



Housing & Demographics Chapter Madbury, NH Master Plan



Adopted July 17, 2024

ACKNOWLEDGEMENTS

The Town of Madbury would like to thank the members of the Planning Board for their oversight, contributions, and commitment to the preparation of this Master Plan Chapter:

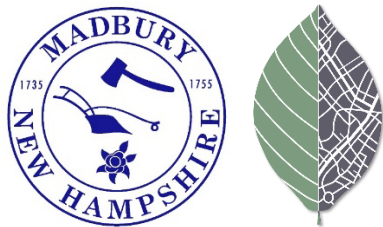
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Thank you to Town Administrator Eric Fiegenbaum for supporting the process of developing the chapter and providing local data.

Thank you to Madbury residents for their invaluable contributions of time, recommendations, and ideas.

The Town would also like to thank the administrators of the InvestNH Municipal Planning & Zoning Grant Program, NH Housing, Plan NH, and UNH Cooperative Extension, who provided funding and support for the development of this chapter.

The Housing & Demographics Chapter was prepared by the Madbury Planning Board and Liz Durfee, Principal, EF | Design & Planning, LLC.



Cover images: Liz Durfee



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INTRODUCTION

The 2024 Housing & Demographics Master Plan Chapter is a comprehensive update of the 2003 Housing Chapter and the 2003 Demographics Chapter of Madbury's Master Plan. It is intended to serve as a:

- Long-term guide for the community on housing and residential land
- Prioritized list of actions for the Planning Board as well as other boards, commissions, committees, and staff
- Resource on housing and demographics information and data.¹

This chapter was informed by community input gathered through a survey, housing forum, one-on-one interviews, and public Planning Board meetings. An online StoryMap was created and updated throughout the process to provide residents with a way to follow along and learn about the master plan, housing and demographic data, public input, and how to get involved.

The Housing & Demographics Chapter is designed to be a reader-friendly document. It includes a high-level overview of housing and demographic trends and projections, followed by a discussion of four key issues:

- Maintaining rural character and protecting natural resources
- Accommodating diverse and changing housing needs
- Quality of life
- Climate resilience.

The chapter also includes a set of planning, regulatory, educational, and other recommendations and an implementation matrix to guide the community as it advances its housing goals and priorities.

Detailed housing and demographic data derived from the U.S. Census, American Community Survey 5-year estimates, New Hampshire Housing Finance Authority, New Hampshire Office of Planning & Development, the Town of Madbury, and other sources is included in Appendix 1 and Appendix 2. Findings from a regulatory audit conducted as part of the Housing & Demographics Chapter update are included in Appendix 3. Documentation of all public input and a copy of the online StoryMap developed for this chapter update can also be found in Appendices.

Public Engagement

The primary components of the public engagement strategy for this chapter included:

1. [Online StoryMap](#)
2. Madbury Day Table
3. Housing Survey
4. Housing Forum
5. Discussions at Planning Board meetings

Public input opportunities were advertised through a postcard mailing, business cards and flyers, social media posts, Madbury Musings and the Madbury Post, flyers, emails from the Planning Board, and word of mouth.

RSA 674:2 Purpose of the Master Plan

The purpose of the master plan is to set down as clearly and practically as possible the best and most appropriate future development of the area under the jurisdiction of the planning board, to aid the board in designing ordinances that result in preserving and enhancing the unique quality of life and culture of New Hampshire, and to guide the board in the performance of its other duties in a manner that achieves the principles of smart growth, sound planning, and wise resource protection.



Image: Google Earth

GOALS

1. Be a welcoming community to all
2. Maintain a high quality of life for current and future residents
3. Maintain an open mind about creative and innovative housing options while protecting natural resources and water resources
4. Take a regional perspective on housing supply, needs, and demands and collaborate with regional partners to identify and support housing solutions
5. Promote strategies to reduce the carbon footprint of and increase the resilience of community members and their homes to changes in temperature, precipitation, and sea level



Image: Liz Durfee

WHERE WE ARE TODAY

Madbury is a sparsely settled community characterized by low density residential development, farms, and forests. The Town's rural character combined with its proximity to Dover, Portsmouth, Rochester, and Boston - and the amenities and services these cities offer - are among the top reasons Madbury residents move here.² The Town is part of the renowned Oyster River Cooperative School District (ORCSD) and just two miles from the University of New Hampshire, which contribute to its desirability.

ORCSD ranks in the top 0.5% in the state and top 1% in the nation in [U.S. News & World Report's 2023-2024 Best High Schools report](#).³ ORCSD students consistently have higher math, reading, and writing SAT scores than other students in the state and nation.⁴

POPULATION

As of the 2020 US Census, the population of Madbury was 1,918 residents⁵ with a population density of 170 people per square mile.⁶ Between 2000 and 2020, the town's population grew by 27% - over double the rate of growth in the state and well above 17% increase in population in Strafford County. New Hampshire's population is projected to increase through the year 2040 and then drop over the next decade. While Madbury's growth rate is not anticipated to decline as much as that of the state, the rate of growth is projected to be about half that of the preceding 30 years, reaching 2,190 by 2050 (Figure 1).

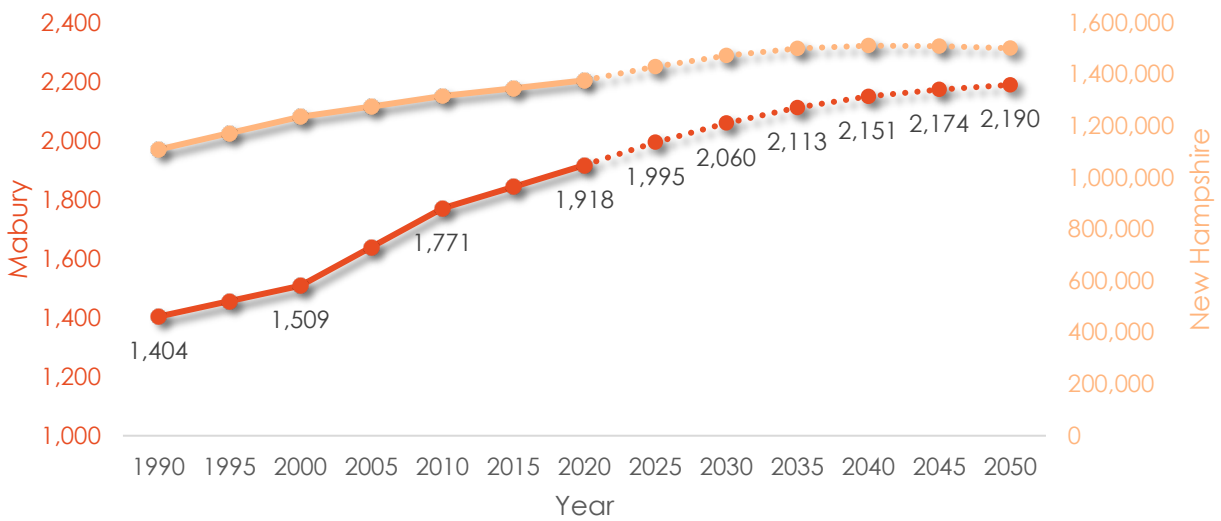


Figure 1. Past and projected population in Madbury and New Hampshire
 (Source: 1990, 2000, 2020 Decennial Census; OPD 2021 estimates; Note: data for 1995, 2005, and 2015 is an average the 5 years before and after)

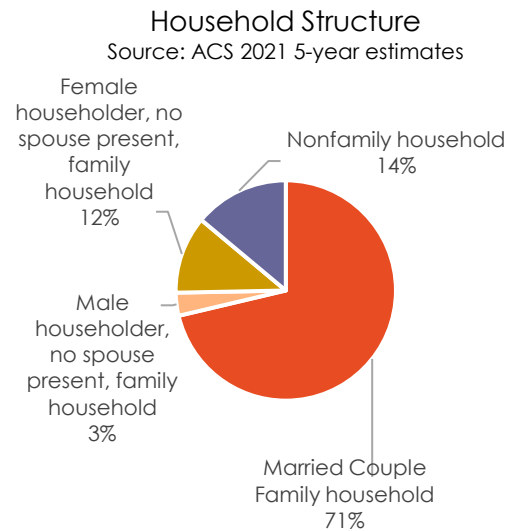
Like most areas of New Hampshire, the median age of Madbury’s residents continues to increase. While residents’ median age of 38.6 years remains lower than the statewide median age of 43.0 years, the town’s median age has increased at a slightly greater rate over the last 15 years. The estimated share of the population over age 65 is nearly double that of a decade earlier. The percentage of the population under age 20 has declined slightly over the last decade.

Race

- 91% White
- 4% Asian
- 3% Two or more races
- 1% Hispanic or Latino
- <1% Some other race alone

Source: ACS 2021 5-Year estimates

The median household income in Madbury is \$144,191, which is approximately 88% higher than that of Strafford County (\$76,560) and up 75% over the last decade.⁷ Madbury’s median income has increased at a much greater rate than that of the county or the state.



As recognized in the 2003 Housing Chapter, Madbury is a bedroom community with no major businesses. While the majority of workers continue to travel to other municipalities in and outside of Strafford County and the state, an estimated 9% of workers work from home. The actual number of individuals working from home is likely higher than this estimate, which factors in data from before the COVID-19 pandemic. Those that do commute travel an average of 27 minutes to work.⁸

An estimated 557 Madbury residents ages 3 and over are enrolled in school.⁹ Enrollment in the Oyster River Cooperative School District (ORCSD), which includes residents from Madbury, Durham, and Lee, shows that the total kindergarten through grade 12 enrollment has declined from a peak in 2019.¹⁰ Student enrollment is projected to continue to decline slightly through the year 2028, then begin to rise in the early 2030s.¹¹

Working from Home

25% of the people who responded to the housing survey indicated that they work from home all the time and 51% work from home some of the time. In comparison, the national work from home rate is estimated at 19.8%

Source: 2023 Madbury Housing Survey, Bureau of Labor Statistics Current Population Survey



Image Courtesy of Moharimet Elementary School

Demographic Snapshot

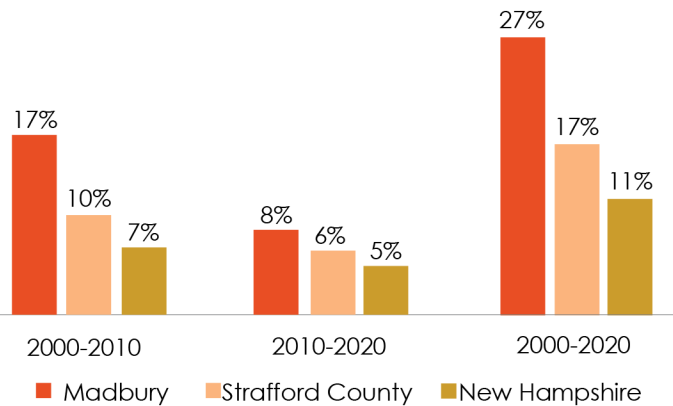
Population in 2020
1,918



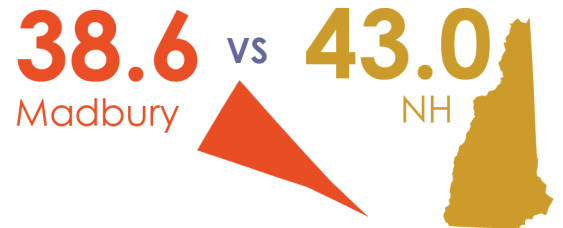
+14%

Projected increase in population between 2020 and 2050

Percent Change in Population



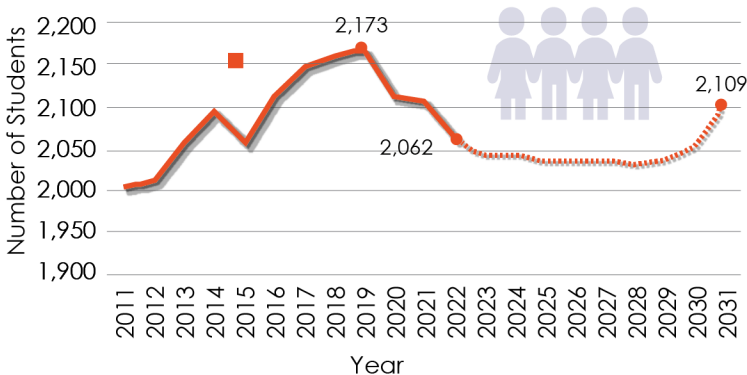
Median Age in 2021



+8%

Median age increased 8% over the last decade

Oyster River School District Enrollment



2x

Share of the population age 65+ doubled over the last decade

91%

91% of the population is white, 9% is another race or 2+ races

3%

3% of the population is below the poverty level

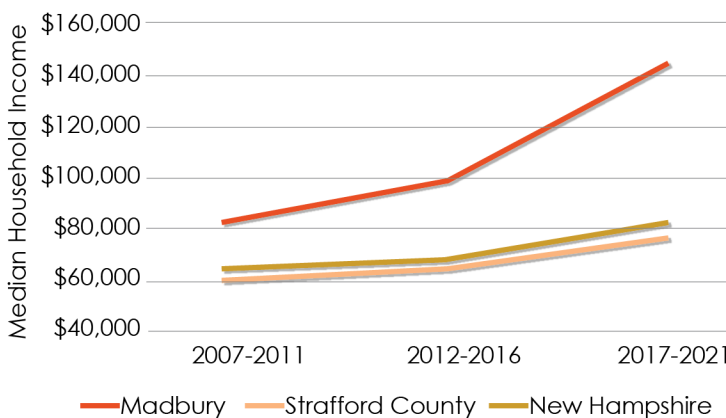


Average travel time to work is 26.7 minutes

1%

1% of the working population over age 16 is unemployed

Median household income



HOUSING & RESIDENTIAL LAND USE

LAND USE

Residential development accounts for 12% of the total land area of the town (182 acres) and 64% of land that is developed.¹² Other types of developed land include roads, utilities, and non-residential uses such as Moharimet Elementary, the Town Hall, churches, and commercial and industrial development, of which the town has little. Table 1 and Figure 2 display the total acres of land classified as residential at three points in time for which this data is available: 1962, 1998, and 2015. The amount of residential land has increased by an estimated average of 14 acres annually.

Nearly all of the town (95% of its area or 7,299 acres) lies within the General Residential and Agricultural zoning district (Figure 2). The remaining land is located within the Civic District or the Commercial and Light Industrial District.

Permitted Uses

Uses allowed within the General Residential and Agricultural District are limited to:

- Single family homes
- Duplexes
- Attached accessory apartments
- Tourist homes
- Home occupations
- Nursing homes, assisted living facilities and hospice facilities located on state roads
- Agriculture
- Agritourism

The minimum lot size for a single-family home is 80,000 square feet or 1.84 acres. A duplex is required to have 2.75 acres. Each lot must have at least 200 feet of road frontage. Lots must be capable of accommodating a drinking water well and septic system. Lots must also meet standards for minimum qualifying area of upland: not more than 25% poorly drained soils and/or slopes greater than 15%.

Source: Madbury Zoning Ordinance as Amended March 2023



Images: Single-family home (left), Carriage Hill Assisted Living (right), Liz Durfee

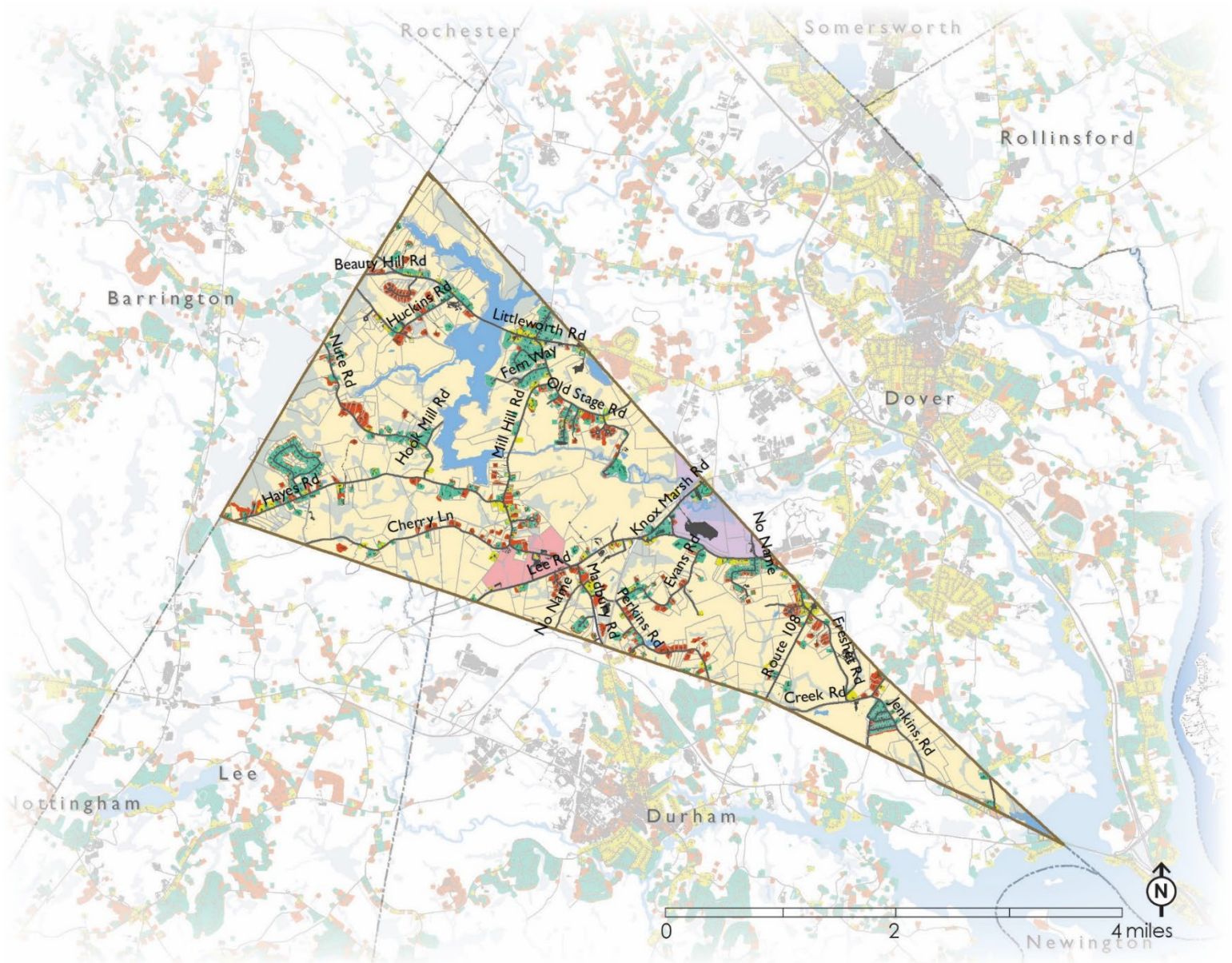


Figure 2. Residential land use and zoning districts. Residential land use data is derived from digitized aerial imagery captured at three points in time: 1962, 1998, and 2015 (Source: NH Geodata Portal, Town of Madbury).

Table 1. Total acres of residential land in Madbury as of 1962, 1998, and 2015 based on digitized aerial imagery

Year of Data	Residential Land
 1962	144 acres
 1998	624 acres
 2015	882 acres

(Source: NH Geodata Portal, Land Use)

DWELLINGS

Between 2011 and 2021, the estimated number of dwellings increased by 113 units.¹³ Local planning and building data indicate that over the last decade (2012 to 2022), Madbury approved 12 residential subdivisions, resulting in an additional 25 residential lots (Figures 3).¹⁴

Today, there are an estimated 711 occupied housing units in Madbury. The vacancy rate in Madbury is 4%, compared to 8% in Strafford County. Around 8% of homes were built before 1940 and many of these have historic significance that contributes to the overall character of the town. According to assessing data, the most prevalent home styles are colonials, capes, and ranches.

Most dwellings in Madbury are single family homes. A limited number are mobile homes (8%) or apartments (6%). Around 60% of occupied dwellings have 2 or 3 bedrooms and 35% have 4 or more bedrooms. The average household size is just over 3 people. Compared to a decade earlier, the percentage of households with 4 or more people has declined while that of 2-person households has increased.¹⁵

Bedrooms in Occupied Dwellings

Source: ACS 2021 5-year estimates

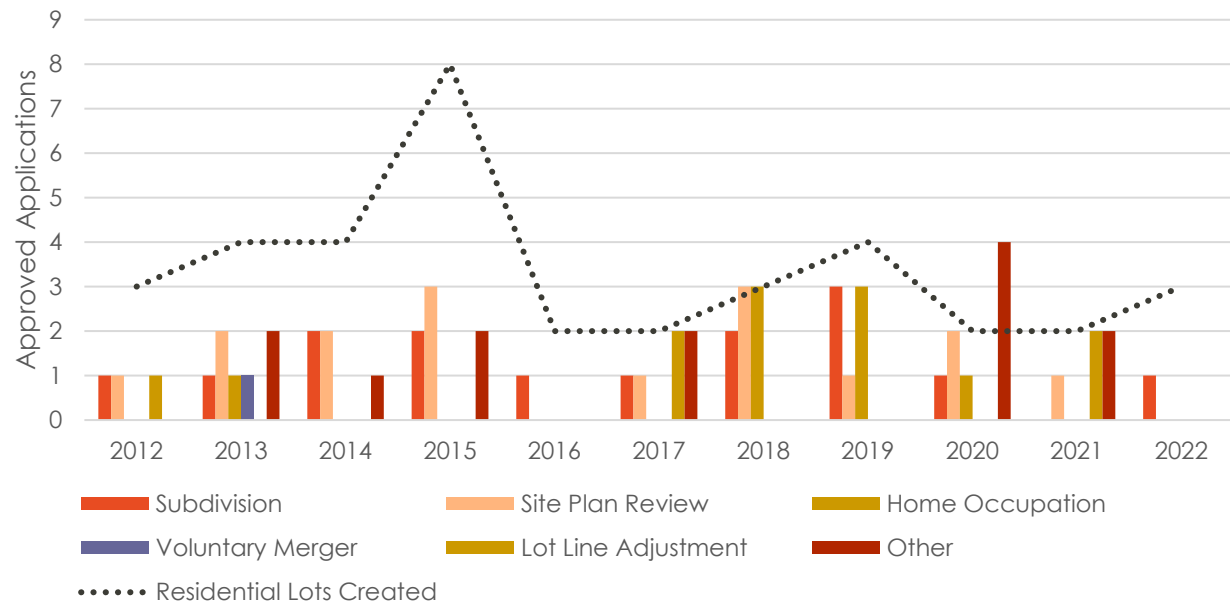
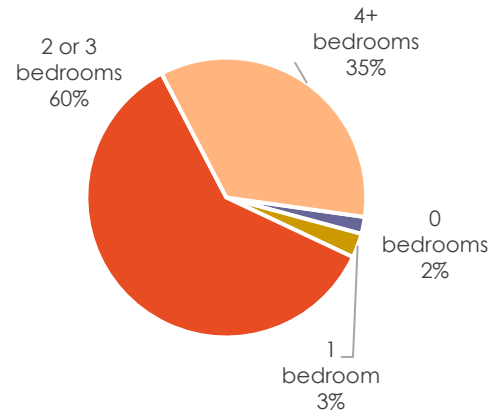


Figure 3. Number and type of applications approved by the Planning Board with number of residential lots created by year (Source: Annual Reports, 2016-2022, Planning Board's Website and property records)

COST OF HOUSING

According to local assessing data, the median home assessment in 2020 was \$401,200 based on sales data. The median home value based on the equalized value for 2023 is \$607,879.¹⁶ The American Community Survey estimates that the median value of dwellings in Madbury is \$385,900, ranging from \$100K to \$1M or more. Most homes are selling for significantly higher than this.¹⁷ In the last five years, the number of housing units sold within Portsmouth-Rochester Fair Market Area (of which Madbury is a part) for less than \$300,000 has declined, reaching a low not seen in the last 20 years.¹⁸ Madbury's home sale prices are even higher. According to data from Redfin, the median monthly sales price reached \$853,000 in September 2023.¹⁹

About one in five households in Madbury experiences a housing burden, meaning that their monthly housing costs exceed 30% of their monthly income.²⁰

Over half of the 125 people who responded to the Madbury Housing Survey question about housing cost indicated that the cost of their housing (including mortgage/rent, utilities, insurance, and property taxes) is easy to handle. Thirty-seven percent said that their housing costs are a burden, and 4% indicated that their housing costs were a significant burden. Those who consider their house cost a burden have lived in Madbury a median of 15 years, while those who are not burdened have lived in Madbury for a shorter time (median of 11 years).

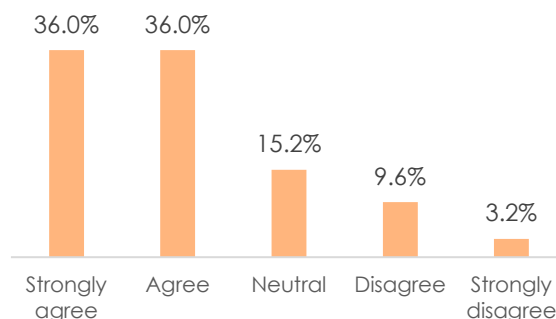
Housing in New Hampshire is characterized by a high demand for affordable housing, a very limited supply, and a very low vacancy rate for all types of housing.

- NH Housing's [2023 Residential Rental Cost Survey Report](#)

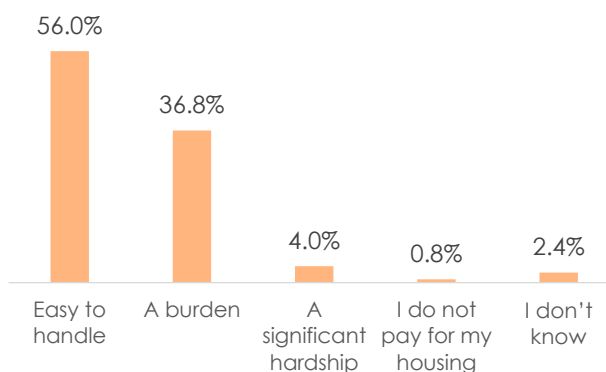
Rent and home price increases outpaced wage growth. Between 2000 and 2020, New Hampshire's home sales prices rose 111% and rents increased 94%, while household median income increased only 73%.

- NH Housing's [2023 NH Statewide Housing Needs Assessment](#)

Does your current housing meet your needs for the next 10 years?



The cost of my housing (including mortgage or rent, utilities, insurance, and property taxes) is...



Which type of housing do you prefer to be living in today?

