaps a bike shop right next to the trail would be attractive for someone.
As someone who lives elsewhere in Acton but regularly takes the commuter rail from the South Acton station, my concerns are related to the likely increase in motor traffic that would result from redevelopment. Getting out of the commuter parking lot at peak afternoon times is already fraught (people literally sprint to their cars to get out before everyone else), cars speeding around the blind curve on Central St approaching the lot entrance, and Main st/27 often backed up from Kelly's Corner to the Ace hardware strip mall (and on the south side of the lot, the difficulties in making a left turn to/from High St off Main. I hope there will be plans to ease some of these problems as part of the overall development, or at least keep them from worsening. Thanks and good luck!
attractiveness
Avoid adding any additional congestion on Rt. 27.
Avoid large-scale multi-unit and multi-story housing complexes. S. Acton village is already just about fully developed, so adding large-scale and "multifamily housing" would by necessity require tearing down existing houses or filling back yards.
Avoid placing bike lanes in the current roadway. This would be reckless. Traffic in the area is already horrible. Putting bikes in the same space will result in more delays, injuries and even deaths. Keep the death on Rte 2A!
Beautiful and inviting
Beautify along all sidewalks using professional landscaping which will encourage more people to walk and enjoy doing so.
Before moving to S. Acton 5 years ago, we used to live in W. Concord and I think W. Concord center is a great model to shoot for as we consider priorities for S. Acton.
Before targeting open land for development, consider if it's flood plain or otherwise not appropriate for development.
Better traffic flow
Better traffic flow near the train station
Better, longer-term view on auto traffic and dealing with exponential growth of cars
Bicycles, runners, etc. sharing the roads are unsafe. People who want recreation (which I encourage) need to be off the streets. Acton has lovely parks, the rail trail... encourage people to use those.
Biking and walking infrastructure that does not impede or reduce current lane width for auto/truck traffic.
Businesses the offset taxes. Accessible housing.
Celebrate Acton's growing diverse community as well as preserve its past.
Center with park, benches, Cafe, icecream
Change rules for lot size for home building within half a mile of the train to allow for more smaller homes.
Change the Historic Commission's power dynamic so that they stop impeding growth, development and improvements or get rid of the Commission altogether

Changing zoning does not insure that any priorities will be achieved.
Coffee/sandwich shop, small market
common sense regarding future use of energy sources realizing that alternative energy sources are likely not economically and technology feasible in the near term
Community involvement. Town halls. Listening sessions.
Concerned about increased truck traffic on school street. It is a narrow street with very little room between the street and sidewalk, many bikers and kids walking home from school. Need to route trucks along a different road.
Connectivity and senergy to other parts of acton, like kelley's corner and Maynard
Connectivity,safe connections of bike, train, and pedestrian access.
Conservation of myriad floral and faunal species to incorporate them into Fort Pond Brook.
Continue to keep the residents involved
Control growth in limited open spaces. Improve martin street playground for adults as promised.
Correct the unsafe situation created by putting bike lanes on Central St that barely fit two cars. Repair the road on Central street by repaving and eliminating potholes and other disruptions in the surface. Remove the bike lane and figure out a better safer plan. The multiple markings on the road alone are difficult to understand. Central Street should have been repaired prior to inviting more traffic and a bike lane. No other town has installed such an unsafe idea on a road to put a bandaid on a larger issue.
Create a cohesive, attractive village center like West Acton has done.
Create spaces where people can socialize, e.g., parks, playgrounds
Cultural activity options; small plaza/shopping mall; office/business park
Decorate the bridge with seasonal planters
Definitely promoting more businesses than housing is very important as well as safe streets
Demolish the bridge, which is the biggest factor affecting the charm, cohesiveness, and development opportunity of the South Acton Village.
DENSITY and the infrastructure to support said density. We are #blessed to have a commuter rail stop in our town and the area around it should be built up accordingly.
Add a multi-story parking garage to the train station, use the space currently used as surface parking for businesses/housing.
Develop additional public open space and park land Constrain building based on water supply
Develop old KMart/McDonald's property!
development for the people not developers. truly affordable housing to promote economic diversity and inclusion. small concentrated retail and food establishments.
Development should reflect the neighborhood and community quality, indicating that the area is not just a commuter (aka high speed) route.
Dining
Do not allow franchises. Increase small business and restaurants. Focus on increasing places to shop or eat over housing. There is nothing to do here at all and the center of South Acton (tattoo shop) and surroundings look cheap and run down, not at all like a quaint New England village. No one would want to live here just based on the appearance of Main Street in South Acton.
Do not overcrowd
DO NOT pave over any more of South Acton for parking. Make use of existing structures that are underutilized. Please keep in mind that South Acton already has multi-family housing right

up against the train station. There is simply no place to add any more, despite new regulations. Existing housing should be factored into the equation.
Do something with Kmart space. The old McDonald's is a blight for 15 years empty. Redesign the 27/prospect st road connection. Make Kelly corner more attractive. Be more like Maynard town center that is vibrant attractive n walkable.
DON'T cut any trees under the pretext of development Don't let Acton deteriorate further into strip mall hell like Great Road has become
Don't destroy my property value please.
Don't build for the sake of building. Make sure you take into account knock-on effects of just putting in lots of new housing. Do the analysis of what is actually at stake if we don't comply with the MBTA rather than blindly deciding to acquiesce to it.
Don't have housing that puts additional pressure on schools, without concomitant increases in associated real estate taxes. Otherwise, taxes go up for everyone else.
Don't make dumb traffic patterns or add any more rotaries. Make the streets and sidewalks safe. Street lights. When it comes to voting on this, give everyone a chance to vote, not just people who show up at town hall. Some type of online voting or proxy vote. I don't want my taxes to go up, again.
Easy access to trains for people living outside walking distance
Encourage foot traffic, encourage families to utilize South Acton Village (e.g. a playground).
Encourage shuttles to rail station (including restoring shuttle from West Acton). Support maintenance of Exchange Hall.
Encouraging large multi-family construction will degrade the charming historic qualities of south Acton only to make room for large commercial development companies seeking profit (ie build cheaply and charge high rent resulting in unappealing and empty buildings crowding a once quaint town center). Focus instead on adding small scale housing options and opening up commercial space in the same way as West Concord has done.
ensure equal burden of development though out the town.
Establish a dense enough neighborhood that transit works. That we can have workers and amenities of a dense suburban village.
Esthetically pleasing
everything Solar or wind energy efficient
EXPAND AFFORDABLE SENIOR HOUSING AVAILABILITY
Expand in-town transportation options.
Expand sidewalks on School Street to both sides of the road. Improve parking at the commuter rail.
Extend sidewalk and bike path connections to rail trail, Jones playground, Piper Rd neighborhoods. Use historic buildings and the brook as an asset and plan attractive public spaces with mixed use development. More parking for rail station. If at all possible - make Railroad St a pedestrian street, which would help make the site a destination while reducing confusion at the intersection.
Feeling of community
Festivals located there. Entertainment returning.
Focus on growth and young families
focus on the environment and reducing, not increasing, development
Food and drink
Free parking!
Good luck!

Greater housing density around the commuter rail station, increased parking at the commuter rail station, improved traffic flow on rt. 27 especially during peak times to improve accessibility of South Acton.
Have other means of transport that just MBTA
housing for seniors; protect Fort Pond and other natural features; new restaurants and bike shops, parking for commuters
How about something that generates tax revenue without increasing school enrollment.
I do not understand why South Acton has to be the center for these ugly large developments that are going up. I wish more focus would be paid to the historic area of the neighborhood. Many of the single family homes are from the early 1900s and the 1800s. No consideration is being paid to the Acton families who already live in these areas and the community that we have established here. Nor is there any thought to the increased traffic that this development brings. I have no confidence that Acton can increase development while maintaining a safe area where my children can take walks as the town has yet to fix the mess that is the Main Street and Prospect intersection in all the time I have lived here. The changes being implemented have made me question whether I bought in the right area.
I do not want to see South Acton congested or turned into a parking lot, or a bunch of apartment complexes. Small shops and improved walking paths would be ideal. Preserve and maintaining the historic buildings is also important. Lots of garden/landscape areas.
I don't want my tax money helping historic buildings. If they own the building, they should keep it together. I am concerned about water runoff as I live on fort pond Brook. Traffic is too heavy around the train station to do anything about growth there. Town sewers would be nice
I feel like Acton is getting over-developed, from housing to car dealerships. We need to create centers of business that will keep the historical integrity of the town e.g. bakeries, new restaurants, shopping - creating a west concord or groton main street would be my ideal vision
I hope the traffic patterns will be considered when developing in this area...rte 27 is always so backed up.
I know this is supposed to be for additional thoughts, but I have to emphasize that walking and biking safety is huge to me as a parent of small children in south Acton. Traffic is so fast. Walking to Jones Field involves crossing a huge number of parking spaces and walking behind cars. Martin St. has so much incredibly fast-moving heavy vehicle traffic. Kids are going to get hurt.
I live in Littleton - regional bike connections would be great, we've been on the Assabet River Trail a couple of times, but it would be nice to not have to drive there. Probably worth linking up with the Nashoba Regional Greenways if you haven't already.
I love what's being done in West Acton village. I'd use that as a model.
I really want to highlight the importance of getting us off septic - as soon as possible. Second priority is making it as easy as possible to get to and use the commuter rail, and in lobbying MBTA to improve that service: frequency, reliability, and price.
I said range of houses is important, but I do not mean that there should be any new single family houses. There should be dense housing such as townhouses. Even duplexes are not dense enough. The triple-deckers that allow people of modest means to buy a house and rent out two units to pay mortgage and upkeep might be dense enough. Mixed use is also a possibility.
I think it's important to have the above survey include a priority level associated with the responses or have an option along the lines of "important but not at this time". Re: my priorities, I think more affordable housing is imperative in this town. People should be given more opportunity to be able to afford to live in a wonderful place like Acton. Pricing people out of this town is a huge issue. Of course many other surrounding towns are guilty of this too but I

would love to see Acton be a stronger pioneer for creating a clear and achievable path to residency for lower income individuals and families.
I think its important to keep development in this area small and local and to avoid the mega-developments that are common closer into the city. People move to this area to feel like they are part of a community, so keeping the feeling (and actual physical spaces) for communities to gather - community gardens, spaces for live music, spaces for children and young families - feels very important to me. Development doesn't have to oriented to economic growth, it can also be spaces for coming together.
I want to walk to coffee
I would like to attract people that want to live here for many years not transients only here temporarily and won't care about the town
I would like to see a community like West Concord in South Acton: attractive multi-family housing, small commercial businesses and restaurants, some handy places near the train station for waiting, warming up (or cooling off), and getting coffee, etc. I would love to see storefronts where K-mart is now with parking behind.
I would like to see a shuttle train service from Lincoln to West Acton (Idylwilde Farms) running on the existing tracks or on new parallel tracks with multiple stops along the way (Idylwilde Farms, West Acton, Central St., South Acton, Parker St. West Concord, Concord, back side of Walden Pond, Lincoln and perhaps other stops in between) to create a small business, arts & crafts, metro-northwest shopping corridor. With this transportation system many people could do their food and other shopping without using a car. For future development at the South Acton train station, I envision a large two level underground parking lot where the current lot exists and a large platform on stilts above it holding houses and small businesses in buildings built in historically traditional appearing styles that complement the area. Only EV's would be allowed to park in the underground lot. All the buildings would be required to have discreet attractive solar roofs with battery storage.
I would like to see incentives created for small businesses to move into the commercial area around the train station. South Acton could absolutely support a business hub like West Acton Village Works.
I would like us to have affordable housing- but am not happy when there are environmental tradeoffs. Lets protect the environment AND provide affordable living.
I would love a local bar/restaurant near the train station and small retail or something worth going too
I would love to have a few shops and some affordable housing if it meant using already developed space/rehab but I dread development in general because the worst thing would be to lose more trees and to put down more asphalt in the interest of widening roads. In that case , I would vote for leaving it as it is.
I'm very excited about the idea of south acton becoming more walkable/bikeable- a sidewalk along River street would make it much safer to get to the commuter rail station, and everything else south acton has to offer. Also, bringing more local businesses to south acton center would encourage more people to walk/bike around the area, and help develop an even more active and vibrant community. Thank you for working on this project!
I'd like to see South Acton look more like West Acton village with attractive shops and opportunities for community members to meet up. Ideally, it would be a destination rather than just a center with dense housing and transportation.
I'd love to see more sidewalks around Acton to promote safe walking and biking in the area. I'd also like to see more street lights, as many areas are very dark and dangerous to both drivers and pedestrians at night.
If multi-family housing means apartment buildings I think they are not appropriate in a "village" setting.
If South Acton is going to be a proper village center, it will need places to shop and dine.

If we can bring business to the area, we need to provide parking.
If you put low- moderate income housing in this area, it's important for families to be able to manage with 1 car. That means that you need a small grocery store within walking distance. Side-by side housing or shops with apartments above would also be desirable rather than buildings that are more than 3 floors high.
I'm a homeowner within half a mile of the train station and support denser development in the area, including multifamily housing and small businesses. It's a great neighborhood for families and I'd like more of them to be able to live here! Would love to see more of a shopping district, or at least be able to walk to buy a cup of coffee. Also support more sidewalks, e.g. on Stow Street.
I'm mainly concerned with traffic flow and safety of pedestrians, cyclists and drivers. I live on the lower end of High St and traffic backs up quite a ways up on High St and Main St of course during morning and afternoon commutes
Important to continue to focus on open spaces, walking and bike paths.
Improve biking from West Acton to MBTA - not on road for commuters and families. Make it a destination with cafes, things to do, scenic.
Improve crosswalks, safety barrier on High Street curve & street lighting
Improve lighting and sidewalk infrastructure to make walking safer. Add restaurants and shops to walk to.
Improve pedestrian access between School St. and the MBTA station. The crossing isn't great, especially in low light or icy conditions.
Improve traffic flow and safety.
Improve traffic flow to reduce congestion and air pollution
Improve traffic flow, including reduction/elimination of non-resident commuter traffic on side roads; ESPECIALLY PIPER
Improve ways for South Acton to be more connectable to Acton Center and East Acton over Rt 2, which is currently impermeable like the US/Mexico border. Also we are virtually cut off from the Transfer Station.
Improved transportation to Train station. This will eliminate requirement to build dense housing in the immediate already busy areas. Acton has already made unfixable mistakes in planning large apartment complexes on tiny amounts of land in busy traffic areas. !!!!!
Improvements to help people in acton and the surrounding areas reach Boston with transit. Currently the CAT service isn't that helpful for those outside of walking distance from the station
In 1995, the Acton community adopted the following ten goals as a part of the South Acton Village Plan - In my mind, in over 25 year, little has been accomplished. Not sure collectively, whose been in charge or responsible here, but think it's way overtime to take a new approach, thinking and accountability.
In improving sewer collection system, DO NOT have sewage system serve as a collection point for emptying septic pumping tracks (as was proposed and SHOUTED DOWN at the end of last century.
In the seven years I have lived here I find our efforts to add density and provide for growth have been haphazard and uneven. I'm very pro-growth - in business and in housing stock. But each project I have seen has taken its own approach, creating more a feeling of disorganized planning rather than following some long-term vision. South Acton should embrace it's identity as a commuting hub for the metro west, add multi-modal transport options to the local area, increase business opportunity around the MBTA and generally make it easier for families to live here and take advantage of the wonderful community we have. We should also replace the old Kmart building with a modern large retailer. A Target would be a dream come true. I'm

sure there are other wonderful options for our community that would provide a real draw to Kelly's Corner, help our tax base, and support our families.
In the time that I have lived in Acton, the population has grown considerably. Apartment complexes. Multiple homes squeezed into very small lots. They were built w/o foresight & thought into the impact to school population, traffic congestion, accessibility, support by the town services or even the basic concept of aesthetics. And now you send out a survey, referencing a close to 30 year old plan with a veiled attempt to communicate that more residences, whether they are single, multi, low or complex are forthcoming and which will undoubtedly gridlock the few small intersections in South Acton, leading to increased congestion on the smaller residential streets as drivers seek alternate routes. Acton sadly has lost its way; a new apartment complex near a train station is not going to solve problems more deeply rooted inadequate town management.
In theory multi family housing is not a bad thing. Multi family housing in the area currently are poorly designed to fit into the community. They look cramped and uninviting. Huge buildings are packed on to tiny lots. There is no space around them for people to enjoy.
Incorporate and give a voice to existing homeowners and encourage community think rather than NIMBY speak.
incorporate preserving of trees in building requirements. Contractors clear cut lots and are not held to the requirements they agreed to when they were granted building permits. There seems to be no accountability or responsibility for restoring what they damaged during construction.
Increase recreational facilities
Increase the mixed use development opportunities around the commuter rail. By increasing the density of housing and making it legal for a wide variety of business to open around the station we can fulfill our obligations under the new transit oriented housing law while minimizing the impact on traffic.
Increased parking for South Acton Train Station, like a parking garage.
Increasing or maintaining existing nature conservation lands
in-town people (including business owners) have a higher priority with their suggestions than out-of-town people and business owners
It has a dilapidated worn down look with a mishmash of buildings. Would be nice to eliminate the auto body building next to the tavern and move the grain place and tear a few dilapidated buildings.
It is frustrating to see extremely large homes and multi unit complexes built in the area that are unaffordable for the average person. It would be nice to see modest single family homes built along with the support of local small businesses having affordable and profitable storefronts in the area. It would also be nice for south Acton not to lose its small town charm and character.
It should be planful - in other words, things should connect. A small example is - making it easier for walkers/bikers to access the rail trail by allowing access under the bridge. If we are going to build up the area, we need to make it easy for people to get around, and to park. Right now the area is not an inviting place to stop. It seems too congested and just a place for people to go through to get from one part of town to the next.
It should embrace smart urban technology sustainably.
It should have a warmth that is currently lacking. Attractive in all seasons and welcoming to townspeople with a de-emphasis on accommodating cars.
It would be nice to have a coffee shop; a place for people to meet.
It would be nice to have a thriving center with a deli, market, restaurant, ...
It may be in conflict with the above, but there needs to be a way of minimizing the amount of traffic using School Street.

