

**Please Select Your Current Status (Select One)**

**Total Votes: 229**

**Current Dudley Resident**

**Count: 214**

**Percentage: 93.45%**

Prospective Dudley Resident

Count: 6

Percentage: 2.62%

Visitor

Count: 4

Percentage: 1.75%

Current Employer / Business Owner in Dudley

Count: 3

Percentage: 1.31%

Prospective Employer / Business Owner considering Dudley

Count: 1

Percentage: 0.44%

Other - Type Here

Count: 1

Percentage: 0.44%

1. Homeowner not primary 1

**What are Dudley's greatest assets? (Multiple Selections Allowed)**

**Total Votes: 412**

**Educational System**

**Count: 104**

**Percentage: 25.24%**

**Low Tax Rate**

**Count: 100**

**Percentage: 24.27%**

**Natural habitat**

**Count: 57**

**Percentage: 13.83%**

Location

Count: 45

Percentage: 10.92%

Sense of community

Count: 30

Percentage: 7.28%

Affordable housing

Count: 29

Percentage: 7.04%

Best overall value in New England

Count: 18

Percentage: 4.37%

All of the Above

Count: 14

Percentage: 3.4%

Recreational opportunities

Count: 10

Percentage: 2.43%

Other - Type your answer here

Count: 5

Percentage: 1.21%

1. Public Safety
2. Not recreational opportunities
3. All of the items listed
4. All of the Above
5. It is where my house is

**What are Dudley's greatest weaknesses? (Multiple Selections Allowed)****Total Votes: 279****Lack of local jobs****Count: 92****Percentage: 32.97%****Recreational opportunities****Count: 52****Percentage: 18.64%****Location****Count: 40****Percentage: 14.34%**

Sense of community

Count: 33

Percentage: 11.83%

Low Tax Rate

Count: 20

Percentage: 7.17%

Affordable housing

Count: 15

Percentage: 5.38%

Educational System

Count: 7

Percentage: 2.51%

Natural habitat

Count: 4

Percentage: 1.43%

All of the Above

Count: 4

Percentage: 1.43%

Other - Type your answer here

Count: 12

Percentage: 4.3%

1. Roads could be better and high school is in poor condition and extremely overcrowded
2. none
3. I'm not sure that there are any weaknesses....
4. No town water and sewer in most areas.
5. Lack of Local Jobs
6. blank
7. I don't know .
8. Multiple selections were not allowed
9. weak selectman/administrator
10. Poor leadership
11. Inept, myopic leadership of the selectmen
12. Too much land put aside in land trust. Too Much unused commercial properties. Too small a commercial base. No condos or over 55 communities in Dudley
13. Too many Trump Supporters

**What should be the top economic development priorities? (Multiple Selections Allowed)**

**Total Votes: 436**

**Turning our dormant Agricultural Lands into Active Farms, Wineries and Craft Breweries**

Count: 98

Percentage: 22.48%

**Revitalize West Main Street**

Count: 72

Percentage: 16.51%

**Creating a Restaurant District**

Count: 67

Percentage: 15.37%

Retail Stores

Count: 45

Percentage: 10.32%

Attracting Office Parks and Clean Industry

Count: 43

Percentage: 9.86%

Recreation and tourism

Count: 41

Percentage: 9.4%

Manufacturing

Count: 25

Percentage: 5.73%

Increase Solar Farms

Count: 20

Percentage: 4.59%

Residential Construction and Development

Count: 14

Percentage: 3.21%

Do Nothing

Count: 0

Percentage: 0%

Other Ideas - Please Explain Here

Count: 11

Percentage: 2.52%

1. I think revitalizing W. Main Street is a good idea in theory, however, there is not really much commercial land available to do so. I also think it would make sense to attract office parks and clean industry however Dudley does not have easy access to major highways. I believe that solar farms are hurting Dudley. In reality there is not a lot of money coming to the town to offset the cons, such as the fact that the loom is being removed from town and replaced with tons of crushed stone (which will never be put back to the way it was prior to turning into a solar farm) & is an eye sore 1
2. Revitalize West Main St, Turn dormant farms into active farms, wineries and/or craft breweries, TREE FARMS and or PARKS 1