- 93% Single family home
- 3% In-law/accessory apartment, backyard cottage
- 2% Senior housing or assisted living
- 1% Multi-family (condo, apartment, townhouse)
- 0% Tiny house
- 0% Manufactured or mobile home

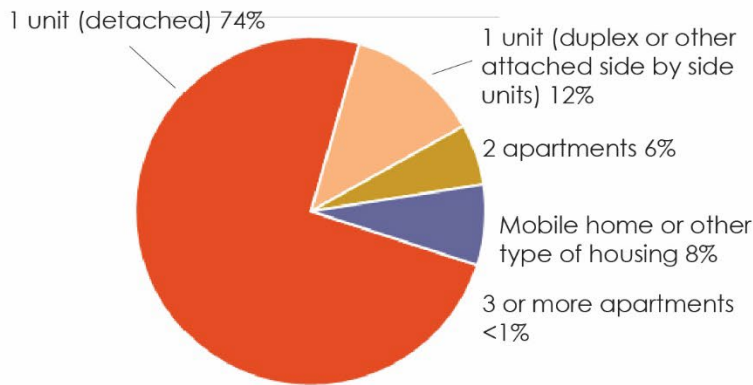
Source: 2023 Madbury Housing Survey

Housing Snapshot



Total Homes
741

Number of Units in Occupied Homes



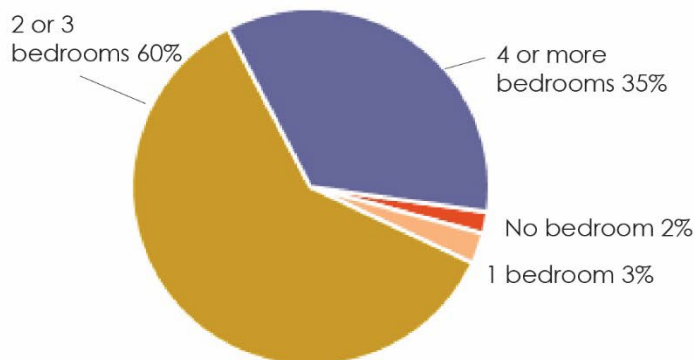
Vacancy rate

4% vs **8%**
Madbury vs Strafford County

711 Occupied Homes



Number of Bedrooms in Occupied Homes



Share of homes that are single-family homes

73% Madbury vs **56%** Strafford County vs **63%** NH



1 assisted living facility

2022/2023 Housing Market
Portsmouth-Rochester HFMA

\$450,000 Median purchase price in region

\$1,911 Median monthly rent for a 2-bedroom, which is 18% greater than fair market rent

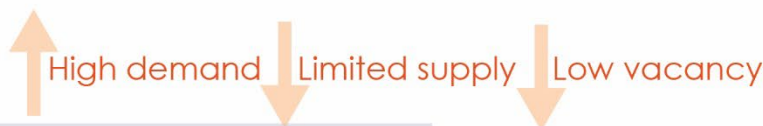
The median purchase price in Madbury reached \$853,000 in September 2023.



Average household size is 3.05 people



Nearly 1/3 of households experience a housing burden with housing costs exceeding 30% of income



\$607,879 Median home value



2023

Madbury, NH

Sources: Decennial Census, 5-Year American Community Survey Estimates, NH Housing.; Redfin HFMA is the US Housing & Urban Development Fair Market Rent Area, Avitar Associates.

ASSESSED VALUE AND TAX RATE

The total property valuation in Madbury based on a 2020 valuation was \$282,558,413, which is significantly lower than that of the other communities in the ORCSD as well as the Strafford County average (Table 2).²¹ This is in part due to the fact that Madbury was last revaluated in 2020 when property values were lower. Madbury's 2023 tax commitment was around \$8 million.

Residential uses, including land and buildings, account for approximately 88% of the total value of taxable property in Madbury. The remaining value is associated with commercial/industrial development (5%), utilities (7%), and other uses including farm and forest land.²²

The Town's tax rate has remained fairly stable in recent years, but did see an increase from \$25.27 in 2022 to \$26.97 in 2023 (Figure 4). The impact of this on a homeowner with a property assessed at \$400,000 is a \$680 increase in the annual tax bill, from \$10,108 to \$10,788.

Table 2. 2023 Tax Rate in Madbury, Durham, and Lee

Municipality	Valuation ¹	Valuation with Utilities	Municipal	County	State Ed.	Local Ed.	Total Rate	Total Commitment
Madbury	\$282,558,413	\$303,447,313	\$4.64	\$2.63	\$1.79	\$17.91	\$26.97	\$8,095,833
Durham	\$1,753,952,068	\$1,856,713,268	\$5.75	\$1.76	\$1.39	\$11.58	\$20.48	\$37,750,649
Lee	\$720,220,316	\$733,320,216	\$5.59	\$2.24	\$1.50	\$14.30	\$23.63	\$17,166,206
Strafford County Average	\$1,493,098,893	\$1,574,761,479	\$4.45	\$1.91	\$1.52	\$10.51	\$18.39	\$26,752,418
State Average	\$1,059,502,944	\$1,100,733,283	\$5.54	\$1.80	\$1.56	\$11.09	\$19.99	\$19,486,628

(Source: NH Department of Revenue Administration)

- Madbury's last revaluation was in 2020 and the next revaluation will occur in 2025. Madbury's 2023 equalization ratio (ratio of assessed value to market value, as determined annually by the NH Department of Revenue Administration) is 66.0, and the 2023 value of taxable property with utilities is approximately \$460,000,000. When the town is revaluated, the total valuation will increase to reflect changes in the market value. The Town's tax rate will likely decrease as a reflection of the greater assessed value, assuming the budget remains similar. Lee was revaluated in 2021 and has an equalization ratio of 71.6. Durham was revaluated in 2023 and has an equalization ratio of 93.5. The total valuation for Lee and Durham listed above therefore more accurately reflects property values today than the value listed for Madbury. Learn more about revaluation from the NH Municipal Association at <https://www.nhmunicipal.org/town-city-article/legal-ga-revaluation-what-it-and-how-does-it-work>.

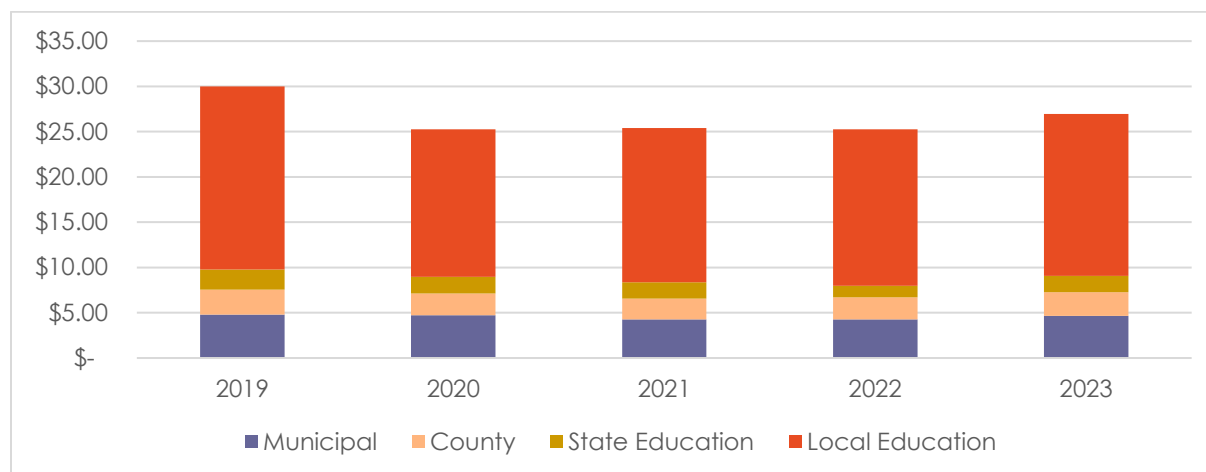


Figure 4. Tax rate in Madbury 2019-2023 by category (Source: NH Department of Revenue Administration)

BUILDOUT ANALYSIS AND CAPACITY FOR RESIDENTIAL GROWTH

Three analyses of developable land provide insight into development potential and capacity for residential growth in Madbury. These analyses are summarized below.

REGIONAL HOUSING NEEDS ASSESSMENT HOUSING DEVELOPMENT MODEL

The 2023 Regional Housing Needs Assessment (RHNA) modeled development capacity and estimated buildable area by municipality through an analysis of environmental constraints (water, wetlands, slopes greater than 20%), public roads, and conservation lands. This model did not exclude existing developed land in recognition of the potential for infill and redevelopment, nor did it factor in local zoning regulations.

The model estimated that 1,277 to 2,406 housing units could be feasibly sited at 0.5 units per acre to 1 unit per acre under a no water/sewer infrastructure scenario in Madbury. This analysis shows that land in Madbury could feasibly accommodate the projected additional housing units that the RHNA estimated are needed in the town by 2040 to accommodate growth: 824 additional housing units (about 90 units per decade). It also revealed the total future homes needed to accommodate future growth in nearby communities (Dover, Durham, Newmarket), as well as other larger communities in the region (Rochester, Somersworth) may exceed the development capacity in these municipalities, which could result in greater development pressure in Madbury (Table 3).

Table 3. Total future homes needed in 2024 and development capacity in Madbury and nearby municipalities

Municipality	Current Homes (2020)	New Homes Needed (2020-2040)	Replacement Homes (2020) ^a	Total Future Homes (2040)	Development Capacity (low-high) ^b
Madbury	710	110	4	824	1,277 - 2,406
Barrington	3,830	559	20	4,409	4,987 - 9,768
Dover	15,166	2,077	250	17,493	13,257 - 20,286
Durham	3,763	771	150	4,684	4,001 - 6,670
Lee	1,808	265	0	2,703	2,144 - 4,122
Newmarket	4,398	756	205	5,359	3,197 - 5,222

Source: Root Policy Research Fair Share Housing Production Model, Strafford Regional Housing Needs Assessment

^a Replacement homes are derived from the [2019 HUD Comprehensive Housing Affordability Strategy](#) housing condition data. Replacement homes are those that lack plumbing or kitchens. These homes are likely not suitable for long-term residence but could be upgraded to have plumbing and kitchens.

^b Development capacity does not account for zoning requirements. The model assumes a potential density of 4 to 6 units/acre with water and sewer; 1 to 1.5 units/acre with water or sewer; and 0.5 to 1 unit/acre with no water or sewer. Madbury has no water or sewer.

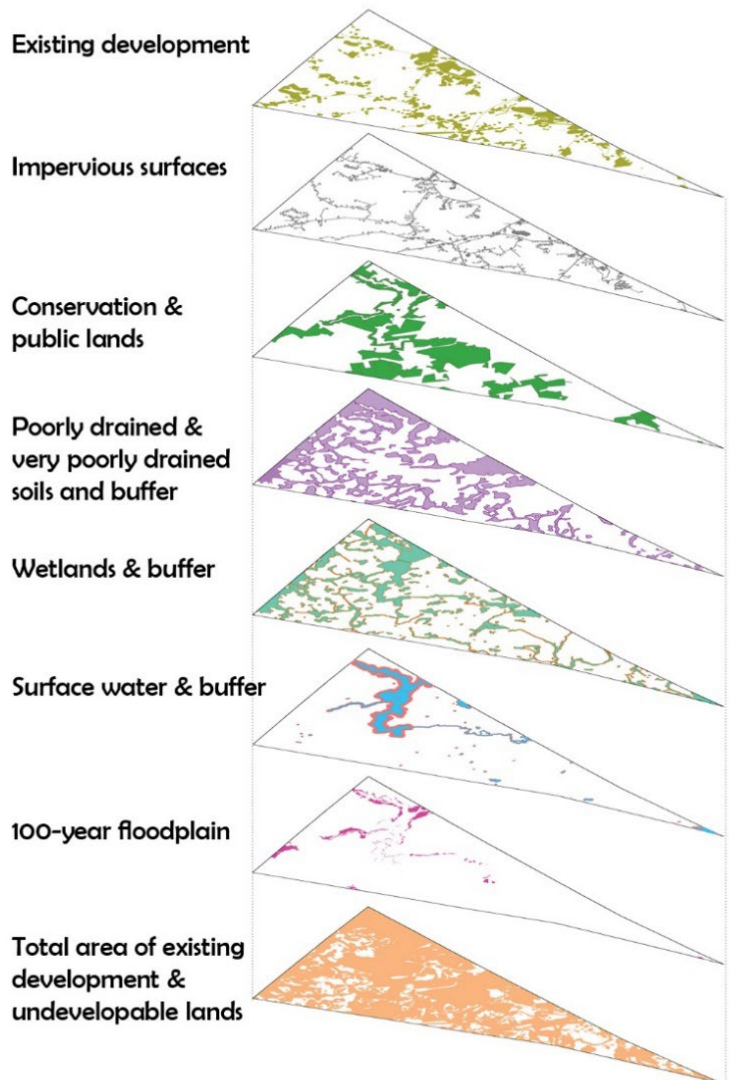
GIS-BASED LAND USE ANALYSIS

A geographic information systems (GIS)-based land analysis prepared for this Master Plan Chapter update revealed that approximately 77% (5,981 acres) of the area of the town is not developable. This is due to the following constraints and limitations:

- Existing development according to the 2015 Land Use data layer provided by GRANIT
- Conservation land
- Town-owned or other public lands
- Water bodies and wetlands
- Local environmental regulations, including wetland setbacks, shoreland setbacks, and floodplains.

This analysis does not account for zoning requirements such as lot size, buildable area, setbacks, or the presence of existing development that precludes further redevelopment of the lot. As a result, the actual acreage of land that is potentially developable under existing regulations is likely much less than the roughly 1,170 acres of land identified in this analysis. However, if redevelopment is factored in, the result could be greater development potential.

Development Constraints



Note: The data that this graphic is derived from is publicly available through the NH Geodata Portal and mappers at <https://www.nhgeodata.unh.edu/>.

Protected Land

Approximately 2,234 acres in Madbury are protected via conservation easements (35% of protected land), flowage rights or easements (10%), fee ownership (55%), or protective easements (3%) for water supply lands.



Image: Liz Durfee

BUILD-OUT MODEL

CommunityVIZ GIS software was used to take the potentially developable land analysis a step further and estimate how much additional single-family housing could be developed given the constraints identified in the previous section as well as existing dwellings and the current minimum lot size requirement of 80,000 square feet.^a A partial and full buildout were modeled based on the growth rate determined from the Fair Share Model that was created as part of the Strafford Regional Housing Needs Assessment. The partial buildout models new development by the year 2040. The full buildout models the maximum additional dwellings that are feasible given the zoning requirements. The model does not account for factors such as existing lot lines, frontage requirements, or the location of roads.

This analysis determined that it is plausible that 120 additional single-family dwellings could be developed by the year 2040 and that full buildout could result in an additional 585 single family dwellings. The full buildout is estimated to occur nearly 100 years from now in the year 2118.

In the future, the Town could model other scenarios such as incorporating multi-family housing or changes to the lot size requirement to assess how these regulatory changes could impact the number of dwellings in the town.

^a CommunityViz modeling was completed by Strafford Regional Planning Commission.



KEY ISSUES & PLANNING IMPLICATIONS



Image: Timothy Burt

1 MAINTAIN RURAL CHARACTER & PROTECT NATURAL RESOURCES

Madbury's rural landscape is fundamental to the community's identity. Residents value open space, forests, farmland, and water resources. Future development should preserve rural viewsheds and protect the integrity of natural resources and water resources to the greatest extent possible.

Preservation of agricultural lands and agricultural soils is important to Madbury's character and economy and to the region. Of the approximately 586 acres of agricultural land in the town, approximately 104 acres (18%) are potentially developable. Furthermore, 976 acres of farmland soils in Madbury – including prime farmland, farmland of local or statewide importance, and land that is prime farmland if protected from flooding – are potentially developable. As the agricultural character is valued by the town and the ability to grow food locally is critical, care should be taken to minimize the loss of farms and agricultural soils to development.

Conservation subdivisions that protect open space and minimize the footprint of development and impervious surfaces are preferred over conventional subdivisions.

The Town should continue to enforce and to periodically assess and amend its Aquifer Protection Overlay District, Wet Areas Conservation Overlay District, Shoreland Protection Overlay District, and Flood Hazard Overlay District to ensure the protection of both surface water and groundwater resources. Protecting the Bellamy River and Bellamy Reservoir are of particular importance.

Stormwater should be carefully managed, and impervious surfaces should be minimized to lessen the impacts of development on water resources. Vegetated buffers and landscaping that provide wildlife habitat should be encouraged.

The Town should also continue to educate property owners and real estate agents about the importance of natural resources and water resources, including wetlands, and to encourage backyard wildlife habitat and stewardship of natural resources.

2 ACCOMMODATE DIVERSE AND CHANGING HOUSING NEEDS

The community recognized the importance of providing diverse housing options in its 2003 Housing Master Plan Chapter. Twenty years later, accommodating households of all ages, sizes, and incomes remains a key housing objective.

While single-family homes on large lots remain a preferred housing type for many, at a national scale, younger generations are more interested in apartments, smaller homes, and townhomes than their predecessors.²³ These housing types often also double as suitable options for older residents wishing to downsize or reconfigure their home to better meet their needs for the future.

In Madbury, where residential tax revenue accounts for a significant portion of the municipal budget, it is important that the housing stock reflects the type of housing that people in the community, region, and state seek. As the population leans toward an older demographic and smaller household sizes, housing must adapt to meet changing demands, provide options for aging residents who wish to remain in town, and continue to attract younger individuals and families.

Community input collected through the Madbury Housing Survey and Housing Forum showed that residents' sentiments about housing cover a wide spectrum of interests ranging from a desire for 'no change' to a desire for things like smaller lots and more affordability.

One strategy to expand housing diversity is to modify the regulations for accessory apartments, also referred to as accessory dwelling units. The Town currently allows attached accessory apartments of 350-750 square feet associated with single-family homes in the Agricultural and Residential District. Allowing residents to build or convert existing detached structures for accessory apartments or loosening the square footage requirements would provide homeowners with more flexibility to create accessory apartments. These units can provide homeowners with rental income, a place for adult children or aging and downsizing parents to live, or accommodations for a caregiver.

Allowing detached accessory apartments in Madbury would create more housing options.

Madbury Housing Survey Input

Who needs more affordable housing?

- Young people,
- First time homebuyers
- Renters
- Single parents
- Families with young kids
- Retired residents on reduced income
- Average people
- Older people
- People in the workforce

Madbury Housing Survey Input

What types of affordable housing are needed?

- Starter homes
- Townhouses
- Apartments
- Duplexes
- 1-2 bedroom homes
- 4 bedroom homes
- Single level 2-bedroom houses
- Smaller lots
- Grouped housing with shared open space
- Smaller lots with conservation

Madbury Housing Forum Input

What types of housing would you like to see in Madbury?

- Single family
- New England style
- No 'econo-boxes'
- Duplexes
- Tiny homes
- Condos/starter homes
- Communities with small clusters of modest homes with small yards
- Homes that support an aging population, such as single-family living
- Homes with financial assistance for aging population

Reducing the lot size and road frontage requirements in areas of the Town could lower land prices and provide more opportunities for subdividing land. When paired with a modest home, smaller lots have a lower purchase price, tax liability, and maintenance cost and upkeep than a large home on a large lot. Adding flexibility to construct clustered cottage developments would further diversify the housing stock and provide more affordable options. These strategies, along with the planning and zoning tools highlighted on page 20, warrant further exploration.

The allowance of multi-family homes in defined areas of the community is a requirement of the State's Workforce Housing Law (RSA 674:58-61). Dwellings of more than two units in certain areas of the town should therefore be permitted. The community should determine the best area(s) for multi-family dwellings and the maximum number of units per dwelling and carefully craft design guidelines and standards for multi-family housing that blends well with Madbury's rural landscape. Permitting multi-family units may also enable existing residents who convert their larger homes to smaller, rentable units to remain in the community longer.

Workforce Housing Law

New Hampshire State Law (RSA 674:58-61) requires communities to provide reasonable opportunities for housing alternatives affordable to the local workforce. Workforce housing is rental housing for households earning up to 60 percent of the area median income and for-sale housing for households earning up to 100 percent of the area median income. In Madbury, in 2023, homes priced around \$400,000 would be considered workforce housing for a family earning \$136,000 or less. The law also requires that multi-family housing be allowed in some areas of the community.

The "big house, little house, back house, barn," or "connected farmhouse," is a unique New England architectural typology that developed as farmers converted separate farm and barn buildings into one structure. Madbury has many examples of these farmsteads. Conversion of these larger compound structures into two or more units presents an opportunity to increase the availability of smaller homes or condos, rental apartments, or accessory apartments while maintaining a rural, agrarian aesthetic.



Top: Home of Jere Chase (left), Tibbetts Home (center), the Elliot House (right)
(Source: [Madbury, It's People and Places](#) by Eloi A. Adams)

Bottom: 12 Pendexter Rd in 2023 (Source: Zillow)

The Town has historically permitted manufactured homes and mobile homes in the General Residential and Agricultural district. Since 2013, the Town has allowed eldercare facilities on state roads. As of 2023, there is one assisted living facility located on NH Route 155. These uses should continue to be allowed as they fill a critical gap in home types in Madbury. In addition, agritourism and home occupations, which enable residents to earn a living where they reside with minimal impacts to the neighborhood, should also be continued in residential areas. Short-term rentals are another potential source of revenue that may make homeownership more feasible. This type of use should be carefully managed to avoid potential negative externalities to the community.

Any future proposed regulatory changes will require extensive engagement with residents to identify and build support for appropriate amendments to zoning regulations in Madbury. The need for new zoning districts or overlays should be considered in conjunction with discussions about zoning and regulatory changes.

Housing Resources

The [Seacoast Workforce Housing Coalition](#) and [Plan NH](#) are two organizations that offer communities resources and support in the form of planning and design charrettes, community engagement tools and training, reports, and more to address housing affordability and diversity.



2023 Housing Forum



Planning & Zoning Tools

Municipalities have access to a variety of tools to plan and zone for housing. A suite of these tools is described in the [2023 New Hampshire Housing Toolbox](#), which was coordinated by the State Office of Planning and Development. The Housing Toolbox is designed to provide communities with innovative zoning and planning strategies meant to help increase housing production. The toolbox has a variety of resources on:

- Accessory Dwelling Units
- Alternative Small Housing Types
- Cluster Housing (Conservation Subdivision)
- Village Plan Alternative
- Alternative Wastewater Systems
- Inclusionary Zoning
- Age-Friendly Neighborhoods
- Infill Development
- Mixed-Use Development
- Missing Middle Housing Types
- Form Based Codes
- Adaptive Reuse
- Community Revitalization Tax Relief (79-E)
- Housing Opportunity Zones
- Planned Unit Developments (PUDs)
- Transfer of Development Rights (TDRs)
- Tax Increment Financing (TIF)
- Short-Term Rental (STR) Regulations
- Workforce Housing Ordinance

Some tools are better suited to a small, rural town like Madbury than others. For example, accommodating [‘missing middle’ housing types](#) – like condos, duplexes, triplexes, townhouses, and small clustered homes or ‘cottage courts’ – within existing and new neighborhoods should be explored in Madbury. This housing category offers increased housing options, affordability, and walkability, and open space preservation. It can also blend nicely with the existing single-family-home-dominated housing stock.

Consideration of [alternative wastewater systems](#) like community septic or innovative/alternative septic technologies that pretreat wastewater before it is discharged into soil may be required to accommodate new homes on existing buildable land or smaller lots.

Madbury should consider the merits of [inclusionary zoning](#), which typically provides some zoning requirement flexibility in exchange for renting or selling a portion of a development at an affordable rate to income-eligible households.

To increase the feasibility that Madbury residents can age in place, greater attention to cultivating [age-friendly neighborhoods](#) is needed. Addressing the regulatory and other barriers to age-friendly neighborhoods can help older residents as well as young adults who wish to stay in their hometown.

LOCAL EXAMPLES

THE CONNECTED FARMHOUSE / BIG HOUSE, LITTLE HOUSE, BACK HOUSE, BARN - TEMPLE, NH

In 2022, the Town of Temple, NH participated in a Plan NH design charrette to explore design ideas with residents and professionals. Participants envisioned the 'connected farmhouse' design concept as a solution to a shortage of housing for the elderly and a lack of housing near the school. This concept allows multi-family housing that embodies the quaint, traditional, single-family New England farmhouse look. Through the design charrette, the community created a site plan that included four houses with four bedrooms in each lot with an accessory dwelling unit for each, totaling about 20 bedrooms on a Town-owned parcel with a buildable area of 13 acres.



Image: PlanNH, Temple Community Design Charrette, Temple, NH Oct 14-15, 2022

The Cottages at Back River Road – Dover, NH

The Cottages at Back River Road in Dover is a 44-unit development on 7.2 acres designed and built by GSD Studios, PLLC. Each cottage is 385 square feet with a 159 square foot loft that could be used as a bedroom. The cottages have a porch overlooking a common green space and a separate parking area. The development plan also includes community space with gym and laundry facilities in the original home on the lot. Each rental unit will be priced according to the NH Housing Finance Authority's fair market rental rate, which was \$1,232 in late 2023. The development footprint is far smaller than a conventional subdivision would be.



Images: Exterior and interior of the Cottages at Back River Road, GSD Studios, PLLC.

3 MAINTAIN & ENHANCE QUALITY OF LIFE

Madbury offers a high quality of life and is a desirable place to live.^{24,25} Residents value their space, their neighborhoods, access to amenities, outdoor recreational opportunities, and assets like their library and the school system.²⁶ It is important that housing – especially the addition of new housing or new types of housing – does not detract from, but rather enhances the quality of life in Madbury.

Because the town is comprised of geographically dispersed neighborhoods, it is important to continue to foster social connections and engage the community through Town events and programming for individuals of all ages. It is also important to maintain Madbury's sense of place as a rural community as the town evolves over time. The desire to 'stay Madbury' and interest in avoiding out-of-character development was shared by multiple individuals during the housing forum. Design guidelines should be developed to help define the physical characteristics of new development and redevelopment.

The Town should strive to provide residents with access to support and services that they need to maintain a high quality of life – whether that be transportation to medical services in nearby communities, high speed internet to support the growing work-from-home community, or childcare to support working households. Future population growth may require expansion or addition of municipal services and infrastructure; this will be further explored as other Master Plan Chapters are developed.

In both the Housing Survey and at the Housing Forum, residents expressed a desire for safer, more walkable bike- and pedestrian-friendly neighborhoods. Attention to these topics should be considered when crafting amendments to the Town's Site Plan Review and Subdivision Regulations, evaluating proposals for development, in the Capital Improvement Plan, and when making streetscape improvements.

Similar to residents of many communities in New Hampshire, high taxes remain a concern for community members. The Town should continue to educate residents about and offer property tax exemptions such as for solar, the elderly, disabled individuals, and veterans. Additionally, the Town should continue to educate property owners about programs like current use, which can double as a tax savings for individuals and a method to maintain forests and farms. Following other communities in the state, the Town may wish to explore power purchasing options that may provide lower cost and greener purchasing options for power for residents, as enabled by RSA 53-E.

The Town may also explore options to increase the presence of commercial activity in Madbury, such as through allowing mixed use development or limited types of commercial uses in discrete areas of the community. The community could also identify and develop standards for the types of commercial uses that should be allowed within the Commercial and Light Industrial Zone.

