

## RGPUD - Did You Know:

## Series - #1

➤ **Did you know that in April of 1998 the Town of Braintree adopted the BRAINTREE MASTER PLAN?**

After extensive meetings with resident involvement and input, the resulting common themes throughout this document were:

"It is a town of single-family neighborhoods effectively buffered (visually and physically) from the impacts of commercial and industrial development, and adequately served by neighborhood commercial districts."

"...enhance the quality of life for residents by retaining the scale and character of a town rather than becoming a city."

"...the opportunity at hand calls for the Town to position itself so that it is managing development rather than having development dictate the character of the Town and the quality of life of its residents."

➤ **Did you know that in 2008, the Town of Braintree Adopted a Mayoral form of government?**

Although Braintree residents adopted a Mayoral form of government, they were very vocal about retaining the suburban character of the town. The Town's first Mayor listened to the residents and Braintree became a city known as "The Town of Braintree".

"There are thirteen communities that have applied for, and been granted, city forms of government, though they wish to be known as "The Town of". They are: AGAWAM, AMHERST, BARNSTABLE, **BRAINTREE**,..."

(Ref: <https://www.sec.state.ma.us/cis/cisctlist/ctlistalph.htm#b>)

➤ **Did you know that in 2018/2019, the promotion of Adopting 40R and a Comprehensive Zoning Plan were rejected and both plans were withdrawn by December 2019?**

Posted Tue, Mar 26, 2019 at 7:16 pm ET | Updated Tue, Mar 26, 2019 at 10:39 pm ET

Reply



Residents against the zoning proposal held signs outside of Braintree Town Hall before the Planning Board meeting. (Photo by Jimmy Bentley/Patch Staff)

Due to the outpouring of residents' unfavorable stance on both 40R (very similar to transit-oriented development) and the Comprehensive Zoning Plan, the 40R proposal was withdrawn very early in the process. For the same reason, finally, in December of 2019, the Comprehensive Zoning Plan was withdrawn as well. This was considered a major victory by the MAJORITY of the residents.

➤ **Did you know that in 2022, the Master Plan Steering Committee conducted a survey to obtain resident feedback for developing a new Master Plan?**

Of the 1,741 survey respondents, approximately 3/4 were opposed to further large density development/building as opposed to only 1/4 in favor of such development. This was also evidenced in the individual comments provided on the survey.

Using a 'sample size calculator'\* with 1,741 results obtained from the survey and a total population size rounded up to 40,000, the results indicated a 99% confidence level with a 3% margin of error for a sample size of 1,761. Our sample size of 1,741 would indicate a margin of error slightly over 3%.

\*(Ref: <https://www.qualtrics.com/blog/calculating-sample-size/>)

➤ **Did you know that 31% of Braintree's current housing units are multifamily units?**

Refer to page 38 of the Phase 1 Existing Conditions Report dated September 20, 2022 prepared by the Master Plan Steering Committee consultant, JM Goldson LLC. Link to the report:

[https://www.dropbox.com/s/gfimmgghjdnbdlk/6.BraintreeMP\\_ExistingConditions\\_revised\\_092022\\_clean.pdf?dl=0](https://www.dropbox.com/s/gfimmgghjdnbdlk/6.BraintreeMP_ExistingConditions_revised_092022_clean.pdf?dl=0)

Surrounding communities multifamily percentages: Quincy 62%, Weymouth 38%, Braintree 31%, Randolph 30%, Holbrook 26%, Milton 23%.

"Surrounding communities have significantly varying ratios of single vs. multi-unit housing stock. Braintree's ratio is a middle ground between the 62 percent of multi-unit housing in Quincy and the 23 percent in Milton. **Aside from Quincy, other surrounding communities are predominantly comprised of single-unit housing stock.**"

As the decades roll by, the **one constant** in the Town of Braintree is that the MAJORITY of residents continue to support single family homes as part of maintaining the residential/suburban character of the Town, so what has changed? Why is 1/3 of the town's total units as multifamily units not enough?

Could it be the State's push to have the 351 cities/towns make up for what they consider a housing crisis via new laws requiring transit oriented development, etc.? Could it be that our local officials, both appointed and elected, are supporting that agenda at the expense of their constituents and the Town of Braintree?.

The will of the majority of the residents of Braintree has not changed in 25 years and, as a reminder, all of these officials (both state and local) work for us.

**Does this concern you?** Even if you have already contacted your local officials, let them know how you feel about this issue and how it affects all of us:  
 townCouncil@braintreema.gov (Town Council)  
 mayorsoffice@braintreema.gov (Mayor)  
 msantucci@braintreema.gov (Planning Board).