<p>It would be nice to incorporate places and events for adult singles to gather and socialize. We are not a city. We are a suburban town where people predominantly drive and predominantly live in single family homes. If you want something else, then move somewhere else. It would be nice to have a fine dining restaurant in town.</p>
<p>It's also important to have parking space/shuttles for commuters who don't live in South Acton</p>
<p>Just want to emphasize sidewalks</p>
<p>Keep Acton affordable for current residents</p>
<p>Keep Great Hill as is; dogs off leash</p>
<p>Keep historic feel of area</p>
<p>Keep natural areas. The bike path is amazing!!!</p>
<p>Keep South Acton small. Maintain historic buildings and do not over crowd the area. Small businesses and landscape would be nice. Flowers and trees with walking paths. I do not want it to turn into an overcrowded dump.</p>
<p>Keeping open space. Not putting houses too close together.</p>
<p>Less about adding housing and more about having green space that the already numerous residents in South Acton can enjoy and relax. Maybe an area for concerts/craft shows, picnic benches where commuters could relax and have a coffee/sandwich before or after their commute.</p>
<p>Less traffic congestion. Significantly more parking at the train station or within walking distance. More priority placed on how South Acton could better benefit all of Acton - not just diversity and affordable housing etc. All of Acton needs access to the train station and without significant parking, any changes to South Acton don't help anyone else.</p>
<p>Let's face it, South Acton doesn't exist (and I say this as a resident). To quote Gertrude Stein, "There's no there there". It desperately needs a vision. And that vision must include one thing: the planned destruction of all residences and businesses within the rough triangle of High Street, River Street, and Parker Street. Only once this area is returned to the forest will the the spirits of the woods be sated. And then we will finally be free of the nightly blight of roving packs of hyenas and their witch-riders who steal our children (two of my own). Too much blood and too many tears have flowed through this community already, and enough is enough! My proposal involves the planned demolition of all homes in the High-River-Parker area, and the forced relocation of those residents to the salt-mines of West Acton. With their surly labor, we will be able to erect great ziggurats and temples to the wood gods. And also we will be able to enjoy some of the fripperies and fineries that the salt trade affords, such as bolts of fine silk and sturdy escritiores of teak and mahogany. In the newly-minted forest idyll that once was their home, we will breed coyotes, the surest-footed and burliest coyotes in all of the West. And from the coyote mams, we will derive their milk, which is abundant in nutrients and very salubrious. With our newfound coyote milk strength, we will invade Concord and Maynard and tear down their temples and their places of business. And they too will find themselves deep in the salt-mines, where they will eke out a living midst the badger and the mole.</p>
<p>Limit tear down of existing housing. Renovate, rather than replace. Maintain the character of the neighborhood.</p>
<p>lithium battery energy storage system (ESS) facilities MUST be given their own use or code in the Zoning Bylaw, MUST be included in the Master Plan, and appropriate rules and regulations must be written for them, including siting requirements.</p>
<p>Local Farming, Local Restaurants, Local Solar Energy, Local meeting and gathering places</p>
<p>Local Restaurant(s)</p>
<p>localized parks</p>
<p>Look at the town as a whole, not try to have South Acton solve the housing issue</p>

Lower taxes, less waste on DEI and other virtue-signaling measures. The best way to promote "diversity" is to remove restrictions for low-cost housing, and to allow the market to decide where people should live.
Maintain a small town feel but high density housing in multi-zone areas AT the Train station.
Maintain existing farmland and wooded areas
Maintain rural character and low density
maintain the historic feeling; improve landscaping and more street trees
Make acton classier and prettier like Groton does. Acton does a terrible job at this and allows uncontrolled trashy growth that's very unappealing. Except west acton which I think was a developer who had some morals to keep it nice unlike many of the develepors acton allows to do whatever they want. And what about Kmart and the old McDonald's? That is ridiculously ugly
Make construction high quality
make exchange hall owner clean up his act
Make it walkable and fit it with the rest of the community. Tie into the existing bike path.
Make owners of private buildings maintain their own structures with their own money. Exchange hall looked good for about 3 years after taxpayers gave the owner a. Handout. Look at it now!
Make South Acton Village a desirable place to congregate, clean, quaint, with homes and small businesses. Imagine a mini-West Acton village
make sure the houses are net zero, and not ugly, like the ones built near the old kmart lot
Make sure there is plenty of parking so that traffic jams are not created due to increased businesses. Route 27 can already become quite congested.
Make the MBTA station more available improved parking within the site. The slope of the existing parking would lend itself to at least a two story parking facility.
Making better use/improving existing land on River St. The roads (as they are currently designed) cannot handle the additional traffic that would be created by more stores. School/high/Parker/river get incredibly backed up as-is. Please don't add retail without addressing the roads. Those streets are also very dark at night. Adding lights/sidewalk would make the walking safer/feasible, especially along River St (for those neighborhoods and for the apartments along Parker St)
Many people walk or bike to/from South Acton Station on River Street while mostly there is no sidewalk (and no bike road). It is quite dangerous for both cars and people. Please seriously consider expand the width of the street for people to communte and enjoy the beautiful scenery of the river being safe.
Maximize use of outdoor space for public / community recreation
Businesses / restaurants
minimize imposing buildings in the village area
Minimize number of units and attempt to use existing structures that provide affordable housing and preserve historic district
More biking trails, access to Tail trail. Open area park. No more housing construction. impossible to drive in the area as it's overcrowded. Maybe a parking garage.
More business incomes to town, less population which drains on school expenses
More housing = more traffic. Don't see a word here about improving roadways and intersections.
More housing will kill this project. SA is too dense and additional traffic will make things worse. Additional sewers also add to this problem. Please look for ways to reduce car traffic and increase foot travel.

More MBTA parking for those commuting to Boston.
More options/choices for businesses, limit residential development in the area.
More single family homes for families with 3 kids. There are not enough of these in Acton and people move elsewhere. These residences will bring successful and productive people to the town. Acton does not need more condos, apartments, or commercial development.
More tennis courts and green spaces
Most improvement, with the least disruption
Multifamily and affordable housing should be tucked one block away from Main Street. They should not be built on Main Street, altering the face of Acton to be more like Maynard. Respect what is existing, bring new buildings and businesses that respect the small town look and feel.
Multifamily and affordable housing will destroy our community and culture. Please focus on improving the zone for residents who already live here. Make it more walkable and have retail shops. Create a town center feel that Acton lacks.
Nature
need public restrooms at train station, return and improvement of public bus
Need to have a big community center in acton like ymca
Nice landscaping and green space. I worry that every time a new development pops up, more trees are taken down
No additions
No Affordable housing in this area
No banks and no pharmacies, please.
No more houses!!! We need stores, restaurants, playgrounds, common areas for the People that already do live here.
No more low rent housing in Acton. It looks hideous
No to little Multi Family housing.
None. Let's focus on Acton center and West Acton center. Both areas still need help.
Not interested in additional business development which brings more traffic and parking issues
Not sure multi family affordable unit households would be using the train station for jobs in Boston. Priorities should go to our town employees - police, fire, teachers especially.
Not sure what "process" is being discussed. South Acton is mired by pedestrian safety concerns (sidewalks are 15 years overdue, posted speed limits are too high, cars regularly travel 10-15 mph faster), unruly cut-through traffic, and lack of commerce. School Street and, even worse, River Street have become dumping grounds for late night drinkers and long-range commuters who urinate into plastic bottles. The intersection between Route 27 and School Street has struggled for years to attract businesses, but since cars rarely yield to anyone or anything coming over the bridge, and parking is non-existent, most attempts have failed.
Not sure about the sewer issues. When we got sewers in South Acton, the rest of Acton abandoned us as neighbors and we have had to pay for it all ourselves. Recently our sewer fees nearly doubled with no real explanations. We are a bit worried about what other expenses might accrue to us. We have lived in our home for 40 years and are in a lower income bracket and worry that those around us with a lot more will want things that will put us into a worse financial situation. I have already had it said to me that if I cannot afford what they want then I should move someplace cheaper in my old age after all the years I have lived here and contributed to the community. That does not say much for the concept of diversity in some of those around us.
Opportunities for artists to contribute
Outdoor gathering spaces.

Owners of historic structures should be required/enforced to improve aesthetic appearance, such as painting , upkeep
Parking
Parking for the train station
Parking for uses besides commuter rail. Pedestrian and bike bridge over route 27. Attractive and affordable low rise housing. Opportunities for shopping and dining on a small scale..but where to park..
Parks and green space
Pave Piper road, get sidewalks, improve traffic flow
pedestrian safety #1!!! less multi family homes #2! traffic is getting ridiculous
Pedestrian safety is an issue in Acton, we need to make changes to our infrastructure to keep pedestrians safe. I see and understand the romance/sentiment attached to historic buildings, but these buildings are not as sustainable, environmentally conscious, or as safe as modern construction.
People do not like change. This project's vision, (at least my understanding of it) will require large changes. Some things will have to be destroyed. The ideal of the project logo can't be built without making people upset. If the project compromises to those people, it won't be able to realize it's vision. South Acton of today looks very different from Acton Central (London Overground) or Ealing Common. If we want to look like Acton Central, we have to make huge changes
People taking the train to work will do so part-time, 2-3 times a week. They will still have cars. Need to consider local roads with any development. I am 1/2 mile south from train station and I cannot leave my house between 4:30 and 6:00 without encountering non-moving traffic going North on Main Street.
Perhaps small business development combined with a program targeting minority-owned businesses could be effective.
Pickle ball courts
Playground/park across from true west
Please do not allow multi family housing in this area. This would increase the population density and take away from the suburban culture.
PLEASE do not repeat the missteps of the recent monstrosities that no only do not fit with the town's character but also encourage more cars, more congestion (giant CVS, more banks?? why?..., huge generic housing block across from RJ Grey,). I don't know what can be done with the Route 27 / 111 intersection but rerouting that traffic should be explored. It seems to be mostly non Action residents cutting through to access route 2 during rush hour.
Please no cheap housing
Please some retail that is useful like a coffee or sandwich/salad shop/sweetgreen, people can stop before/after their train- this is my #1 priority to make it more community focused, just like west Acton village! Can the historic jones tavern be a working tavern like wayside innâ€¦clean up exchange hall- looks TERRIBLE, put in a general store like in Harvard- sells food, liquor and useful itemsâ€¦!
Please try to preserve open space for people and animals. The latest development that went in near the train station clearly destroyed the habitats of many animals (as we now see them in our yard - we don't mind, but they don't look like they are thriving).
Population density and growth is inevitable and adds vibrancy and economic growth to a community. Let's embrace this and anticipate it and plan for it in an organized manner. A well thought out plan that anticipates development and directs it is far better than merely reacting to developer's plans that are developed in isolation and a site by site basis.
Preservation and increase of conservation land

<p>Preserve historic buildings, farmland to maintain the beautiful scenery in s. Acton. Make the area more walking/bike friendly for access to the trail, train station, businesses/museum and playgrounds.</p>
<p>preserve natural environment support Discovery Museum</p>
<p>Preserve open spaces. Do not over develop this area. There are way too many permits granted to build multi family housing on plots of land that were once a single family home, to give one example. Condo's and apartments crowded onto any available space degrade the town for everyone.</p>
<p>Preserve our historic buildings - One development, Concordian Heights, includes several street names that were originally from another culture/language. Residents petitioned the town in the late sixties to change the names (except for one street and its residents do not pronounce it correctly!) in a rather unfortunate process. While we can't change the names back at this point, I suggest providing signs for the streets whose names were changed noting the change and respecting the immigrant background of the builders who also built other houses in the area; I believe the family firm is still in business. I liked the original name of my street and wish it hadn't been changed.</p>
<p>Preserve the nice community we have, keep it clean, nice, and safe. We do not need more of these ugly duplexes for affordable housing</p>
<p>Preserve the unique features that separate South Acton from other parts of town. Offer local parking to encourage development of mercantile property. Promote village community atmosphere. No more car dealerships.</p>
<p>Prevent Acton from becoming too dense and full of traffic pollution. I lived in Watertown and saw it grow too quickly and lose its charm, its pedestrian safety, and become polluted with traffic. Growth for the sake of growth is the ideology of the cancer cell.</p>
<p>Prioritize carbon-neutral and climate-friendly solutions. Meet housing needs for families that work in Acton.</p>
<p>Prioritize entities that are already creating spaces for community, e.g., enable South Acton Church, Grange Hall to expand their offerings and presence of people using them.</p>
<p>Promote businesses that create spaces for people to congregate. It's insane that there are no restaurants, coffee shops, or bars within walking distance of the commuter rail. But I also want to be mindful of increasing traffic without a great deal of extra space to put those cars.</p>
<p>Promote cultural diversity</p>
<p>Promote small business activities around South Acton MBTA train station.</p>
<p>Promote usage of sidewalk and bike path. Make the area pretty and safe</p>
<p>Protecting our water</p>
<p>provide areas for recreation and exercise, such as building a community center with an indoor pool, like the Beede Center in Concord</p>
<p>Public sewers are critical as is clean water.</p>
<p>Push bikes towards the bike path rather than the streets. No huge apt/condos. Build small pocket neighborhoods if need be, but no reason to flood the area with people if it means large buildings. Put a parking garage at the train station if we want to encourage train usage.</p>
<p>Put effort into beautifying existing structures. For example, hanging flower baskets at train and on bridge. Make the historic buildings more mixed use.</p>
<p>Putting a stop to the overdevelopment of quiet neighborhoods. Stop bringing in more traffic. Stop overpopulating what was once a nice quiet town</p>
<p>Quality local Restaurants or pubs for locals to enjoy</p>

Recognize impact of additional housing and commercial development on local auto traffic. Streets are already bursting at seams - local public transportation needs to be a part of comprehensive redevelopment.
Reconfigure Maple Street so it provides access to Rt 27 thus reducing traffic on Martin and Central St, as in the past
Reduce car traffic
Reduce tax burden on families.
Respect existing homeowners privacy, plant trees, retain the historic characteristics of south Acton
Restaurants, food shopping,
retail that can serve commuters & S Acton residents
Revamp some of the objectives of the Historical Commission. I have had two negative experiences with them. Our church wanted to put up a simple church sign and the Commission completely overtook the project and said they would reject our plan if we did not agree to a design created by them. #2 an apartment building on School St , perfect for low income families, has been unoccupied for appx 10 years because every time the owner(which has changed hands multiple times) begins to renovate, he/she is shut down for reasons such as non historic window styles are being used. Thanks to the Commission, the building is now an eyesore that is occupied by pigeons.
Right now, the post-industrial character of the the South Acton Village Center feels unresolved (unlike Hudson's or Concord's centers, which have developed a clear character). The South Acton Village Center would benefit from new development and revitalization. However, haphazardly designed development could harm the character of Village. The Center needs a comprehensive plan (or at least a comprehensive architectural design guide for future developers) to ensure it adds to the character of the surrounding neighborhoods and natural open spaces. Concentrating mixed-use development directly in the center of the Village near the South Acton Train Station (e.g. cafe, eateries, boutiques) will preserve existing open spaces and quiet neighborhoods, while enhancing the value of existing homes in South Acton by providing additional amenities.
S Acton has under-developed potential as a walkable town center!
Safe and easy vehicle traffic flow.
safe traffic merging and turning lanes
Safer speed limits enforced on roads with families
Safety. There has been an increase in trucks driving through the area and traffic is extremely heavy for the space on the roadways
Sensible traffic flow
Sewers on the rest of Martin Street would be great since the houses before the tracks got left behind while buildings like Jones Tavern were included. Total shame and residents were misled. Make good on promises made.
Sidewalks on Stow Street to play ground and train station. The playground desperately needs shade coverings over playground equipment and seating areas.
Sidewalks to train station extending to 1 mile radius.
Sidewalks!!!!
Sidewalks, protected bike lanes, and traffic calming measures. We have too many speeding cars using South Acton as a cut through to avoid the Rt 2 rotary.
Sidwwalks !
Small businesses in south Acton like a coffee shop, restaurant, etc. that citizens will regularly use are of highest priority to us
Small businesses, walkable,