Planning areas such as community facilities and services, recreation, energy, transportation, and natural resources will be further explored in the update of other chapters of the Master Plan.

4 INCREASE CLIMATE RESILIENCE

Changes in temperature, precipitation, and sea level affect the current and future population of New Hampshire, as well as the state's built and natural environment.²⁷ In 2023, the contiguous U.S. suffered 28 billion-dollar weather disasters, totaling \$54 billion. This year was also the warmest year on record in New Hampshire and much wetter than normal.²⁸

The impacts of climate change are anticipated to worsen over this century, with widespread impacts on human health, drinking water supplies, homes, buildings, and roads, and natural communities.

Sea-level rise induced ground water rise is a threat to well water and infrastructure in coastal New Hampshire. The groundwater rise zone is projected to extend up to 2.5 to 3 miles inland from the coast, which is three to four times farther inland than tidal-water inundation.²⁹ Impacts include wetland expansion and migration, pavement and other infrastructure failure, and septic system failure, which can cause degradation of groundwater. Brackish water can enter wells, impacting drinking water and, over time, degrading water infrastructure. Changes in the water table can also impact septic systems, causing degradation of groundwater.³⁰

Madbury should continue to participate in local and regional efforts to increase resilience of people, housing and other structures, infrastructure, and drinking water. Regulations and design standards for stormwater management, building construction, and floodplains, for example, should reflect the best available science. Housing should not be developed in locations that are at risk of flooding now or within the life expectancy of the structure. [The New Hampshire Coastal Flood Risk Summary – Part II: Guidance for Using Scientific Projections](#) provides municipalities with science-based and user-informed guiding principles and a step-by-step approach for incorporating coastal flood risk projections into planning, regulatory, and site-specific efforts.

Local governments that are prepared for growth can prevent overdevelopment in vulnerable areas, prepare for current and future climate impacts, anticipate the need for more public services, and grow sustainably and equitably.

- National League of Cities

Climate change projections include an increase in:

- ↑ Annual temperature
- ↑ Number of extreme heat days
- ↑ Frequency and intensity of extreme precipitation
- ↑ Total annual precipitation
- ↑ Sea level

Source: NH State Climate Assessment 2021

Percent of properties in Madbury that are at risk to climate impacts:

- Flooding: 8%
- Wildfire: 87%
- Wind: 73%
- Heat: 99%

Source: First Street Foundation

Resilient housing is:

- Smaller, with lower heating and cooling needs
- More energy efficient
- Designed for extreme weather conditions
- Located out of harm's way, specifically the floodplain and low-lying areas
- Located in a walkable community
- Located closer to transit

Source: Derived from Arigoni, Danielle. Climate Resilience in Housing: Collaborative for Success

About 20% of emissions come from the residential sector, excluding waste and transportation.³¹ Therefore, the Town should also encourage resilient housing that has a smaller carbon footprint,³² such as smaller homes, energy efficient homes, and development that is closer to public transportation. Multi-family housing utilizes about 50% less emissions per unit than a single-family home.³³ Solar installations should be encouraged and regulated to avoid potential negative externalities to the community.

The Town should help to educate residents about hazards and available resources, such as warming and cooling centers. Particular attention should be given to vulnerable populations including the elderly, disabled, children, non-native English speakers, and residents who live in manufactured homes, which may be more vulnerable to damage during storm events.

The community should also be prepared for an increase in climate migrants – people who temporarily or permanently leave their homes for less vulnerable locations in order to escape extreme events like wildfires and coastal flooding.³⁴ New England should be prepared for an increase in people coming from areas that are fleeing fires, heat, and floods³⁵ as the Northeast ranks as more resilient than most regions of the country and has lower disaster damages.³⁶ Madbury's proximity to the coast but relatively little land within tidal waters makes the community an attractive place for waterfront residents impacted by flooding or newcomers looking to settle near the coast.

Resources like the National League of Cities' 2022 report [The Next American Migration, What Cities Should Know about Climate Change and Populations on the Move](#) help to understand the complexities of climate migration within the U.S. and proactively prepare for the future. The report notes that already, an increasing number of residents are forced to leave their homes – either temporarily or permanently - to escape extreme events.³⁷ The impacts of climate change on towns and cities will be disproportionate. Smaller communities like Madbury may face challenges like:

- Applying for and winning grants, given a lack of dedicated planning, emergency management or sustainability staff. ³⁸
- Adapting practices developed by larger cities to smaller communities.³⁹
- Gaining state level attention and support of the Town's needs and priorities.⁴⁰
- Addressing the intersectional challenges of climate change and housing. ⁴¹
- Engaging in difficult, emotional conversations around mitigation and its implications.⁴²
- Collaborating across local, regional, and state jurisdictions, given the highly fragmented nature of governance systems in the New Hampshire and the Northeast.⁴³

However, the Town benefits from its location within the coastal zone and the support and opportunities from the state and entities like NH Coastal Adaptation Workgroup (CAW).

RECOMMENDATIONS/ACTIONS

REGULATORY

#	Recommendation
R 1	Review and revise the Accessory Apartment regulations to allow for detached accessory dwellings. Develop appropriate standards and guidelines.
R 2	Develop regulations for short term rentals to avoid impacts on neighborhoods, quality of life, and long-term rental opportunities.
R 3	Adopt Inclusionary Zoning (NH RSA 674:21) and/or allow multi-family dwellings within an area of Madbury to bring the Town into compliance with the State's Workforce Housing Law (NH RSA 674:58-61).
R 4	Create an overlay district in an appropriate location(s) in town where multi-family dwellings would be permitted. This would not preclude this type of development from undergoing site plan review. The Planning Board should develop specific standards and design guidelines for multi-family housing.
R 5	In conjunction with the update to the existing and future land use chapter(s) of the Master Plan, consider the long-term vision for desired uses in the Residential and Agricultural District, Commercial / Light Industrial District, and Civic District.
R 6	Develop a solar ordinance(s) with standards and design guidelines for accessory rooftop, ground mounted arrays, community solar arrays, and/or large (1 MW or more) arrays. The NH Sustainable Energy Association Developed a Model Solar Zoning Ordinance for New Hampshire that could serve as a guide.
R 7	Consider reducing lot size requirements and dimensional standards within the General Residential and Agricultural District or create a new district or overlay with reduced dimensional standards.
R 8	Reduce the acreage requirements for two-family homes to that required for single family homes.
R 9	Conduct a comprehensive review of the Cluster Subdivision Ordinance using the guidance available from the Innovative Land Use Guide Section 1.4 Conservation Subdivision .
R 10	Preserve rural character and protect natural resources and water resources through design guidelines and regulations for subdivisions, multi-family dwellings, and non-residential uses.
R 11	Consider developing ordinances such as a lighting ordinance or noise ordinance to minimize impacts on wildlife and abutters.
R 12	Conduct a comprehensive review and update of the Zoning Ordinance, and Site Plan, Subdivision, and Conservation Subdivision Regulations to ensure that local regulations comply with state laws and that development standards and procedures are sufficient to guide future development while preserving rural character and protecting natural resources.
R 13	Contract with an on-call engineer to review development plans for subdivisions.
R 14	Develop regulations for fire protection in coordination with the Fire Chief.
R 15	Amend the Zoning Ordinance to require that all new utilities be installed underground as opposed to including this provision in the Subdivision Regulations.
R 16	Develop regulations for electric vehicle charging stations.

PLANNING & POLICY

#	Recommendation
P 1	Collaborate with partners such as the Strafford Regional Planning Commission, UNH Cooperative Extension, NH Housing, and PlanNH to promote diverse housing options.
P 2	Develop a bike and pedestrian safety campaign. Recruit and coordinate with neighborhood leaders to identify bike-ped hazards and opportunities in their neighborhoods. Improve the walkability of the Civic District and Town Properties.
P 3	Improve the Town's website as a place for current and prospective residents to find information about events in Madbury, resources and services available at the Town Offices, Town regulations and policies, Town volunteer opportunities, natural resources and water resources protection, and other relevant information.
P 4	Participate in regional resilience projects and studies. Take advantage of grant funding and technical assistance that will help the Town and its residents reduce vulnerability to extreme precipitation, heat, cold, and storm events, and to sea level rise.
P 5	Create a plan for the use of Town-owned lands that includes policies for public access, trail systems, parking, and permitted uses.
P 6	Update the Master Plan every 5 years.

EDUCATION

#	Recommendation
E 1	Create a welcome packet for new residents with information about the Town, local and regional resources and programs, and environmental concerns.
E 2	Provide residents with information about current use and tax exemptions.
E 3	Educate homeowners about potential impacts of flooding, extreme heat and cold, wind, and sea level rise on homes, property, and health and wellbeing.
E 4	Develop guidance and educational material on evacuation procedures, shelters, and sheltering in place.
E 5	Conduct a home energy efficiency campaign and encourage homeowners to conduct energy audits.
E 6	Partner with ORCSD to identify opportunities to increase youth involvement and awareness of Town government.
E 7	Help connect residents with resources such as assistance with paying utilities, social services, transportation, meals, housing, etc.
E 8	Coordinate with NHDES to host well water testing events.
E 9	Conduct a septic maintenance campaign to educate residents about the importance of regular septic maintenance to prevent water pollution.
E 10	Update the "Resident's Guide to Land Use Regulations" and compile additional resources and links on navigating town government and planning and post on the Town's website.

IMPLEMENTATION TABLE

INTRODUCTION

This implementation table is intended to guide the Town in acting on the recommendations of the Housing & Demographics Chapter. The Master Plan is the responsibility of the Planning Board (NH RSA 674:1). However, other boards, committees, commissions, and staff in Madbury play a role in implementing the various recommendations of the Master Plan. These entities are identified as responsible parties in the Implementation Table. The Planning Board should provide the responsible party(ies) with a list of all implementation strategies that the Board would like their involvement or leadership. The Planning Board should also engage the responsible party(ies) when the Board begins to act on specific recommendations.

A selection of local, regional, and state partners that may provide technical assistance, funding, or other support to implement the recommendations of this chapter are identified in the Implementation Table as potential partners. The responsible party(ies) should reach out to these and other potential partners for assistance, funding, input, and support.

A supplemental electronic spreadsheet containing the implementation table and a tracking checklist have been developed to help plan and track implementation. This database may be sorted by category, responsible party, date, cost, and/or priority. The Planning Board should assign a minimum of one Planning Board member with the responsibility of maintaining and updating this electronic file.

The Planning Board should also prepare a short report for the Selectboard twice per year that summarizes action and progress with implementing Master Plan recommendations. This report should include a hard copy of the tracking checklist as well as a brief description of progress, any barriers or challenges, and next steps. This report should be shared with other boards, commissions, and committees and included in a Master Plan tracking file at the Town Offices.

The Planning Board should also include 'Master Plan Implementation Updates' as a standing item on their agenda. This will provide an opportunity to revisit the implementation table as needed, to share updates about the status of recommendations.

Continued public input is essential to implementing the recommendations of this chapter. The Planning Board looks forward to engaging the community in the regulatory, planning and policy, and education-based projects identified in this chapter.

IMPLEMENTATION TABLE KEY

Priority

Low, Medium, High ranking is based on the Planning Board's determination of which projects are most important to complete at the time this chapter was prepared. Ease of implementation was considered during the prioritization. Prioritization is subject to change.

Estimated Cost

Minimal	<\$5,000 or in kind/volunteer hours
Low	>\$5,000-\$10,000
Medium	>\$10,000-\$50,000
High	>\$50,000

Responsible Parties

PB	Planning Board
SB	Selectboard
CC	Conservation Commission
ZBA	Zoning Board of Adjustment
FC	Fire Chief
WB	Water Board
BI	Building Inspector
PA	Road Agent
RC	Recreation Committee
CTC	Clerk & Tax Collector

Potential Partners

SRPC	Strafford Regional Planning Commission
SWHC	Seacoast Workforce Housing Coalition
NHDOT	NH Department of Transportation
NHDES	NH Department of Environmental Services
NHHSEM	NH Homeland Security & Emergency Management
NHBEA	NH Department of Business & Economic Affairs
NHDOE	NH Department of Energy
NHOPD	NH Office of Planning & Development
NHDRA	NH Department of Revenue Administration
NHDHHS	NH Department of Health & Human Services
NHMA	NH Municipal Association
UNH CE	University of New Hampshire Cooperative Extension
NHCAW	NH Coastal Adaptation Workgroup
SNMW	Seacoast Nutrition Meals on Wheels
SCAP	Strafford Community Action Partnership

IMPLEMENTATION TABLE

#	Recommendation	Priority	Estimated Cost	Responsible Party(ies)	Potential Partners
R1	Review and revise the Accessory Apartment regulations to allow for detached accessory dwellings and increased flexibility. Develop appropriate standards and guidelines.	High	Low	PB	SRPC, Contractor, SWHC
R2	Develop regulations for short-term rentals to avoid impacts on neighborhoods, quality of life, and long-term rental opportunities.	High	Low-Medium	PB	SRPC, Contractor
R3	Adopt Inclusionary Zoning (NH RSA 674:21) and/or allow multi-family dwellings within an area of Madbury to bring the Town into compliance with the State's Workforce Housing Law (NH RSA 674:58-61).	High	Medium	PB	SRPC, Contractor, SWHC
R4	Create an overlay district in an appropriate location(s) in town where multi-family dwellings would be permitted. This would not preclude this type of development from undergoing site plan review. The Planning Board should develop specific standards and design guidelines for multi-family housing.	Medium	Medium	PB	SRPC, Contractor, PlanNH
R5	In conjunction with the update to the existing and future land use chapter(s) of the Master Plan, consider the long-term vision for desired uses in the Residential and Agricultural District, Commercial / Light Industrial District, and Civic District.	High	Medium	PB	SRPC, Contractor
R6	Develop a solar ordinance(s) with standards and design guidelines for accessory rooftop, ground mounted arrays, community solar arrays, and/or large (1 MW or more) arrays. The NH Sustainable Energy Association Developed a Model Solar Zoning Ordinance for New Hampshire that could serve as a guide.	Medium	Medium	PB	SRPC, Contractor
R7	Consider reducing lot size requirements and dimensional standards within the General Residential and Agricultural District or create a new district or overlay with reduced dimensional standards.	Medium	Medium	PB	SRPC, Contractor
R8	Reduce the acreage requirements for two-family homes to that required for single family homes.	High	Minimal	PB	SRPC, Contractor
R9	Conduct a comprehensive review of the Cluster Subdivision Ordinance using the guidance available from the Innovative Land Use Guide Section 1.4 Conservation Subdivision .	Medium	Medium	PB, CC	SRPC, Contractor
R10	Preserve rural character and protect natural resources and water resources through developing design guidelines and regulations for subdivisions, multi-family dwellings, and non-residential uses.	High	Medium	PB, CC, WB	SRPC, Contractor
R11	Consider developing ordinances such as a lighting ordinance or noise ordinance to minimize impacts on wildlife and abutters.	Medium	Low-Medium	PB, SB, BI	SRPC, Contractor
R12	Conduct a comprehensive review and update of the Zoning Ordinance, and Site Plan, Subdivision, and Conservation Subdivision Regulations to ensure that local regulations	Medium	High	PB	SRPC, Contractor

#	Recommendation	Priority	Estimated Cost	Responsible Party(ies)	Potential Partners
	comply with state laws and that development standards and procedures are sufficient to guide future development while preserving rural character and protecting natural resources.				
R13	Contract with an on-call engineer to review development plans for subdivisions.	Low	Minimal	PB, BI	Contractor
R14	Develop regulations for fire protection in coordination with the Fire Chief.	Medium	Low	PB, FC	SRPC, Contractor
R15	Amend the Zoning Ordinance to require that all new utilities be installed underground as opposed to including this provision in the Subdivision Regulations.	Medium	Minimal	PB	SRPC, Contractor
R16	Develop regulations for electric vehicle charging stations.	Medium	Medium	PB	SRPC, Contractor, NHDOT
P1	Collaborate with partners such as the Strafford Regional Planning Commission, UNH Cooperative Extension, NH Housing, and PlanNH to promote diverse housing options.	Low	Minimal	PB	SRPC, UNH CE, NH Housing, PlanNH
P2	Develop a bike and pedestrian safety campaign. Recruit and coordinate with neighborhood leaders to identify bike-ped hazards and opportunities in their neighborhoods. Improve the walkability of the Civic District and Town Properties.	Medium	Minimal-High	PB, RC, RA	SRPC, NHDOT, NHBEA
P3	Improve the Town's website as a place for current and prospective residents to find information about events in Madbury, resources and services available at the Town Offices, Town regulations and policies, Town volunteer opportunities, natural resources and water resources protection, and other relevant information.	High	Minimal	SB	Town committees, Library staff, volunteers
P4	Participate in regional resilience projects and studies. Take advantage of grant funding and technical assistance that will help the Town and its residents reduce vulnerability to extreme precipitation, heat, cold, and storm events, and to sea level rise.	High	Minimal	PB, SB, CC	SRPC, NHCAW, NHDES, UNH/Sea Grant, NHOPD
P5	Create a plan for the use of Town-owned lands that includes policies for public access, trail systems, parking, and permitted uses.	Medium	Low	PB, SB, CC, RC	SRPC, Contractor
P6	Update the Master Plan every 5 years.	High	Medium-High	PB	SRPC, Contractor
E1	Create a welcome packet for new residents with information about the Town, local and regional resources and programs, and environmental concerns.	Low	Minimal	SB, PB	Town committees, Library staff, volunteers
E2	Provide residents with information about current use and tax exemptions.	Medium	Minimal	CTC, SB	NHDRA
E3	Educate homeowners about potential impacts of flooding, extreme heat and cold, wind, and sea level rise on homes, property, and health and wellbeing.	High	Minimal	PB, SB, BI, CC, WB	SRPC, NHCAW, NHDES, UNH/Sea Grant

#	Recommendation	Priority	Estimated Cost	Responsible Party(ies)	Potential Partners
E4	Develop guidance and educational material on evacuation procedures, shelters, and sheltering in place.	High	Minimal	FC, SB	NHHSEM, NHCAW, NHDES, UNH/Sea Grant
E5	Conduct a home energy efficiency campaign and encourage homeowners to conduct energy audits.	Low	Minimal	SB	NHDOE, NH Saves
E6	Partner with ORCSD to identify opportunities to increase youth involvement and awareness of Town government.	Low	Minimal	SB, PB	ORCSD
E7	Help connect residents with resources such as assistance with paying utilities, social services, transportation, meals, housing, etc.	Low	Minimal	SB	NHDHHS, COAST, SNMW, Strafford CAP, NHDHHS, NH Housing, Seacoast Eat Local
E8	Coordinate with NHDES to host well water testing events.	Low	Minimal	SB, WB	NHDES
E9	Conduct a septic maintenance campaign to educate residents about the importance of regular septic maintenance to prevent water pollution.	Low	Minimal	SB, WB	NHDES, SRPC, PREP
E10	Update the "Resident's Guide to Land Use Regulations" and compile additional resources and links on navigating town government and planning and post on the Town's website.	Medium	Minimal	PB, SB	NHMA, NHOEP, SRPC

Endnotes

¹ American Community Survey (ACS) data, among other sources, is used in this chapter and its appendices. ACS data are estimates of the actual figures that would have been obtained if the entire population—rather than the chosen ACS sample—had been interviewed using the same methodology. All estimates produced from sample surveys have uncertainty associated with them as a result of being based on a sample of the population rather than the full population. This uncertainty—called sampling error—means that estimates derived from the ACS will likely differ from the values that would have been obtained if the entire population had been included in the survey, as well as from values that would have been obtained had a different set of sample units been selected for the survey. For area like Madbury with smaller sample sizes, the margin of error can be substantial.

² 2023 Madbury Housing Survey for the Master Plan update.

³ Overview of Oyster River High School. U.S. News and World Report. Best High Schools Ranking. <https://www.usnews.com/education/best-high-schools/new-hampshire/districts/oyster-river-coop-school-district/oyster-river-high-school-12419>

⁴ Morse, James, C. Oyster River Cooperative School District. Presentation Slides. FY 25 Public Budget Hearing. January 12, 2024.

⁵ 2020 US Census

⁶ 2021 NH Office of Planning and Development Estimates

⁷ 2017-2021, 2007-2021 ACS 5-year estimates

⁸ 2017-2022 ACS 5-year estimates

⁹ Ibid.

¹⁰ Oyster River Cooperative School District Report of the District 2022

¹¹ Ibid.

¹² 2015 Land Use Layer, NH Geodata Portal

¹³ 2017-2022 ACS 5-year estimates

¹⁴ Annual Reports, 2016-2022, Planning Board's Website and property records

¹⁵ 2017-2022 ACS 5-year estimates

¹⁶ Avitar property records and email correspondence with Eric Fiegenbaum, Town Administrator. July 18, 2024.

¹⁷ 2017-2022 ACS 5-year estimates

¹⁸ NH Housing. Annual data. Based on information from the PrimeMLS for towns in New Hampshire, compiled by New Hampshire Housing. Excludes land, interval ownership, seasonal camps/cottages, multi-family property, mobile/manufactured homes and commercial/industrial property.

¹⁹ Redfin. 2023. This data is based on the limited number of homes that have been on the market.

²⁰ 2017-2022 ACS 5-year estimates

²¹ NH Department of Revenue

²² Assessing Data provided by Town of Madbury via email December 12, 2023.

²³ Missing Middle Housing. Accessed December 2003. <https://missingmiddlehousing.com/>

²⁴ Madbury 2023 Housing Survey for the Master Plan update.

²⁵ Strafford Regional Planning Commission Regional Housing Needs Assessment. 2023.

<https://strafford.org/plans/regional-housing-needs-assessment/>

²⁶ Madbury 2023 Housing Survey; Madbury December 6, 2023 Housing Forum.

²⁷ Lemcke-Stampone, Mary D.; Wake, Cameron P.; and Burakowski, Elizabeth, "New Hampshire Climate Assessment 2021" (2022). The Sustainability Institute. 71. <https://scholars.unh.edu/sustainability/71>

²⁸ <https://yaleclimateconnections.org/2024/01/u-s-billion-dollar-weather-disasters-set-an-all-time-record-in-2023-with-28/>

²⁹ Wake, C., Knott, J., Lippmann, T., Stampone, M., Ballestero, T., Bjerklie, D., Burakowski, E., Glidden, S., Hosseini-Shakib, I., Jacobs, J. (2019). New Hampshire Coastal Flood Risk Summary – Part I: Science. Prepared for the New Hampshire Coastal Flood Risk Science and Technical Advisory Panel. Report published by the University of New Hampshire, Durham, NH.

³⁰ Wake, C., Knott, J., Lippmann, T., Stampone, M., Ballestero, T., Bjerklie, D., Burakowski, E., Glidden, S., Hosseini-Shakib, I., Jacobs, J. (2019). New Hampshire Coastal Flood Risk Summary – Part I: Science. Prepared for the New Hampshire Coastal Flood Risk Science and Technical Advisory Panel. Report published by the University of New Hampshire, Durham, NH.

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- ³¹ Jonathan Rose Companies. Location Efficiency and Housing Type Boiling it Down to BTUs. 2011. https://www.epa.gov/sites/default/files/2014-03/documents/location_efficiency_btu.pdf
- ³² Arigoni, Danielle. Climate Resilience in Housing: Collaborative for Success. Webinar. November 17, 2023. <https://www.youtube.com/watch?v=PjSCN8vMrLA>
- ³³ Jonathan Rose Companies. Emissions associated with different types of residential development. As referenced in Arigoni, Danielle. Climate Resilience in Housing: Collaborative for Success. Webinar. November 17, 2023. <https://www.youtube.com/watch?v=PjSCN8vMrLA>
- ³⁴ National League of Cities. The Next American Migration, What Cities should know about climate change and populations on the move. 2022. <https://www.nlc.org/resource/the-next-american-migration-what-cities-should-know-about-climate-change-and-populations-on-the-move/>.
- ³⁵ <https://www.wbur.org/news/2023/05/22/climate-change-new-england-migration>
- ³⁶ Cornell Architecture and Art Planning and Antioch University New England Center for Climate Preparedness and Community Resilience. A Northeast Safe and Thriving for All (NEST). Final Report to NOAA Climate Program Office Climate Adaptation Partnerships Planning Grant. https://d3esu6nj4wau0q.cloudfront.net/documents/NOAA_NEST_REPORT_2023.pdf
- ³⁷ National League of Cities. The Next American Migration, What Cities should know about climate change and populations on the move. 2022. <https://www.nlc.org/resource/the-next-american-migration-what-cities-should-know-about-climate-change-and-populations-on-the-move/>.
- ³⁸ Ibid.
- ³⁹ Ibid.
- ⁴⁰ Ibid.
- ⁴¹ Cornell Architecture and Art Planning and Antioch University New England Center for Climate Preparedness and Community Resilience. A Northeast Safe and Thriving for All (NEST). Final Report to NOAA Climate Program Office Climate Adaptation Partnerships Planning Grant. https://d3esu6nj4wau0q.cloudfront.net/documents/NOAA_NEST_REPORT_2023.pdf.pdf
- ⁴² Ibid.
- ⁴³ Ibid.

HOUSING & DEMOGRAPHICS CHAPTER APPENDIX

Town of Madbury, NH Master Plan



Town of Madbury
13 Town Hall Road
Madbury NH 03823

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APPENDIX 1 DEMOGRAPHIC CHARACTERISTICS AND TRENDS

POPULATION

In 2020, Madbury’s population was 1,918 (Table 1). The Town’s population increased by 27% between 2000 and 2020, compared to 16.6% in Strafford County and 11.5% statewide during this period. The Town’s population grew at a slower growth rate of 8.3% in the most recent decade (Figure 1).¹

Table 1. Total population

Year	2000	2010	2020
Madbury	1,509	1,771	1,918
Strafford County	112,233	123,143	130,889
New Hampshire	1,235,786	1,316,470	1,377,529

(Source: Decennial Census, 2000, 2010, 2020)

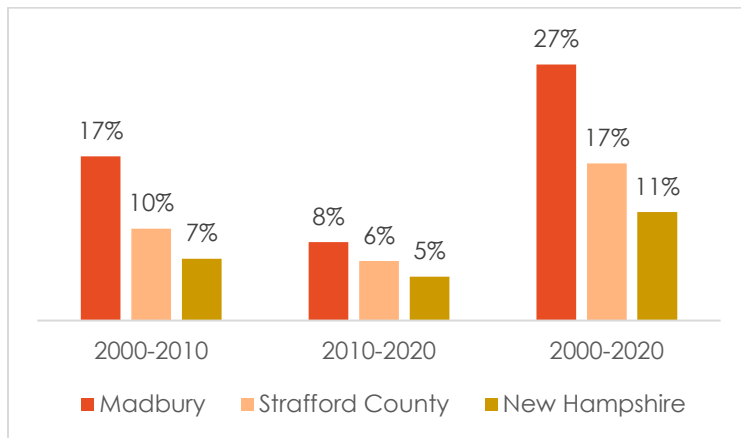


Figure 1. Percent change in population 2000, 2010, 2020

(Source: Decennial Census, 2000, 2010, 2020)

Madbury’s population is projected to grow by an average of 90 people per decade, reaching 2,190 by 2050 (Figure 2).² This is approximately 14% greater than the population in 2020. However, the rate of growth is projected to decline from around 4% between 2020 and 2025 to around 1% between 2045 and 2050. This rate of change is similar to that of Strafford County and slightly higher than the statewide rate of change, which is projected to be negative between 2045 and 2050.²

¹ 2000, 2010, 2020 Decennial Census.