3. We need to demolish the Park n Shop plaza and totally redo it with appealing restaurants and businesses. We need to generate money from Nichols college. Less solar farms please. 1
4. Webster is creeping in. Just look at the Chestnut/green/pine street areas. It's getting bad. Police seem to be forgetting about that neighborhood and trying to confine it to that one area but it is spreading. 1
5. Again, multiple selections not allowed. Restaurants, stores, West Main st 1
6. Revitalization of Main Street, creating a restaurant district, & farms, wineries & breweries 1
7. stop believing Nichols College is good for the community 1
8. Be environmentally responsible 1
9. Revitalization is fine but West Main Street is already too congested. 1
10. Revitalize Schofield ave. Create commercial or industrial park on schofield., oxford ave. Create an over 55 community or condo development. Utilize Mill for commercial applications/ brewers/restaurants/condos 1
11. I believe the Solar farms are a total eye sore to the town. My belief is how green is it when you cut trees, strip the earth and the amount of equipment it takes to put one in.

**Where Should Town Officials Concentrate Their Economic Development Efforts? (Multiple Selections Allowed)**

**Total Votes 228**

**West Main Street ( Rt. 197 to CT State Line)**

**Count: 107**

**Percentage: 46.93%**

**Schofield Avenue ( Rt. 12 From West Main to CT State Line)**

**Count: 59**

**Percentage: 25.88%**

Oxford Avenue (From West Main to Oxford Town Line)

Count: 37

Percentage: 16.23%

Southbridge Road (Rt 131) West Dudley

Count: 18

Percentage: 7.89%

Other : Type your answer here

Count: 7

Percentage: 3.07%

1. all 1
2. ANY OF THE ABOVE OR ALL POSSIBILITIES 1
3. Airport Rd/West Main St area 1
4. None of the above 1
5. Depends upon the development particulars 1
6. Any place 1
7. Mill on Mill St

**What do you see as the major benefit(s) of encouraging business/industrial development in Dudley? (Select One)**

**Total Votes: 345**

**More in-town jobs**

Count: 71

Percentage: 20.58%

**More tax revenues to help IMPROVE municipal services**

Count: 67

Percentage: 19.42%

**An economically strong Dudley will give residents better government services and recreational opportunities**

Count: 58

Percentage: 16.81%

More tax revenues to help ease residential tax burden

Count: 46

Percentage: 13.33%

More retail stores and services

Count: 45

Percentage: 13.04%

More tax revenues to help MAINTAIN current municipal services

Count: 37

Percentage: 10.72%

All of the Above

Count: 18

Percentage: 5.22%

There are no benefits to Economic Development!

Count: 2

Percentage: 0.58%

Other: Type your answer here

Count: 1

Percentage: 0.29%

1. JOBS, RETAIL, INCREASE TAX REVENUES, CREATE AN ECONOMICALLY STRONGER DUDLEY

**The Old Stevens Linen Mill by West Main and Schofield Ave should be....  
(Select One)**

**Total Votes: 137**

**Should be converted to commercial, mixed use or low-impact industrial uses**

**Count: 45**

**Percentage: 32.85%**

**Converted into private sale Condo's with NO Tax Breaks from the Town**

**Count: 26**

**Percentage: 18.98%**

**Converted into private sale Condo's with Tax Breaks from the Town**

**Count: 13**

**Percentage: 9.49%**

Converted into Senior Housing ONLY by a private developer with NO Tax Breaks from the Town

Count: 12

Percentage: 8.76%

Acquired by The Town of Dudley and used for Senior Housing ONLY to supplement Joshua Place

Count: 11

Percentage: 8.03%

Converted into Senior Housing ONLY by a private developer with Tax Breaks from the Town

Count: 9

Percentage: 6.57%

Should be converted into Office Space by a Private Developer with NO Tax Breaks from the Town

Count: 7

Percentage: 5.11%

Converted into Low Income Housing by a private developer with NO Tax Breaks from the Town