<p>Something for older kids to do not just little kids. Basketball courts or other ideas. Benches and picnic tables near bike path would be good</p>
<p>South Acton is already a mix of poorly planned houses crammed into existing lots that contribute to the traffic congestion getting at rush hour and beyond. More consideration needs to be taken into the fact that the infrastructure needs improvements BEFORE any more housing is added.</p>
<p>South Acton is currently limited by car congestion. It can take 4 to 5 light cycles to enter Rt 2 from Piper Road in the mornings and afternoons. It can take 3 to 4 light cycles at the same time to enter Main street from School Street. Getting from South Acton to the School complex should take about 5 minutes. With present traffic it is a 10 to 25 minute slog. Until the traffic issues are resolved zero developments that add a single car should be considered.</p>
<p>South Acton needs a "center" similar to the West Acton center. The businesses and buildings need to be cleaned up so that the area doesn't look so dumpy.</p>
<p>South Acton needs a strong focus on commercial development, rehabilitation of run-down and vacant properties, and improved walkability and traffic flow. Housing that is affordable already exists in abundance in South Acton Village. Most of the homes are modest size, and many of the larger homes were converted into multiple unit condos or apartments. There are several 40B developments, Habitat homes, and multi-family buildings with smaller, affordable units close to the MBTA station.</p>
<p>South Acton was a wonderful community but then 40B projects eliminated a lot of the open space and the rural environment. We still have the WR Grace property that is not used and would be a great space for a community business district. A town center with shopping, office and restaurants. Or perhaps mixed use. A senior facility combined with low income family housing. Planned development. What about just walking paths with historical placards talking about what was here. It would be so nice to make better use of the space.</p>
<p>Thanks for the work you are doing!</p>
<p>The area is compact. It will be challenging to do everything that we would wish without adding to congestion.</p>
<p>The current traffic configuration and flow of South Acton is awkward. Building locations are haphazard, with a lack of orderliness. There is almost zero parking that will be needed to sustain any future businesses or restaurants located in the area. And there is no cohesiveness to the neighborhood when compared to, say, West Acton (for example). Several local buildings are woefully in disrepair, adding blight to the neighborhood (School St Garage, eg).</p>
<p>The development needs to improve flow of automobile passage/parking throughout South Acton without excessive stop lights. This also needs to allow safe pedestrian paths for MBTA train passengers and neighborhood children to access school and bus stops.</p>
<p>The development/use of the ex-McDonald's/Kmart's piece of land is paramount. The latter has been an eyesore for over a decade and the full area is a great opportunity if available. Thank you for allowing us to weigh in on this. Was a resident of South Acton for 10 years and am excited to see the improvement and transformation!</p>
<p>The district should be a historical match and not the prefab box type construction. Support any dense housing with solar or wind energy.</p>
<p>The land allotment per singles dwelling is too small allowing for congestion and loss of character</p>
<p>The whole area needs to be improved. It's an eyesore. I think Acton should start installing traffic light cameras. We need speeders to stop speeding.</p>
<p>There are plenty of single family homes in Acton / in this area. I would focus on mixed-use developments.</p>
<p>There is a lack of nice outdoor eating and shopping. The current design promotes driving from place to place and not stopping to socialize as a community and hangout. Small sandwich shop, ice cream shops would be a welcome addition (especially near the commuter rail). Most</p>

business are commercial focused and don't provide services families use on a weekly basis (tattoo parlor, real estate, Construction or paint supplies).
There is also a lack of playgrounds. A focus on preserving green space has not included the needs of young families. Playgrounds are left half developed without shade, or water features. Families with young children are left looking to neighboring towns and driving 20m to get features we expect to find in our own backyard. This is not a town I take a stroller walk in while running errands. It's a town I need to drive to each errand.
There is always massive traffic in south acton, adding more housing only increases this issue as thier is No infrastructure in place to support more vehicles and residents. Replace the Kmart with a target so residents have somewhere to shop that isnt pricey small scale specialty stores that close at 5 pm so we can stop going to other towns to shop and patronize the businesses here in Acton.
There is no center, where residents can walk. No community center, no pool, no health club, no central meeting place. Just a stream of car dealerships and banks. No safety for pedestrians whatsover as seen by recent spate of accidents.
There is nothing wrong with south Acton. Lived in town my whole life and south Acton for over 15 years. Just leave things as they are.
There is too much traffic on Main st in south Acton already. I do not want more traffic and more housing in this area. Is would be a huge deterrent if more housing is built. Maybe some small businesses is fine.
this list looks like MORE spending- NOT effectively BUDGETING and staying within our means. Acton needs to be way more focus on balancing the budget NOT spending, spending and spending.,
Too many houses/apartments/condos over crowd the roads and schools.
Traffic at 27, High street and school street is pretty bad, especially at rush hour times. Encourage small businesses...breakfast place, coffee shops, etc. place to gather...green spaces, etc
Traffic congestion by the train station/ Ericson grain intersections needs to be addressed with or before any growth
Traffic flow and alleviating congestion should be a priority
Traffic flow through South Acton is a big problem. Flow and congestion issues must be addressed at Mass Ave, Central Street, School Street, and High Street.
Parking at the train station could be improved with a parking deck/garage. Such a structure could be self-funding with parking fees.
Traffic improvements in the area. Compared to other village centers in town South Acton looks dingy and sad. More people and more low income housing will not help.
Traffic problems on Main St. and High St. already exist and will worsen with more development. Concern over number of housing units. Where will new housing be built?
Traffic safety and congestion should be addressed throughout the West Acton to South Acton area along Central St. Main St as well
Transparency in the process and the impacts of the process.
Try to maintain the overall scale including public open spaces.
Turn exchange hall into something worthwhile (coffe shop, sandwich shop) turn jones tavern into something
Update zoning regulations so that housing can be built on smaller lots
use common sense

Use native plantings including trees, not lawns. Have downward facing lights & possibly sensors for some lights-for minimal light pollution. Prioritize the input from South Acton residents and businesses.
Use of renewable energy sources implemented/encouraged.
Use west Acton as a model. #1 we need sidewalks, protected bike lanes, and traffic improvements. Too many cars cutting through neighborhoods to avoid rt 2 rotary. Piper and river especially are death traps for pedestrians.
Utilizing existing buildings would be nice, but several properties seem inefficiently built so would promote sustainability over keeping what is there.
Walkable neighborhood. Center for retail, restaurants, and services.
Walking and biking improvements should be a top priority.
Walking infrastructure = sidewalks please. Also clear right to walk from Martin St near farm buildings across fields and wooden bridge to rail trail.
Want businesses and restaurants, not housing in town center.
We are in a shopping dead zone! Same with fast casual dining. Please consider adding something like this to the plans
We do not need multi family housing in Acton. We have enough. Every time a house that is connected to the sewer is sold to a developer it is torn down and multi unit houses are erected. More traffic. More pollution. Less green space and less of the small town Acton once was.
We need small businesses
Well designed architecture that walks the line between respectful to the historic surroundings but not so generic as to seem like you could be any other place. Include a plan for programming of the shared spaces (eg. live music, movie nights, farmers market, pop-up art installations, etc)
West acton is a good example. it needs to be safe and comfortable to walkshops ith some attractions like restaurants and shops
What other priorities do you have for this process? Use the space below to provide additional thoughts.
wheelchair accessibility and expanded public transportation for all (including wheelchairs)
When I was commuting by train pre-Covid, the parking situation was untenable and crossing the street coming out of the parking lot at night was very dangerous as there is little lighting and only a crosswalk on one side.
When we were house shopping in 2019, the walkability and mixed-use development in West Acton was a large part of what attracted us to the area. It would be great if South Acton followed a similar model.
Where are the choices for Opposed to this plan?
Why isn't this much effort out into north Acton? Why wasn't new school built in North Acton where new housing is concentrated? Why no sewer or water service in North Acton?
Would be ideal to have a diversity of residents live in the area: not just race but age, religion, special needs, economic levels, etc.
your lists sound good to me.

What do you feel are the strengths of South Acton? What does it currently have that makes it a place that people enjoy living in and visiting?

A definition at the beginning of the survey as to what defines South Acton Village would be helpful. Because there isn't really any "village" center.
Abbasett River Trail, Jones Field playground
Ability to walk to the commuter rail station is a huge convenience. Likewise the easy access to Great Hill.
Access to Assabet Rail Trail, walkable to Train Station
Access to bike trail, train and Great Hill.
Access to bike trails and conservation areas, some small businesses and restaurants, beautiful historic houses, Exchange Hall
Access to Boston/Cambridge/Wachusett mountain.
Access to commuter rail while still having nice quiet neighborhoods with nice simple homes.
Access to commuter rail, discovery museum, Jones field
Access to commuter rail, pleasant ambiance, and central location
Access to commuter train into downtown Boston.
access to conservation land
Access to green space
Public Parking
Access to Rail Trail and Great Hills
Access to small businesses, historic buildings and homes
Access to the commuter rail
Access to the commuter rail. Access to the bicycle path. Access to conservation land. Potential for thriving business district.
Access to train
access to transit, existing multi-family housing, access to recreation
accessibility
Accessibility
Accessible transportation
ARRT, pedestrian access to both sides of railway.
As a heavily traveled cross-road, South Acton businesses can serve a large and diverse population.
Assabet river trail
Assabet Trail, Discovery Museum, Train Station
Attractive homes of modest size, walkable,
Attractive, interesting residential architecture; train station
Beautiful landscape, Erikson's, MBTA station
Beautiful, right sized, quiet but close to other amenities.
Bike path
Bike path
Bike path and commuter rail station.
Bike path, playground, there used to be a coffee /ice cream shop
Bike path, train stop, historical buildings
Bike Trail
Bike Trail for biking and walking, no businesses that I use.
Bike trail. Eriksons, more small business might be nice if there is parking.
Brooks and streams, public transportation
Business and parks
Businesses

Businesses, train
Cafe outdoor seating
charm
Charming houses, some decent businesses, nice shady streets
Charming, quaint, history, recreational activities, train station.
Close knit residential neighborhoods with a variety of character and traditional building styles that evoke a comforting vibe. Adjacencies with wonderful conservation and recreation lands, and opportunities to enjoy recreation, footsteps from the village.
close to commuter rail station and easy access to rt2
Close to MBTA
Close to the commuter rail, close to conservation areas, accessible to many residential neighborhoods, historic buildings.
Close to the train
Close to the train and historic importance
Close to train station
Close to West Acton and historic feel.
Close to West Concord and Maynard
Comfortable and safe
Community-focused neighborhoods, rail trail, green spaces and conservation land, access to train station and rte 2
Commuter center that could grow into cute local commercial center with bakery, restaurant and shops that serves commuters, trail-users, and residents. It currently lacks service, lacks parking.
Commuter rail
commuter rail access is great. the new river trail is great. love the historical buildings.
Commuter rail and a historic character.
Commuter rail and recreational facilities
Commuter rail and some historic buildings
Commuter Rail is convenient, bike trail is great, Jones Field Playground is nice, great to be so close to Discovery Museum
Commuter rail station
Commuter rail station
Commuter rail station; Discovery museum; Historic heritage; Asssbet rail trail
Commuter Rail station; history as pre car village; great potential; proximity to Maynard and West Concord (places where people want to be)
Commuter rail stop makes it easy to get to/from. Good nature/trails nearby. Access to rt 2 before the rotary in concord
commuter rail, bike trail
Commuter rail, bike trail, newly updated playground
Commuter rail, diversity people and housing, Great Hill conservation and informal dog park.
Commuter rail, doscovery museum, hiking
Commuter rail, historic buildings, conservation land.
Commuter rail, historic buildings, potential,
Not gentrified
commuter rail, nearby retail, history
commuter rail, rail trail, conservation areas, parks, historic features, character
Commuter Rail, Walking paths, Farms, Playgrounds
Commuter Rail. Rode it for years while working and was why we chose So Acton. Great Hill is a real draw. Dog owners come here from miles away. One of the best dog places in the state
Commuter station

connection to rail trail, mix of housing types
Conservation
Conservation area
Conservation land and commuter rail
Conservation land and trails
Conservation land, nice playgrounds, the bike path is fantastic.
Conservation land, rail trail, community,
conservation trails
Convenience to Route 2.
Convenience
Conservation land
Discovery museum
convenient access to rt 2 w/o going through Rotary
Convenient and necessary thoroughfare for so many. Connection point to multiple other communities and towns. Walking trail.
Convenient location to trails, restaurants (Maynard), not much traffic.
Convenient location, but still feels like a small town. I love the conservation areas and bike trails in the area.
Convenient location; natural beauty along Fort Pond Brook; proximity to rail trail; proximity to commuter rail
convenient to commuter rail, Great Hill
convenient to Rte. 2, train station, rail trail, conservation lands
Country feel
Cucurbit Farm - love being able to walk/bike there and pick up farm fresh in season, staples when needed, fish on Fridays
Discovery Museum
commuter rail
small businesses
Discovery Museum, Train Station, rail trail.
Discovery Museum, Ace Hardware, Ericksons, hiking trails,
Discovery museum, rail road station, Erikson grain mill, bike path, Ace hardware, community garden, Great hill hiking
Diverse and educated population
Diversity
Diversity including income levels. I would hate to see people with less income driven out by costs.
Easy access to grocery stores, commuter rail station is within walking distance, the assault rail trail is great, the bucolic feel
Easy access to open space - Pratt's Brook Conservation Area and Great Hill.
Easy access to route 2, near west concord and Maynard downtown
Easy access to shopping, low density housing.
Erickson's grain mill
Playground near Martin Street
Stonefield farms
Established neighborhoods, facilities for families
Excellent conservation land
Connection to Boston via commuter rail
Proximity to Route 2 (without the Concord Rotary traffic) and Route 117 for east/west
Proximity to Route 27 and I-495 for north/south

Assabet River Rail Trail nearby
Proximity to Maynard and Concord for restaurants and other businesses
exceptional connections, sometimes around 5 minutes, to services needed.
Exchange Building could be a strength, but I don't think it currently is. Church and Synagogue in walking distance. Hardware store. Bike path. Commuter rail. conservation land and park.
Stonefield Farm.
Farmland and nature near trail, train access, discovery museum, playground
Farmland, rail trail, Fort Pond Brook, great/caring neighbors, walk to commuter rail, HISTORIC HOMES and buildings. old trees.
Feels close to commuter rail but also a "rural"vibe.
Few multi family dwellings
For better or worse the commuter rail defines south Acton for me. Yet the surrounding area is not inviting to pedestrians and offers few services for commuters
From my personal perspective, the rail trail is the biggest attraction.
Good education and transportation
Good local community businesses.
Good recreational areas
Great Hill conservation land, train station, Discovery Museum
Great Hill is an amazing resource. With slightly better trail signs and a parking agreement with the shops near Ace Hardware, it could be appreciated by more residents.
Great hill
Train station
Great Hill! Need to keep it dog friendly.
Great Hill, Acton Hardware, DD, Ericksons, Bike path. Roche Bothers, TJ Max, banking, Restaurants.
Great Hill, ARRT, Commuter rail, sidewalks, discovery museum.
Great Hill, the Rail Trail, Discovery Museum, Historic character,
Great historic presence amongst most of the village buildings
Great people- neighbors who respect and care for each other
green areas, safe, clean, quiet
Green space, historic buildings
Hardware store and train station
Has the potential to be a vibrant neighborhood. Places for outdoor recreation and enjoying nature. Ability to walk to train station is good for the environment - reduced traffic and pollution.
Historic
Historic
Historic area with unrealized potential
Historic buildings
Historic buildings and homes, commuter rail station, bike path
historic buildings
conservation land
access to train
Historic buildings, MBTA, assabet rail trail, rt. 27, great hill
Historic buildings, access to commuter rail
historic buildings, commuter rail and bike/walking paths
Historic buildings, commuter rail, playground, rail trail sidewalks
Historic buildings, conservation areas, recreation areas. Proximity to train station and connection to Boston and greater Boston community.
Historic buildings, MBTA, bike path
Historic buildings.

Historic character and rural feel. The river landscape and historic buildings and natural feel.
Historic character open space limited population
historic charm with Faulkner house, Jones Tavern, and Exchange Hall
Historic charm, natural beauty, friendly neighbors, commuter rail access, rail trail, easy drive to schools (great school district) and stores
Historic fabric, Access to public transportation, it's potential to be so much more, access to rail trail
historic feel
historic homes and Great Hill
historic houses
Historic houses including along Maple St.
Historic look particularly regarding Exchange Hall, the train station that allows people to live in town and more easily commute to work, Fort Pond Brook nearby which can be a beautiful spot to walk/sit, the rail trail is beautiful there as well, and Jones Field and playground are nearby as well. It's nice to have all these things in one small area.
historic significance
Historic structures, conservation lands, bike trail, community, Erickson Grain Mill, Iron Work Farm
historic, beautiful rural character
historic, charming, access to nature preserves
historic, quaint, great hill
Historic, sense of neighborhood
Historic, sidewalks
Historical buildings
Historical buildings, bike path, commuter rail
Historical charming village architecture, nature.
Historical houses, commuter rail, discovery museum, conservation trail, assabet rail trail
history
history & charm, commuter rail, hiking & rail trail
History, architecture, green soace
Honestly I never think of S Acton as a village. It would be great to have a more unified feel to S Acton
Housing, accessibility, and sustainability
I
I don't see any particular strengths. I shop at Eriksons
I don't think there are strengths
I feel there are potential properties that would be great for retail/market/cafe/post options
I find it difficult to avail myself of what is there because parking is so scarce.
I like trains and bicycling. I also like the architecture of the homes. Jones field is wonderful for my grandchildren. The farm is nice too. Ericsson's Feed and Grain
I live near South Acton Village but there currently isn't much to bring me there. I love that Magenta Dance Studio opened but it is a bit pricey for me. I would love if there were a cafe, bread shop, or tavern/local eatery or two. Even seasonal outdoor food options would be exciting!
I live near the Jones playground, the Discovery Museum and the commuter rail station, which I believe are attractive to a lot of people.
I love that my neighborhood (around the fire station) has remained stable for most of the 26 years I've lived here. People are invested in the community. We know each other.
I love the Assabet River Rail Trail. I love being able to walk to the commuter rail station.
I mostly pass through, although I have participated in a protest against gun violence that took place on the bridge on Wednesdays over several weeks this past June and July.
I really don't visit South Acton

I spent a lot of time at great hill with my dog and meet people from many surrounding towns who bring dogs there. That said if any of us wanted to get a cup of coffee or bite to eat there is nothing available. But great hill is a wonderful and well used resource.
I think it's largely an afterthought. There is not much of a reason to go there. It should be a hub in the town and it just isn't.
I walk the great hill conservation land daily and it is my favorite thing about living in south acton. I've never even heard of it- hence it needs a lot of work
In the village itself ... it's the rail trail and that's it. The neighborhoods around South Acton have plentiful, attractive conservation land; appealing natural features and neighborhoods; convenient to Maynard and West Concord (shops and businesses).
Interesting mix of classic suburban neighborhoods & farms
It has a great history and transportation infrastructure.
It has an historical charm that shouldn't be abandoned. I do not see it today as a major draw (certainly not anything like what West Acton has become). It may always be a blend of transportation center, traffic, housing and small business. That balance would be challenging. West Concord on a smaller scale is a potential model, but that is not without its challenges especially during commuting and rush hours times.
It has beautiful conservation areas. There is a lot of interesting Acton history in S Acton
It has character and historic persona. It's quieter and less developed than other parts of Acton. It has Cucurbit Farm for fantastic corn. It has a commuter rail within walking distance (provided you don't get hit by a car)! There are three supermarkets nearby. It's the part of Acton closest to Maynard (Outdoor Sports, walkable downtown, and closest cinema.) Finally, it's the most affordable part of Acton, so if anyone is trying to "buy" into the school system, the easiest path is right here!
It has charm and lovely ambience. It has history. It has resources such as Great Hill, the train station, and the bikeway. It has parking (but limited)
It has no strengths. It's just the place closer to Concord.
It has that nice building with the dance hall
It has the train station. Vehicular traffic is adequately handled.
It is a beautiful village center with amazing history. The buildings are beautiful and the ready access to the train is a big plus for those that live in the center.
It is a diverse community
It is a great community
It is a hub.
It is a quiet area of town which has conservation spaces interspersed with housing. It is popular with cyclists. There are not many local businesses, but those that are there (Erikson Grain and Cucurbit Farm) have fierce supporters.
It is already such a charming space but I don't have much reason to visit except for catching the train or passing through to get to the bike path
It is not overgrown and overpopulated.
It is quaint and historical, easily accessible
It's a big area, quite.
It's a charming area and has some attractions - museum, conservation area, train
It's almost still quiet
It's beautiful place right now, please don't ruin it
It's convenient to the train station, and the conservation land is nice for trail walks.
It's historic character is it's greatest strength, coupled with accessibility via the rail trail and train.
It's historic element
It's pretty and the commuter rail is important.