² NH Office of Planning and Development, 2021 Estimates. The NH Office of Planning Development’s method for projecting the population of New Hampshire counties by age and sex is a standard demographic Cohort-Component model, with baseline data inputs provided by a components of change analysis. The components include: Age-specific fertility patterns by age of mother and the summary Total Fertility Rate which will generate future births, Age-sex specific migration patterns and the summary Crude Migration Rate which will impact the future number of women of childbearing age and future births, Age-sex specific survivorship ratios used to age each age-sex cohort to future projection dates, and College enrollment, prison and nursing home residents used to calculate the non-special (household) population to which the fertility, mortality and migration rates will be applied. Population projections are not a forecast of the future. They are the result of specific assumptions about the course of future demographic characteristics and events. To the extent those assumptions are born out in the future, the projections will be accurate. However, there are many factors, demographic, social, economic and even global that affect future trends.

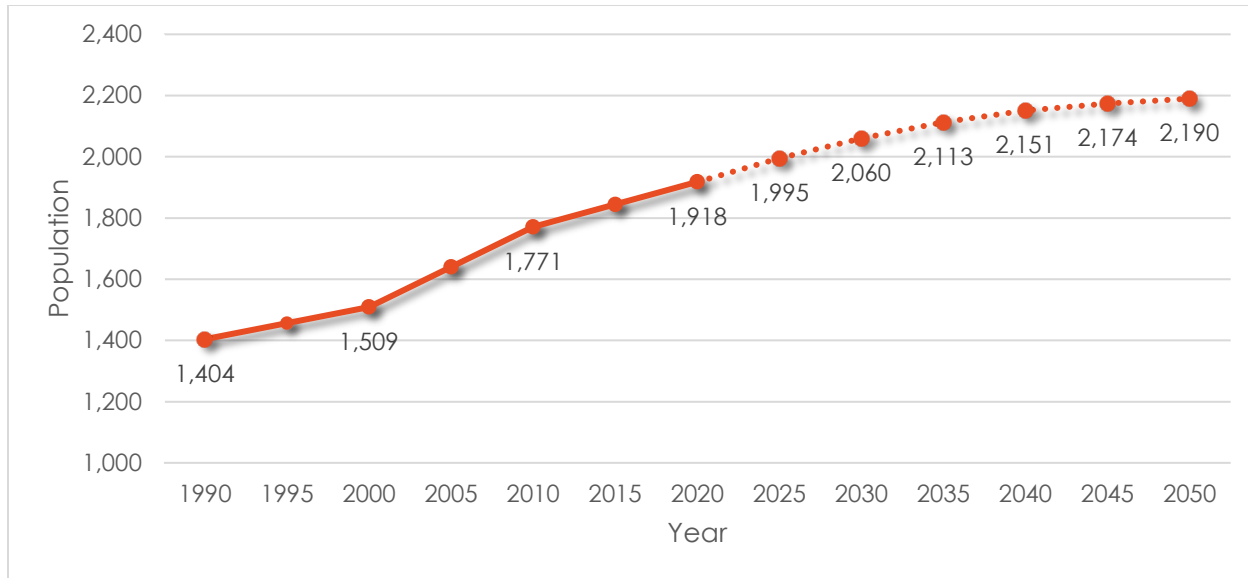


Figure 2. Past and projected population in Madbury

(Source: 1990, 2000, 2020 Decennial Census; OPD 2021 estimates; note: data for 1995, 2005, and 2015 is an average the 5 years before and after)

The NH Office and Planning and Development (OPD) estimates that the population density of Madbury is 169.6 people per square mile. This estimate includes 43 people who live in group quarters, which increases the overall density. Within Strafford County, population density ranges from around 68 people per square mile in New Durham to 1,249 people per square mile in Dover.³

There are approximately 612 families in Madbury.⁴ Families and other households are discussed further in the Housing Characteristics and Trends Appendix.

RACE

Madbury is a predominantly white community, with 91% of the population identifying as white, 4% identifying as Asian, 4% identifying as two or more races, and the remaining population identifying as less than 1% Black or African American, American Indian and Alaska Native, Native Hawaiian and other Pacific Islander, and some other race.⁵

AGE

Like most areas of New Hampshire, the median age of Madbury's residents continues to increase. While the Town's median age of 38.6 years remains lower than the statewide median age of 43.0 years, the Town's median age has increased at a slightly greater rate over the last 15 years (Figure 3).⁶ Madbury's proximity to the University of New Hampshire likely play a role in the Town's lower median age.

³ NH Office of Planning and Development, 2021 Estimates.

⁴ 2017-2022 ACS 5-year estimates

⁵ 2000, 2010, 2020 Decennial Census

⁶ 2007-2011, 2012-2016, 2017-2022 ACS 5-year estimates

APPENDIX 1

As shown in Figures 3 and 4, the population of younger residents has declined, while the population of older residents has increased. The share of the Town's population under age 20 declined by 10% from the 2007-2011 estimate compared to the 2017-2021 estimate. During this time, the share of the population over age 65 increased by 86% from 7% to 13% of the total population.⁷

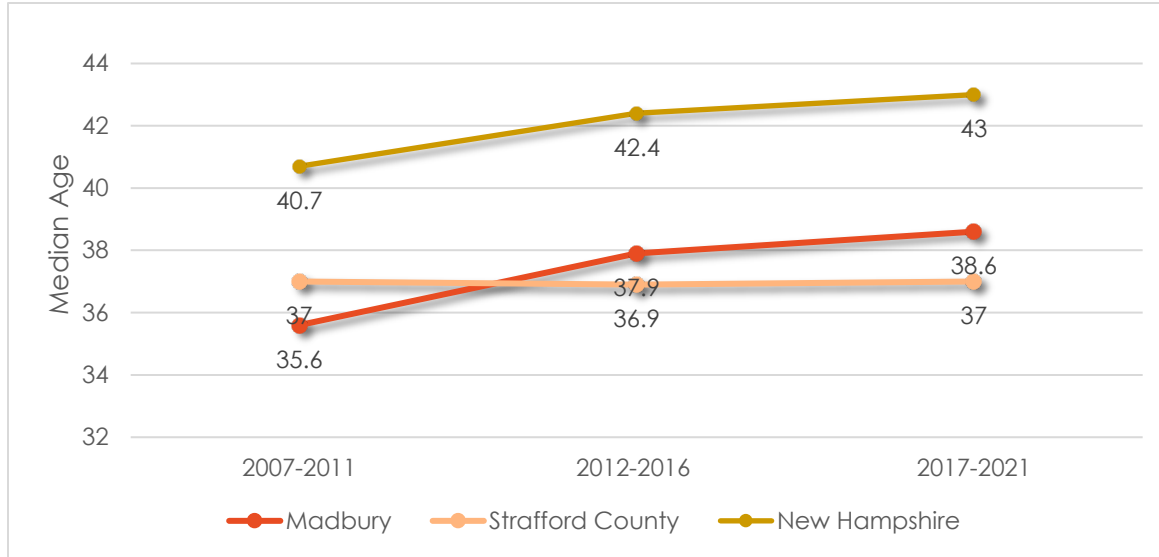


Figure 3. Median age
(Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

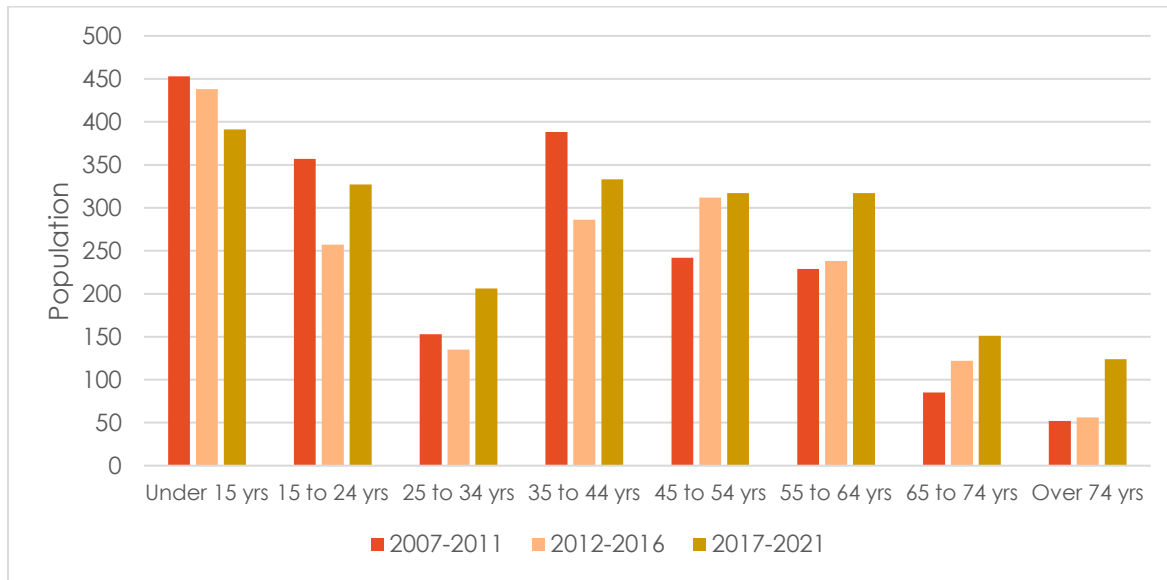


Figure 4. Population by age in Madbury
(Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

Compared to 2011, the share of the population over age 65 has nearly doubled, reaching 13% of the population of the town in 2021. The percentage of the population under age 20 has declined slightly over the last decade (Figure 5).⁷

⁷ 2007-2011, 2012-2016, 2017-2022 ACS 5-year estimates

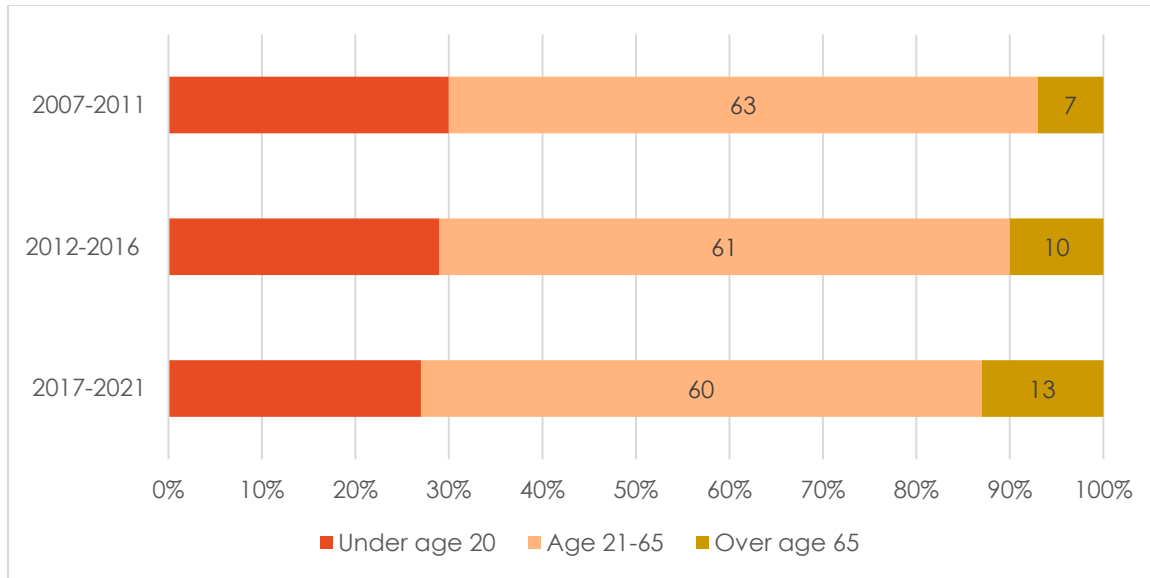


Figure 5. Population under 20 years old and over 65 years old in Madbury
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

SCHOOL AGE POPULATION AND ENROLLMENT

An estimated 557 Madbury residents ages 3 and over are enrolled in school. The majority of these students are in grades 5 to 9 and 9 to 12 (Figure 6).⁸

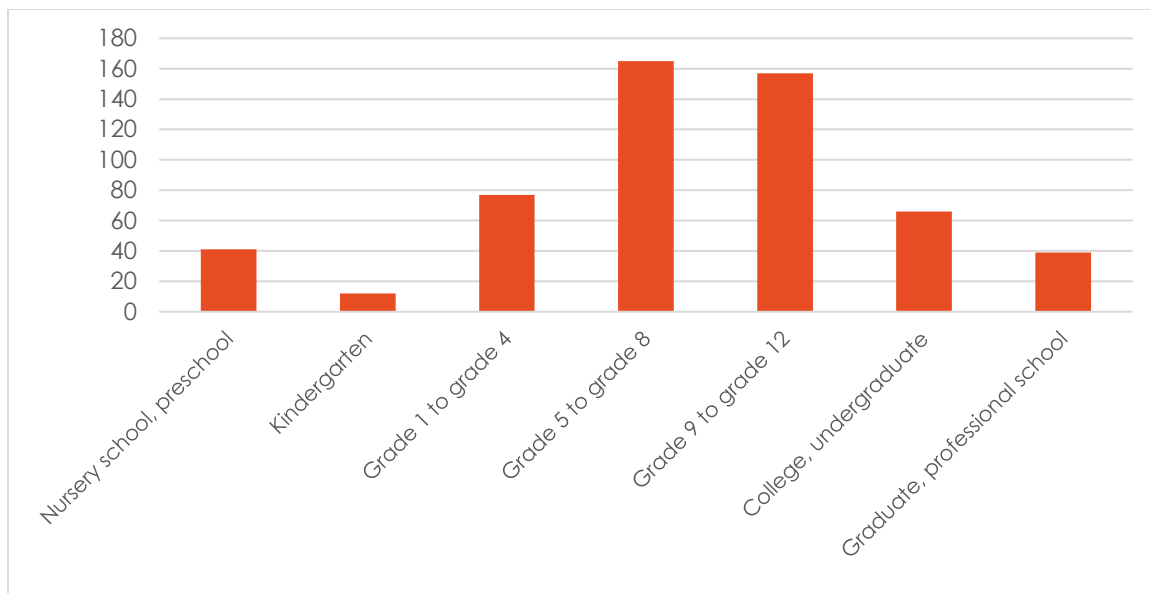


Figure 6. Population age 3 years and over enrolled in school
 (Source: ACS 5-year estimates, 2017-2021)

Enrollment in the Oyster River Cooperative School District (ORCSD) shows that total kindergarten through grade 12 enrollment peaked in 2019 at 2,173 students (Figure 7).⁹ This includes students from Madbury as

⁸ 2017-2022 ACS 5-year estimates

⁹ Oyster River Cooperative School District. Report of the District. 2022.

well as the Towns of Durham and Lee. Enrollment is projected to decline slightly through the year 2028, reaching a low of 2,034 students. By the year 2031, enrollment numbers are projected to rise to 2,109. This represents a 2.3% change from the 2022 enrollment of 2,062 to 2031.¹⁰

Enrollment at Moharimet Elementary School was 291 students in 2021-2022. The school's enrollment is projected to hover around 270 students through the mid to late 2020s (Figure 8).¹⁰

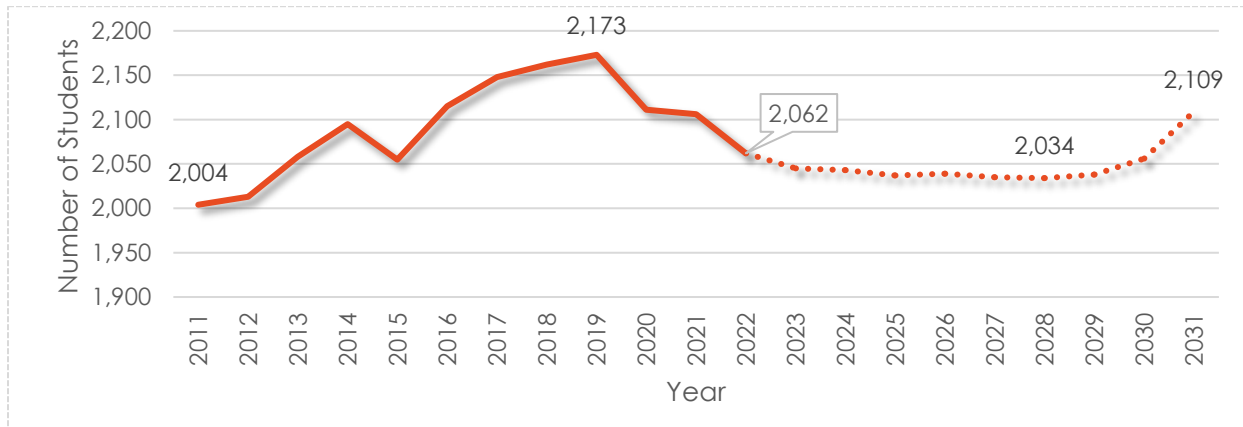


Figure 7. Past and predicted ORCSD enrollment
 (Source: ORCSD Report of the District 2022)

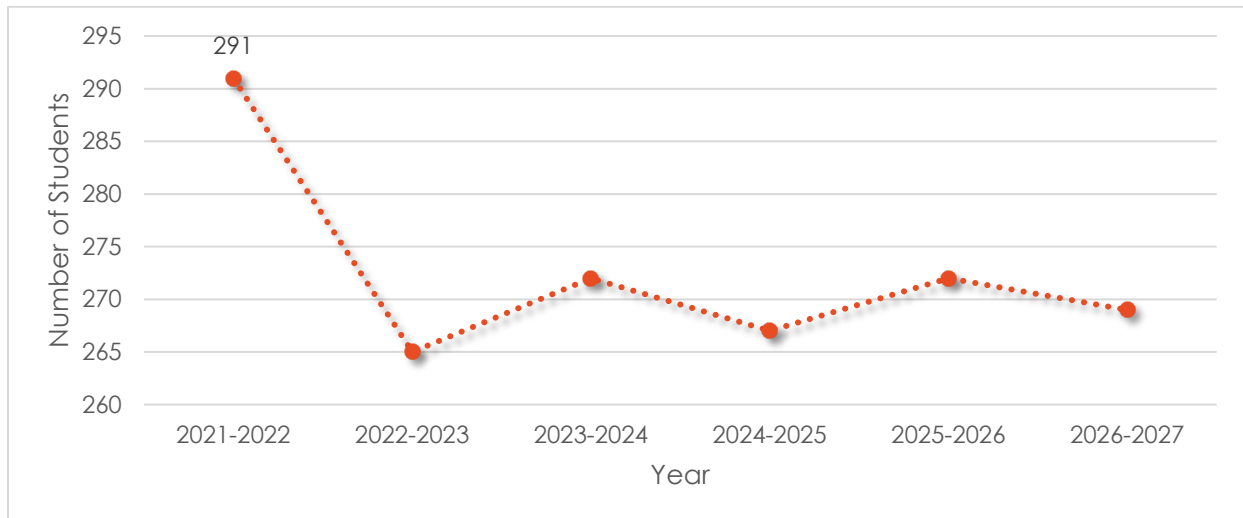


Figure 8. Current and projected enrollment at Moharimet Elementary School in Madbury
 (Source: ORCSD Report of the District 2022)

EDUCATION

Residents of Madbury are highly educated. Over 98% of the population age 25 years and over are high school graduates or higher, while 53% have a bachelor's degree or higher, and over one-quarter have a graduate or professional degree.¹¹

¹⁰ Oyster River Cooperative School District. Report of the District. 2022.

¹¹ 2017-2022 ACS 5-year estimates

Figure 9 shows where students who complete high school at the ORCSD and statewide go the year after school. Compared to the statewide rate, more students from the ORCSD enter a 4-year college following high school, while fewer enter a less than 4-year college, the workforce, or armed forces.

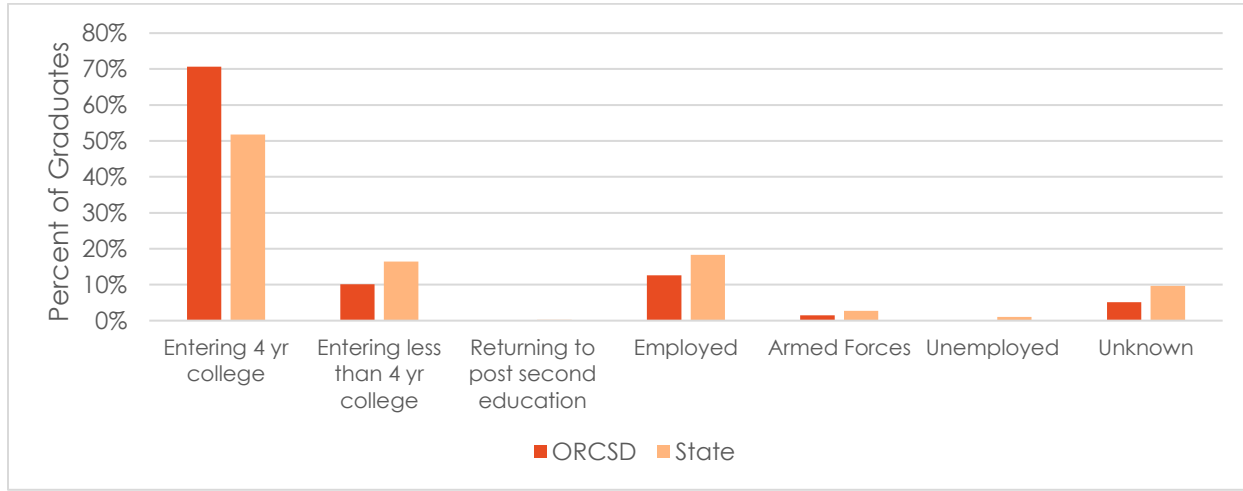


Figure 9. Report of what high school completers do following high school (2019-2020)
 (Source: NH Department of Education, as reported in the ORCSD Report of the District 2022)

INCOME

The median household income in Madbury is \$144,191, which is approximately 88% higher than that of Strafford County (\$76,530) (Figure 10). Madbury's median income increased at a much greater rate than that of Strafford County or the state. Married couples are the highest income earners (Figure 11).¹²

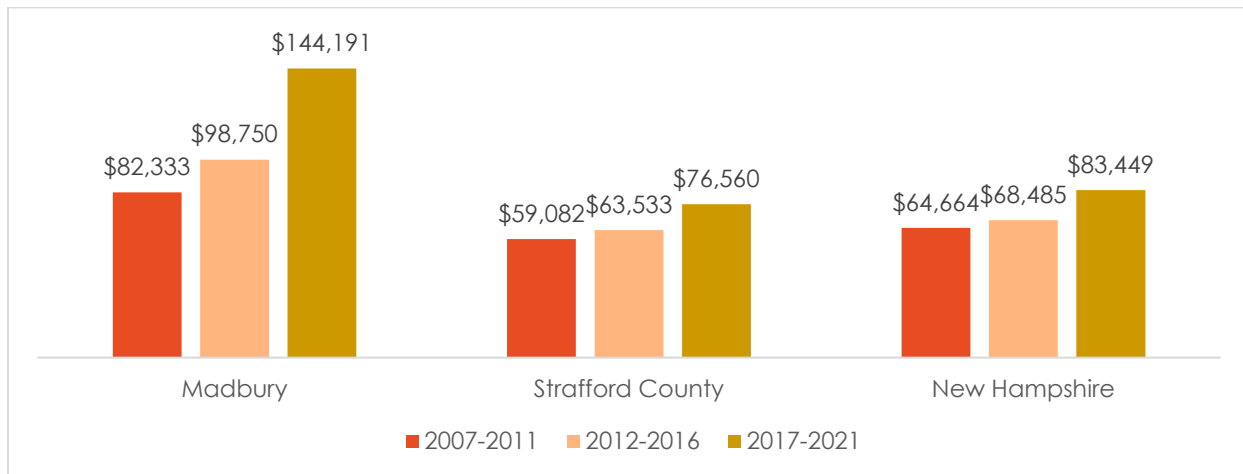


Figure 10. Median household income in Madbury, Strafford County, and New Hampshire
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

¹² 2017-2022 ACS 5-year estimates

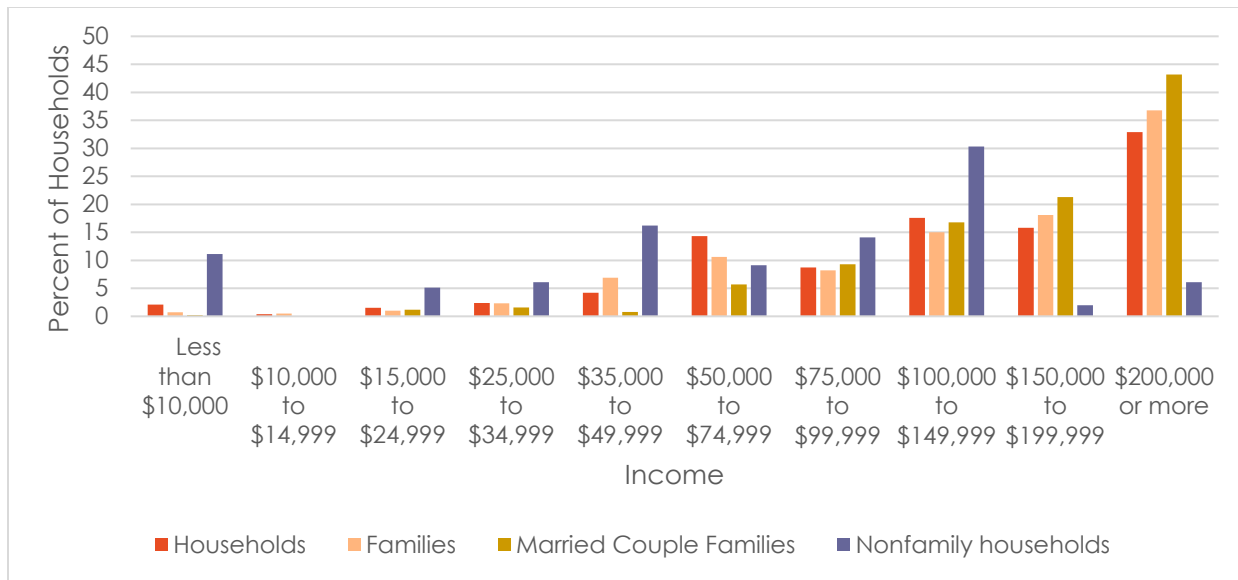


Figure 11. Income range of by households and family type
 (Source: ACS 5-year estimates, 2017-2021)

POVERTY

Approximately 65 people or 3% of the population for whom poverty status is determined¹³ are below the poverty level. This is significantly less than that of Strafford County (9.2%) and New Hampshire (7.4%).¹⁴

Poverty thresholds are updated by the US Census Bureau each year and are used to calculate official poverty population statistics.