Count: 3

Percentage: 2.19%

Should be converted into Office Space by a Private Developer with Tax Breaks from the Town

Count: 3

Percentage: 2.19%

Converted into Low Income Housing by a private developer with Tax Breaks from the Town

Count: 2

Percentage: 1.46%

Other: Type your suggestion here

Count: 6

Percentage: 4.38%

1. Hotel
2. CONVERTED TO COMMERCIAL OR LOW-IMPACT INDUSTRIAL USE
3. Should be converted into mixed residential and commercial use. How about a mix of private (NOT low income) condominiums above and some retail locations or restaurants below. Help residents stay IN Dudley for shipping or dining out. We don't need low income housing to attract the problems Webster currently faces.

4. Recreational place. Maze, laser tag, pool, bowling, arcade etc...
5. mixed income housing (condos or rentals) with tax breaks from town
- 6.** Whatever is needed the most; housing, office space or commercial.

**In-home occupations are currently allowed as a permitted use throughout Dudley. Do you have any objections to how in-home businesses are regulated/enforced in Dudley? (Select One)**

**Total Votes: 143**

**No**

**Count: 92**

**Percentage: 64.34%**

Yes

Count: 8

Percentage: 5.59%

Unsure

Count: 38

Percentage: 26.57%

Here are my concerns : Type Here

Count: 5

Percentage: 3.5%

1. In West Dudley there are properties with a lot of junk piled up in the yards. It is hard to know what all this stuff is for but it is not appropriate in residential neighborhoods because of property values and also possible well contamination.
2. UNSURE
3. People should be able too, I think they should be enforced but not so much that it drives people away
4. There should be no permitting or other kind of government interference at all
5. They should monitor closely

As more people shop online, traditional retail businesses are struggling. Would you support broadening the definition of the In-home occupations category in our Zoning Bylaws - to include small online sellers of merchandise who would also like to allow retail customers to buy merchandise from them at their homes, in residentially zoned districts if the Town limited the retail traffic count to less than 10 cars per day?

**Total Votes: 154**

**Yes**

**Count: 78**

**Percentage: 50.65%**

Unsure

Count: 34

Percentage: 22.08%

No

Count: 40

Percentage: 25.97%

Other: Type your answer here

Count: 2

Percentage: 1.3%

1. Ten cars per day seems like an unfair and arbitrary number. The tailor who works from her home on Airport Road seems to have more than 10 cars per day yet that doesn't seem to impact the residential aspect of the neighborhood. 1
2. I feel if I purchased a home in a residential area that I would not want the extra traffic or noise. 1

Tradespeople are becoming scarce. Would you support broadening the definition of the In-home occupations category in our Zoning Bylaws - to allow tradespeople (Electricians, Welders, Auto mechanics, Carpenters) to have retail customers visit them at their homes, in residentially zoned districts if the Town limited the retail traffic count to less than 10 cars per day? **Total Votes: 146**

**Yes**

**Count: 95**

**Percentage: 65.07%**

No

Count: 31

Percentage: 21.23%

Unsure

Count: 18

Percentage: 12.33%

Other: Type your answer here

Count: 2

Percentage: 1.37%

1. Please refer to my previous answer regarding this arbitrary ten car limit. Perhaps limiting parking lot/spaces at a home business would do more to maintain a residential feel. 1
2. Again no people purchase their homes looking for the peace and quiet. 1

**Dudley is the Home of Nichols College. Many parents who visit their children at Nichols have no place to stay in Dudley. Would you support the Town of Dudley efforts to create Air-BnB Regulations that would allow homeowners to rent rooms / houses or create Bnb (Bed and Breakfast) establishments in residentially zoned districts?**

**Total Votes: 149**

**Yes**

**Count: 108**

**Percentage: 72.48%**

Unsure - I would need more information

Count: 21

Percentage: 14.09%

No

Count: 17

Percentage: 11.41%

Other: Type your answer here

Count: 3

Percentage: 2.01%

1. Southbridge Conference Center is a huge hotel which needs business. Parents should be made aware of this. 1
2. That's up to the state Nichols is a tax burden not a destination! 1
3. Yes, but do not have any regulations at all. A lack of regulation is what has allowed AirBnB to thrive in the first place. 1