It's quaint , charming with many historic homes and buildings with lovely natural resources. You feel like you're stepping back to a quieter time.
The addition of the bike path, new playground and improved train station are all a plus, but we need some small businesses , place to get coffee, sandwich, yoga studio, bike rental store.. build ion visitors on train or bike path, playground.
Addition of Gleaners so important with Simeone Farm
It's the best part of Acton! Close to everything but still feels like "the country."I love the historic houses/buildings. Love the Rail trail. Love the neighbors. Love the quiet. I even enjoy the rumble of the train in the distance.
It's a part of Acton. That makes it nice. Not much else. Oh, wait, there is Cucurbit Farm. That's an awesome resource that should get some grants! The Bruce Freedman Trail is a nice addition.
Its access to the Assabet River! which is an untapped legacy and asset. Like the Charles River running through Watertown Sq., the Assabet could make South Acton a special place to visit. Its historic structures, the South Acton Church and Grange Hall, especially if they are more healvily used.
It's adjacent to the commuter rail stop.
It's an exchange hub for commuters. Easy to get to the neighboring towns like west concord, maynard, stow, and sudbury from south acton or Take the train to get to Boston.
Its convenient to commute, great schools, suburban.
Its historic buildings
Its location
It's peaceful (leaf blowers aside), fairly safe, with open space
Its potential. There are usable, interesting spaces for development if developers and property owners work together to increase the value of their buildings. It abuts some great sidewalks for running, the bike path, and conservation parcels. Obviously, the proximity to the commuter rail is the most attractive feature.
Its small-town character has largely survived in the face of increasing growth pressures over the 36 years I have lived nearby (Central St)
It's strengths are the commuter rail station, the rail trail, and easy walking access to a number of (small) conservation areas.
Jones field playground is great and could use more amenities like picnic tables and a pavilion.
Just one pointâ€¦ South Acton does not equate with South Acton Village as defined here.
Key amenities - commuter rail, Jones Field playground
Less noise and traffic; quiet neighborhood and sense of community with neighbors; easy to commute to nearby towns; quick access to rail trails
Location
Location is great, next to Great Hill.
Location to the train station, location to Main Street and near route 2, walking paths, near jr high/high school, near Kelly's Corner, improved snow/ice care of Railroad Street and train station ramps,
Lots of greenery
Lots of nature that's very easily accessible, good school system
Lots of trees and spacious properties
Lots of trees!
Mainly convenience of commuter rail, Great Hill, some local businesses
MBTA station
MBTA Station, Assabet River Rail Trail, sewer system
Mbta station, bike trail, shopping
MBTA station, rail trail, access to ponds and streams.

mixed use, affordable units, historic architecture, Great Hill, 53 River Street Historic Park, sidewalks, trees, racial diversity
More rural feel not a typical Acton neighborhood, some historic homes, great bike path. Nice area for biking. Popular for walking but dangerous outside of bike path as hardly any sidewalks. Commuter rail is also a draw
Museum. Commuter station. Martin St. playground. SACC.
Natural beauty of Conservation land, ft brook pond and open space. Walkability. Potential of village and commuter rail.
Natural resources
Nature
Nature meets sidewalks: Beautiful place to live. It would be nice to be able to walk to amenities.
Nature, bike path, train , closer to concord rt2
Nature, River, Train station, Historic
Nature, wild habitats, nice community.
Near the train station. Lots of trees. Playground/playing field.
Near the train. More space between homes
Near to train station
Near train station
Neighborhood is great, mix of houses and conservation land
Neighbourhood
Nice neighborhoods
Nice neighborhoods. Access to MBTA. Woodsy.
Nice parks
nice suburban feel
nice, well kept neighborhoods
None it's ugly
Not crowded
Not much
Not much, I feel like a second rate citizen
Not really sure of its strengths... it is so isolated from the rest of Acton.
nothing
Nothing
Old buildings
Old buildings and character. Connectivity to Boston and surrounding towns via rail.
Old time village feel. Not too congested. Quirky. Rail trail, Great Hill, Pratt's Brook or hiking. Useful hardware store.
Old world charm, the train is the main reason people go to South Acton.
open land such as great hill
Open space between homes. Convenient to the commuter rail, local businesses and healthcare providers.
Open space, lots of nature, quiet, safe. The train station gives a nice option for access to Boston.
Open space. Walking trails. Easy access to rte 2.
Open spaces
Outdoor options
peaceful except for the fire and emergency sirens. The nature that fills the area.
People enjoy living here because of the quaint neighborhoods and conservation land.
Playground, trails
Playground, train, rail trail
Playground/park; hiking trail, train
Plenty of trails and sidewalks lead there and it's a really pretty spot

Pratt's Brook area, the Assabet bike trail, the commuter rail, Exchange Hall, Cucurbit Farm
Pratt's Brook Trail, Assabet River Rail Trail, Commuter Rail station, new playground, Dunks
Presence of the commuter rail station
Preserved open space. Excellent library
pretty and tree-filled
Pretty, friendly, central
Probably the train station is it's most important feature.
Proximity of train station, schools, neighborhoods surrounding center, and (I hope) the potential of the Kmart property to become something great.
Proximity to commuter rail, parks
Proximity to schools and businesses and intermixed with neighborhoods
Proximity to the Commuter Rail is a great asset, and the Assabet River Rail Trail makes outdoor activities much more accessible and enjoyable
Proximity to the commuter rail, historic buildings, natural features (the river walk in particular).
Proximity to the commuter rail, the Assabet River Rail Trail for running, biking, and walking; Great Hill dog park and the trails; Iron Work Farm for historic events and a connection to the past; Erikson's Grain for pet needs; Jones Field for its refurbished playground for kids.
Proximity to the South Acton MBTA station and shopping areas
Proximity to train and assabet rail trail. Besides that I go to west Concord and Maynard for what I need.
Proximity to train, bike path, Jones field, attractive open spaces
Quaint
Quaint historical village
Quiet peaceful - Just saw a coyote in our yard for the first time
Quiet, good schools, near commuter rail, access to supermarkets, access to parks and bike trails
Quiet, not too dense. Low traffic at night.
Quiet, residential area. Nice trails. Proximity to train station and rte 2 (can avoid rotary).
Rail trail
Rail trail and train station. Historic buildings
Rail trail!
Rail trail, River, commuter rail
Rail trail, sidewalks on most streets, playgrounds, Stonefield Farm/BAG leading they way in open space preservation and eco conservation
Rail Trail,. Jones Field. Open space. Exchange Hall. Jones Tavern. Faulkner House, Eriksons Grain Mill. Good sidewalks(some need work).South Acton Church is not just a faith-based community but a center to learn yoga, music lessons, substance abuse meetings, food pantry, cultural arts center, mindfulness meetings, Friend in need, Moving Service
Rail trail. Farm land. Playground. Historic buildings like JonesTavern and Faulkner Homestead. Historic houses on School Street, Maple and Martin. Discovery Museum. Great Hill. The Ace Hardware Store. Cucurbit. Miss Julies Place!
Railroad and rail trail
Really excited about the bike trail. So happy that High St finally has a completed sidewalk
Really, the train availability is about all I can think of. It's unsafe to walk around, there is no reason to walk with family to any of the locations (tattoos?), I'm not sure what sells this part of town right now.
Recreation facilities and small town charm
RR station
Rural character
Safe
Safe space with open areas - not over developed

Safety
sewers, MBTA
Shopping nearby, easy route to highway, walking trails, family friendly
Shops/food/small town charm
Sidewalks and conservation land
Sidewalks and trails, looks nice, museum, historic houses and buildings
sidewalks, access to nature, bike paths, trails, trees and the commuter rail station
Sidewalks, neighborhoods, proximity to trails, the bike path and the commuter rail.
Sidewalks, rail trail, nature, diversity in housing
single family homes, proximity to train station, amenities such as grocery stores, and restaurants in low cost maynard.
Small businesses
Small commercial businesses appear to be narrowly specific, not frequented by most South Acton residents.
Small town and rural feel and lots of old growth trees. Owls, turtles,, foxes,, fish, fisher cats, and a multitude of flora.
Small town feel.
Small town historical atmosphere, small businesses
Small, quiet with some green space.
Please don't cut down trees!
Small, tightly knit subset of Acton who are protective of the area
Some potential
South Acton Congregational church, rail trail, historic buildings, sidewalk on High St, trees,
South Acton has an interesting historic feel to it, from the old buildings to Erickson's Grain, to the old church building currently housing condos. The current houses have an historic feel, with architecture spanning many eras. The neighborhoods on Maple, School, and River Streets add to the ambiance. The additional sidewalks and the planned park by the river make it even more interesting.
South Acton is a quiet, familial residential area that exceptionally pairs open nature spaces with connectivity to the greater metropolitan area. As we noted in purchasing our home, "it's as far out as you can go where there are still sidewalks and you're only 30mins from everywhere."
South Acton's strength is that it is already surrounded by multi-family homes, apartments and condos in great number. These are much more plentiful in Acton than most Mass communities.
Strong business area. Convenient for some things, but needs more types of businesses that aren't available in the Acton area.
T access and great playground at jones field.
The access to MBTA is key. The local businesses in the area provide needed services for the area.
The addition of the Assabet River Trail has been one of the best improvements in this part of Acton. Additionally, they finally completed the High Street sidewalks which will improve pedestrian safety on that busy narrow road.
the area is accessible to commuter train, rte 27, rte 2, west concord , maynard
The Assabet Rail Trail is great! Jones Playground is also a destination.
the bike path, historic buildings, open spaces with nice places to enjoy the outdoors.
The bike path, the train station, the historic buildings, the proximity to Maynard and West Concord for more shopping/restaurants.
The bike trail
the bike trail; historic buildings; commuter train; the ponds and brooks;
The collection of businesses that are balanced in their offerings (eg. Coffee, food, books, boutiques, letterpress, etc) and feels comfortable/inviting to navigate by foot.

The community. The wild life.
The commuter rail is a huge benefit and a big part of the reason we decided to live here. I worry adding large multi-unit properties will exhaust an already crowded train. As does the bike trail (though bike lanes should be expanded). The historic homes and other buildings combined with the stone walls and conservation land make it a great place to live, walk, and enjoy the scenery.
The commuter rail is a real draw. The rail trail is nice and Jones Field is nice (but could use shade, seating and a splash pad, the forks mostly goes unused).
The commuter rail is thee only nice thing here. Businesses and restaurants are needed as well as efforts to make the area welcoming
The commuter rail proximity
The commuter rail station
The commuter rail station is convenient for those visiting and traveling into the city
The commuter rail stop is key. The Discovery Museum is a gem. It's also a place that many people travel through each day. It's near the schools, so it gets a lot of kid foot traffic. The rail trail is lovely.
The commuter railroad station
The gems of South Acton are the eclectic mix of residents from all socio-economic backgrounds, of all ages, family size, ethnicities, and length of residence in town, and also the South Acton Historic District, the Great Hill Conservation and Recreation Area, the Rail Trail, Jones Playground, and the commuter rail station.
The historic buildings are lovely! We need some cafe's and restaurants and fitness studios. There is also a lot of truck traffic that needs to be routed elsewhere.
The historic buildings.
The historic nature of the area and access to conservation areas.
The historical buildings.
The history of South Acton and the people who built it is compelling, sometimes inspiring, sometimes devious, and everywhere in between.
The rail trails that pass through. The well-maintained conservation lands and trails.
The Discovery Museum.
The homes in area are nice and its close to Maynard/Concord/Rt 2
The houses nearby are historic and, it feels walkable
The hyenas of Pratt's Brook, and their witchy riders.
The location is great, and it's wonderful community with nice people, some attractive historic areas, and beautiful green spaces.
The MBTA is an under utilized resource. It's currently treated like a park and ride facility with limited draws within walking distance. This is different than Lincoln, Concord and West Concord that all zone to allow restaurants, and in the case of the Concord stops, greater density around their train station. By allowing for greater mixed use density we can create jobs and make the walkable area around the station be a better attraction for those who are coming and going from the train.
The new bike path is very nice and a great addition. Erikson's Grain Mill has what you need. Unless I'm getting a tattoo or piercing, I'm driving to Maynard Market Basket or walking on the bike path.
The new rail trail nature walking place seems really nice.
The old buildings are really nice but need a lot of work and in some cases, restoration. This would add a lot of character to the area if done well. Right now it is rather junky.
The older buildings look well-kept and I like to walk past them.
The people in the area are fun and involved. Access to the bike path and bike lanes are also great.

The potential for growth.
The beautiful business center and walkable narrow streets, proximity to Rt 2, 117 and 495, close to the school.
The proximity to the train station, the assabet river trail , great hill recreation area, dunkin donuts and ace hardware are the major reasons I love this place. I am very envious of the West concord village center and what they have achieved there with a similar constraints in space.
The rail trail
The rail trail
The rail trail is a strength. The commuter rail is also in theory a strength.
The rail trail to Maynard: a big plus. The commuter rail station. Jones field.
The rail trail was a great addition to the area! We frequent Erikson Grain, a good reminder of Acton's rural past. Jones Tavern and the Faulkner House are nice historic places. The sidewalks that now connect down High Street to the commuter station make the area more accessible and walkable.
The rail trail, commuter rail, central location.
the rail train and commuter rail
The Senior Center is amazing
The south acton train stop and the amazing rail trail
The station is accessible and convenient
The strong natural presence and the accessibility of hiking trails. The many historic buildings also set it apart from other similar sized towns.
The train is a huge draw, and the rail trail.
The train station and closeness to the schools and well as Maynard; it's really the perfect location in Acton!
The train station and the bike path
The Train Station and the Discovery Museum
The train station is an obvious draw, but also there are many businesses, and the Discovery Museum (if you consider it part of S. Acton)
The train station is the biggest strength, but the train schedule is very limiting. The conservation area is a huge asset for us all. The historic ambience of the surrounding neighborhoods makes for pleasant walks. The Exchange Hall and South Acton Congregational Church provide opportunities for community activities.
The train station, great neighborhoods, historic buildings
The train, rail trail, and Discovery Museum are three strengths.
the train, sidewalks, historic buildings and potential
the Village itself has nothing to offer; it feels depressed. The two very large old, ugly houses should be replaced with mixed uses - first floor shops; apartments above.
There are a lot of wonderful things about this neighborhood - the bike trail, the playground, the mix of housing and people, the history, the open spaces - I appreciate and connect with my neighbors and these spaces/aspects
There are lots of people who like walking and biking, so we have plenty of people who will use paths and sidewalks if available. Plenty of use of conservation lands, friendly neighbors, quiet at night, close public transport.
There is not enough to attract people currently. Sad when the yogurt place closed, as kids used it as a destination. It needs its own vibe and identity.
There is very little in the area that I would consider a strength. The conservation areas are nice.
There's a commuter rail station and stop lights.
Things are not too spread out.
Traffic is relatively light. Wouldn't want heavier traffic.
trails, neighborhoods, commuter rail

Trails.
Train access
Train and restaurant
Train station
Train station
Train station
Train station and Jones Field
Train station, back routes to concord, churches and historic buildings.
Train station, bike path, playground, farmland.
Train station, bike trail, Boston Area Gleaners at Stonefield Farm
Train station, bike trails
Train station, confluence of roads and bikeways
Train station, Discovery Museum, Jones Field, Great Hill, Assabet River Rail Trail
train station, Great Hill conservation
Train station, Great Hill Conservation and Recreation land, Discovery Museum (if in So. Acton), Jones Field (if in So. Acton)
Train station, local businesses, natural beauty, historic buildings
train station, playground
Train station, rail trail, great hill trails, Discovery Museum
Train station, river (& future park facilities), farm, residences, church, historic buildings, rail trail.
Train station.
Train Station. Historic sense of place. Farm land, Hiking.
Train station; the river; historic
Train
Rail
Rt 2 to 495
Train, bike trail
Train. Rail trail.
transportation
Transportation and recreation areas
unique businesses and buildings and nearby outdoor spaces
Unique, has a lot of history
Unique, historic village center, which needs some improvement.
Unsure,
Village "feel."
Walkable
Walkable
Walkable to train and to the rail trail and to friends!
Walkable to train, bike path, conservation land.
Walkable, historic, recreation, nature
Walking trail, playground, train, historic buildings
We are ideally situated - close to the train station, assabet rail trail, rt 2, west concord, and downtown maynard.
We enjoy the rail trail daily, and very much appreciate the train into Boston, though we use it infrequently. I love the conservation areas (Great Hill and Heath Hen Meadow) and access to great cycling on back roads. I'm so glad Stonefield Farm was preserved, as that wildlife corridor is really important.
We love the rail trail and jones field playground. We love that the train station is there for when we want to go into the city.
West side creamery. Acton coffee house. The playground will be great when finished.