Poverty Guidelines are administered by the Department of Health and Human Services. They are a simplified version of the federal poverty thresholds use for administrative purposes, such as determining financial eligibility for certain federal program.

(Source: US Department of Health and Human Services. Office of the Assistant Secretary for Planning and Evaluation.)

DISABILITY

Approximately 6.7% of the total civilian noninstitutionalized population has a disability. Of these individuals, 38% are aged 65 or older.

¹³ The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

¹⁴ 2017-2022 ACS 5-year estimates; note that the margin of error is 34 people

EMPLOYMENT & COMMUTING CHARACTERISTICS

Of the town's population aged 16 years and over (1,752 people), approximately 75% participate in the labor force and 1.6% are unemployed. Roughly half of the civilian employed population aged 16 years and over is employed in management, business, science and arts occupations (Figure 12).

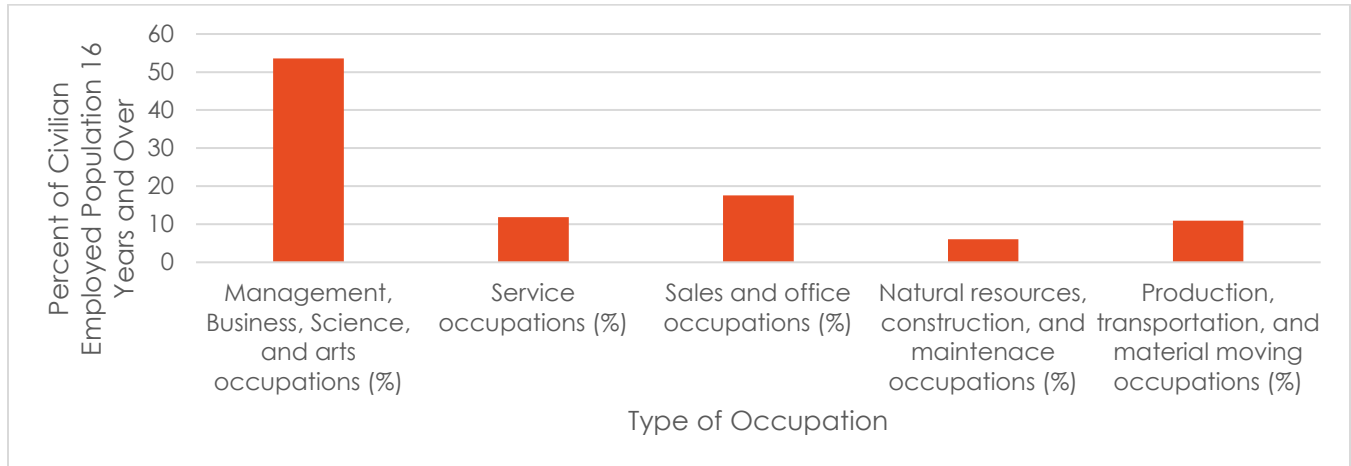


Figure 12. Type of occupation of employee residents
(Source: ACS 5-year estimates, 2017-2021)

Madbury is a bedroom community with no major industries. Most workers travel outside of the community for work. Of the population of workers 16 years and over, 87.1% worked in New Hampshire, 47.5% work in Strafford County, 39.6% work in another county in New Hampshire, and 12.9% work in another state. Approximately 9% of workers work at home. The remainder commute to work with most (79%) driving alone.

In Madbury, 56% of households with workers 16 years and over have 3 or more vehicles, while 37% have two vehicles and 6.4% have one vehicle (Figure 13). Travel time ranges from less than 10 minutes to 60 or more minutes. The mean travel time to work is 26.7 minutes.

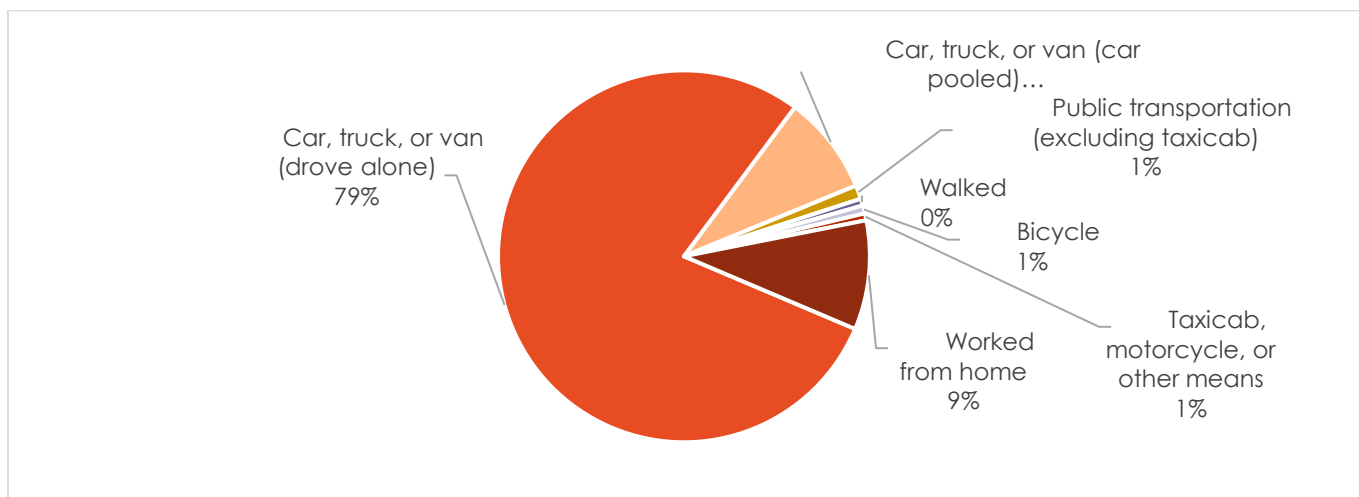


Figure 13. Mode of transportation to work (Source: ACS 5-year estimates, 2017-2021)

APPENDIX 2 HOUSING CHARACTERISTICS AND TRENDS

HOUSING STOCK

There are an estimated 711 occupied housing units — some of which are seasonal homes — and 30 vacant homes in Madbury. The vacancy rate is 4%, compared to 8% in Stafford County.¹

The estimated number of housing units has increased by 113 units over the last decade (Figure 1).² According to local assessing data, the most prevalent home styles are colonials, capes, and ranches (Table 1). The vast majority of housing units (73%) are single family homes (Figure 2).

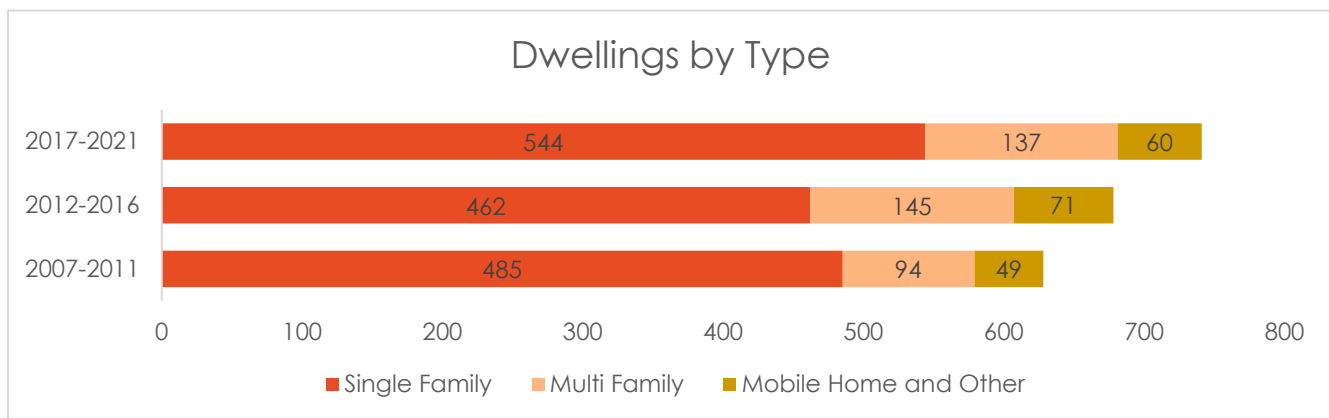


Figure 1. Dwelling units by type of unit
(Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

Table 1. Style of home (Source: Town of Madbury Assessing database)

Style of Home	Number of Homes	Style of Home	Number of Homes
Colonial	206	Modern	3
Cape	160	Cabin	2
Ranch	70	Duplex	2
Contemporary	53	Manufactured house	2
Mobile home	51	3-family	1
Raised ranch	26	Chalet	1
Gambrel	17	New England	1
Garrison	16	Split level	1
Conventional	15	Tri level	1
Double wide mobile home	9	Victorian	1
Condex	8	Unknown	153
Saltbox	8		

¹ 2017-2022 ACS 5-year estimates
² 2007-2011, 2012-2016, 2017-2022 ACS 5-year estimates

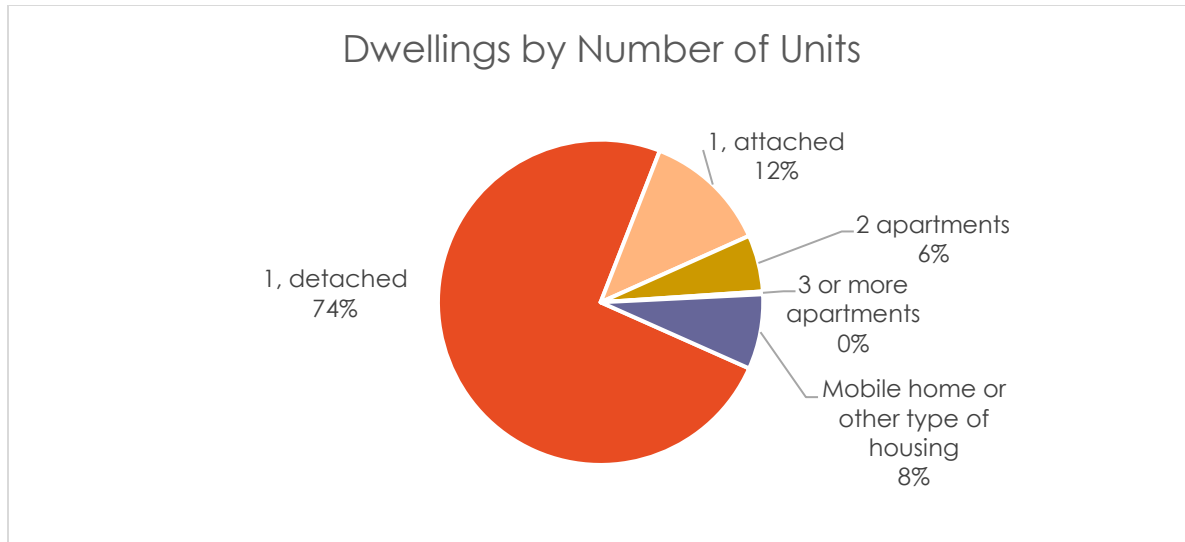


Figure 2. Dwellings by number of units (in occupied dwellings only)
 (Source: ACS 5-year estimates, 2017-2021)

Approximately 60% of occupied dwellings have 2 or 3 bedrooms, while 35% have 4 or more (Figure 3). A limited number of homes have 1 bedroom or less.³

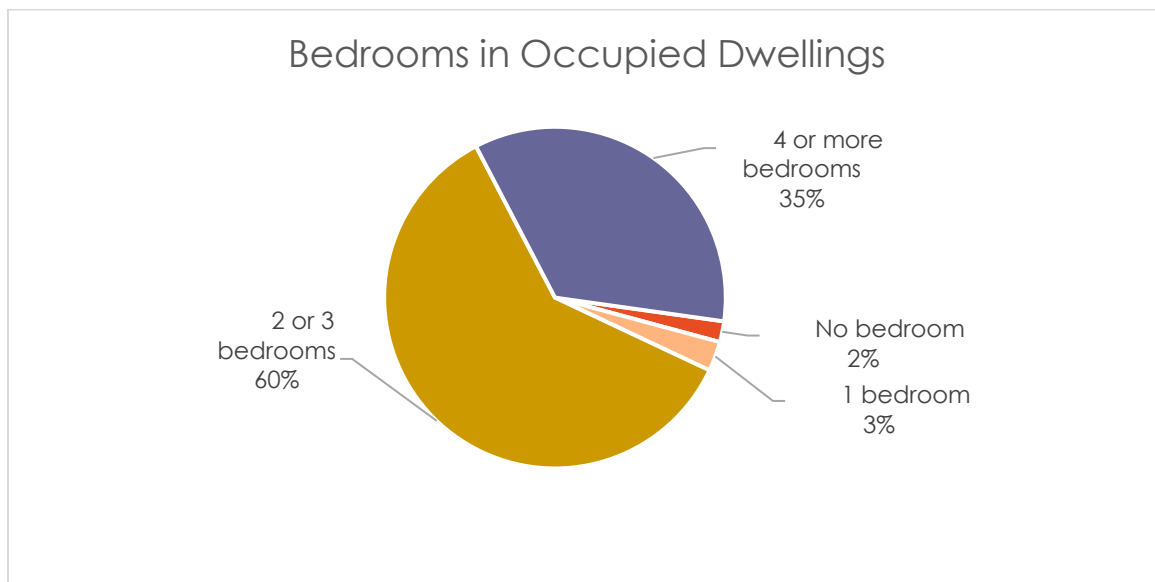


Figure 3. Number of bedrooms in occupied dwellings
 (Source: ACS 5-year estimates, 2017-2021)

In Madbury, homes are heated by a variety of sources with fuel oil being the greatest source (Figure 4). Wood is included in the category of all other fuels.

³ 2017-2022 ACS 5-year estimates

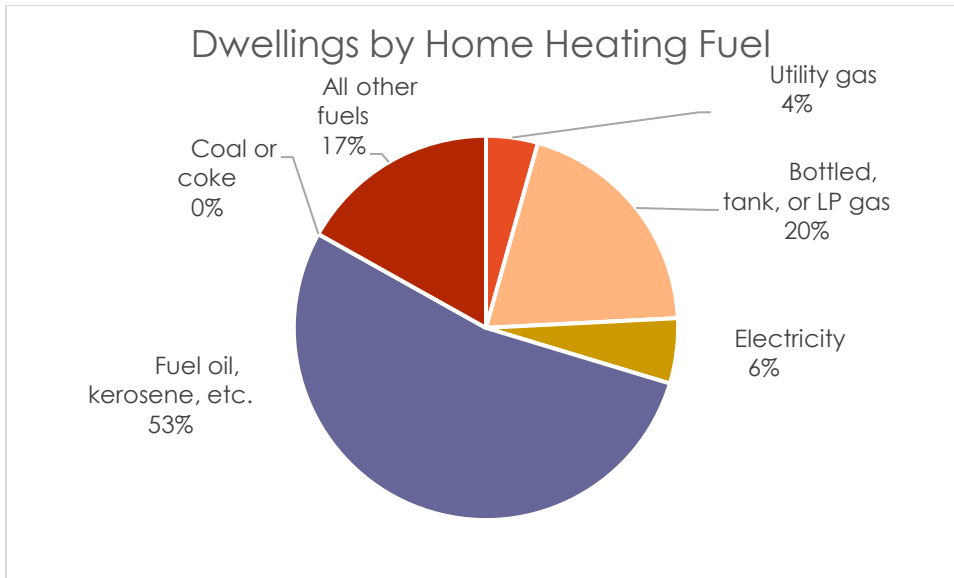


Figure 4. Type of home heating fuel used in occupied dwellings in Madbury
 (Source: ACS 5-year estimates, 2017-2021)

Figure 5 displays the year that homes were built, with residential construction peaking in 1977, 1985, 2001, and 2017.

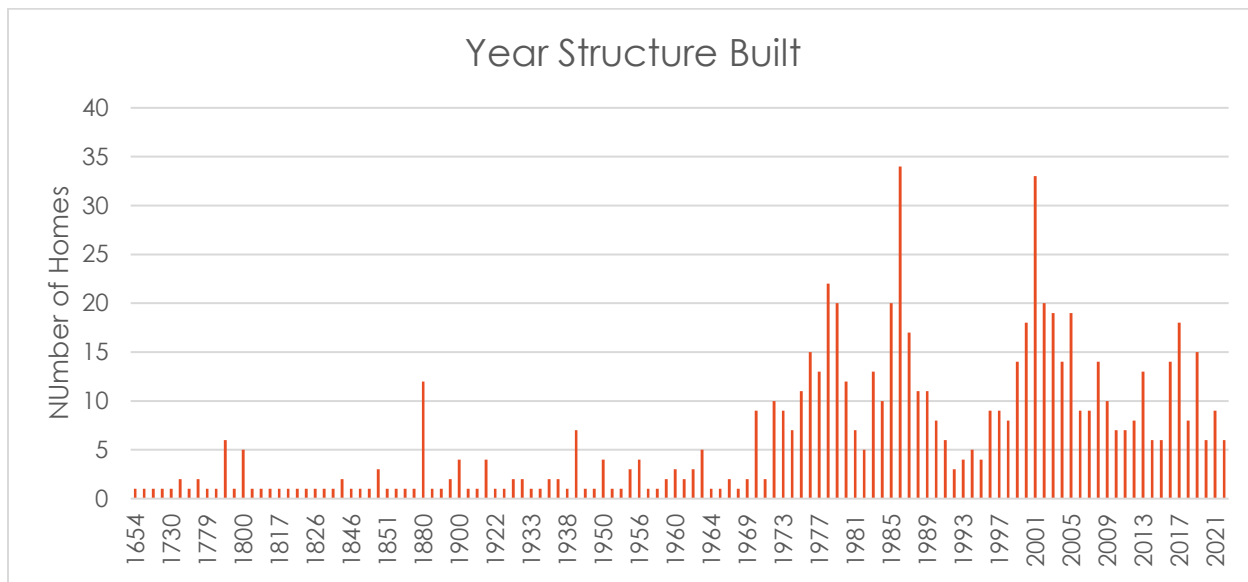


Figure 5. Year built (Source: Town of Madbury Assessing database)

OCCUPANCY

The average household size in Madbury is 3.05 people. Less than 10% of occupied households have one occupant (Figure 6).⁴

⁴ 2017-2022 ACS 5-year estimates

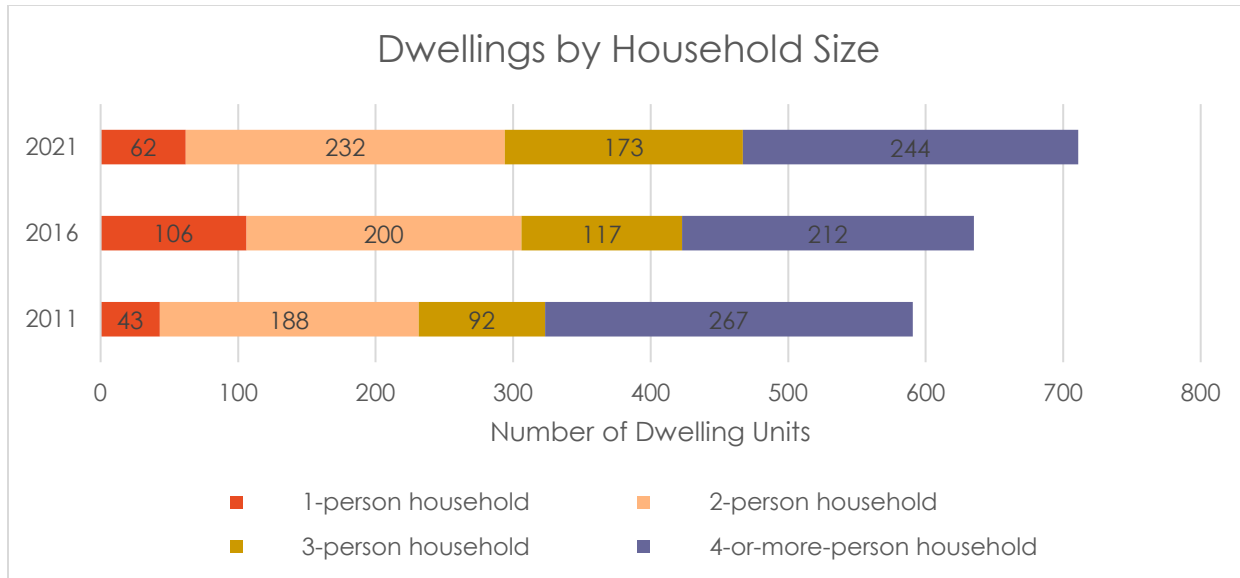


Figure 6. Dwelling units by household size
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

Approximately 83% of occupied housing units are owner occupied, while 17% are renter occupied.⁵ In 2021, the share of renter-occupied units was approximately 17% of the occupied housing units, which is lower than the share in 2011 (21%) (Figure 7).⁵

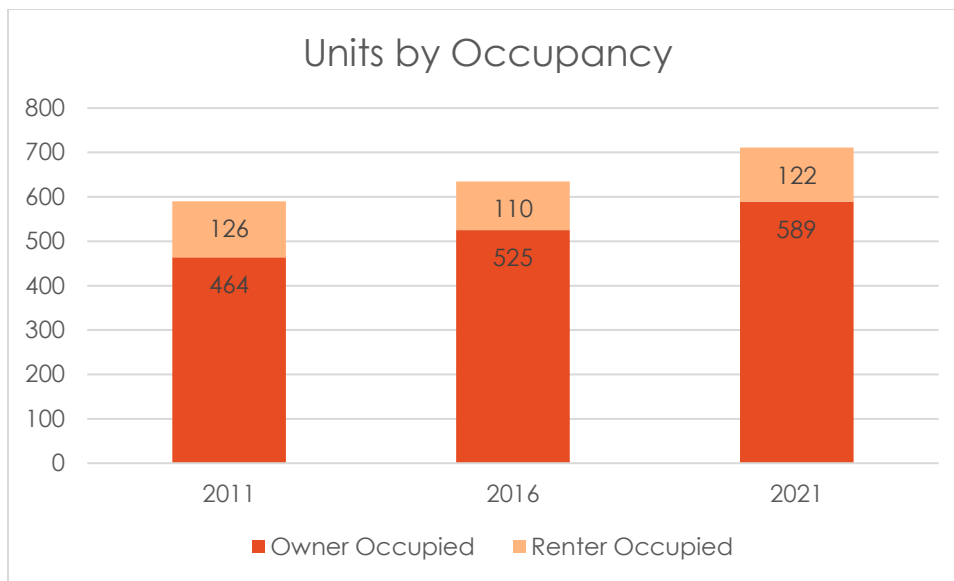


Figure 7. Dwelling units by type of occupancy
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

Figure 8 displays the year that the householder moved into their house. Approximately 66% of the householders who moved in 2019 or later were renters.

⁵ 2017-2022 ACS 5-year estimates

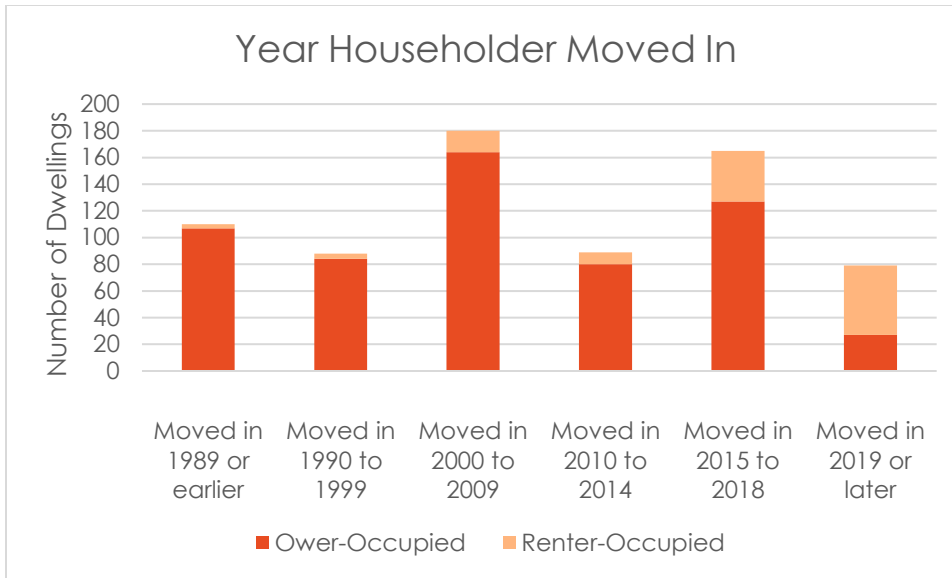


Figure 8. Dwelling units by the year the householder moved in for owner-occupied and renter-occupied units.
 (Source: ACS 5-year estimates, 2017-2021)

Figure 9 displays a comparison of certain physical and occupancy characteristics of housing in Madbury with nearby communities and Strafford County. Compared to Durham, Lee, Barrington, Dover, and Rollinsford, Madbury has the highest share of households with one or more people under 18 years old and the lowest share of householders living alone. Madbury also has the highest share of 1-unit structures. Compared to Durham, Dover, Rollinsford, and Strafford County, Madbury has a significantly lower share of residential structures with two or more units.