**Massachusetts recently legalized Marijuana. It also passed overwhelming in the Town of Dudley. How many Marijuana Retail Store Permits should Dudley issue?**

**Total Votes: 152**

**Zero (0)**

**Count: 57**

**Percentage: 37.5%**

Two (2)

Count: 27

Percentage: 17.76%

One (1)

Count: 26

Percentage: 17.11%

Do Not Limit

Count: 17

Percentage: 11.18%

Three (3)

Count: 11

Percentage: 7.24%

Unsure

Count: 8

Percentage: 5.26%

Four (4)

Count: 1

Percentage: 0.66%

Five (5)

Count: 0

Percentage: 0%

Additional Thoughts: Type here

Count: 5

Percentage: 3.29%

1. 2 because it would create competition 1
2. Two provides enough competition but doesn't over saturate the market 1
3. if you do not limit, it will become so watered down that they will not be able to stay in business. 1
4. I was under the impresssion that the amount would be determined the same way liquer licenses are issued. 1
5. Ensure safety of vendor. Find a way to limit increase in crime 1

Some people have suggested that the Town of Dudley should have a theme that it is centered around. Eg: Sturbridge has Old Sturbridge village and its theme is centered around the old colonial days and tourism. This theme would help guide the overall feel, look and overall atmosphere in Dudley. What theme would you prefer?

Total Votes: 152

**The Town does not need a theme**

**Count: 71**

**Percentage: 46.71%**

No Opinion

Count: 36

Percentage: 23.68%

The Industrial Revolution

Count: 14

Percentage: 9.21%

Colonial Days

Count: 14

Percentage: 9.21%

Nipmuc Indians and their history in Dudley

Count: 10

Percentage: 6.58%

My idea for a theme is... Type your answer here

Count: 7

Percentage: 4.61%

1. A theme is a great idea. However, we just moved to Dudley (from Sturbridge) and not 100% sure what theme would work for Dudley. 1
2. None of those but if the survey yields some new opportunities, perhaps one could be developed. 1
3. I would like a theme centered around a town that has some nice dining options and small retail (maybe an incentive for townspeople who own some of these small businesses to have some retail space like a market)
4. Trying not to be so racist (Note: Non Resident Comment)
5. Scenic Roadways : as you travel across Worcester County, Highlite the rolling hills and farmland. Nichols College for its business acumen, since it is located in a scenic area of Dudley. 1
6. Agricultural. Make it easy for landowners to grown organic, local produce. Make it easy for them to sell their produce. There is a lot of land that could be used for growing food again. 1
7. Revolutionary Times Theme

The overwhelming majority of cities and towns across the United States breakdown their property tax bills into 2 separate Tax Bills. One for Local Government Funding (Property Tax) and the other tax bill for the School System. (School Tax). The benefit of separating them out is that residents have a greater knowledge of where their taxes are going and can also vote to increase one, without increasing the other. Would you support Dudley breaking down their tax rate into 2 categories - Local Government Tax and School tax. (Important Note: Separating them out would not increase your overall tax, it would merely separate it from an accounting point of view and would allow separate town meeting and town election actions on each)

**Total Votes: 141**

**Yes**

**Count: 77**

**Percentage: 54.61%**

Unsure: Would need more information

Count: 31

Percentage: 21.99%

No

Count: 24

Percentage: 17.02%

No Opinion

Count: 6

Percentage: 4.26%

Comments:

Count: 3

Percentage: 2.13%

1. The educational budget process is like a wish list for everything and I mean everything and then reality sets in. Then mysteriously cuts are made! The world does not end! Happens in every school system. The state is not contributing enough and trying to pass it on to the locals while all the time increasing the bar on administrative bs and dumb regulations and rules. knowing where the money is being spent is nice and reveal the ungodly percentage of tax dollars for education for all to see versus municipal services. But separate town meetings, sparsely attended, are a cause for concern.
2. I would want more research on how this would impact schools. I am not for it if it means potential ability of the older generations to short change the school district when voting comes around. Currently (in my opinion) the strong school district is the only draw to the town for young families (I.E. new potential tax payers). Rather than do something that can risk our district let's figure out first if bifurcating the tax structure would potentially result in lowering funding for schools. 1
3. Concerned someone would just try to pay property taxes since they have no children in school 1

**Would you approve the use of Town funds to upgrade our existing infrastructure (roads, sewer and water) to attract new business or industry if it meant increasing your local taxes?**

**Total Votes: 143**

**Yes, but any increase must be part of an overall strategy and it must produce new revenue for the town.**

**Count: 84**

**Percentage: 58.74%**

No

Count: 20

Percentage: 13.99%

Yes, but only up to a 5% increase

Count: 14

Percentage: 9.79%

Unsure

Count: 11

Percentage: 7.69%

Yes, but only up to a 10% increase

Count: 8

Percentage: 5.59%

Yes, but only up to a 15% increase

Count: 5

Percentage: 3.5%

Comments: Type your answer here

Count: 1

Percentage: 0.7%

1. Yes, increase the taxes 100% if you have to. Dudley residents can afford it

**Would you be in favor of Dudley developing establishing design guidelines that guide new businesses regarding the appearance of their storefronts, signage and overall presence?**

**Total Votes: 144**

**Yes**

**Count: 85**

**Percentage: 59.03%**

No

Count: 41

Percentage: 28.47%

Unsure

Count: 17

Percentage: 11.81%

Comments: Type here

Count: 1

Percentage: 0.69%

1. Many franchises must adhere to strict design guidelines. Having town guidelines would close off many development opportunities. 1

**Increasingly the Federal Government and State of Massachusetts issue mandates to towns which are not funded. These unfunded mandates require Dudley to reallocate current monies from various existing programs and departments and redirect them to meet the new mandates required by the Fed and State. This means Dudley has to do more, with much less. How does Dudley deal with their revenue shortfalls created by the Fed and State?**

**Total Votes: 141**

**Unsure**

**Count: 54**

**Percentage: 38.3%**

Ask Taxpayers for a one time permanent tax increase to get all programs and departments to proper funding levels?

Count: 46

Percentage: 32.62%

Cut programs and services in order to stay within the current town and school budgets

Count: 32

Percentage: 22.7%

No Opinion

Count: 4

Percentage: 2.84%

Other: Please provide your solution here

Count: 5

Percentage: 3.55%

1. Must bring in commercial business to create more tax revenue to cover shortfalls. Taxpayers are tapped out these days. 1
2. one time temporary increase 1
3. It depends on which mandates you mean 1
4. Take a stand and refuse to enact mandates from the federal government or the commonwealth until/unless they are funded. Make it known that unfunded mandates are fundamentally unjust. 1
5. utilize the EDC to grow a competitive commercial base to increase revenues to the town. This means keeping a relatively low tax rate and limiting rebates/incentives. By keeping a lower rate, we will be able to bring in more business opportunities 1

**Do you like living in Dudley?**

**Total Votes: 144**

**Yes**

**Count: 131**

**Percentage: 90.97%**

No

Count: 6

Percentage: 4.17%

Not Applicable

Count: 5

Percentage: 3.47%

Additional Comments: Type Here

Count: 2

Percentage: 1.39%

1. 50/50 I live in Dudley, but work and seek entertainment elsewhere 1
2. Used to until the town allowed a cell phone tower and toxic soil pit to operate 1