What do you feel are the strengths of South Acton? What does it currently have that makes it a place that people enjoy living in and visiting?
wide range of building ages; walkability
Within the .5 mile radius, there is the Discovery Museum, shopping center and other assets, but it all depends on driving to each location. The commuter rail stop, historic buildings, playground and rail trail all seem to be disconnected islands
Within walking distance of commuter rails, of several schools, and of shopping in Roche Bros plaza. Close car access to Route 2, 27, and 111.
Wonderful trees, a strong sidewalk system, access to the Assabet Trail, MBTA trains.
Woods, nature, historic buildings, aesthetically pleasing, community
Working in Boston , its nice to have a train ride into town - given Route 2, but that's another 25 year success story. Would like to be able to walk or bike to station, but Stow Road way to dangerous without sidewalks or even dirt / gravel pathway to train station.
Yes, but need more shops, less traffic, more walking areas, more community

What are the greatest challenges facing South Acton?

<ul style="list-style-type: none"> 1) Bad traffic/commuting; some dangerous intersections 2) Limited MBTA parking and shuttles in South Acton to the station 3) Lacking a centralized, walkable shopping area with a variety of restaurants and shops (like the greatly missed Quill and Press art supply store). 4) Limited and too-expensive housing
<ul style="list-style-type: none"> 1. Safe access for pedestrians and cyclists. 2. Congestion and appearance (the center somehow seems to both have too much pavement and not enough space for cars)
27 cutting through with lots of traffic esp at early and late daytime. There is a sense that once upon a time there was an active community center. How can that return? Seems less cars and more pedestrians so that it feels vibrant. Sidewalks on both sides of the street always feels cozy. Sometimes it's a matter of increased density. Much like the changes we now have in west Acton.
27 is a major route with a lot of traffic. Parking only available by train station. Most businesses don't appeal to be frequented (no shops or places I typically go to), intersection from Central street onto 27 is dangerous.
A lot of parts are not easily accessible on foot or well connected to other parts of town/other towns by foot
A ton of new cheap housing. Acton is already packed with people and having a ton of new cheap housing will spike the population even further, make traffic way worse, and destroy the existing property value
Access- not enough parking, 27 is busy during the day, no way to get there and park there during the day, Acton already short on water
Access to South Acton Village via any method other than a car.
Local businesses of interest
Accessibility and sustainability
Accessibility Traffic is terrible and dangerous
Accessibility via sidewalks and public transit
Affordability
Affordability & traffic
Affordability and car dependence

Affordable housing
affordable housing, safer walking i.e. sidewalks etc
Again, having a plan for growth; integral to that is having a vision for the community that will provide for the wellbeing of future generations.
Already enough traffic jams
Apartment buildings
Bad traffic, not good for walking around, buildings are not close together providing a town feel like west acton, no shops
Bad traffic, poor development
balancing traffic flow, parking and pedestrian use
Based on my limited knowledge being new to town I would imagine the traffic and lack of centralized space could be an issue. I drive by the MBTA 4+ times a day and it gets very congested often as surprising hours. A lot of the businesses are spread out. I found online there is a yoga studio there that I drive by everyday but never saw the sign. Parking also seems intimidating, people always struggling to get out of the tattoo parlor lot.
Bedroom community doesn't have enough people to support shops and vegan cafes etc like lots of Cambridge and Boston locations.
Building it in, losing historical, small town atmosphere, getting big blocks of "low income" complexes
Busy roads not designed for today's traffic, narrow bridge on Main St, limitations of railroad tracks and MBTA station, historic buildings close to side of road.
Car traffic is too high during peak times it's crazy. Speed is a real issue, especially at Chadwick and School St. Safe pedestrian sideways are lacking
Cars speeding along very windy roads as South Acton is a shortcut to more trafficked areas
Cars, limited parking, little land on sides of route 27. Any new development will be right on the road!
CAT transportation does not extend into South Acton village; as the parent of a disabled adult that may one day need in-town transportation, I would like CAT to extend into a South Acton village stop
Central Street is not equipt to modernize. A new plan needs to be developed that is safer.
Cohesiveness, sense of identity, attractive to development, the bridge over the tracks and surrounding spaces need a rethink
Commuter MBTA Traffic
Commuters/cars
Concerned about safety with crossing Main/Central. A pedestrian blinking light would be nice. Small problem- but the poison ivy makes it unsafe to walk on sidewalks-have to have children walk closer to the curb to stay away from it.
Congestion
Congestion, especially at rush hours times or peak times - back up in all directions is troubling. Lack of adequate retail, and associated needs like parking, to drive more frequent visitation.
Congestion, general sense of being run down, not an attractive place to visit.
Congestion/parking related to rail road.
Construction more expensive near train station because much is in flood plain. Traffic could become problem with dense development -- hopefully there would be lower density of cars /dwelling unit because of commuter rail and many of new dwellings being affordable.
controlling growth while maintaining area's character
Cost of changes and updates
Cost of housing
Cresting space for small business

Crossing Main St. to get to the commuter rail station.
crowded
Cutting down the congestion of traffic
Deleopment
density and space
derelict Kmart store, derelict McDonalds, ugly bowling alley, ugly Bueno y Sano building. they should all be torn down, redesigned and rebuilt.
Developer priorities over community priorities
development will keep increasing and must be managed
Development, greed
Development.
Does South Acton have a center?? Where is it? It's hard to create community if there is no town center to speak of.
Doesn't measure up to other neighborhoods with neighborhood pools, or the place trick or treat, doesn't have a small neighborhood feeling, too far from schools and no easy way to bike or walk once you get to the end of the trail
doesn't seem to be much space to expand
Don't turn it into an eyesore that is inconsistent with the small town character of Acton
economic development
Environmental/habitat impact due to developer forward priorities.
expansion and development
Expenses
Few restaurants proportional to number of businesses Traffic around MBTA station (particularly at High Street/Main Street intersection) Potential for overdevelopment Raised telephone/power lines but many tall (and older) trees
Finding land on which to build sufficiently dense housing. What about housing above train parking? Could buy out the trucking operation.
Frankly there isn't much to do aside from a few landmarks. There are stores, but many are highly specialized and there doesnt seem to be anything that would draw more casual pedestrian traffic (compared with say, the areas in Concord).
government mandates
Growth and pricing out families.
high density of homes, lots of cars, can't have more development without sewer upgrades
High property tax
High traffic on 27 and Central Street may hurt walkability and the development of a real village.
Historic buildings, MBTA, rt. 27
Historic Exchange Hall, once a hub for the community, is often in disrepair (peeling paint). (Perhaps the new dance facility will help enliven it.) Other businesses like the tattoo parlor and auto shop hold little interest for me.
Horrible traffic, very little small businesses.
Housing
housing affordability
Housing affordability, pedestrian safety, abandoned houses sitting long-term, business district small and doesn't really invite people to stop - I drive and walk around there frequently but am not actually sure where I'd park for businesses. Differing opinions on development from residents (conflicting desires for affordability, racial and economic diversity, ecological concerns, historic preservation; resistance to change.) NIMBYism.

Housing is too dense and the traffic makes it hard to get around during rush hour. WR Grace still needs a solution. No respect. Everyone thinks South Acton is the worst side of town. Improved PR.
Housing. Safe walking and bicycling space.
How to clean up the area and bring in nicer retail and restaurants (sorry, I think Exchange Hall, the tattoo parlor, the martial arts dojo, the car repair place, the safety building, etc, are embarrassing) while respecting the rights of the current property owners.
How to integrate housing with the intersection of rail/bike paths and major town streets and not lose the sense of place.
How to situate multi-family housing around the Train Station without destroying the Historic District surrounding it.
I am concerned that multi-unit housing will the degrade the historic feel of south acton. Special attention needs to be paid to the architecture, and I would encourage sustainable buildings.
I wish there were a few business near the train station, particularly when you have to wait a while for a train
I would think space for parking would be the biggest challenge.
I'm honestly not sure what "South Acton Village" is? I'm new here but near the South Acton train station - so I know I'm in South Acton :-). Stowe St seems not quite safe for my kid to bike on? It would be great to have safe paths from here to the schools, to West Acton.
Increased vehicular traffic, flash floods, lack of businesses and enjoyable spaces.
Impact of the pandemic.
Increase in the housing is taking away from the charm and adding to a feeling of over crowding.
Increased development that does not fit in with current buildings. Awful traffic and poor traffic planning.
increased traffic and the need for much better traffic control and safety
Increased traffic if we were to develop. There is only so much space so it needs to be well-planned.
Increasing the ease of getting to/from the commuter rail, managing traffic flow in the area, allowing more sense development, not clearing more lots for single family homes, improving pedestrian safety
Increasing traffic
Infill McMansion development where affordable housing could occur instead. Unwieldy traffic from commuter lot expansion. Noise and neighborhood light pollution.
Infrastructure Not really easy to walk around
insufficient infrastructure for traffic and pedestrians
Integrating the varied local neighborhoods
intersection and traffic crossings. interest in businesses establishing themselves there.
It doesn't really feel like a community or a "village" - you can't really shop or eat here, and even though the Rail Trail is great for activities, walking there can be a challenge. Traffic moves quickly. Space for businesses and adequate parking also seem like challenges.
It feels like a pass-through and there are lots of empty buildings with a lot of potential.
It has increasingly become an eyesore. Too many vacant buildings and buildings in need of a face lift
It has no character. People don't even know what/where "South Acton" is. Poor traffic safety. Not enough single family homes.
It has no identity. I'm not even sure if where I live is south acton. Also the rail trail needs restrooms at the trailhead.
It is a major commuter nexus - not just the train, but cars during the rush hours.

It is a pass through area; no reason to stop except Corcubit Farm
It is already relatively developed so would be difficult to redesign/repurpose the area. Would love it to be more like the area around West Concord but that would be difficult to achieve.
It is disorganized and quite frankly dismal. The stores and shops that are there are seedy and run down.
It is getting really messy
It is hard to cross main street on foot because of the car traffic. The area is built up. I don't see a lot of opportunities remaining for quality high-density housing close to the rail station. New low-density developments will detract from the natural environment which adds so much attractiveness to the area: I saw a bobcat there just this morning.
It is hard to get around. No parking.
it is so random, the business area has no character or consistency and is not safe to walk through although the exchange building has improved over the last 20 years or so
it lacks cohesiveness
It looks so run down and most businesses are more of the in-and-out type than the linger type. If I want to go walk around and discover something new, I'm going to go to West Acton. With the commuter rail there, it has always surprised me that there's no reason to "hang out" in south acton. Would love to grab a coffee and relax before or after the train!
It needs development. I've never seen a train station with nothing else around it before
It's a commuter corridor with no draws other than to drive through without getting in an accident. I was sideswiped by another car trying to make a right on to Central Street in 2016z
It's kind of dumpy, no good restaurants, few businesses, walking is tricky as is parking.
It's small and restricted by T. Traffic could become worse on 27 coming from Maynard
It's underutilized. There's the train station and a VERY small number of shops, none of which are the sort you'd drop into casually. Access by car is awkward given the ways the roads intersect, and pedestrian access is awkward due to poorly maintained or nonexistent sidewalks. The whole area at School St. and Main St. feels like it should support the sort of density/activity present at adjacent MBTA stops in West Concord and Concord, but there's just nothing there at the moment.
It's a pass through rather than a destination
Its greatest challenge is the lack of cafes, shops, or restaurants that would cause people to want to gather or spend time here.
It's hard to move around - lots of pedestrian and vehicle intersections
Its isolation, which leads to heavy traffic congestion along Main St. The frequent engine braking of trucks on Main St is annoying. Speed limits of 35-40 MPH should be 35 MPH as many residents live along Main St. If I could only pick up our house and move to West Acton, that would be great.
Keep the development out. Green space.
keeping our community safe, more lighting on streets.
Keeping the character and feel of space without overcrowding it. The building of numerous homes/townhomes on the plots of former singular homes had begun to change the feel of the entire town.
Keeping the historic buildings in good condition, attracting more businesses like coffee shops and restaurants.
Keeping up older buildings, like Exchange Hall needing paint, etc.. Area needs attention. Planting trees, etc. Sidewalks.. Stow St .. many neighbors walk to train or playground.. traffic is fast on this road, been on the list for 20 yrs. More attention to finish Jones Field.. ugly patch not safe beyond playground. Need basketball courts , tables benches around field, here and at bike path business for drinks snacks Food trucks!! Would be fun!!
Lack of a business center. We need to drive everywhere in town for food and essential stuff.

Lack of a neighborhood center. Lack of an overall identity. Lack of restaurants or shops. Buildings and homes in need of repair. West Acton is a good comparator -- just look at how the addition of the local businesses (Coffee House, West Side, True West, etc.) have helped that area thrive.
Lack of a real center. Currently the center is just an intersection for cars. There is zero sense of community. Exchange Hall could be an ideal location for a deli, market, restaurant...
Lack of a true town center.
Lack of Affordable housing
Lack of amenities (cafe, general store, park/garden, hardware store, etc) that are accessible by walking. Rail Trail should connect to other trails in north/east. Sewer system to expand home gardening potential.
Lack of amenities adjacent to green space and public transit (coffee, breakfast, lunch, ice cream, etc)
Lack of businesses to visit
lack of businesses, lack of parking
Lack of cohesiveness, transport
Lack of control for potential dense housing and effective traffic control.
Lack of coyote milk.
Lack of economic activity
Lack of houses
Lack of identity as an area - so it's just more housing all the time.
Lack of knowledge about the history of South Acton and why it should be preserved is one factor that should be changed. Have you thought about translating materials into other languages? The other challenges include adding to our conservation trails and sidewalks to walk to the train station from Concordian Heights.
Lack of progress on 1995 initiatives for South Acton. Taking state funds now for initiatives that will end up costing the town ten times more than those amounts in the future - just say no!
lack of public bathrooms and local public transportation, terrible signage on Main Street for train station parking, bad road markings enabling drivers to block Railroad Street, not letting residence and business patrons turn onto Railroad Street from Main Street when traveling north, snow removal,
Lack of quality community locations such as a premium coffee shop
lack of restaurants and other all business
Lack of safe walking from neighborhoods to recreation and commuting. Specifically stow and Robbins.
Lack of sidewalks
Lack of sidewalks
Lack of sidewalks and lack of parking for businesses
Lack of sidewalks on some roads leading to it (River st specifically). Not many local businesses that encourage frequent visits/shopping (a coffee shop, art gallery, gift shop, bar/restaurant would be fantastic to have).
Lack of sidewalks other than Main St and Central St
Lack of sidewalks. Sad-looking buildings and spaces that have fallen out of use
Lack of small business development and parking availability.
Lack of small convenience store or coffee cart. The traffic over bridge and lack of bike safety to cross north of railway from south.
Dam on brook.
lack of small homes for empty-nesters?
Lack of some shopping and activity facilities.

lack of sufficient “anchor” businesses (esp. cafes and restaurants) to bring in non-residents. working around route 27.
Lack of train station parking. Too much traffic congestion, especially around train times.
Lack of village feel around the train station and bike path.
Lack of vision. No coherent plan. Just random stuff slapped together wherever space opened.
lack of walkability (other than bike trail); lack of small businesses that encourage lingering: cafes, ice cream stores; small grocery stores, bike shops etc. ;
traffic
Land is constrained to make major progress on transit oriented dense housing
Large volumes of traffic on largely residential streets. Some pretty miserable intersections.
Limited businesses
Limited retail and hospitality offerings within walking distance. Road safety.
Limited retail near train. No park near train.
Limited room for growth and improvement.
looks dumpy on 27
Looks like a hodgepodge of buildings and feels disjointedâ€”some places are historic, other buildings are unattractive whether housing businesses or people. The area gives off a negative vibe that needs some sprucing up.
Lots of traffic, lots of hills, nothing to do,
ltraffic issues at Main St and High St and School St. and dilapidated buiding near 33st. School . very limited small businesses to visit
Maintain the historic and rural feel, make it more walkable to surrounding businesses and to Kelley’s corner. We are walkable to the discover museum but it does not feel safe to walk there due to the traffic speeding, narrow sidewalk and scary crosswalk
Making it a foot-friendly area
Making it a workable center. Need ways for drivers to stop at businesses. I think the town has and is doing a good job creating sidewalks for walking.
Making it safer for cyclists and pedestrians. Lack of amenities such as convenience stores, restaurants, gyms, etc.
Making traffic and parking workable
Many people in the area are against apartments and low income housing because they think it will bring in traffic, but I’m unsure if studies support this and there is plenty of traffic around streets in South Acton during certain times anyway, so we need to increase safety of non drivers. Also some streets are pretty narrow and because both sides are privately owned land it might be hard to find space to build bike paths and sidewalks.
Maybe not as housing-dense as it could be, when considering population trends and affordability issues.
missing side walks, lack of businesses, lack of park-like open spaces, is there even a single outdoor basketball court for example?
More parking for commuter rail; needs restaurants
More side walks, and connections across spaces, more businesses, and restoring abandoned properties would all be welcome improvements
Most of the town views it as a train station and major artery. It is not safely walkable/bikeable due to high traffic speeds, lack of ADA compliant sidewalks, and crosswalks. If kids can't walk to school from South Acton, it is a sign it is too dangerous for people to spend time there even if there were businesses to visit.
Narrow avenues, traffic congestion, inadequate free parking, lack of safe sidewalks.
Need businesses

Need to attract small businesses which would attract people. Maybe nice little restaurant, bakery or cafe.
Need to develop small businesses that will thrive, particularly a grocery store, eating places that one can walk to.
Need to enlarge the sewer district; and to avoid filling open or larger parcels with large housing complexes
Needs more development of affordable housing restaurants
Needs more housing, needs more diverse small businesses. Constrained by zoning and availability of space.
Needs restaurants, shops, places to gather
Needs visual appeal and more businesses. Other than the commuter rail, there isn't a lot of appeal to this part of Acton. It also takes a long time to get here (if you live on the other side of Acton) due to traffic at Kelly Corner.
Neglected potential
NIMBY reluctance to create a dense village.
NIMBYism, long-time residents fearful of decline in home values and opposed to multiracial community values.
NIMBYs
No ammenities
No attractive shops/restaurants
No businesses no personality no charm
No businesses that people actually want to visit, no sense of community
No coffee shop or dining. Traffic at sometimes of day.
No commercial center. It would be great to emulate West Acton Center.
No economic engine. No central hub. Some private real estate owners do not seem to invest in their upkeep.
No enough parking space at normal time
No food establishments. Nothing is walkable.
No local businesses like bakeries to promote a place to gather, no sense of cohesion
No matter how much parking is added for the train station, people are always demanding more. We have done our part and then some!! Traffic congestion on Rt 27 and at the junction of Central, School and Rt 27 during both rush hours Intersection of Rt 27 and Central is a mess and dangerous Historic homes are constantly threatened with demolition. We need more developers who will protect and preserve these old homes, rather than tearing them down. Plans for improvements take forever. We are still waiting for a sidewalk on Stow Street, which was supposed to be the #1 priority after the train station was completed. People park on Maple Street right in the middle of the rail trail. Police/Town continue to look the other way.
No real focus or center.
No reason to hang out there (ie restaurants, coffee shops other than dunks, bars)
No restaurant (walkable from commuter rail),limited bike lanes, unsafe pedestrian access,
No restaurants
No sidewalks
No sidewalks
no sidewalks to get to commuter rail or playground
No sidewalks to parks or train station. Unsafe walking conditions. Stow st
No vision or unified planning. It's a bunch of random buildings shoved into whatever space opened up.