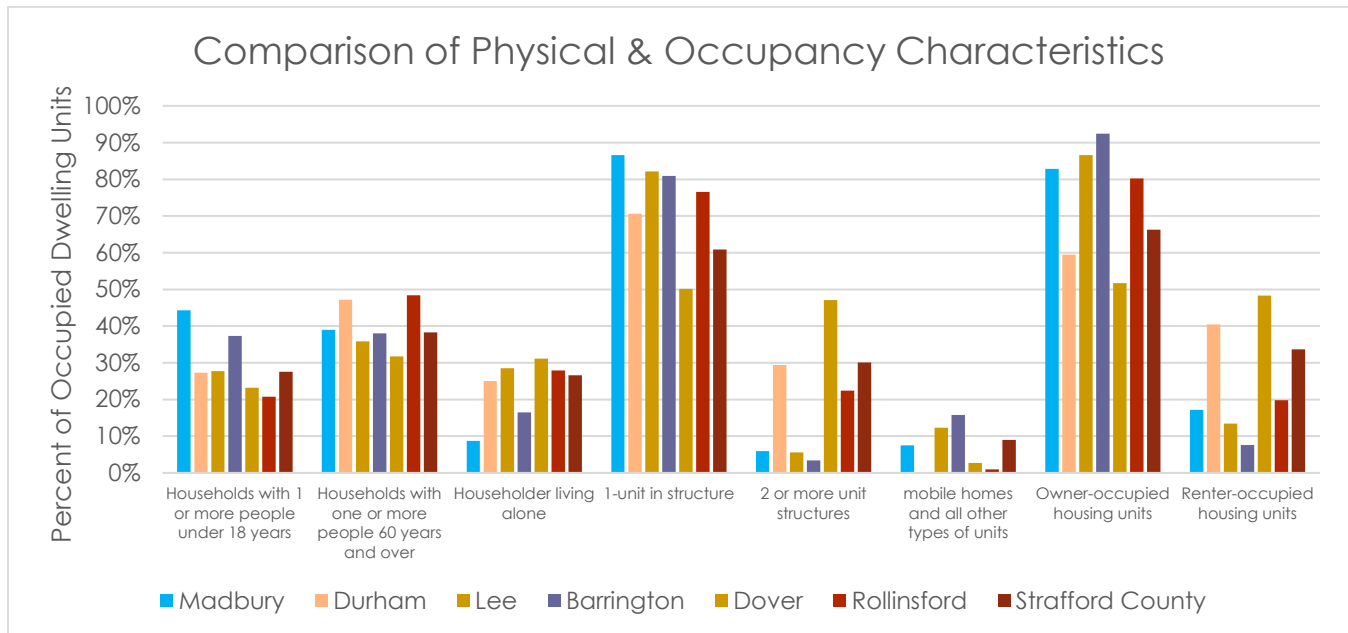


Figure 9. Physical and occupancy housing characteristics in Madbury, Durham, Lee, Barrington, Dover, Rollinsford, and Strafford County
 (Source: ACS 5-year estimates, 2017-2021)

HOUSING COSTS

The median value of housing units in Madbury is \$385,900, ranging from \$100,000 - \$200,000 to \$1,000,000 or more.⁶

The median household income of owner-occupied homes is \$163,828, compared to \$67,000 for renters. Monthly housing costs also vary between owner and renter-occupied units, with households of owner-occupied housing units typically incurring greater housing costs (Figure 10). The household income of most renters (57%) is between \$50,000 and \$74,000, while nearly 60% of owner-occupied households have an income of \$150,000 or more.⁶

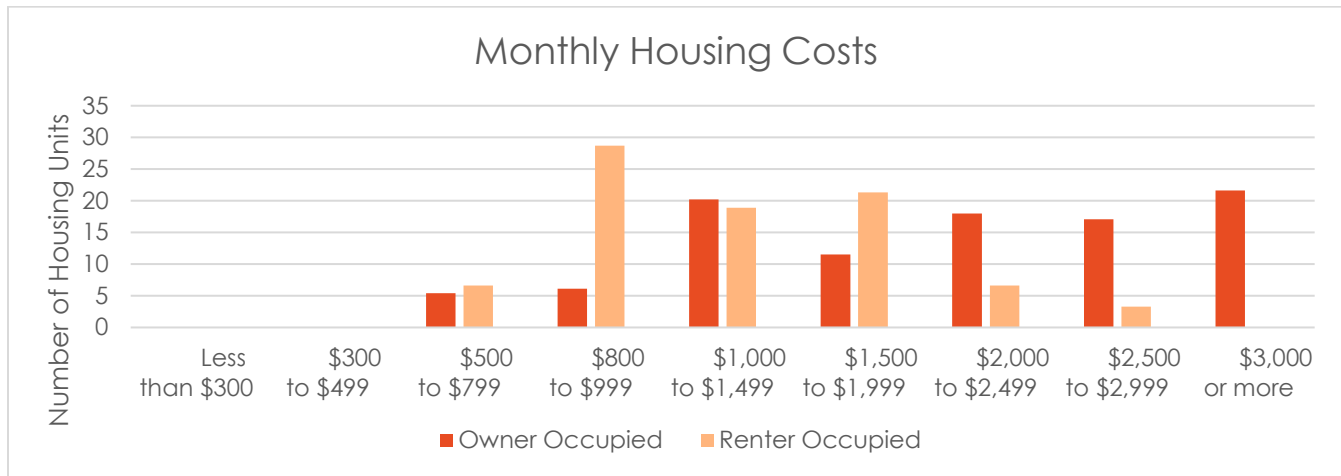


Figure 10. Dwelling units by monthly housing costs for owner-occupied and renter-occupied units.
(Source: ACS 5-year estimates, 2017-2021)

Around 20% of households experience a housing burden, measured by the standard benchmark of housing costs exceeding 30% of income. Owner-occupied households earning \$75,000 or more and renter-occupied households earning between \$50,000 and \$74,999 account for the largest share of households with a housing burden (Figure 11).⁶

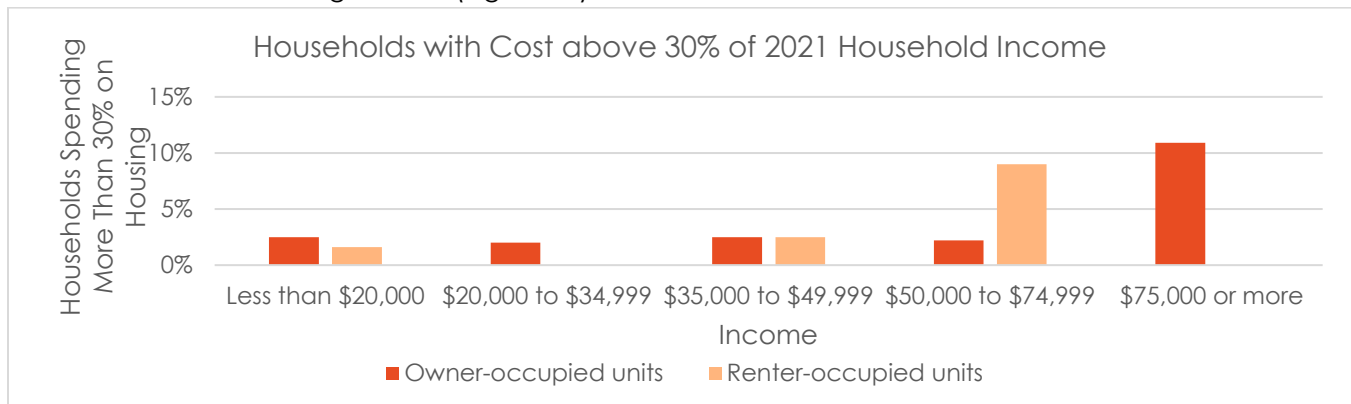


Figure 11. Income level of households spending more than 30% on housing
(Source: ACS 5-year estimates, 2017-2021)

⁶ 2017-2022 ACS 5-year estimates

RENTAL COST

In Strafford county, the median monthly gross rental cost for a 2-bedroom unit in 2023 was \$1,613, 37% higher than 2018. According to the [New Hampshire 2023 Rental Cost Survey](#), a New Hampshire renter would have to earn 137% of the estimated statewide median renter income — to over \$70,600 per year — to afford the statewide median cost of a typical two-bedroom apartment with utilities.⁷ Renters need a household income of \$64,500, which is 124% of the estimated 2023 median renter income, to afford a 2-bedroom apartment in Strafford County. Only 12% of 2-bedroom units in Strafford County are below affordable rent.

Within the Portsmouth-Rochester HUD FMA⁸, or HFMA, of which Madbury is a part of, the median rent for a 2-bedroom is \$1,911 in 2023. The [fair market rent](#) for a dwelling of this size in FY2023 is considerably lower at \$1,563.

In addition, the extremely low⁹ vacancy rate of 0.9% for all rentals in Strafford County makes finding an affordable rental very difficult.¹⁰

Within Madbury, there are an estimated 122 rental units. The median gross rent is \$1,333, up from \$1,095 from five years ago.¹¹ Approximately 72% of rental households pay less than 30% of their household income for rent, while 13% pay 30% or more. Compared to prior years, fewer renters pay over 30% of their household income on rent today.¹¹

HOUSING MARKET

As summarized by NH Housing, there is a high demand for affordable housing, a very limited supply, and a very low vacancy rate for all types of housing in New Hampshire.

Statewide, the number of property listings was down 2.4% from March of 2022 to March of 2023, and 62% lower than that of March 2019. Factors including the low inventory, higher interest rates, and increased home prices will lead to a marginal increase in the months of supply of inventory.¹²

⁷ New Hampshire 2023 Residential Rental Survey Cost Report. <https://www.nhhfa.org/wp-content/uploads/2023/07/NHH-2023-Res-Rental-Survey-Report.pdf>

⁸ U.S. Department of Housing and Urban Development (HUD) Fair market rents (FMR) are statistics developed by HUD to determine payments for housing assistance programs. FMR generally determine the maximum rent that a Section 8 landlord will be allowed to charge its residents. FMRs function primarily to control costs. The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market.

⁹ A vacancy rate of 5% is considered a balanced market for tenants and landlords

¹⁰ New Hampshire 2023 Residential Rental Survey Cost Report. <https://www.nhhfa.org/wp-content/uploads/2023/07/NHH-2023-Res-Rental-Survey-Report.pdf>

¹¹ Madbury data from the Strafford County NH Housing spreadsheet

¹² NH Housing. Housing Market Snapshot. March 2023. <https://www.nhhfa.org/wp-content/uploads/2020/04/HMS-March-2023.pdf>

Within the region, home sales peaked in 2020 at 3,815 homes in 2020, declining by about 26% in 2022 (Figure 12).^{13,14} Meanwhile, the median price of residential property has increased exponentially over the last decade, reaching \$489,000 in 2022 and exceeding \$500,000 in 2023.^{15,14}

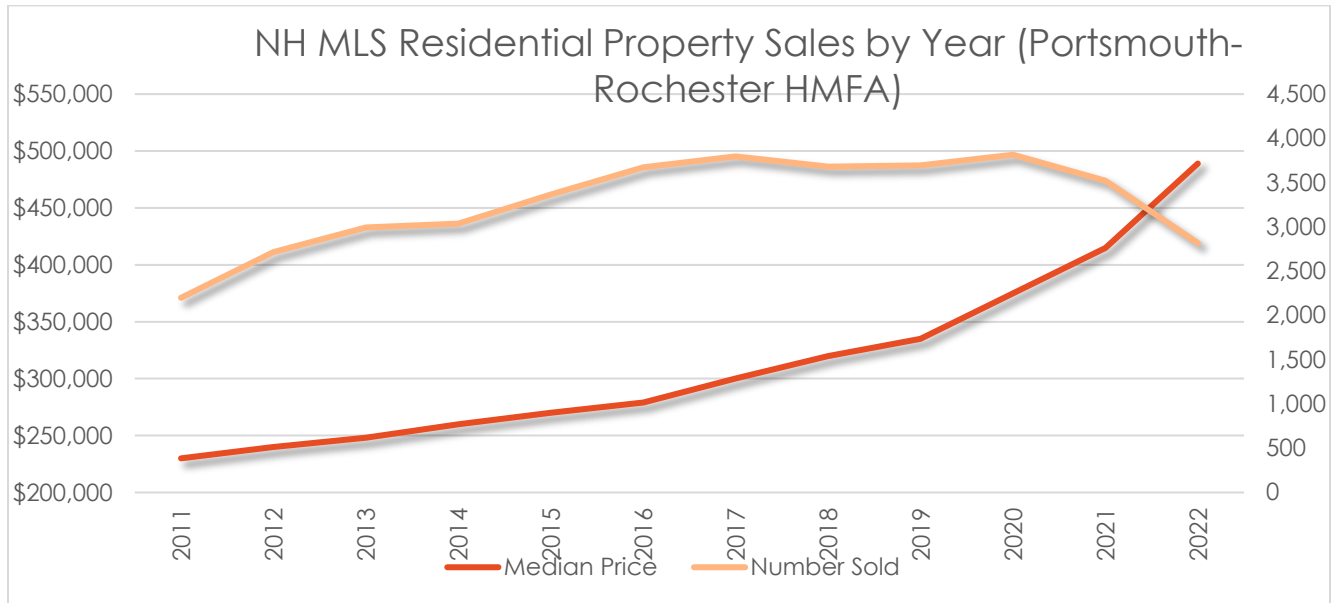


Figure 12. Property sales compared to median price (2011-2022)

Source: NH Housing. Annual Data for the Portsmouth-Rochester HMFA. Based on information from the PrimeMLS for towns in New Hampshire, compiled by New Hampshire Housing. Excludes land, interval ownership, seasonal camps/cottages, multi-family property, mobile/manufactured homes and commercial/industrial property.

As reported in [NH Housing's Housing Market Snapshot for March 2023](#), the median purchase price of all homes within the Portsmouth-Rochester HMFA in 2022 was \$450,000. The median price of existing homes was \$440,000, compared the to the median price of \$625,4000 for new homes.¹⁶

Statewide, the median sales price was up 7% from \$389,000 in February 2022 to \$415,000 in February 2023, down 8% from the peak median sales price of \$450,000 in June 2022.¹⁷

In the last five years, the number of housing units sold within Portsmouth-Rochester HMFA for less than \$300,000 within the has declined, reaching a low not seen in the last 20 years.¹⁸ Madbury's home sale

¹³ NH Housing. Annual data. Based on information from the PrimeMLS for towns in New Hampshire, compiled by New Hampshire Housing. Excludes land, interval ownership, seasonal camps/cottages, multi-family property, mobile/manufactured homes and commercial/industrial property.

¹⁴ Excludes land, interval ownership, seasonal camps/cottages, multi-family property, mobile/manufactured homes and commercial/industrial property.

¹⁵ NH Housing. Monthly Data. Based on information from the PrimeMLS for towns in New Hampshire, compiled by New Hampshire Housing. Excludes land, interval ownership, seasonal camps/cottages, multi-family property, mobile/manufactured homes and commercial/industrial property.

¹⁶ 1990-2014 - NH Dept. of Revenue, PA-34 Dataset, Compiled by Real Data Corp. Filtered and analyzed by New Hampshire Housing.

¹⁷ NH Housing. Housing Market Snapshot. March 2023. <https://www.nhhfa.org/wp-content/uploads/2020/04/HMS-March-2023.pdf>

¹⁸ NH Housing. Annual data. Based on information from the PrimeMLS for towns in New Hampshire, compiled by New Hampshire Housing. Excludes land, interval ownership, seasonal camps/cottages, multi-family property, mobile/manufactured homes and commercial/industrial property.

prices are even higher. According to data from Redfin, the average median sales price from January to September 2023 was \$574,000 (Figure 13) and up to \$853,000. However, as shown in Figure 14, there have been an extremely limited number of homes on the market in recent years.

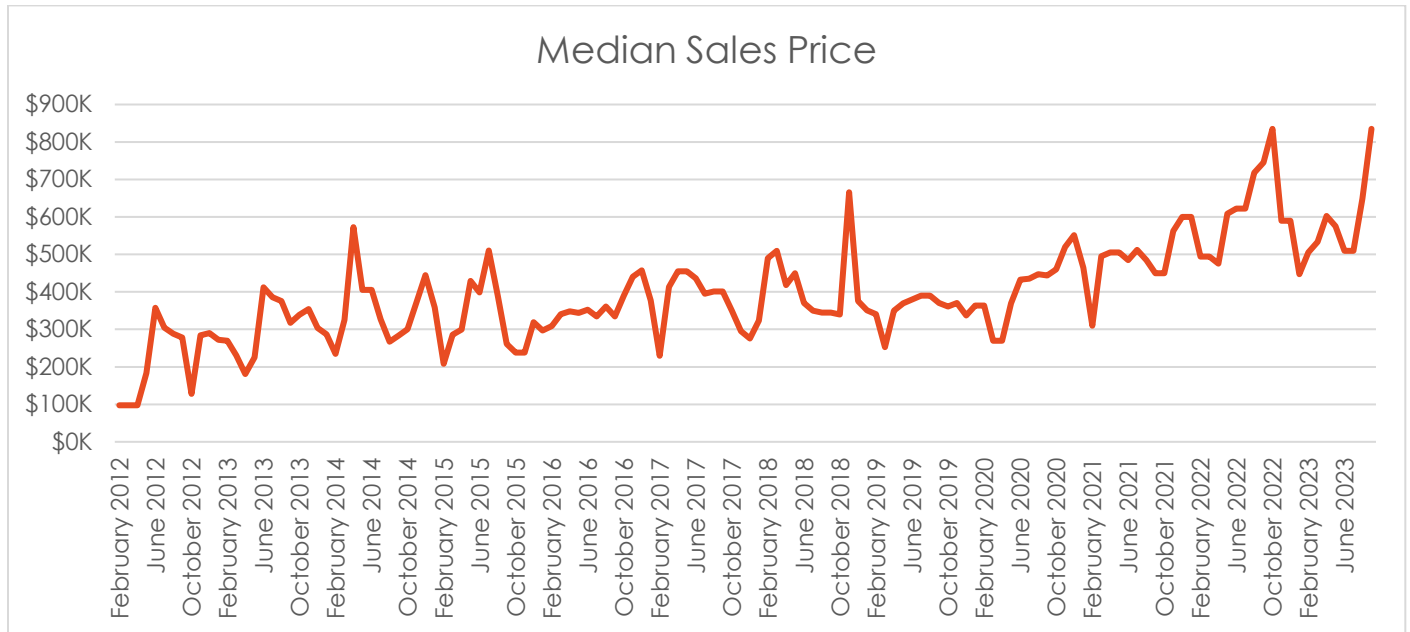


Figure 13. Median sales price of homes in Madbury
(Source: Redfin)

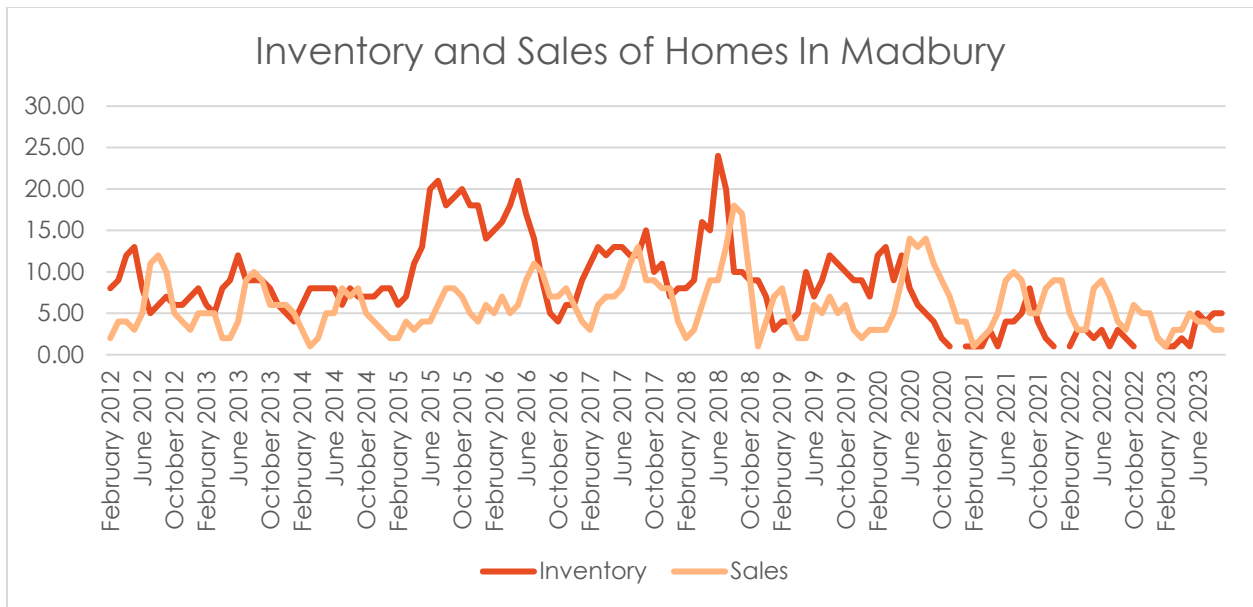


Figure 14. Inventory and sales of homes on the market in Madbury
(Source: Redfin)

Interestingly, local assessing data of sale prices by year for 124 single family homes does not show that prices trended upward between 2000 and 2022 (Figure 15) However, this is an incomplete dataset.

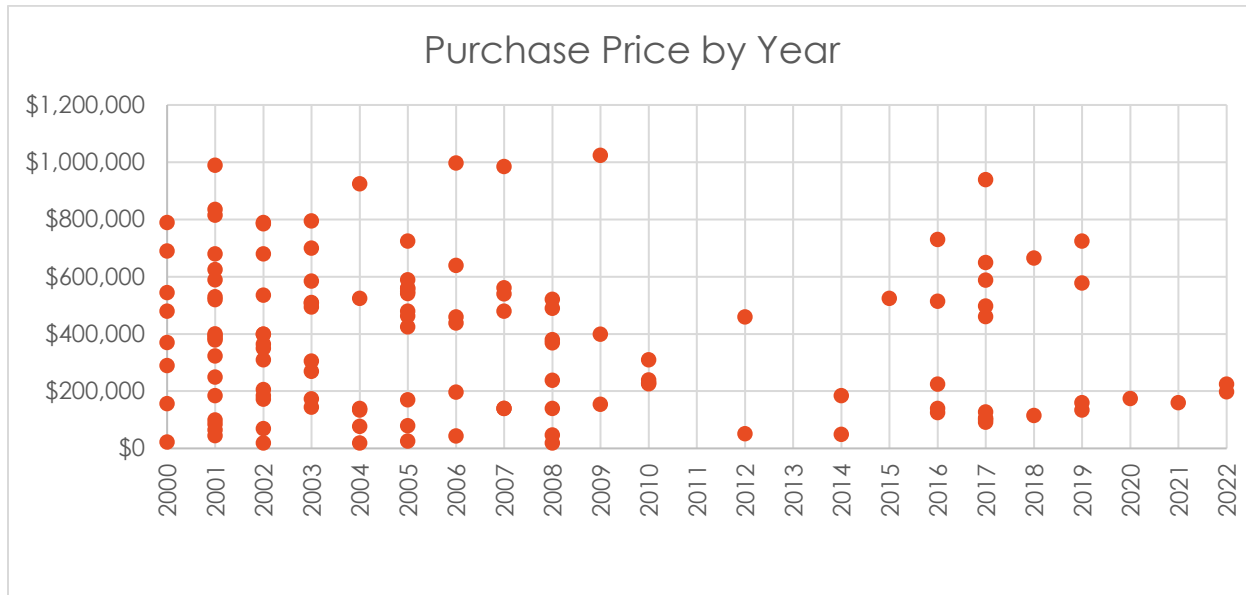


Figure 15. Purchase price by year (Source: Town of Madbury Assessing database; Dataset include 124 single family homes for which a sale price and year of sale are available, excludes manufactured homes, mobile homes, and cabins, excludes homes)

BUILDING PERMITS

Since the year 2000, 187 building permits have been issued for housing units. Over three-quarters of these were issued for single family homes. Since 2011, with the exception of one permit issued for a manufactured unit, all permits issued have been for single family units (Figure 15).¹⁹

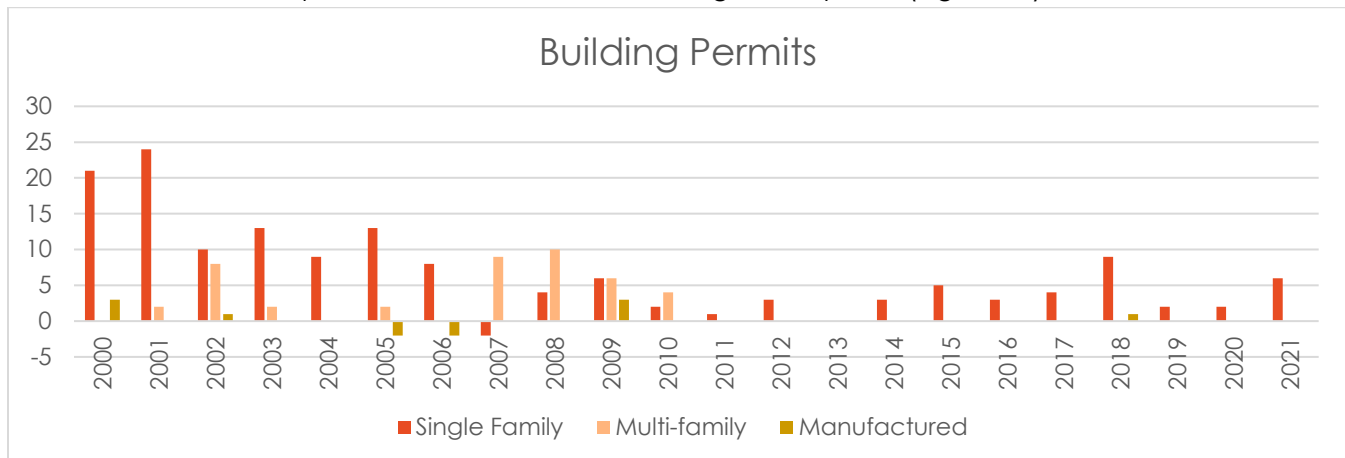


Figure 13. Number of building permits issued by type of unit since 2000 (Source: Office of Planning and Development, NH BEA)

¹⁹ NH Office of Planning and Development, NH BEA

APPENDIX 3 REGULATORY AUDIT FINDINGS

INTRODUCTION

This regulatory audit documents sections of the Zoning Ordinance, Subdivision Regulations, and Site Plan Review Regulations that are pertinent to housing and residential uses. Notes and recommendations are included to guide further discussions about potential amendments to the Zoning Ordinance, Subdivision Regulations, and Site Plan Review Regulations, including expansion of housing opportunities. This audit was prepared as part of the update of the Housing & Demographics Master Plan Chapter. It is not intended to be a comprehensive audit of the Town's regulations or to identify all recommended or required changes to Madbury's regulations.

The following documents were reviewed:

- Town of Madbury, NH Zoning Ordinance, as amended March 2023¹
- Town of Madbury, NH Subdivision Regulations, March 2017
- Town of Madbury, NH Site Plan Review Regulations, March 2017.

SUMMARY OF FINDINGS

- Most of the town (95%) is zoned General Residential and Agricultural.
- The General Residential and Agricultural District permits:
 - Single-family dwellings
 - Two-family dwellings
 - Manufactured homes
 - Attached accessory apartments
 - Home occupations
- The minimum lot size for a single-family home is 80,000 square feet (1.84 acres) with 200 feet of frontage and a 50-foot setback from the home to the street. A two-family home requires 120,000 square feet (2.75 acres). The maximum height permitted under the Building Regulations is 38 feet.
- The Cluster Subdivision Ordinance allows development to be concentrated in a portion of a lot while protecting the remainder from development.
- No mixed-use development (i.e., commercial and residential in the same building) is permitted in Madbury.
- The Town does not have regulations for roof mounted, ground mounted, or large-scale solar arrays.
- The Town has not adopted any incentives or programs for housing development or redevelopment such as density bonuses, transfer of development rights, housing opportunity zones (RSA 79-e), or inclusionary zoning (RSA 674:21).

¹ The section references reflect the sections in the pdf of the Zoning Ordinance dated March 2017.