**If you could share one thought to all Town of Dudley Officials and Employees... what would that be?**

**Total Votes: 139**

**Nothing to share right now**

**Count: 57**

**Percentage: 41.01%**

Pass on this question

Count: 41

Percentage: 29.5%

Type your answer here

Count: 41

Percentage: 29.5%

1. We have a Recycling Center (additional open hours are needed) - but my comment is: Dudley has it's own Recycling Center, but the Town Departments do NOT recycle. Make any sense ?? 1
2. Thank you for your hard work! 1
3. You do a very good job. Thank you for your service. 1
4. I don't think tax revenue from a marijuana store is a good way to fund the budget. We can do better than that. 1
5. Please clean up west main st especially the ugly parking lot across the street from Marty's. One side looks nice with the monument business but the other end looks abandoned with weeds and out of business stores. It is not a nice impression. 1
6. Please keep working towards what's best for our residents as a whole. 1
7. I truely feel our Town Officials absolutely do the best with what we have. Never trying to overspend. They keep our finances at the forefront of their decision making. True asset to the town. 1
8. No Town Official should be responding to official questions or complaints via social media. These matters should be handled privately, and by the appropriate departments or Boards. In general, responses to questions/comments on Facebook have been unprofessional, inaccurate, or embarrassing. There should be a general rule about any town official responding in a professional capacity on any social media. 1
9. Would like to see our representatives address the issue of the state mandating rules/programs without providing a funding source - this includes the agricultural school funding issue. Re Nichols parents having a place to stay - this is also true of out of town friends and relatives attending weddings and funerals. Only options are Sturbridge and Auburn. 1
10. Thank you for everything you do 1
11. I understand that residents of Dudley really enjoy the low tax rate. However, to grow as a town, tax revenue needs to increase. Dudley has a great opportunity to become the standard for schooling in the area. With a top tier school system, more families would move to the town and hopefully more business as well. As everything continues to grow the tax rate will begin to level off. In the beginning its going to be a shock to the town, but in the future everything will be better. 1
12. I would like to see Dudley have a "real" town common, like most New England Towns do. I think the Black Tavern is wonderful, but it gets lost being so close to Nichols College. I wish that the town could somehow acquire the land where the Nichols President's Home used to stand and make that more of a town common area. 1
13. SHRHS extracurricular events (football games, band and show choir events) are one of the only interesting things to attend in town and should be better funded. 1
14. STOP SPENDING MONEY THAT WE DON'T HAVE. ON THING'S WE DON'T NEED. Stop sending our children the wrong message..... 1
15. This survey is a good start. Keep the town's future in your plans. 1

16. Municipal water and sewer are essential to increasing an industrial/clean energy base. the rest is pie in the sky without it. Dudley's relatively poor location is why we are bedroom. Cannot change that! 1
17. just because someone has been in the same job position for a long time, does NOT mean they are doing a good job. Sometimes a change is good. 1
18. I would like to see Dudley officials do more to get better equipment management by Charter and National Grid. The great tree work done recently has made a TREMENDOUS difference in loss of power issues. These 2 companies do not maintain their equipment or keep up with cutting back trees. They have frequently pointed to this work as someone else's responsibility. I feel it is part of the cost of doing business and it looks as if only when the state stepped in did this long overdue work commence. It needs to continue on a REGULAR basis. 1
19. Would be nice to have some sort of Town Center, place to go to see other town people and relax. 1
20. Dudley has great services for the amount of taxes that are paid. 1
21. Regardless of personal situation or belief, continue to fight for moving the town FORWARD and find a way to increase funding for the necessary components for a STRONG town - schools and the future of our community. No excuses, no limitations. 1
22. We need to bring Dudley up to date and make it a more attractive place for young families with money. Give them somewhere IN TOWN to spend some of that money. We don't want to become Webster. Let's not let stagnancy be the death of our town. We can have responsible development without losing our small town feel if it's done thoughtfully. Why keep an old eyesore mill just because it has been there forever? Let's convert it to some small shops and restaurants maybe with offices above and give some incentives to restaurants and small shops to come. Let's be Putnam not Webster 1
23. Like any town, Dudley has potential to become a greater town than it already is. All great towns have one thing in common; money. We need more businesses in Dudley to generate money. We also need more people who care about Dudley. All it takes is for one of the main areas of the town to get fixed up and people will notice and start caring more. I really like the idea of regulating how storefronts need to look and be designed. Going up and down west main st, nothing really sticks out to me and says "wow, that looks nice". We need to help get that reaction out of people. 1
24. Don't OVER REGULATE. Let the natural course of economic factors take place. Enhance the infrastructure and keep education strong. We are willing to pay for quality municipal and school services, 1
25. Nichols College is in this to accommodate visitors, but it would make more sense to make Nichols pull their fair share, Their expansion is creeping, and they are a burden on services (just take a look at the police and fire log). If every illegally parked vehicle was ticketed you could fund the town. 1
26. Be more transparent about the type of businesses you are allowing here. No hearing was done about the new cellphone tower or the toxic soil gravel pit. The Feds had to come in to regulate their procedure which they were violating. The town and the state DID NOTHING! When your children start developing serious illnesses ask yourselves if the money from these businesses was worth it... 1
27. No one likes to pay taxes; but nothing is for free. The people who work for the town do a great job 1
28. We can do more. The number of people coming into town just for Nichols college provide a great deal of traffic that could be funneled towards new business if there was an area that gave them a good feeling. 1
29. Get the word out about what each departments responsibilities are and what level of staffing is in place. What efficiencies have been put in place in the last 5 years? In addition to restore needed staff, what could be accomplished with more staff? Explain how State aid used be be x% of the budget and is now y%. Where does the town rank in average real estate taxes per single family house? Where does Dudley-Charlton rank per pupil spending? How good is there education? Graduation rate? 4 year college rate? 1