No way to get there unless you drive. No bike path access, etc.
no wholefoods
Not accessible / walkable from nearby neighborhoods
Not family friendly
No places for recreation / parks / outdoor events
Not clear exactly where it begins and where it ends. I drive through it all the time. It's not very walkable. I don't know where businesses are in South Acton. Parking will probably be a challenge.
Not cozy neighborly, too much drive through traffic
Not easily accessible via pubtrans, and lack of food/storefronts near MBTA.
We have our friends and family commute to Concord instead and pick them up there because there is no place to wait, especially in the late evening.
Not enough business's or variety of businesses
Not enough businesses, restaurants, and family friendly activities. Traffic congestion
Not enough happening in the village to make it a recreational hub.
Not enough safety for pedestrians- need a sidewalk on river st. Need useful retail that will make it a community destination- there is nothing besides commuter rail that is useful on an everyday scale.
Not enough stuff going on
Not enough train parking
Not like w concord.
not much to draw people there to shop/eat
Not recognizing that South Action can become a major commuter hub for the Metro West with too many restrictive policies around businesses and housing.
Not sure
Not sure if Kelly's corner counts as South Acton because it is far from other south acton resources. Other assets are spread out, no clearly defined village center. Traffic through kelly's corner.
Not sure- is there enough commercial zoning for small businesses? Promote small businesses that appeal to a wider range of population .
Not sure. I used to live there when they didn't have a sidewalk on High St., and wish we'd had it when we lived there.
Not very pedestrian friendly. Too many people on septic.
Not walkable / poor sidewalks, poor access to restaurants and small stores
Not walkable, congested, no shops or cafes, no true "center"
Nothing around
Nothing attractive at all, looking cheesy with Tattoo shop, fear of dope shop moving in next door. Need a rule to prohibit pot shop in South Acton. No place for residents to gather outdoors and sip coffee or have a picnic lunch! 2 historical homes not serving the community, could be put to better use as non-profits or art center.
Nothing has been done, wasted potential
Older buildings in need of repair
Oof, where do I start? The planning of this whole area is a mess. From the light at the bridge on Main Street up to the intersection with Central is just a sea of lost opportunity: you've got the Alchemy Yoga building with a fitness center that's never open on the first floor and a karate studio that might as well be the Wonka factory for all I've seen people come or go from it, there's the vacant building where Feathers Hair Salon used to be, the trashy building where King's Ink is, Jones Tavern, which is open two hours a month, and Good School Realty, which

barely seems to operate. Behind and amongst that is rental housing, a couple mechanic spaces, some other apartments that seem occupiedâ€”but there’s no cohesion to it. You could say about the train side of the road on School Street between the aforementioned intersection and the church, too. It needs energy, vision, and a communal spirit.
Over crowding
Over crowding. Housing on Martin street was just built, we don’t need to keep adding bog developments.
Over development, the loss of open space, the loss of it's historical character.
Over development. Crowding condos and apartments onto any plot of land. Developers buying a plot of land that was once a single family home and jamming as many condos/apartments/houses onto it as possible to turn a profit.
over population from apartments and condos
Overbuilding. Encroaching on existing residential areas and conservation lands. (There is a proposal to build a battery storage area right next to a residential area. Seems unnecessary and unsafe.)
Overcrowding and traffic. Would prefer to see the small homes taken down, lots combined, and new larger homes built.
Overdevelopment
Over-development
Overdevelopment and train station sprawl.
Over-development, i.e., knocking down single family houses or farms and putting up multiple houses or condos in the same space. This risks losing the quaint village character of South Acton.
Parking
Parking
parking and access
Parking and congestion. It needs a multilevel parking building, which could contain shops, and with solar panels on top. In Japan, every commuter rail station is a small town center.
Parking other than for train. Congestion at 27 bridge, High street, and School street
Parking! Maintaining it's small village atmosphere.
Parking, lack of shops
Parking, more variety of shopping
Parking, no businesses to go to, walking traffic
Parking, not a lot of restaurants in south Acton village (compared to something like the west concord train stop). Traffic at high st/rt 27 and rt 27/school street intersections
parking, safety
Parking, there’s literally nothing to do there,
Parking, traffic flow, good pedestrian access. Location and choice of additional businesses.
Pedestrian and bike safety, car congestion at certain times of the day.
Pedestrian safety - narrow roads with too fast traffic. Especially in winter, I’ve known several people in near misses or needing to jump into snow banks to miss getting hit by careless drivers. We walk/bike to the playground frequently. Stop signs have greatly improved the intersection at Jones field, but Liberty is still a bit of a nail biter in places.
pedestrian safety and too many muntifamily homes
Pedestrian-car safety, maintaining historic buildings, space for housing
People that want to force housing near the train station.
Piper road needs a sidewalk

PIPER ROAD!!!! and the solid 2 minutes the light is green for route 2 traffic, while residents crossing Rt 2 at Piper the light lasts only 30 seconds. Alternatively the rotary is actually easier but adds time and distance.
Plans like this one. Stop.
Please can we get rid of the uninhabited dwelling that's been empty for many years. Please get rid of the old sign for the School Street Garage. Please get rid of the old building behind the dwelling. All of that is terribly ugly and brings down the village feeling.
Politicians and other with their own agenda
Population Increase
Preserving open space competes with the housing and parking ideals. Tough to encourage small businesses when there is no place to park.
Preserving our green and historic spaces by preventing the buildout of ugly/cheap housing. Stop contractors from ruining Acton. Just stop building and start preserving. It's ridiculous
Private owners may not desire improvements
Private ownership of depressed buildings
Prospect st connection to Main St.(Rt. 27). Prospect St. turns right onto Prospect St ? Makes no sense, change street name to street section between Central Street & Main st. Intersection - no more Prospect st. name. Call it S. Acton Way
Public transportation to train
reduce the asphalt and concrete and add green spaces and shade trees
Reliable Power supply
Rezoning
Road safety and crowded spaces
Road safety is the only one I feel confident I know enough about.
Road safety. Big construction trucks driving on river street.
Roads are bad for biking and walking. Too much wildlife space is disappearing.
Roads are setup as a pass-through, without a central destination
Roads narrow- unsafe Lack of open space. Lack of truly affordable housing for 30 something's.
Roadways
Rt 27 traffic, Piper nonresidential traffic, lack of sewerage, lack of dining options, lack of small shops
Rte 27 traffic.
Run down, main intersection not bike friendly, bike linkage to Freeman Trail
Safe sidewalks
Safe walkways and bike paths
safety
See above. Additionally, it needs LOTS of character/charm/warmth.
Septic systems. Lack of sidewalks.
Sewer access for failed septic systems. Housing costs, affordability. Traffic especially on 27.
Sewer. It's ridiculous that the brown didn't approve it there. It means no more restaurants
Sewerage for all households.
shops that have difficulty thriving
Sidewalk, cleanliness, narrow roads
Sidewalks and traffic
Sidewalks are not well maintained, bike path not accessible in the winter, no restaurants or entertainment
SIDEWALKS it is not safe for our kids/pets to walk in the area. The "village" has nothing that promotes community or for anything other than an intersection to drive through

Sidewalks, speeding drivers, limited businesses
Sidewalks, traffic and lack of small businesses.
Significant Traffic making it pedestrian-friendly an uphill challenge. Siting of existing buildings so close to 27 makes street parking almost impossible . In my view, street parking serves to make for a safer pedestrian environment
Single family housing
Slowing down traffic, protecting a few critical oversize lots from dense development.
Small homes being torn down for large homes that have no character.
Some buildings that are eyesores
Some people are afraid of change. It seems obvious to me that there should be mixed use, denser housing near the train. It could be done in a way that also makes it attractive, so it enhances the neighborhood. I think West Acton is doing well, rehabbing old buildings and keeping the charm of the village center. I also like the "new" places diagonally across from the PO--mixed use, in keeping with the character of the village. That and the area with the ice cream shop all seem like a great example of development done well.
Some rundown buildings and poorly kept businesses that look low class. These make South Acton look bad and not appealing
South Acton is a pass-through area of Town for me. I don't think I have ever spent time frequenting businesses or other destinations in South Acton other than the Rail Trail (which I love.)
South Acton is mired by pedestrian safety concerns (sidewalks are 15 years overdue, posted speed limits are too high, cars regularly travel 10-15 mph faster), unruly cut-through traffic, and lack of commerce. School Street and, even worse, River Street have become dumping grounds for late night drinkers and long-range commuters who urinate into plastic bottles. The intersection between Route 27 and School Street has struggled for years to attract businesses, but since cars rarely yield to anyone or anything coming over the bridge, and parking is non-existent, most attempts have failed.
South Acton needs a dinner. The closing of Julie's place has left us without any gathering place. South Acton also suffers from too much traffic on too few streets.
South Acton needs more eco-friendly, sustainable and affordable housing in a variety of sizes and configurations. The challenge is how to develop the area without increasing the number of cars on our roads. How can walking, bicycling and future use of shuttle train service be promoted and prioritized over the suburban car. How can basic needs for food, pharmacy and general store items be accessible without a car? With EV's pollution will decrease, but traffic will still be a problem. Smaller cars for local use only should be encouraged. Laws should be changed to allow for scooters, three wheeled EV's and heated golf cart sized EV's, etc.
Space crunch
space for any traffic increase
space for expansion of anything and the difficulties of have train tracks running through neighborhoods
Space for the improvements
Space to achieve the goals
Space to allow for new development, traffic patterns are congested most days and most times
Space, Topography
Space. The mindset that nothing can change and everything needs to adhere to a " historic code"
Space? Where would there be a "village"?
Speed of cars. Traffic at High & 27
Speeding cars. Lack of town sewer.
Sports facility
Staying Environmental friendly; Staying Pedestrian and biker friendly; Increase of traffic

Terrain; bureaucracy; shifting paradigm; car drivers; NIMBYs; connectivity (South Acton is connected to nothing else unless you drive elsewhere (can be solved by making places for people to go))
Terrible rush hour traffic on High Street and on Route 27 twice a day. You should coordinate with the Acton/Maynard Powder Mill Road planning project. improve current village "feel" to be more like that which exists in West Acton.
Terrible traffic back-up on route 27, by Erickson Grain and up to Kelly's Corner (including High St). There is no business near the train station. Parking for the train station is inadequate. If one wants to take a train in mi-day, there is no place to park. The intersection of Central St and Main St is a nightmare! Coming from Central, it is almost impossible to see traffic coming from the left on Main St.
The "I am here now crowd" that want to change things for the sake of change.
The area is less walkable/visitable because small businesses are scattered throughout (or non-existent) instead of concentrated into a common center. Commercial areas are also either starkly commercial (e.g. strip malls) or reclaimed stick-framed buildings (e.g. by the train). Scattering those developments throughout the neighborhood creates a disjointed/disorienting feeling to visitors. A more clear mixed-use center near the train would alleviate that issue.
The biggest problem is the Historic Commission and the old unused or underutilized buildings , decaying jumble
The business don't draw in pedestrians. They look old and unused. Accessing business is not pedestrians friendly. I think a community area behind the historic building (not on busy road) would help people come and stay a while before heading to bike path, park, or commuter rail. We need easy take and go treats. Sandwiches. Ice cream. Bubble tea.
The greatest challenge facing South Acton will be attempts to overpopulate South Acton by jamming as many subsidized and dense housing units as possible into the area, which is already quite diverse in its housing types.
The greatest challenge is affordable housing. South Acton needs more sea;ration among foot, Bicycle, vehicular traffic. South Acton needs more numerous and more attractive commercial operations.
The intersection is a "cut-through" route. How can it be made into a small / modest destination. Essentially no parking. Parking available only for commuters who spend no time in South Acton. Is there an assumption that low & median income renters also take the commuter rail to a job?
The lack of a crosswalk to get to the Great hill reservation. As we become a more dense neighborhood we need to be able to access South Acton's wonderful, natural resources like Great Hill. Currently access to Great Hill is oriented towards cars.
The lack of direction for the corner at 27. It's wasted opportunity
The poor condition of buildings
The road goes right through it; there is no parking; it is very difficult to create a business there; it is very ugly.
The traffic on 27 is starting to become an issue
The traffic pattern is a nightmare. Rush hour delays cause us to avoid the area. Maple St being one way makes visiting that area undesirable.
The train station parking lot does not feel pedestrian friendly. It would be great to have a coffee shop and walkways with a garage so that the station had parking but felt more like West Concord - embedded in the town. The bridge does not feel pedestrian friendly.
The very awkward roads. The mix of odd uses.
The Village area where Main St. intersects with Central St. down through Exchange Hall and where School Street meets Main St. - this whole area is such an unsightly, unsafe, undesirable place. I don't know how the Town let it get this way, but I suspect it has to do with zealous and perhaps myopic preservation of historic buildings. Exchange Hall is a treasure, but the rest of

the those buildings - including the more modern ones - are so poorly laid out, unless there is major urban renewal and a new design plan, nothing substantive is going to change. Just take a look at West Acton for a thoughtfully laid out Village with thriving, desirable businesses and safe pleasant sidewalks. But getting there would take demolition - are you up for it?
The waste water factory makes big noise when the truck comes.
There are no businesses there worth visiting frequently
There are not enough sidewalks for safe walking outside of an established neighborhood. Roads like High Street (sidewalks in progress!), parts of School Street, Parker Street, Chadwick and River all need sidewalks to allow people to safely walk to West Concord, local businesses, to conservation areas and just for recreation. Additional support for small businesses would be lovely in South Acton center.
There are not many destinations in South Acton Village.
There are so many areas that would be well served by sidewalks (school st/lawsbrook east of hosmer, Parker St to give neighbors pedestrian access to cucurbit farm). I'd love to see restaurants and a coffee shop by the train station, or a set up similar to west acton village. Also, some sort of bike path across the school st fields that could access the new bike bridge would be amazing.
There are virtually no empty sites for development Compliance with the MBTA program will involve wholesale destruction of existing neighborhoods Limited street capacity for traffic increases
There is no discernible south Acton village area, what even is that. We need cafes, a park, not some tattoo parlor and a gym no one goes too.
There is no easy way to get to the train station without a car -- needs better bike paths and sidewalks or a bus to take people to/from train
There is no real South Acton Center. Would be nice if there was a coffee shop or restaurant here.
There should be more walkability and bikeability for people going to the commuter rail. This area desperately needs a sandwich or coffee shop!
There's no identity
There's not much here. It doesn't feel like a real village or town center. Except for the ARRT, which connects to the train station and Maynard, it feels isolated. There are not many local shops or especially cafes to draw people to the area or encourage getting around on foot.
Thoughtful sustainable development that preserves a village and neighborhood feel. Balancing development with capacity of schools and sewer system, traffic.
threats to historic character loss of street trees need better landscaping
To not look commercial and cookie cutter.
too car-centric, not a real village center
too many cars
Too many cars / traffic. Speeding cars and crosswalk violations. Too much housing (beginning to look like Chelsea).
Too many cars seeking parking for the train station, yet not enough parking capacity for those who wish to take advantage of the train station. Future state mandated allowed residential density integrating with the historic pattern of residential and small commercial parcels.
Too many new houses, traffic, no local businesses
Too much traffic
Too much traffic and lack of walking and community spaces.
Too much traffic concentrated in specific areas near or on Main St