SUMMARY OF AMENDMENTS FOR THE COMMUNITY TO CONSIDER

1. Review and revise the Accessory Apartment regulations to allow for detached accessory dwellings. Develop appropriate standards and guidelines.
2. Develop regulations for short-term rentals that include criteria recommended by NH Municipal Association, including: limit on the number of units per property, limit on the number of guests per unit, limit on the number of days per year units may be rented, owner occupancy requirement, allowance only by special exception, restriction to specific zoning districts, periodic safety inspections.
3. In conjunction with the update to the existing and future land use chapter(s) of the Master Plan, consider the long-term vision for desired uses in the Commercial / Light Industrial District.
4. Develop a solar ordinance with standards and design guidelines for accessory rooftop, ground mounted arrays, community solar arrays, and/or large (1 MW or more) arrays. The NH Sustainable Energy Association Developed a [Model Solar Zoning Ordinance for New Hampshire](#) that could serve as a guide.
5. Reduce lot size requirements and dimensional standards within the General Residential and Agricultural District or create a new district where this is permitted. Consider reducing lot size to 1 acre (43,560 square feet) and 150 feet of frontage to allow for the potential creation of small, less expensive lots.
6. Reduce the added frontage and acreage requirements for two-family homes to that required for single family homes.
7. Adopt Inclusionary Zoning (NH RSA 674:21) and/or allow multi-family dwellings within an area of Madbury to bring the Town into compliance with the State's Workforce Housing (NH RSA 674:58-61).
8. Create an overlay district in an appropriate location(s) in town where multi-family dwellings would be permitted. This would not preclude this type of development from undergoing site plan review. The Planning Board should develop specific standards and design guidelines for multi-family housing.
9. Conduct a comprehensive review of the Cluster Subdivision Ordinance using the guidance available from the [Innovative Land Use Guide Section 1.4 Conservation Subdivision](#).
10. Review and consider the additional minor amendments as identified in the tables in the following section.

TABLES OF PERTINENT SECTIONS AND CONTENT

ZONING ORDINANCE

Zoning Ordinance		
Section	Summary of Content	Notes & Recommendations
Article I Preamble	Community identifies as a residential bedroom community. Content includes discussion of the adopted (2003/04) master plan.	This section should be updated following the development of a new Vision Chapter for the Master Plan.
Article II Districts	Description of the General Residential and Agricultural District	Depending on the findings and recommendations and if the community desires any changes to the districts, Article II may need to be revisited after the update of the Housing & Demographics Chapter.

Zoning Ordinance		
Section	Summary of Content	Notes & Recommendations
Article III Definitions	<ul style="list-style-type: none"> Cluster Development, Cluster Subdivision Dwelling <ul style="list-style-type: none"> Dwelling Unit Single Family Dwelling Two-Family Dwelling Accessory Apartment Mobile Home Sub-Division Tourist Home Home Occupation Trailer Coach Trailer or Mobile Home Park 	<p>A definition for <i>manufactured home</i> should be added. Manufactured homes are essentially mobile homes built after June 15, 1976, that conform to US Housing & Urban Development (HUD) standards. The term is defined in the Floodplain Ordinance (updated 2023).</p> <p>The definition of <i>Subdivision</i> should be updated to align with NHRSA 672:14.</p> <p>The definition of <i>Tourist home</i> should be updated. Consider developing regulations for short-term rentals.</p> <p>Consider revising the definition of <i>Trailer or Mobile Home Park</i> for clarity and to include manufactured homes.</p>
Article IV General Provisions	<p>Section 7. Minimum Lot Size: Qualifying Area</p> <p>This section contains provisions for the qualifying area of a lot which further restricts potentially developable land.</p>	<p>This section should be reviewed alongside if any changes to the minimum lot size are considered.</p>
Article V General Residential and Agricultural District Section 1	<p>Section 1 describes the purpose of this district. Some information from Article I is reiterated here.</p>	<p>Article V Section 1 is redundant of Article I. It is not necessary to repeat this information in two places.</p> <p>The purpose may need to be amended based on the findings and recommendations of the Housing & Demographics Master Plan Chapter.</p>
Article V General Residential and Agricultural District Section 2	<p>Section 2 limits uses to single and two-family dwellings and farms. Agrotourism and tourist homes are also permitted.</p> <ul style="list-style-type: none"> Nursing homes, assisted living facilities, and hospice facilities are permitted on NH Routes 108, 155, or 9. These terms are defined in this section. This section also includes regulations for signs. This section appears to also permit junkyards Accessory apartments are also permitted. 	<p>In general, Section 2 should be revised to more clearly identify permitted uses and any associated standards.</p> <p>Section 2. C. should be broken up so that the second sentence on Agrotourism is a new subsection (i.e., D).</p> <p>Section 2.E. may require updating if the term <i>tourist home</i> is discontinued and/or regulations for short-term rentals are developed.</p> <p>The definitions of <i>nursing home</i>, <i>assisted living facility</i>, and <i>hospice facilities</i> could be moved to Article III Definitions. A reference to</p>

Zoning Ordinance		
Section	Summary of Content	Notes & Recommendations
		<p>A sign ordinance should be developed. Section 2G content should be reviewed and incorporated into the sign regulations.</p> <p>If junkyards are to be permitted, they should be listed as a permitted use and the definition should be updates to align with NH RSA 236:112</p> <p>Consider allowing home-based daycare of up to 6 full time preschool children and 3 part-time school age children (NHRSA 672:1)</p>
Article V General Residential and Agricultural District Section 3	<p>Section 3 defines the dimensional requirements</p> <ul style="list-style-type: none"> • Min lot size: 80,000 sq (1.84 acres) for single-family dwellings and 120,000 sq (.75 acres) for two-family dwellings • Min contiguous road frontage: 200 feet • Front setback: 50 ft • Side and rear setback: 15 feet • Lot depth: 150 ft 	<p>The Planning Board and community should consider possible amendments to the minimum lot size and where these changes would be appropriate. A new district may be needed. It may not be necessary to have different lot sizes for single vs two-family dwellings. Provisions of Article IV Section 7 should be considered in conjunction with Section 3.</p>
Article V Section 4 Accessory Apartments	<p>Section 4 contains the purpose and standards for accessory apartments.</p>	<p>Consider whether accessory apartments should be permitted in the Civic and Business District in addition to the General Residential and Agricultural District.</p> <p>Consider revising the requirements, such as allowing detached accessory apartments.</p>
Article V-A Residential Cluster Development Overlay District	<p>This article contains the provisions for cluster subdivisions, which allow lots of smaller sizes with conserved open space that meet the overall density requirements.</p> <ul style="list-style-type: none"> • Single-family units are permitted and two-family dwellings may be approved by 2/3 majority vote of the entire Planning Board. • They are only allowed in the General Residential and Agricultural zone. 	<p>Cluster Subdivisions are also called Conservation Subdivisions and are authorized under NHRSA 674:21 Innovative Land Uses.</p> <p>Consider whether it is necessary to require a 2/3 vote of the board for two-family dwellings.</p> <p>The last sentence of Section H should be revised to <u>require</u> a fully engineered plan.</p>

Zoning Ordinance		
Section	Summary of Content	Notes & Recommendations
	<ul style="list-style-type: none"> 10 acre minimum is required. 25% or more open space is required. A maximum of 25% of the open space can be wet areas. A minimum of 1 acre of recreational land that is generally rectangular, contiguous upland is required for up to 10 lots. Additional space is needed for every additional lot over 10. Buffers of 75ft between structure and perimeter property line required from private road and 125ft from Town or State roads. Minimum lot size is 30,000 square feet (0.69 acres) of contiguous buildable land per dwelling unit Minimum road frontage on existing town roads is 200 ft per lot, minimum road frontage on proposed internal road is 100 ft per lot or 60 feet per lot if located on a cu-de-sac. All existing town setback requirements apply to cluster subdivisions, in addition to the perimeter buffers. 	<p>Because the Town does not have any standards for private roads, it is recommended that cluster subdivision roads be built to Town standards (or that standards for private roads be developed).</p> <p>Incorporate standards for the layout and location of protected open space and rural character within built area.</p> <p>Address preservation mechanisms (i.e., deed restrictions or conservation easements) and long-term monitoring and stewardship. Address public access to open space.</p> <p>Prior to final approval, require legal review at the expense of the applicant.</p>
Article V-B Home Occupations	This article describes level 1 and level 2 home occupations, which are permitted in the Residential and Agricultural District	Consider permitting home occupations town wide.
Article VI Civic District	Residential dwellings are not permitted	
Article VII Commercial and Light Industrial Zone	Residential dwellings are not permitted.	
Article XXI Flood Hazard Area Overlay District	<ul style="list-style-type: none"> New habitable buildings are not permitted. Accessory structures to existing primary uses are permitted when it is not practicable to construct the accessory structure outside of the overlay district. 	This ordinance was updated by the Planning Board in 2022/2023.

BUILDING ORDINANCE

Building Ordinance		
Section	Summary of Content	Notes & Recommendations
	Maximum height is 38 feet	Recommend that this provision be included with dimensional standards in the Zoning Ordinance

SITE PLAN REVIEW REGULATIONS

Site Plan Review Regulations		
Section	Summary of Content	Notes & Recommendations
Article III Scope of Review	<p>Site Plan required for:</p> <ul style="list-style-type: none"> • Enlargement of any existing non-residential use • Construction of any new multi-family dwelling other than one- and two-family dwellings 	<p>Consider developing standards and design guidelines for multi-family dwellings.</p> <p>A comprehensive review of the standards and procedures for site plan review is recommended.</p>

SUBDIVISION

Subdivision Regulations		
Section	Summary of Content	Notes & Recommendations
N/A	N/A	<p>A comprehensive review of the standards and procedures and application form for subdivisions is recommended.</p> <p>Require review and sign off by the fire chief.</p> <p>Require applicant to consult with utilities prior to approval.</p> <p>Consider moving the requirement for buried utilities to the zoning ordinance if the Planning Board would like this requirement to apply town wide.</p>

HOUSING SURVEY INPUT SUMMARY

The Housing Survey was conducted from September 1 through October 16, 2023. The survey was available online on Survey Monkey and in print. A total of 144 people responded to the survey during the open period. The completion rate by question for questions 1 through 19 averaged 121 respondents.

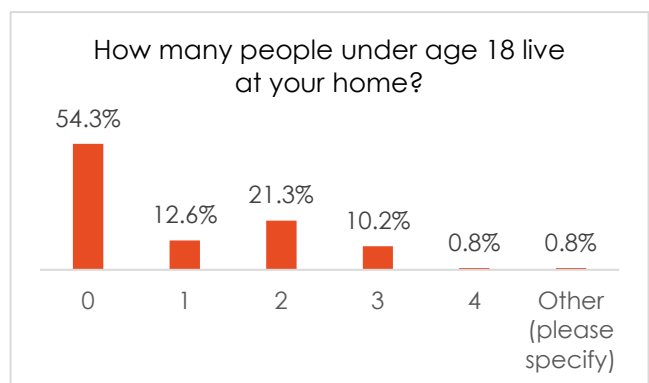
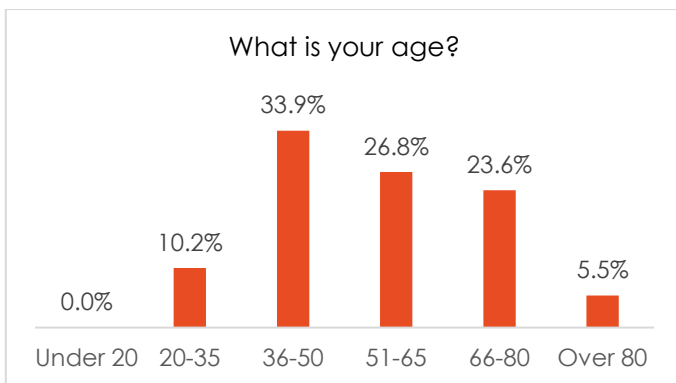
The following points, tables, and charts in this Housing Survey Input Summary are intended to provide a general overview of responses. Refer to Appendix 4 for a full record of survey results and comments.

- When asked about their affiliation, 100% of the 127 people who responded to this question indicated that they were a Madbury resident.

Please select all that apply:	
I am a resident of Madbury	127 (100%)
I own a business in Madbury	9
I work in the Town of Madbury	12
I am a member of a board, commission, or committee of the Town of Madbury	11
I am a student at UNH or another college or university in the Seacoast Region	2
I am not a current resident but would like to be	0
Other (please specify) ^a	4

^a Consulting; retired, work part-time in home (very limited); UNH faculty; work at UNH

- Just over 50% of respondents are over age 50, while 44.1% are under 51 years old. Most respondents were in the age 36-50 years age bracket.
- Over half of respondents had no children under age 18 living at their home, while about 45% had 1 to 3 people under age 18 living at home. 97% of people who responded do not care for elderly dependents at their home.

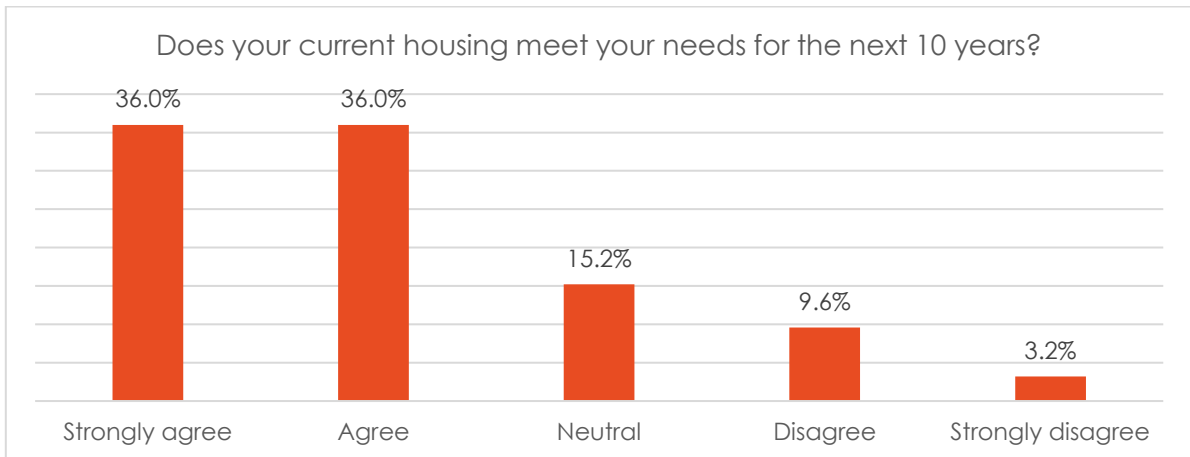


APPENDIX 4

- Most survey respondents (97%) live in single-family homes and most residents (93%) prefer to be in single-family homes.
- A slightly greater percentage of people would prefer to be living in senior housing or assisted living and in-law/accessory apartments/backyard cottages, or another unit that is accessory to a single-family home than the percentage that is currently living in these housing types.

Type of Housing	What best describes the type of housing you currently live?		What type of housing would you prefer to be living in today?
Single-family home	96.5%	>	92.9%
In-law/accessory apartment, backyard cottage, or other unit that is accessory to a single-family home	2.1%	<	3.2%
Tiny house	0.7%	>	0.0%
Multi-family home (apartment, condo, or townhouse)	0.7%	<	0.8%
Manufactured or mobile home	0.0%	=	0.0%
Senior housing or assisted living (for seniors or disabled persons)	0.0%	<	2.4%
Other (please specify)	0.0%	<	0.8% ^a

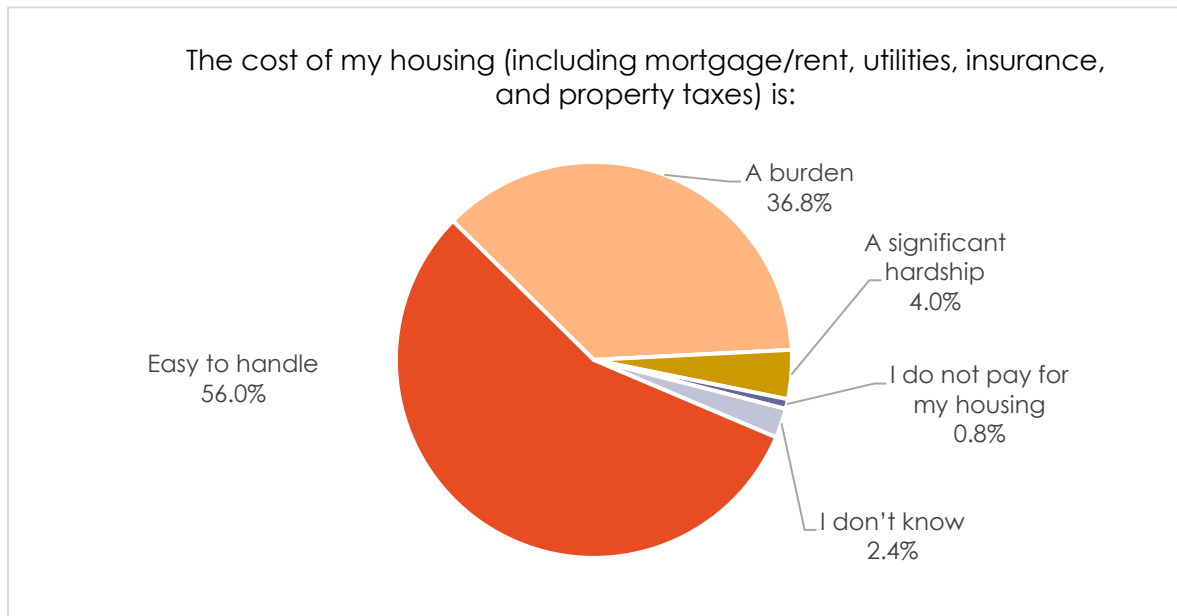
- 72% of respondents strongly agree or agree that their current housing meets their needs for the next 10 years. 13% disagreed or strongly disagreed.



- 7% of people who responded that they live in a single-family home (138 people) have an in-law/accessory apartment, backyard cottage, or other unit that is accessory to a single-family home.
- Of the 123 people who responded to the question about ownership, nearly 2/3 own their own home with a mortgage and just over 1/3 own their home without a mortgage. Three respondents rented their home. No respondents indicated that they live with family or

roommates and share cost; are a dependent; live in senior housing or assisted living; do not have permanent housing; or other.

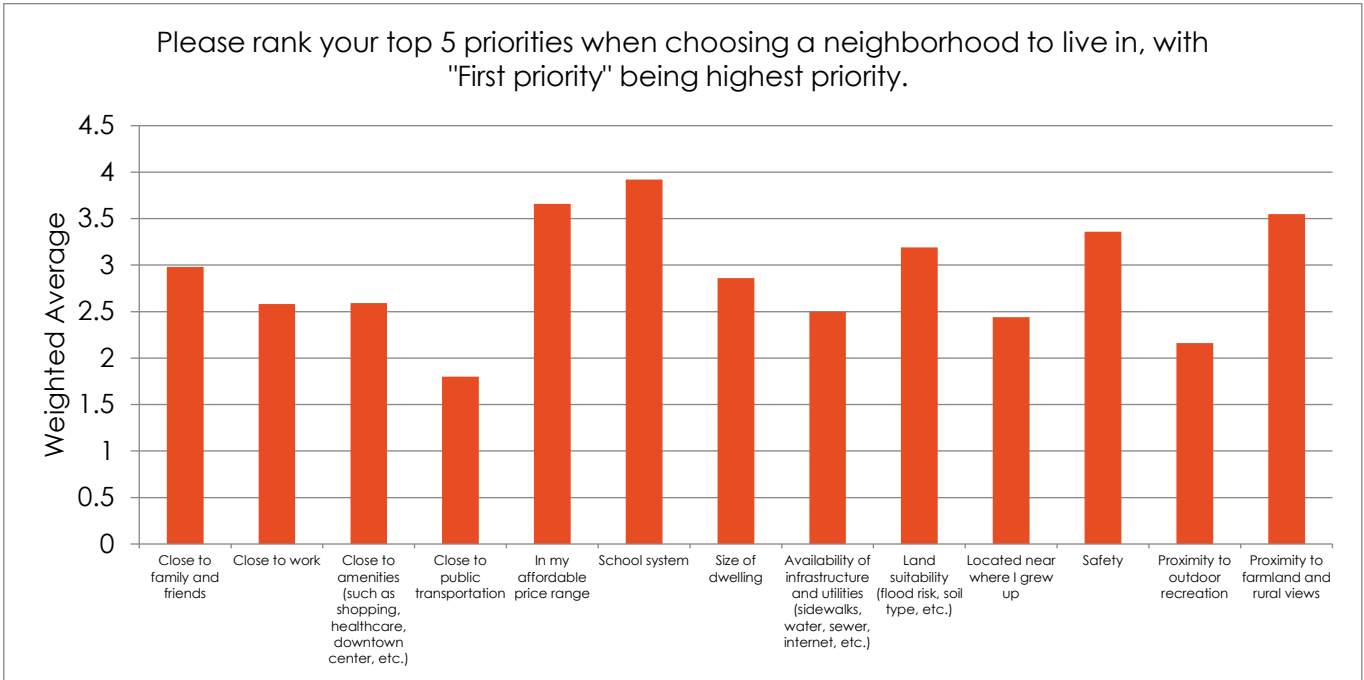
- Survey respondents have lived in Madbury from less than 1 to 63 years. The median number of years of residency was 13 years, while the average was 17.8 years.
- Of the people who work, 25% do so from home all the time and 51% work from home some of the time.^a
- 17 individuals responded that they run a business from home.
- Over half of the 125 people who responded indicated that the cost of their housing (including mortgage/rent, utilities, insurance, and property taxes) is easy to handle, while 37% said that their housing costs are a burden, and 4% indicated their housing costs were a significant burden. Those who consider their house cost a burden have been here longer (median of 15 years) than the median number of years living in town (13 years), while those who are not burdened have lived in Madbury for a shorter time (median of 11 years).



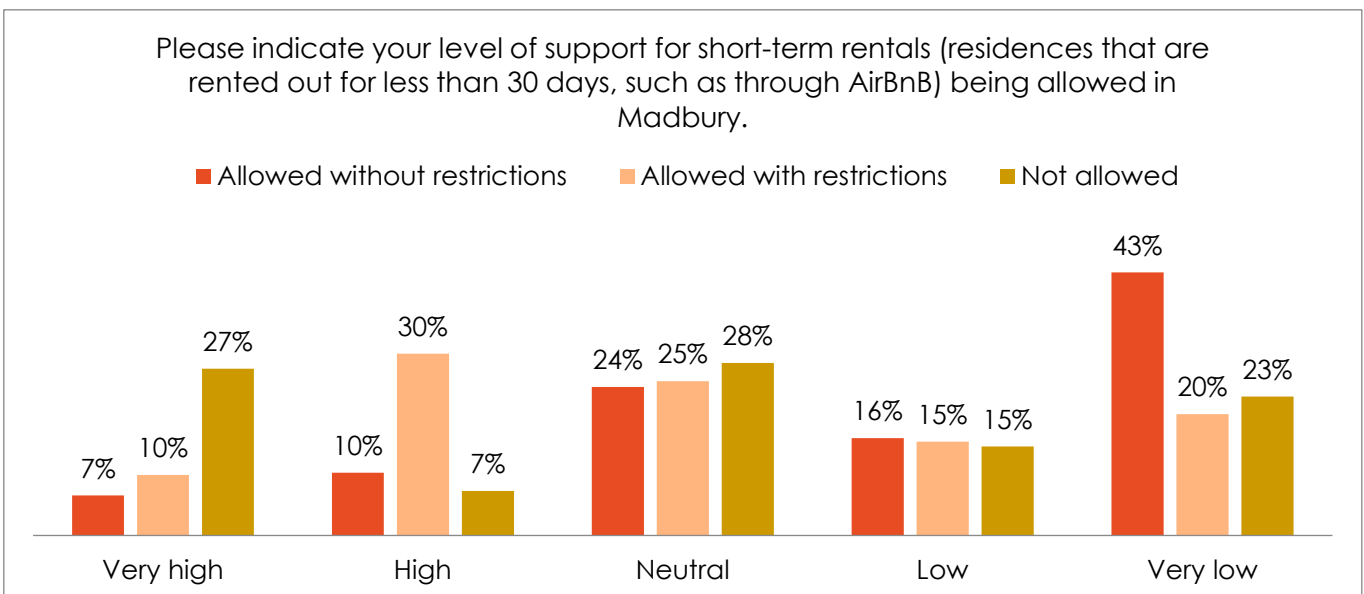
- The overall top-ranking priorities for choosing a neighborhood to live in were affordable house range, proximity to farmland and rural views, and safety. One respondent noted

^a The national work from home rate is estimated at 19.8% (Source: [Bureau of Labor Statistics Current Population Survey](#))

that this question did not include an option for other and therefore the results may not be accurate.



- 43% of respondents indicated they have very low support for allowing short term rentals (STRs) without restrictions. 27% have very high support for not allowing STRs, while 30% have high support for allowing STRs with restrictions. Comments were mixed, with some respondents in favor of allowing STRs, others opposed to STRs, and others stipulating the type of regulations they favor.



Other:

- o No offense, but AirBnB is a blight against humanity. I'm sorry, but housing should be used by individuals who need a HOME!
- o I don't believe this is the type of community that needs to have short term rentals
- o I'm not generally in favor but with appropriate and tight, enforced restrictions I think it could work in some cases.
- o There is high demand and low impact for this service. Let homeowners do it.
- o I think AirBNB should be allowed, but we should take some precautions to make sure homes don't become full time rentals and price out renters or homeowners.
- o Should be treated as a home business, or local HOA type infrastructure should dictate small subdivisions.
- o because this is not a vacation area per se, I think that short term rentals are acceptable, but with some restrictions to protect the integrity of the neighborhood and the community.
- o At the very minimum, owners on-site. No events, parties, gatherings, etc. Essentially, it's a place to sleep, and does not ruin the look & feel of the neighborhood.
- o See above response.
- o Please do not get involved more with how landowners use their land

OPEN-ENDED QUESTIONS AND RESPONSES

In a few words, please share why you moved to Madbury:

124 people responded to this question. The responses were paraphrased and aggregated into the following general topics. Percentages are rounded to the nearest whole number and do not add up to 100 because some individuals' comments fell into multiple topics.