30. You do a great job with limited resources and time. 1
31. Keep the RURAL CHARACTER of Dudley intact and respect existing zoning (e.g. No industrial solar or wind in residential areas, keep heavy industries in industrial zones) 1
32. This town is racist and pathetic. I'd rather live literally anywhere else. Nice library though. (Note: Non Resident Comment)
33. Our town officials do a great job with what they have to work with. I think the ignorance of how our low tax rate affects town services by our residents needs to change. 1
34. We need to improve the look of our town in the areas where most people travel through. (Improve storefronts, clean up vacant lots, complete streets, streetscape) When people drive through and see how nice Dudley can be and how much potential there is, they will want to live here or even start a business here. I think thats what were lacking most and what needs most attention. 1
35. Why does it take so long to get anything done? Why do we have so many regulations that seem to stop commercial properties from being built here? Can we find a way to get condominiums here for people who can no longer maintain a large home or cant take care of their property? We always seem to miss out on the good opportunities. This needs to change 1
36. I feel the Dudley employees do a great job and seem to take a vested interest in the town 1
37. They are now on the right track 1
38. I believe our school system is the greatest asset that our town has and we should make sure they maintain their high standard 1
39. I'm tired of the overrides on my taxes. Everyone is always saying it is a small amount however it has really started to add up over the past few years. 1
40. Less solar farms and more revenue generating commercial businesses. More than 90% of my monthly purchases is done outside of Dudley. 1
41. We need beautiful decorations for special holidays to boost feelings of pride. Flags etc - Flower pots - sponsored by neighbors 1

**In your opinion, what is the one thing Dudley could do to attract and retain good companies to locate themselves in the Town of Dudley?**