Town govt not making a positive impact
Traffic
Traffic
Traffic
traffic
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Traffic
Traffic and encouraging businesses that appeal to families seem to be the two biggest challenges.
Traffic and existing infrastructure. The intersection of 27/High Street and School is a nightmare to get through most hours of the day. Major improvement needs to take place BEFORE adding business and multi-family homes to the area.
Traffic and lack of sewerage
Traffic and over crowding, noise, excessive lights at train station and adjacent parking lots
Traffic and pedestrian safety
Traffic and reluctance to make things nice...as expressed at Town meeting.
Traffic and speeding Lack of pedestrian safety Lack of small businesses that I am interested in
Traffic and the flow of traffic from high street and RT 27 as well as merge from central St. we have prioized housing vs proving infrastructure to allow for parking for the commuter rail. The lack of adequate space for parking should discourage any expansion of retail.
Traffic around the commuter station (all directions, particularly Rt27), Lack of local business
Traffic at intersection near park
Traffic at intersection of School St. and Rte. 27; Walk- and Bike-ability; Maintenance and increase of green space; Clean-up of South Acton Village area
Traffic at Rte 27 & School St intersection
Traffic at school st and 27 intersection is frustrating and causes a lot of congestion for commuters.
Traffic at the intersection of rt. 27 and School Street is brutal during rush hour.
Traffic bottlenecks near train station.
Traffic choke point and traffic volume around train station. Weird intersections that make merging difficult. Lack of obvious parking.
traffic congestion
traffic congestion
Traffic congestion is pretty bad. The commuter rail stop feels like it's in the middle of nowhere, and when people get stuck there for a while, there's nowhere they can go. The destinations

are spread out and disconnected. The architecture of the commercial buildings (former K-mart, former McDonald's, former muffler shop) is unattractive and feels out of place. There's a lot of wasted parking space (around the hardware store and the former K-mart parking lot).
Traffic congestion un-needed commercial residential buildup.
Traffic congestion, especially on rt27, High St. and River St. discourage me from the area on week days. Lack of parking also detrimentally impacts my desire to frequent some local businesses.
Traffic congestion.
Traffic control, Sidewalks, Bike lanes, Undergrounding utility lines (Power and communication), Sewer, Planning/Zoning that allows farming, restaurants, energy and public gathering space but encourages and sustains large tree lined streets.
Traffic during peak travel periods.
Traffic flow and all the buildings look different. I think Acton should have some type of zoning throughout the town that makes it mandatory for any new buildings or renovated buildings to follow a strict design to make the town more attractive. Too many individual designs lead to an lack of flow and attractive ness, quaintness to the town.
traffic flow in and around Main St/High St/School St
Traffic flow, especially at Main and Central and Kelly's corner
traffic flow, lack of sidewalks, parking
Traffic flow, parking, and ability to attract/retain commercial entities. Many properties are run-down and vacant. The Town government should be focusing its energy and resources at supporting businesses, and exerting efforts to attract a developer who can create an "anchor" establishment at or near the intersection of School, Main, Central, Maple, and River similar to West Acton Villageworks.
Traffic flow. More sidewalks would be nice
Traffic Flows
traffic getting from high street/main street intersections at any rush hour is a mess. Businesses at south acton village are not of interest to most residents (though better than the McDonalds that has been vacant for 15 years down the road)
Traffic I think is a big one. Rt 27 and High Street can get really backed up especially at evening commute times. Not sure how this can be helped, though. And Central Street gets a lot of car traffic as well. But if the area is beautified a bit more, it can maybe make being stuck in traffic there more bearable.
Traffic is horrific
Traffic Management, speeding on Route 27, lack of interesting places to shop.
traffic on high street, no real center
Traffic on road 27 and lack of enough parking space for MBTA train commuters
Traffic on Route 27
Traffic patterns make it difficult to access businesses
Traffic patterns make it hard to get through during rush hour, especially in the afternoons.
Traffic problem. School
Street used to relieve traffic on Rte 2
Traffic safety
Traffic safety, poor sidewalks in rainy snowy weather, lack of green space
Traffic volume; population density; over-development; preserving existing character and integrity of architecture; roadside tree maintenance; unsafe sidewalks and crosswalks.
Traffic
Traffic!!!
traffic, getting a really nice coffee shop that won't cause a traffic jam, commuter parking, overdevelopment, too much density

Traffic, and there's little to draw you there besides commuting.
Traffic, bad sidewalks, too many driveways to businesses which makes sidewalks often useless, little curbside appeal
traffic, climate change, overpopulation, cost of living, Sewers, water quality
traffic, crowding
Traffic, destruction of nature to develop large buildings and developments.
Traffic, disregard of speed limits on residential roads. Trucks that are too big to be on the town roads are not restricted. Although many sidewalks have been added over the years the speed of traffic makes even the sidewalks dangerous for pedestrians.
Traffic, increased density of buildings, did I say traffic? It may also be difficult to attract other small businesses to South Acton due to challenges of getting to parking lots, and due to Traffic.
Traffic, it takes an average of 25 to 30 min during rush hour to get from high street to the lights on mass Ave. Traffic calming isn't what's needed, road expansion and more lanes are.
Traffic, lack of businesses
Traffic, lack of sidewalks and protected bike lanes besides the bike path, water and sewage, industrial buildings located in prime residential/commercial areas, awkward layout of commercial space, lack of nicely laid out retail amenities like coffeeshops, fitness, sandwich joints, convenience stores etc, half finished park space.
Traffic, lack of sidewalks, sewer only handles a small portion and there isn't anywhere to go/gather also would like to be mindful of tree clearing and loss of wooded area and ensure residential growth is balanced and not at the cost of all the attributes that draw people here in the first place.
Traffic, not enough sidewalk
Traffic, Nothing there worth "visiting" except for the rec facilities. Meaning, no shopping or restaurants/cafes. The businesses that are there are very single-purpose (insurance, tattoo, um... and what else? nothing)
Traffic, over crowding of housing
traffic, parking, shortage of community gathering and places to eat or get a coffee
Traffic, pedestrian and bike safety, lack of sidewalks in some areas
Traffic, pedestrian walkways
TRAFFIC, People driving way way way above the speed limit, no safety for pedestrians, or bikers, or children. Unhinged development with no planning. One nice old house is torn down and eight townhouses go up in its place. That's around 16 cars with no attention given to traffic. We are Acton's dumping ground for development to reach 40B quota. Development should be widespread in the ENTIRE town.
Traffic, safety and lack of businesses/homes to make it a destination/livable area
traffic, sewer
Traffic, traffic, traffic. And commuter rail parking.
Traffic.
Traffic. I have hard time tiring out of my road onto Main Street every day. There is always traffic near the bridge. No more housing in that area please!!'
Traffic. Need to focus on improving traffic flow on Main St. Too many traffic jams here that back up onto High St. Need to improve visibility of pedestrians crossing the street at night. Need more retail to create more of a destination feel - this could be down with the decaying retail by the train station (Good School realty building, auto-body, Jones Tavern, Exchange Hall). Those should have business that would drive walk up retail traffic.
Traffic. Pedestrian access. Commuter rail parking. Age and condition of existing structures. Impediments to new construction.

TRAFFIC. Traffic flow. Lack of shops and small businesses. Parking (besides commuter rail). Unattractive, trashy lots; abandoned or little used buildings; a large, unattractive, concrete bridge over the railroad.
Traffic. Lots of cars and cars. Hard to navigate on foot with all the cars.
Traffic. Not a good place for small businesses because of lack of parking. Not enough parking at MBTA station.
Traffic. Over development. Housing density.
Traffic. Unsafe crossing High Street.
Traffic; not a "center" feel like West Acton, more of a drive-through feel than a community or neighborhood feel; some buildings kind of run-down
Traffis
Tragic flow
Transportation/circulation issues. Not at all walkable. I chuckled at the "frequent local business" option above because there aren't too many businesses over there. There should be NO single family homes near a train station.
Trying to get to the other side of acting is sometimes very hard. Crossing Piper road or turning onto route 27 free pandemic was horrible. I assume we will get back to those levels eventually
Turn it into a community and a destination, not just somewhere to pass through on the way to somewhere else. Requires significantly more small businesses (variety of) and local population that is likely to patronize them. Dense housing ought to help, safe, walkable connectivity is crucial.
Unattractive not historic buildings, marginal unattractive parking
Uncontrolled development like the mess on Martin St
Underused, undervalued and underappreciated properties. So many assets that are disconnected. Buildings in disrepair.
Unfunded mandates from the Commonwealth that are forcing a change in character based on outside-of-Acton priorities.
Unimpeded development, traffoc
unmaintained high visibility buildings
Unsafe sidewalks and roads
Use of sewers to facilitate oversize dwelling structures. Lack of connection to Bruce Freeman bike trail
vehicle traffic bicycle/pedestration access tree and natural surroundings
VERY car dependent and heavily trafficked. great charming pockets but not cohesively connected. really no way to safely (without a car) cross over or bike from one section to another (YET!)
seems like more could be done to identify and put small shops closer to the station area?
Very few businesses, no restaurants or other food options, some buildings do not look well maintained
Very few commercial businesses such as restaurants or shops limits what local commerce flows from the Concord area into Acton. Adding restaurants and shops would provide tax income and offset already high local taxes. The commuter rail is already crowded with many coming some distance to take advantage adding a commuter focused large multi-family would stress the train capacity and increase large truck traffic with little benefit.
Very few streetlights make walking unsafe. Not particularly close to any elementary school (crossing rte 2 to Conant takes as long as driving to Blanchard in Boxborough)
Very heavy fast traffic on main street is what influences the character of s. Acton the most

Very little selection of types of businesses, end up having to drive to other towns to purchase certain goods.
walkability - wish that it was safer and easier to walk/ride, and that there were more places to walk/ride to.
Walkability, decrepit historical Faulkner Homestead and Ericsson's Grain, dismal Stop & Shop plaza, horrible eyesore Kmart and McDonalds buildings left to rot at the most major intersection of Acton. Lack of parking at commuter rail despite an option years ago to allow the state to pay for a parking facility. Lack of sidewalk from commuter rail towards Jones Playground- bad traffic pattern at that intersection. Constant overgrowth of plants/weeds over the sidewalks, no blind person sensory sidewalk curb cuts.
Walkability, maintenance of the weeds along the roads to make it safe for both driving and walking, no destination shops to make residents want to explore our area, speed of traffic in most areas is unsafe.
Walking and biking are difficult. Lack of parking makes retail difficult.
Wasting our money in a reckless manner without regard to budgetary costs and working to DECREASE TAXES for a change.. Wake up we are in a RECESSION
We need more businesses, restaurants, and gathering locations to create more community feel.
We would really use sidewalks along Stow Street a lot if they were there. Now we have to drive and find parking at playground and bike path and train station. We would gladly walk if there was a sidewalk.
Wetlands, historic district
What are the greatest challenges facing South Acton?
Where is new development going to go?
With the commuter rail there the traffic is a disaster
wokeness

What are areas of opportunity that the Town and others should explore?

"Commuter Village" within walking distance of the station. Could include retail and residences. Include public play spaces for all to enjoy.
"South Acton Center". Currently it is only an intersection with zero sense of community. It should be a destination location where people can walk to a market, deli, restaurant...
?
1 central location for business 2 new small housing
1.Increased density for residential/mixed use in Kelley's Corner in combination with a commuter transit service to the station. 2.Decking over parking and developing appropriately scaled multifamily mixed use near Train Station. 3.Rezoning the larger tracts of land nearby the train station, such as along Martin and Stow Streets. 4.Rezoning the immediate neighborhoods of S Acton Village to allow for duplex and triplex.
A coffee shop and bike shop at the end of the rail trail, by the commuter rail, would be amazing. Thinking about how to thoughtfully add restaurants and creative spaces along Main and School Streets (plus parking opportunities) feels essential to building a neighborhood.
Acton plaza, the track.
Adding a deck to the train station, allowing some of the historic homes on Central Street to become bed & breakfasts

Address traffic bottlenecks.
Affordable and multi-family housing cannot be solely based on train stations -- high-density or multi-family housing should be spread throughout the town. There is no "village" with services in South Acton to support the new residents. Since covid, people no longer take the train 5 days a week for work. You will add housing to this area, but the increased number of residents will cause traffic problems. There is not enough space to turn this area into a WConcord where you can truly walk to many services. Plus, how can you guarantee that services will come? Look at Middlesex Bank abandoning Maynard and W.Acton and focusing on locations that need cars (new Quill & Press location, and new Market Basket location in Maynard). Housing near train stations sounds good for cities, but EVERY HOUSEHOLD of new housing in South Acton will have one or more cars.
Again, South Acton needs better roads before adding any housing.
Anything that can be done to repurpose the old kmart area around exchange hall
Area at the corner of prospect and Main: make retail area more walkable with expanded sidewalks and benches, places to gather. Encourage more retail.
Area near MBTA station: allow for development of apartment buildings (3+ Bedrooms) that are affordable to low income and middle income households. Replicate West Acton retail availability.
Areas along route 2 for easy access and less intrusion on conventional existing housing neighborhoods. Less traffic impacts.
areas of discovery museum , main st, faulkner house, stow st
Around the train station, exchange hall, rail trail, and discovery museum there is natural or potential foot and car traffic that could support more density and amenities. Increasing density and parking would create more of a village feel.
At the intersection, there should be coffee shops or an ice cream store. Connect the Assabet River Trail to the Bruce Freeman Rail Trail. Make the bike trail along Main Street separate from the automobiles.
available space and good proximity
Better accessibility to t station Cross walk to great hill Expand upon local businesses
Better pedestrian access ,better bike lanes, restaurant walking distance from train
Bike lanes on School street and Piper Road. Connection to the BFRT via School Street. Bike sharing perhaps?
Buildings in the area immediately surrounding the commuter rail station don't help with the town's goals. The buildings generate little foot traffic and require patrons to drive there each time, worsening the traffic situation. As businesses, they do nothing to provide housing in the immediate area so commuter rail passengers are forced to live farther away and drive to the commuter rail station. I see no benefit in any of the buildings surrounding the commuter rail station and all should be replaced by housing or parking.
By MBTA station and exchange hall, the business layout is sloppy and not aesthetically pleasing with some buildings that have fallen in disrepair.
River St has a parcel that is supposed to become a park but currently is ugly and in disrepair. River St could also use more sidewalks.
The intersection between main st and prospect st is dangerous.

Can zoning design enable affordable housing closest to the commuter rail station? I believe existing conservation and recreation areas such as Pacy, Monson, Great Hill, Pratts Brook must all be preserved.
Centralize residential and commercial spaces around the MBTA stations and st key intersections where traffic can be controlled and parking already exists.
Commercial at the MBTA station (Coffee shop)
Community sports club at K-Mart location
Commuter Rail parking at the Discovery Museum - Make a sustaining donation to this GREAT museum and park.
Connect it better with Kelly Corner and make that entire area mixed purpose (more retail and restaurants, multifamily, and walkable)
Connect trails to other open space sites. Can sense of place in West Acton Village be recreated or matched in South?
Corner of Main St and School street has a lot of businesses that could be improved so that more residents would use their services (put in more retail and restaurants here)
Create better intersections for cars and pedestrians as well as easier access to businesses and historic buildings
develop a walking path that connects the areas of south acton
Develop the Kmart or any other large empty building into an arts center like Umbrella or ArtSpace. Emphasize studio space over sales areas. Artists need a place to work, store their supplies and projects. A live-work space would be even better.
Development.
Discovery Museum; MBTA
Don't know
Don't know enough to respond.
Don't know but near MBTA station
Don't think I could have any information that would be helpful here.
Expand rail trail to connect to other trails. Expand sewer access. Sidewalks.
Expansion of Green Space and Recreational Areas; Traffic control on Great Road, Massachusetts Ave., Main St., School St., Central St. . . . Route 27 and Rte. 111 in general
Faulkner house and the surrounding property are historical and contribute culturally to the town. This must be preserved!
Faulkner house grounds could do with improvement.
Faulkner House is underused traffic might improve with well-designed fixes to the one-way at Maple/Stow St and Main Old emergency services building, small surface lot, old School St Garage good stretch for dense residential/retail
Fix this intersection.
Fix traffic light cycles for morning and evening commute and left turns to reduce multiple cycle wait times. Or limit access to local traffic for safety and congestion. Add retail/convenience shop to former plaza/office space.
Fix up this area between the old fire house and church. Restaurant, coffee shop, small convenience store.
Fixing traffic nightmares
Focus on the existing, awkwardly laid out commercial use area
Former Kmart area be converted into businesses or community center
From the Map I see that WR Grace is not in the scope of this survey but it should be. Hard to see what can be done in the target area considering all the land is already developed and it would be sad if open space was developed. Open land should be retained. Not familiar with

current zoning such that I could speak towards new zoning. The South Station improvement in the past was wonderful but not sure how much space there is for bettering the parking or the retail opportunities.
Further development of the park/open space near Martin St and Stow St MBTA station is nice, but integrate it into the Village. Improve traffic flow and walkability of the Village Center. Clean up and develop River Street.
General store-fits the historic vibe in exchange hall, restaurants(sit down and take out), retail
Green space no development
Grocery stores and gym near the station. Sidewalk and/or bikeroad for River Road.
grocery,resturant
Hayward road Kelly's corner Around library Signal near police station More Walking lights
Hiking trails on the Gleaners land as promised in town meeting when it was approved
housing
Housing
Housing and/or mixed use in flood plain. Building over commuter parking lot.
housing close to station for commuters
Housing/Commercial space.
I can not see how any area can be developed. Leave the conservation land alone.
I did not pin Kelly's Corner (Kmart property) or Discovery Way area, because I think plans are already set for those. I may be mistaken about that. Nevertheless, all areas pinpointed will need underground parking covered by platforms to support buildings and open space and/or solar panels. Why can't EV's charge while parked under the shade of solar panels? The architecture near the train station should complement the styles of the historic district. New buildings near Roche Bros. or CVS can be quite modern. There's lots of room for development near Acton Ace Hardware. That parking lot is never full! No trees need to be cut in any of these areas! Parking lots below, layers of buildings with some open space in the middle, solar roofs on top. While excavating install geothermal tubing as well. Require these sustainable energy uses in the building code. No business should be allowed to have a flat roof without installing solar panels!!
i don't really see any, unless the town were willing to purchase existing homes -- the existing farm land seems a bit out of the way -- the center of mass here should be at the intersection Rt. 27 and School St.
I don't really understand the question.
I dont understand the question.
I have no idea where we can build affordable housing; I just know we need more so that people who work in Acton can afford to live here.
I haven't thought enough about this to contribute meaningfully
I love the idea of having a restaurant or coffee shop in the "Exchange Hall" building!
I marked 3 areas tied to my comments 1. Around the train station - seems to be undefined "dead" space. Devoid of natural, it's old paved areas but not being used. Could this have a few small shops, maybe office space and more inviting "green" space/trees. 2. KMart lot...obviously the biggest element in much of this. Such an amazing opportunity to create a mixed use village that anchors alot of the town vision together. 3. Related to this I put a dot on the southeast corner of the Rte 27 / 111 intersection....the

congestion is not sustainable. A two lane/2 way road with businesses on both sides is hard to navigate. Can some of this traffic be re routed. Should the businesses on right side (heading north) be relocated into the Kmart lot development and use that area for the car traffic (where subway, sorrentos, etc. are now).
I think the ideal long term scenario for acton is one where the whole corridor from the train station to the schools is accessible by bike/bus/walking and more densely populated
If there were a coffee shop and a bookstore near the commuter rail station, they would be very profitable and would give people places to go while they wait for the commuter rail.
If we could figure out the light at 27 and school at and maybe expand the bridge to accommodate traffic better
I'm not a business development expert. I live within the half-mile radius of the T station, and I'm amazed that there isn't a cafe or small general store-style place in this area. I'm also amazed by how little there is for teenagers to do. They roam in packs to the CVS, Starbucks, and TJ Maxx...would love to see something else for them.
I'm sorry, but I don't have any suggestions for this.
Immediately north and south of train station. West of Martin Street. Adjacent to the trail. Southwest of Prospect.
Improve pedestrian access to trails
Improve the rush hour traffic situation in Kelly's Corner; I'm not convinced the current project adding more lanes at the intersection is going to do much good.
Improved access to Great Hill Recreation Area.
Improvements to shopping, housing around MBTA stop and existing shopping areas (Acton Plaza, along Main St, and along Rt 2)
In and around the train station for coffee places/breakfast other stores Housing option
Install sidewalks along River Street to connect Pratts Brook with Great Hill conservation areas.
Intersection of School, 27 and Central could be safer to access and walk around if businesses go in. Crosswalk and parking for Great hill on 27 can be made safer. Central street has opportunity for businesses.
It would be great to add things in and around the rail trail so people could combine activities - take a walk, get coffee, eat lunch, visit small shops, etc. If there were a WAV vibe in addition to the rail trail, that would be great!
Jones Tavern should be leased to a restaurateur interested in operating it as a historic tavern.
Jones Tavern KMart Bike-friendly intersection
Keep as much green space as possible and use existing structures for smaller multi unit affordable housing
KMART
Kmart lot - should be put to good use, such as. Petco, Target, or collection of smaller shops, or a community recreation center (pool, YMCA, art center, etc), or mini golf, or drive-in movie, zip line, etc. Something the community can engage in.
K-mart property redevelopment could make a big difference to Kelley's Corner Opportunity for dense multifamily housing south of tracks to expand South Acton village. Pedestrian-friendly and safe crossings of Main Street (including walkway(s) under bridge). Opportunities for use of town-owned former-mill property between River Road and tracks to expand South Acton village.
LA fFitness / parking garage
Land
Land preservation only
Large lots owned by existing homeowners could be bought by the town for redevelopment

Make sure that Great Hill and area remain Open Space
Massachussets ave, great road
MBTA
MBTA parking that better reflects current commuting trends. Very few people are taking the train everyday anymore.
MBTA Station area
Mixed housing with design similar to half moon hill.
Mixed use at Kmart and Roche Brothers. Convert parking to housing at commuter rail. Look into Lombardo operations on Stow line. Use opportunities such as Hawks Crest development for projects that are not single family homes.
mixed use right at the T (current Lombardo's gravel? Another connection across the tracks connecting School St or River Road to High St? (Relieve pressure at the intersection)? Better parking to support retail at Exchange Hall? Parking garage to free up space for mixed residential/retail at current T surface lot?
More businesses to service commuters: coffee shops/eateries, more bike storage. Connected routes from the train to the discovery museum, assabet trail, etc.
more conservation land, less development
More developed downtown areas
More parking
Multi-Family housing with existing adjacent open space
Municipal sewer system
Near the Exchange building
New baseball field complex on old Kmart site? Veterans Field does not have the capacity to deal with two games at once. Parents have to park across the street and dangerously cross busy Route 27/2A.
No comment
NO idea what this questions means
No multi family homes.
No opportunities. Stop interfering in people's individual choices.
None
None of the above. Don't build just to build. Show us the actual need and the ramifications of not moving forward.
None. Leave the land as it is
None. South Acton is already built up.
North Acton needs water and sewer and other infrastructure including a neighborhood walkable school
not much area to "explore", but my suggestion is to tear down the strip from Central street to the bridge and start over, retaining the historic building
not sure
not sure
Not sure what you mean
Old K-Mart building and lot Potentially west of Martin Street? Unclear what is currently there.
Old Kmart place need to use
Old Kmart Plaza - not just kmart but other building on it as well - get rid of empty space and use it to improve Acton.
old McDonalds and Kmart should be made into a park or recreation area
Old storage area behind the train station
Once the Kelley's corner project is finished, we need to decide on what sort(s) of zoning well initiate for the KMart lot and the land behind the TD bank to the bowling alley.

It looks to me as if you've highlighted wetlands" which should not be disturbed and conservation lands. There is land on maple street that could be redeveloped for needed housing" it just happens to be private and an existing house demolished.
Open land
Open space areas Retail near the train station Bathrooms near the train station
Opportunity for family oriented restaurant/cafe
Outdoor pickleball courts, small cafe
Outside the circle, the former K-Mart property and former McDonald's beg to be reimagined, perhaps with retail, housing and community facilities. For housing close to the train station, the Town owned land and buildings south of the station might be used for multifamily housing, possibly with some small retail/coffee shop type spaces. The land across from the Exchange Hall could be mixed retail and housing, although parking might be a problem. I am not sure what some of the big vacant looking properties are, whether possible for multifamily housing within the half mile radius or not.
Pacy Land into park without domination of sports fields or playground equipment Limit expansion of Discovery Museum.
Parking garage.
Parking; town homes; single family homes; public transportation to train station
Parks, nature, walking, biking along River St
Parks. Restaurants. Retail. Like w conc. Or Waltham.
Please describe areas of opportunity here:
Pratts Brook, Pacy Land. KEEP agricultural restriction.
Present MBTA Parking lots may ultimately be replaced by Autonomous vehicle drop-off/pick-up lanes. Would like to see the Jones Tavern and surrounding buildings reconsidered for potential other uses that better suit today's public.
Pretty tricky--this map is badly outdated, and makes it look like some larger parcels are available for development, when in fact they already have buildings on them. "Anthem Village", next to the brook on Martin Street, is one example, which fills three parcels shown here with 27+ units. This is not a helpful question!
Provide safe walking along stow street
Public access onto and across Hebert farmland to better "link" Pacy and Great Hill; Better public access to Stonefield Farm non-ag land; Creative use of Rec building on Audubon Hill; link of ARRT w/BFRT somehow through Town or along RR tracks into Concord
Redesign the retail space around the train station to allow for more/better retail space and parking.
Remove crossflow traffic against rt 2.
Remove multiple small homes and replace with large new ones. Will reduce the cost to the school system by supporting lower enrollments. Will increase actons home values and help all homeowners in town.
Remove the bike path from the street. Develop a board walk that runs parallel the train tracks going from W Acton to S acton train station. Get pedestrians literally off the street to where it is safer to bike/walk.
Restaurants, community center, single family homes, community pool, local shops
Restaurants, Gym/Sports facility
Retail and services
Retail by train. Park at lot.

River street needs a sidewalk and/or bike path because many people use it to either walk to/from the MBTA or to walk to Pratts Brook and that street is very narrow with bad visibility in some spots.
School Street better traffic flow. Better maintenance of overgrowth on River St. and the sidewalks along School St where residents can actually walk.
Seriously cannot see inside this map.
sfsdfsdfasfasdf sdfsdSdfsdfsdSdfsdfsd
shops + restaurants -- a place for people to gather, stay, eat walkability to help link South Acton to surrounding resources like Discovery Museum, conservation lands, retailers
'-Sidewalk from TJ Maxx to CVS across Mass Ave. Cannot walk across with stroller. -Old Kmart Building- so sad to see it go, but I don't think I want a neighborhood target there, it would create too much congestion. Seems like a central spot for a community town center. No more banks please! -Piper Road- can you create a turning lane at this intersection. So much back up. -Taylor Road- Sign for Abutters only during certain hours. Also, a vehicle restriction sign. What are 18 wheelers doing flying down Taylor road? With the new sidewalks, Taylor Road is even more narrow. -Crack down on delivery trucks. I see the same truck circle around and around the same block, delivering packages not in order. -Painted lines and reflectors on all crosswalks. -Distribute low cost safety gear to residents who walk at night. -Crack down on dog poop. Fine owners who don't clean up. It's disgusting in the winter. -Change the town hall format of voting on town items. Town hall is not representative of the residents of Acton. I've been to town hall. It's all old white people or interest groups who attend. The normal working parent cannot attend. I would love to vote by mail, or online. My voice is not heard in this town. -Better town website. It's hard to find anything on the town website. I search and search and google search, just to find old agendas of old meetings.
Sidewalks on Parker St, more attractive landscaping at school st/main st,
Sidewalks on Piper Rd
Sidewalks on River, Parker, and Piper roads
Sidewalks!
Small cafe style restaurants. Sandwiches, ice cream, bubble tea. Especially near commuter rail. Expand jonesfield and make it easier to stop and hangout all day (seating, shade, bathroom, water feature).
Small convenience store.
Sorry. Don't know enough about the area. (How do you define South Acton for this surveyâ€”within the half-mile radius?)
South Acton (in circle)
South of commuter rail. Land by 27/rte 2 exit entrance ramps. Land along rte 2.
Stop ruining south Acton
Stow street from Robbins to the station: needs a pedestrian walkway (preferred over the wetlands) or sidewalk.
Tennis court Gym, pool, green space or community center where old Kmart is Elevated board walk green space between flint rd and village
The "village" area has potential for some retail and restaurants. We NEED sidewalks. We do not need more houses which mean more traffic and its already SO dangerous for our kids to walk

around the area. We live off Parker and it terrifies me how dangerous it for my kids to ride a bike.
The agriculture restriction is no longer a priority. This is an area of deveped well cloud provide more benefits to acton.
The area around Mass Avenue that goes by the high school and leads to the other commercial area.
The area behind CVS.
The area between the commuter rail station and main street could be reimaged / reconfigured to create a town center similar to concord center or west acton (perhaps on a smaller scale), with walkability, access to mass transit, ample off-street parking and featuring retail and dining options. Ideally, this would include the Exchange Hall or the property across School Street as well.
The area south of Martin Street, along both sides of the RR tracks appears to be vacant. Unless this is the Simeone farm land. The Ericson's grain mill site, should Ericson's ever choose to sell, may be usable. The area immediately adjacent to the RR station, may be a good spot for small business. (e.g. coffee shop, convenience store, bank branch/ATM, other retail) Perhaps the area between the Pacy Land and the Great Hill Recreation Area is workable.
The area underneath the words, "MBTA Sation" would be a good space for shops, restaurants, galleries, outdoor gathering/eating space
The big building on the corner of School and Main and the areas across the street on both sides seem like areas for renovation and improvement. The empty lots along the river...
The discovery museum looks like hell. Why did you allow them to cut down a Forrest just to build a massive parking lot? It has lost all charm and is now just another eyesore in south acton
The exchange building seems having space for residential apartments
The intersection of 27 and School Street has had undeveloped lots for decades; modest sized infill projects would be appropriate there
The K- mart area is a possibility but the traffic in that area is already bad. Maybe some small cottage style housing would be suitable there. A restaurant would be useful there also.
The K-Mart and McDonald's space could be turned into a contemporary housing building with a park like area in front along Main Street.
The Kmart area should have commercial/residential buildings that are inviting to visit on foot. The River St area should be walkable and beautiful with recreation opportunities
The Kmart lot (should replace with something else) Maybe some design around the commuter rail stop for businesses/retail/restaurants
The Kmart lot is sitting empty and has enormous potential for businesses and recreation services for our town.
The Kmart/Mcdonald's area.
The parking lot on the southwest corner of Main Street and Mass Ave and the parking lot down the street in front of ACE seem underutilized. The commercial area near the train is not attractive; a clear architectural plan for mixed-use spaces near the train would greatly improve the livability of all of South Acton by potentiating shops/restaurants in a more attractive (semi-urban) setting.
The town bought a parcel of land here and has done nothing with it. Spots of River street are a general eyesore (seemingly abandoned plots with dilapidated buildings). Could it be built on? Extremely walkable to commuter rail.
There are NO "areas of opportunity" for more housing in South Acton. We are packed already!
There are none
There aren't any obvious opportunities.

<p>There is room in between houses on Maple St. and Central Street. Jones Field to the Rail trail has the potential to become a walking street with apartments above businesses if we cut down the trees. Commuter Rail parking lot adjacent land could be turned into a couple of similar walking streets. Prospect Street could be the biking connector to the ACE Hardware building. The "bike lane" (which is used more as a car passing lane) on 27 is far too dangerous in that section to attract riders, especially new riders. Parking spaces could be halved (or more) at ACE and walking only 'streets' can be used to access the shops (a mini village). Parking can be eliminated at the old Kmart and be made into another mini-village.</p> <p>The Roche Brothers and TC Lando's parking lots could be reduced by over 50% and made into another walking street area. That area of development needs to be de-stroaded (even if cars become disadvantaged). People will bike to the area from the train station if it offers enough. Or because of winter/weather, a trolley-bus service could connect the centers. If parking must be offered, let it be adjacent to Route 2, where nobody wants to exist anyway; or at the very least, behind the buildings like in Concord.</p> <p>To the South of the station, there are plenty of opportunities for bike path facing housing. There is no rule that houses have to face the road. The CASE bus lot and building is also ripe for conversion into a mini-village. It's already connected by bike.</p> <p>Avoid contemporary architecture; we tried it with our strip malls, and they look aged already. Concord center does not look aged.</p> <p>(Thanks for reading the long answer)</p>
<p>There's an opportunity to build shops and restaurants along both the North and South side of the tracks. Also the areas under the bridge north and south of the pylons should be made into a walkway to connect across Main st. There could even be some shops along those walkways</p>
<p>There's at least one derelict house on Martin St close to the Maple St intersection that could be replaced with a multifamily unit.</p> <p>The concrete forms business adjacent to the tracks occupies real estate that could be used for multifamily dwellings</p> <p>The land next to the FEMA building at the intersection of Main and School is not well utilized AT ALL, that seems like a prime target for mixed-use development</p>
<p>theres not much space that isn't already occupied. Conservation area is important. We don't need another strip mall. We don't need another condo building. This is not Somerville</p>
<p>These are sites out of the flood plain. They are close enough to the sewer system that they should be considered for something dense. In particular, the MBTA lot really should have 2 stories of parking garage with 4 stories of apartments on top of that.</p>
<p>These seem to be large parcels that could accommodate housing.</p>
<p>This area contains some older buildings with character which could form the nidus for construction of architecturally compatable new structures to contain space for small business and smaller single family housing units</p>
<p>This could be a parking garage with housing or open space above.</p> <p>South side of the tracks could be built up and over the tracks</p>
<p>This could be a rec center or YMCA</p>
<p>This should have major name brand retail and big box stores that can survive, provide taxpayers relief, budget friendly shopping, and not be small all business that can't stay afloat and close. The other 3 spots have plenty of land for housing.</p>
<p>Too much pressure on the volume of traffic</p>
<p>Town center needs to look like a town center, with close-in buildings, and walkable streets. Need safe and comfortable walk ways to great parks and west acton and Kelly's corner</p>
<p>Train station: add at least one coffee shop or small restaurant.</p> <p>The new housing development off Main Street is an eyesore. I realize it's private property, but some demands for retaining or replacing trees should have been included.</p> <p>Village-like storefronts/upper-story apartments where K-mart/McDonald's is.</p>

Transportation hub
Unknown
unsure
Upgrading to more efficient traffic lights on the bridge and intersection towards the train could help ease traffic jams.
Use for vacant structures-44 Maple Street(MBTA Station across the street), 27 Martin Street, 27 School Street. Develop empty lots at 146-166 Main Street(old Cider Mill lot).
Walking areas
Water supply for the future should be of concern and population density must be limited to what Acton's water sources can support , especially in view of climate change, drought issues and need to preserve green space.
we are pretty much built out
We aren't building more roads, and traffic has exploded, so I'm against adding more development, in general.
We have lots of opportunities but the development of lithium-battery energy storage system (ESS) facilities should not be one of them. ESS should receive their own designation (it's called a 'use") in the Town's Zoning Bylaw and that ESS boxes should be included in the Town's Master Plan with rules and regulations for their development and use, along with siting requirements.
We must do something with the Kmart/McDonald's plaza. A Target would be amazing. There are no nearby stores with a large selection of toys or baby products. Nothing where you can do all your shopping in one place. A small format Target without groceries would be superb. The intersection of Prospect Street and Main Street is terrible. I once rescued a blind person from the middle of the road because they got turned around once they stepped off the curb. There aren't even any sensory curb cuts for blind people. So many cars narrowly miss hitting each other there. Same with the entrance/exit and parking pattern at Ace Hardware plaza
West Acton- build on connection to MBTA. Connect the two. Improve look of village. No more liquor stores
West Acton may continue to be improved.
West acton retail and restaurants, reduce speeds for pedestrians Stores and restaurants along route 27 Make sure buildings have a sense of fittings with other architecture, seems all over the place now Clean up stop and shop and old McDonald's
Wider sidewalks bike lanes and nice downtown area.
Would love bike path that ends at train station to continue south and meet up with the one that has parking near the prison in Concord
Y or community center at Kelly's Corner, more crosswalks and better ice removal on high street, quick service restaurants and/or convenience stores, near the train station, streetlights,