**Total Votes: 139**

**No Opinion**

**Count: 45**

**Percentage: 32.37%**

Pass on this Question

Count: 44

Percentage: 31.65%

Comments: Type your answer here

Count: 50

Percentage: 35.97%

1. Tax incentives (2 Votes)
2. Some sort of transportation system (buses, Uber, etc.) 1
3. Create a restaurant district and fill Big Lots location with another store. This would boost the town's attractiveness. Otherwise, it's boring and looks like it's falling apart. First impressions matter. 1
4. Tax incentives or land discounts. 1
5. Allow retail stores in the big lots plaza, brewery in the old dudley hot tub, move dippin donuts where where it doesn't cause a safety concern, 1
6. Offer tax credits and do not place unnecessary requirements/regulations on them. 1
7. by being an inclusive community 1
8. Make it affordable 1
9. Not sure. Not my expertise. 1
10. As businesses/community grows, I believe other businesses will naturally want to open/locate within this region 1
11. Better commercial property owners that care for and maintain their properties. The old Stevens Mill on Schofield Ave and The Park N Shop plaza are dumps. Hold the landlords to a higher standard. 1
12. For me recreation and tourism, especially the completion of the bike trail between Webster and Southbridge, will do more than anything else to promote the area and allow companies to want to locate here. This town has so much to offer for people who enjoy the outdoors. Keep the open spaces open and promote it proudly. 1
13. I wish I knew! As it is now any shopping trip (other than groceries) involves driving a distance to find a quality store. 1
14. Tax breaks and incentives for clean industry/offices 1
15. develop a marketing plan and target specific businesses 1
16. As stated in my prior comment, Dudley needs to grow as a town. 1
17. If I had a business, I would certainly want it in a town with the most town services available to me. 1
18. Having attended a few ZBA hearings, the town does not come off looking friendly or sympathetic with its regulations and restrictions. no one wants unbridled development but no one likes a hardass. 1
19. improve town appearance. No one wants to run a business in a town that looks run-down; and no one wants to shop there either. 1
20. Work with Nichols to develop more professional services operations 1
21. More stores would be an asset to the community and bring tax revenue in, making the town more attractive to good companies. 1
22. honesty 1
23. I am against attracting zip lines and solar farms that impact OUR quality of life and agricultural character of the town. Split the tax rate into residential vs. business. Encourage companies to rejuvenate old buildings in commercial industrial by offering lower taxes for the first 3 years. 1
24. Offer place to locate the new businesses, place like Steven's Mill. 1

25. I hope I answered this in the above questions 1
26. I know Dudley has a historical background but companies would need retail store, restaurants, etc. to make it more attractive for their employees to want to work and live here 1
27. Tax incentives for certain categories of business 1
28. There needs to be few barriers to entry for business to want to locate in Dudley. We need to provide a solid financial reason for businesses to want to be part of this community. Business will not come to an area unless it makes sense financially. 1
29. One time tax breaks 1
30. Be flexible. Be a town willing to work with companies so to make Dudley work for them. 1
31. Distance yourself from Webster. Stop using the term Dudley-Webster for things. 1
32. Offer tax incentives. 1
33. Infrastructure improvements 1
34. We have good companies, some of which have been here for a long time and are big/international. You should look at the reason that other companies have closed or left to understand the "why". Main Street traffic is awful and creates a pass through or find a run around situation. 1
35. Oxford did it and Dudley has plenty of land available for development. BE RESPONSIBLE and bring in socially and environmentally conscious businesses. Study what other towns have done successfully and avoid mistakes done by others. 1
36. Available work force, skills through education Shepherd Hill, Bay Path, Community College, College 1
37. Industrial park with flat land, tax incentives and highway access 1
38. No clue. But we don't need anymore dollar stores or donut shops. 1
39. The parking lot at park and shop needs to be fixed, 1
40. Do a better job plowing roads in the winter so employees and customers can reach them. 1
41. Not be Dudley? 1
42. industrial/commercial zoned land nearest to main roads and highways 1
43. Dudley needs to be a town that is easy to get along with. So many times I've heard the depts in the town create so many obstacles for progress to be maintained, The town is doing better, but we don't have a reputation for being the best place for business. if we keep adding regulations, keep having an attitude that business is bad, or no one will help, we will never get anywhere. We need to put our land, our views and our hearts into making Dudley better for business. We need to add Condos 50-100. Add a winery or brewery. Use the Mill for commercial purposes (brewery /restaurant, con 1
44. give them a tax break 1
45. Be innovative and open to working with new businesses to help them get established. Create and maintain new business information kiosk; contact info. for SCORE, writing a business plan, forecasting, etc. 1
46. get someone to trade shows so they can push low tax rate and what buildings are available. Also, restaurants - not pizza places 1
47. Form a Strong Democrat Town Committee 1
48. promote vacant buildings available for development 1
49. location an hour to Boston, Hartford, Providence Springfield. I believe that is what the norm is for someone to travel to work . 1