Percent of Respondents	Topics and Comments
48%	School district, school, school system, ORSD
20%	Rural, semi-rural, rural character, rural environment, country living
15%	Private, rural, agricultural BUT close to amenities, Portsmouth, Dover, Boston, Portland
12%	Moved for a specific property – for a variety of reasons including: <ul style="list-style-type: none"> • Property to build, space, large lots to build, available land • New construction • Adorable fixer upper at great price • Only option to rent a pet in 2020 • Great house • Historic house • Only house we could afford at the time that we liked • Better value • First offer accepted in a tough market
11%	For a job/proximity to employment
11%	Quiet, restful, peaceful, not loud
10%	Proximity to family, friends, children, aging parents
9%	Small town feel, small town, nice little town
8%	Family property, born and raise, grew up here, marriage, partner, spouse
6%	Nice people, community, sense of community, great people
6%	Proximity to UNH
3%	Land, ability to buy land, own acreage
3%	Wooded, forested, close to nature

3%	Family friendly neighborhood, raise a family
2%	Open space
2%	Safe, secure
2%	Relocate from MA, CT
2%	Liked the neighborhood, beautiful neighborhood
2%	Little commercial businesses nearby, lack of commercialization, not built up
2%	Place to retire
2%	Convenient location
2%	Walking paths, biking, rural recreation
2%	Community around Madbury, nice area
2%	Affordable at the time
2%	Low population density, not overcrowded
2%	Proximity to bigger cities, close to Portsmouth, Boston
2%	Private, relative separation of housing
2%	Beautiful
1%	Bedroom community
1%	No infrastructure
1%	Beautiful homes
1%	Small thrifty and accountable government
1%	Preserved land for public use
1%	Closer to rail transportation

What type of housing is needed most (affordable, high-end, rental, assisted living, 1-2 bedroom, smaller lots, etc.) in Madbury:

119 people responded to this question. The responses were paraphrased and aggregated into the following general topics. Percentages are rounded to the nearest whole number and do not add up to 100 because some individuals' comments fell into multiple topics.

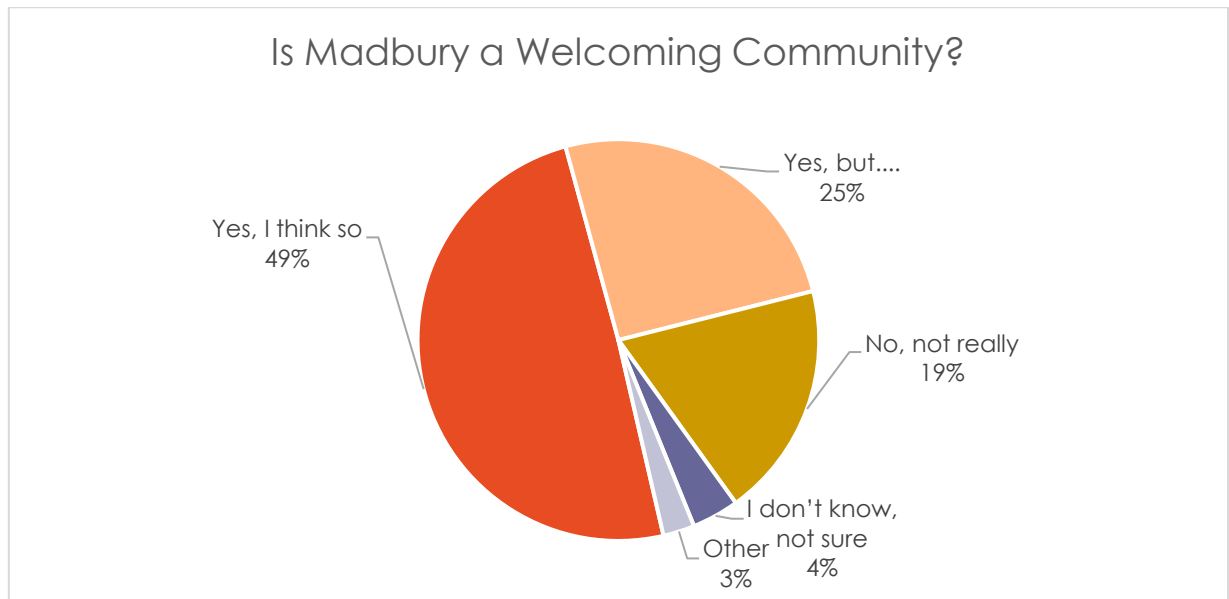
Percent of Respondents	Topics and Comments
44%	Affordable, affordable housing, more affordable <ul style="list-style-type: none"> • For young people, for first time homebuyers, starter houses/townhouses • Retirement houses/townhouses • Rentals for single parent families • Single-level 2 bedroom houses • 4 bedrooms • 1-2 bedrooms • Duplexes • More options for retired residents on reduced income • Multi-family dwellings, multi-unit 2-3 bedroom builds • No lot size less than 1 acre • For average and/or older people • Workforce housing • Smaller lots • Apartments • Smaller single family and grouped housing with shared open space that would be conducive to senior living • Smaller lots with conservation • For families with young kids who are struggling to buy in this market
8%	Not supportive of new housing <ul style="list-style-type: none"> • None • Leave things along • More housing isn't the answer

APPENDIX 4

Percent of Respondents	Topics and Comments
	<ul style="list-style-type: none"> • Would prefer less new construction • Why do we need more housing • What is needed most is to keep it the way it is • There is a good blend of housing available • For Madbury to stay Madbury, more housing isn't the answer
8%	Smaller homes, smaller homes on smaller lots, 1-2 bedroom, smaller homes for downsizing
7%	Single family housing with in-law apartment, detached accessory apartment, ability to add additional living structures
7%	Rental apartments
6%	Senior housing, such as one level, access to public transportation and resources for elderly and disabled, smaller, first floor bedroom and full bath, townhouse community, 55+, 65+, ex. Cottages at Spruce Wood in Durham, ex. 55+ behind Hannaford
5%	High end
5%	Single family
4%	Assisted living, handicapped accessible
3%	Smaller lots
3%	Larger lots, 3+ acres, not smaller lots
2%	Variety of all, all forms should be allowed
1%	Middle of the road but not apartments
1%	Better property tax relief for older residents
1%	Tiny house community
1%	Infrastructure must improve before we become a town bigger than 1,600 people
1%	Several apartment complex with some tied to income requirements
1%	Family-sized homes to support school system
1%	Condo style for entry level buyers
1%	I cannot see any location for multi-family
1%	No clearcut developments
1%	Housing that preserves the essential character of Madbury
1%	No affordable houses
1%	No large apartment complexes
1%	No subdivisions with less than 1 acre lots
1%	Conversations about what types of housing are needed in Madbury is totally inappropriate without bringing in the surrounding town's assets and capabilities

Is Madbury a welcoming community? Please explain.

123 people responded to this question. Responses were grouped into 1 of 5 categories: "Yes, I think so," "Yes, but...", "No, not really," "I don't know, not sure," and "Other." The percentage of comments that fell under each of these categories is show in the pie chart below. Comments are included in the following table.



Category and Comments
<p>Yes, I think so</p> <ul style="list-style-type: none"> A welcoming community is a community where its citizens and members feel safe, respected, and comfortable in being themselves and expressing all aspects of their identities. It is a place where each person shares a sense of belonging with its other members. It is home. A welcoming community also does everything that it can to respect all its citizens, gives them full access to resources, and promotes equal treatment and opportunity. It works to eliminate all forms of discrimination. It engages all its citizens in decision-making processes that affect their lives. It values diversity. Based on that definition, Madbury is 100% a welcoming community. A community that is not welcoming is the opposite of Madbury. It is a place where people feel unsafe, disrespected, and uncomfortable in being themselves and expressing all aspects of their identities. It is a place where people feel excluded, isolated, and discriminated against. It is a place where people have limited access to resources, face unequal treatment and opportunity, and have no voice in decision-making processes that affect their lives. It is a place where diversity is seen as a threat, not an asset. I'm pretty sure that this isn't Madbury. Madbury IS a welcoming community! Town events are always fun and people are courteous and welcoming. Residents and town officials are outgoing, approachable, and it feels like a safe community. It tries to be It's hard not to be welcoming when it's so homogeneous Madbury town government seems welcoming, neighbors are welcoming, otherwise it seems like people mainly mind their own business my neighborhood is fine Various communities in NH have different demographics. People have options to locate in a community that meets their needs. Because NH funds services based on property taxes there are

Category and Comments

differences and thus housing depends on the level of funding of property taxes. Given the current tax structure, yes, I think Madbury is a welcoming community.

- Very much so
- We've had only limited interactions with town, library, police over the years we've been here, but all have been positive
- We've lived here for less than a year, but we have found it welcoming so far!
- Yeah, I'd say so
- Yes - if this year's community calendar is an example. The small community of Garrison Ln has residents from Romania, Turkey, and Egypt - possibly others I don't know about.
- Yes, although my community exposure is somewhat limited. As we are seniors, we don't have kids in the school system so the Madbury people we know are pretty much our neighbors. We have been very peripherally involved in a couple of community events so far, but we are also recently retired and do a lot of traveling, so at this point we are not ready to commit significant time to community service. We are enjoying our retirement!
- Yes, especially with the annual town activities and the library and friendly town hall staff. I've wondered about there being enough lower cost rental housing and where new multi family housing might go in. Student housing options?
- Yes, despite being mostly white, we try.
- yes, great nucleolus within town center
- Yes, I do. We moved in this year and the neighbors have been very friendly.
- Yes, I love this small town community.
- Yes, it is a welcoming community. There are multiple opportunities to become active in town affairs. There is an active youth program. Madbury has a public elementary school within its borders, and there are multiple organizations offering opportunities for children and adults to become involved, including the programs at the Madbury Library.
- Yes, lots of Town functions that everyone is included
- yes, many different types of families live on my street
- Yes, my neighborhood is a mixture of people from many backgrounds and ethnicities which I hope is an indication that others are as well.
- Yes, old residents and new neighbors have all been very welcoming
- Yes, or at least tries to be. The immigrant recipes on the calendar, community events like madbury day, etc seem welcoming
- Yes, our street is full of many different types of professional, friendly people.
- Yes, the town residents I have met throughout the years have been friendly and appear open minded and non-discriminatory
- Yes, very much so. The library specifically has been a great source of community
- Yes, we've had a good experience overall with the community.
- yes. Our neighborhood has friendly people, the community as a whole seems to participate cooperatively when decisions need to be made also.
- Yes. People are helpful.
- Yes. Plenty of virtue signaling flags.
- Yes. There are many activities that are family/child oriented
- Yes. Very friendly town hall people.
- Yes-anyone that wants to be here is welcome; my neighbors are mostly awesome.
- Yes. Awesome neighbors
- Everyone we have engaged with at Town Hall has been incredibly kind, welcoming, and compassionate. We attended Madbury Day this past weekend and saw so many people coming together to serve food, share knowledge about the town, and enjoy time in the sunshine. That was really nice to see.
- Yes. I feel like Madbury is an inclusive and diverse community for NH standards
- Yes. Madbury is a fairly diverse community that is very friendly and welcoming.

Category and Comments
Yes, but...
<ul style="list-style-type: none"> • I believe the town is welcoming, but it is expensive to live here. It is not easy for working families or singles to afford housing. • I have been welcomed, but I am not a minority and do not suppose I can pretend to know what another person may feel. • I think for the most part, but it's definitely a hard rental market or housing market now for anyone other than someone with means • If they can afford it • It seems very welcoming, but no accessible to those without the means to live in a single family home • More or less, if you can afford a \$400,000 house. • Mostly. There do seem to be some snobs and a lot who just live here for ORSD. • Mostly. Too many politics interfering to make it great. • On the outside, yes. Suspect some may not be open to outsiders. • On the surface yes, but the community could go a lot further in actually engaging with minorities rather than just broadcasting "welcome". I don't see enough intermingling on a genuine level at events • Somewhat, the large political signs, from both sides, can be excessive • Somewhat. ORCSD is not as welcoming as it thinks it is. • Somewhat: many great people with small-town appeal. An awesome location (love NH) but limited local access for biking/walking and minimal affordable homes (but market is high most everywhere!). • Welcoming yes. But you need a high income • Yes but not much happening around here unless you go to Dover, Durham, Portsmouth, Newington etc • Yes and no- NH in and of itself makes it difficult for marginalized populations and I have seen first hand the unawareness of families in need in our area. There is also a significant stigma that persists where people feel ashamed to ask for help. With more resources available combined with the existing compassion and caring nature of Madbury, I feel Madbury would be a welcoming community to people of all walks of life • Yes and no, we always had a us and them attitude. (been here since I was 14) I think if you are financially struggling or not of the right education I think it is harder. • Yes and No. The school district taxes are too high for people on low and fixed income. However, whomever manages to move in is usually made to feel very welcome. • Yes, aside from the cost of living and property being high • Yes, but it's expensive. • Yes, but with little opportunity • Yes. Although it's expensive to buy a home here, so it may not be accessible to all. • Yes. Caveat being (at least lately), that it is really expensive to purchase a home here. Unfortunately, high housing costs are a burden the entire state is grappling with • Yes. For the most part, the majority of people whom we have met have been very welcoming, respectful of their surroundings and neighbors, care for and take pride in the town, and speak highly of the town and its people. People come to this town because it's not trying to "be the next Portsmouth" and become an overcrowded mess that is Dover.
No, not really
<ul style="list-style-type: none"> • I don't find New England to be particularly welcoming overall. There is not that goes on in the town. I believe everyone gets out what they put in. Have I been welcomed by the town, well I guess there are things I could do to get more involved. Has the town specifically done something for me to welcome me, no. I guess I didn't really have that expectation • In terms of housing equity and access, no. There is a lack of affordable smaller homes and apartments for younger people and families. • It seems like the zoning restrictions are designed to keep multi family housing out of town. • It's not diverse at all, and some people have experienced hostility from neighbors

Category and Comments
<ul style="list-style-type: none">• It's not welcoming because housing is unavailable and expensive.• Madbury community is primarily centered around the school system. It is the major draw for the housing market. It can be a bit isolating to those outside of that demographic.• I generally feel that older residents dislike / resent younger residents. Very little space for middle/lower income families.• No unaffordable ridiculous taxes• No. Madbury 2 acre zoning drives up home prices which many cannot afford. It is a high rent district.• No, becoming very unaffordable• No, there are not mammy housing options for young people starting out and older people who want to downsize.• No, voting was a challenge even though having an ID is not a requirement to cast a ballot.• No. Expected to share same values and beliefs as everyone else.• No. It is welcoming only to people that fall in line and "agree" with current town leadership opinions.• No. The property tax rate is an assault on personal finances• Perhaps not, but do not spoil what we have now.
Other
<ul style="list-style-type: none">• I reject the premise of this question because it is vague and reasonable people could disagree what "welcoming community to all" means. Answering the question using common sense definitions of those words, Madbury was always welcoming to all. Whether its a visit to Town Hall to do business or being heard before the Selectboard, or meeting neighbors you've never met before at Madbury Day or the Madbury Volunteer FD's pancake breakfast, someone new is just a friend you have not met yet.• We like it exactly the way it is

Please use this space to tell us anything else related to housing and/or neighborhoods that we should consider as we revise the Town’s Master Plan

78 people responded to this question. The responses were paraphrased and aggregated into the following general topics. Percentages are rounded to the nearest whole number and do not add up to 100 because some individuals’ comments fell into multiple topics.

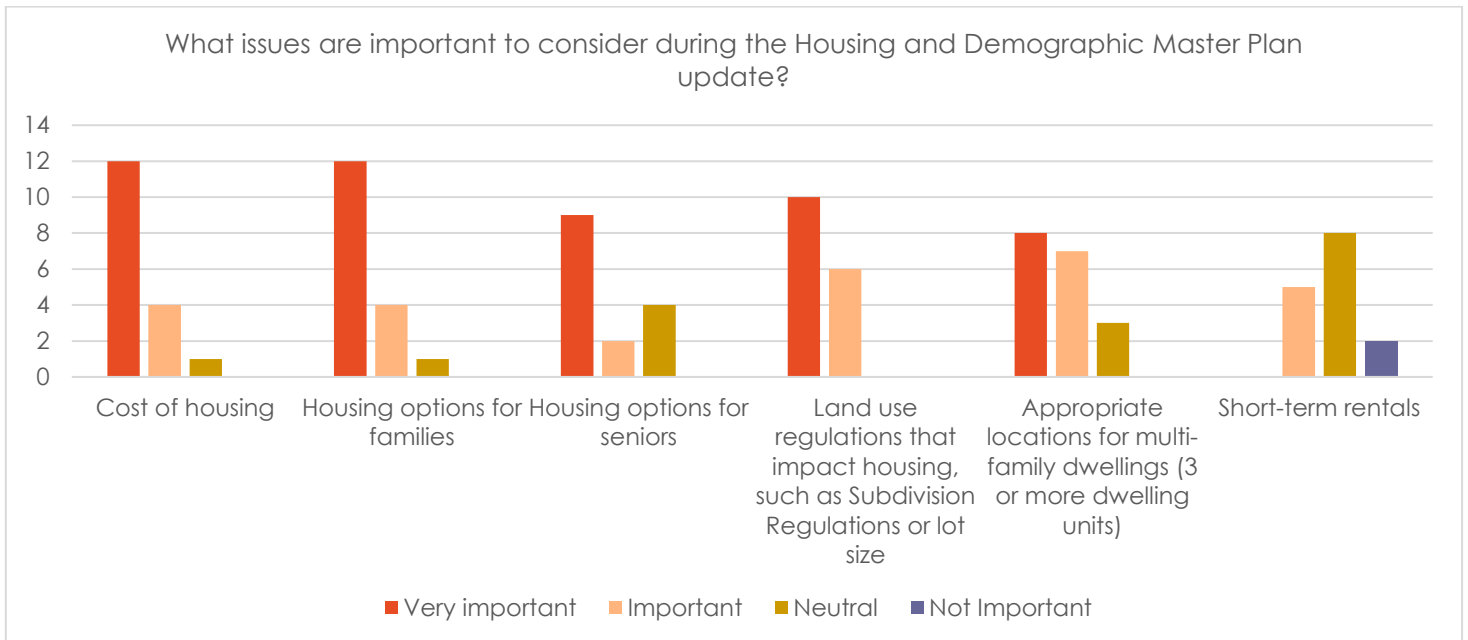
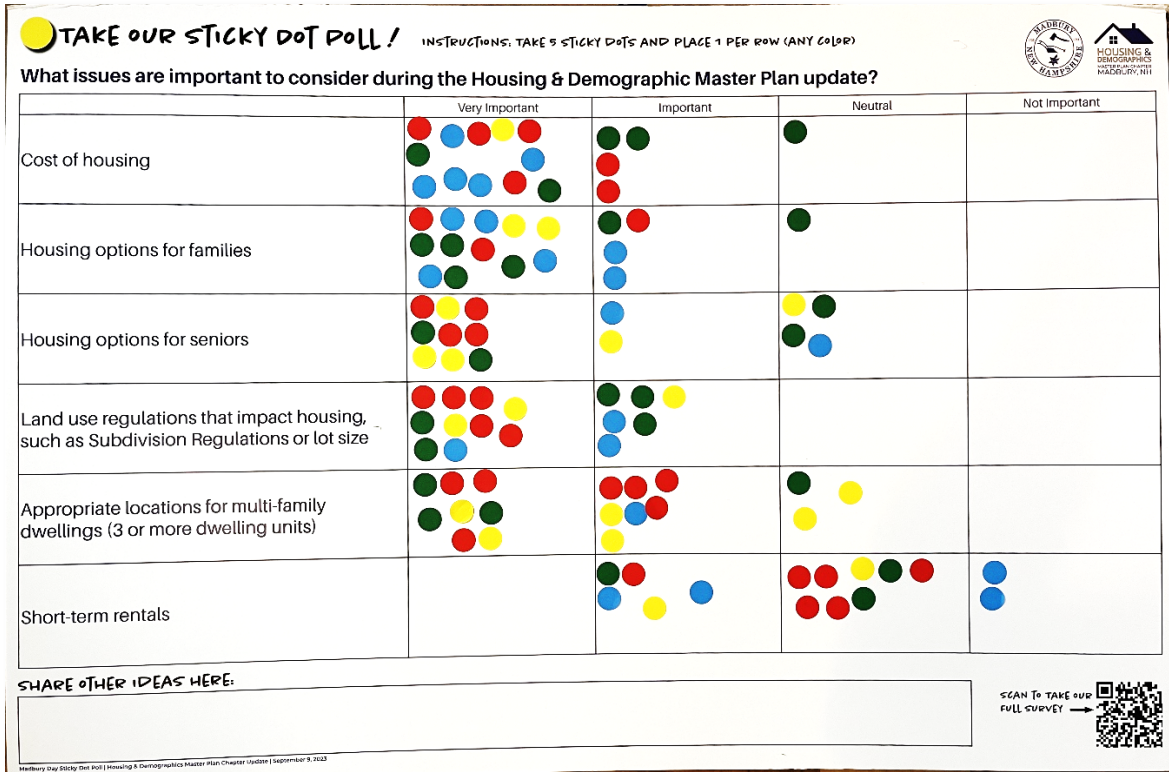
Topic	Percent of Respondents	Comments
No change		
	17%	Not supportive of change, like it the way it is
Regulations		
Land Uses		
	8%	Supportive of detached accessory apartment/dwelling units
	1%	Oppose Airbnb rentals
	1%	Oppose regulations to short term rentals
	1%	Change regulations around building guest house on single-family lots
	1%	Relax rules around agricultural zone and promote agriculture
	1%	Supportive of smaller lots
	1%	Supportive of some income restricted development
	3%	Supportive of apartments
	1%	Oppose multi-family
	1%	Oppose small houses
	1%	Oppose affordable housing
	3%	Oppose low-income housing
	3%	Oppose apartments
	8%	Supportive of some retail/commercial, small
	5%	Would like a senior/assisted living cluster of individual tiny homes with centralized amenities, affordable, green 55+ community with diverse amenities, senior housing townhouses with amenities for 55+ (ex Fitts Farm complex)
Lot Size, Dimensional Standards		
	4%	Would like larger lots
	1%	Opposed zero lot line developments
Subdivisions		
	4%	Supportive of cluster development
	1%	Oppose cluster development
	1%	Prefer development that opens up in the woods but keeps a minimal footprint by the road
	1%	Oppose subdivisions
	1%	Not opposed to new neighborhoods but avoid putting them up everywhere
Other		
	1%	Supportive of stricter wetland regulations
	1%	Flexibility for multigenerational living
	1%	Supportive of building efficiency requirements for new construction, see resources like Pretty Good House and zeroenergyproject.com
Affordable Housing		
	9%	Supportive of affordable housing

Topic	Percent of Respondents	Comments
Bike-ped, Transportation, Recreation, Town Services		
	8%	Would like sidewalks, better pedestrian and bike lanes
	1%	Would like better access to public transportation
	6%	Town services need improvement/expansion
	3%	Expand/improve trail systems to increase access to outdoor activity, trail patch program
Greenspace, Conservation Land		
	3%	Would like to maintain or increase open space, greenway
	1%	Reduce land under conservation easement as a way to allow more single-family units
Taxes, School		
	3%	Tax rate needs to be addressed, taxes not affordable
	1%	School system and associated taxes a barrier to diversity
	1%	Interested in contracts with service providers (oil, electricity, internet) to help people save
Misc/Other		
	4%	Would like to keep the town rural
	1%	Goal of maintaining current quality of life while providing services, support, etc. for aging and for less affluent populations
	1%	Remove the word "equitable" from the plan, no word games
	1%	Consider merging with Durham to support services needed
	1%	Think about climate change/drought and water table level
	1%	Less government intrusion

MADBURY DAY HOUSING POLL

September 9, 2023

Number of Participants: 17 (estimated)



COMMUNITY FORUM INPUT

Madbury Housing Forum
December 6, 2023 | 7:00pm-8:30pm
Madbury Town Hall
Participants: 32



 December 6, 2023
7:00pm - 8:30pm
Madbury Town Hall
13 Town Hall Road

Please come to the Planning Board's **Housing Forum!**

Join us for light refreshments and conversations about:

- Housing & demographic trends**
- Input from Madbury's Housing Survey**
- Your interests, concerns, ideas & goals**

Please RSVP to Liz at efd.planning@gmail.com or 603.969.4594 to help us plan the event.

For more information:
Marc Goodrow
Planning Board Chair
Madbury Economic Com
603.722.2121

Visit bit.ly/MadburyMasterplan
or scan the QR code with your phone
to learn more and get involved!



Topic 1: How can Madbury respond to the housing crisis in New Hampshire?

- Is the shortage of housing and the shortage of affordable housing impacting the community?
- Are there opportunities in Madbury to provide more housing or lessen the burden of housing?
- Should the community loosen certain regulations to allow for more flexibility? More affordability?

Input:

- Does Madbury have a higher tax rate for commercial vs Residential?
- Madbury should encourage surrounding towns to coordinate on solving our communal issues.
- How do we accomplish improving affordability → workforce housing?
- Loosen regs to accommodate commercial and multi family development?

Small Group Discussion Report Out:

The groups discussed defining what the crisis is and affordability was part of that definition. They discussed making housing affordable for younger families. Multifamily and greater commercial areas all have negatives that go along with them (do commercial properties have a higher tax rate?). What does Madbury do with regulations to encourage that type of development? Member Burbank said the discussions created more questions than answers. There was a feeling that the crisis is not our local concern, and there should be a more communal effort with neighboring towns within the region.

Topic 2: Vision: What do you want the community to be and look like in 10 years?

- Think about what you want to see when you walk or drive through your neighborhood and town.
- What is your experience as a community member?
- What should stay the same? What should change?

Input:

- More community events
 - Outside Madbury Day and school
 - Dog meet-ups
- Remain similar (feel, rural, small town) – *this comment was emphasized by multiple groups*
- Safe, walkable Civic District
- Sidewalks/bigger road shoulders
- Maintain current recreation/trails/conservation
- Clean outdoor spaces (more?)
- Improve community services
- Age in place (taxes, housing costs)
- Not housing density/growth
- Stay Madbury – *this comment was emphasized by multiple groups*
- No new student housing units
- Protect natural resources
- Diversity (socioeconomic) – entry homeowners exit
- Smart business additions (non-intrusive)
- Home occupations (encourage conditions, ↑ awareness)

Small Group Discussion Report Out:

More community events to increase community feel, maintain rural and small town feel, maintain trails and clean outdoor spaces, sidewalks, improved community services, age in place (so residents can downsize but stay in Madbury), no new student housing units, protect natural resources, no increase in housing density, increase socioeconomic diversity (first home buyers, younger buyers),

smart business additions (but not intrusive), encourage home occupations and awareness of those occupations.

Topic 3: What are your concerns related to housing and residential land use?

- Have you or anyone you know sought new/different housing and had a hard time finding or affording what you are looking for?
- What do you think about residential development patterns in Madbury?

Input:

- Short term rentals (AirBnB)
 - # of people / sq footage and septic – water quality
- Out of character development
- Turning into Dover/Durham
- Water Protection
- + Multi -family → + rental housing → out of character development

Small Group Discussion Report Out:

Multifamily units turning into rental housing, non-owner occupied rental housing (which is out-of-character development for Madbury), water protection (septic and water quality), concern about turning into Dover or Durham (intensive growth and change of character)

Topic 4: What types of housing would you like to see in Madbury?

Examples: Single family, duplex, condo, townhouse, small houses, tiny houses, 3-5 unit apartments, 6+ apartments, mixed use such as residential unit above retail

- What is appropriate for the community?
- Do you have any concerns with any of these housing types?
- What is important to regulate (i.e. visual appearance, parking, visibility from public ways, etc)?

Input:

What is appropriate?

- Single family – New England style, no econoboxes
- Duplexes
- Tiny
- Condos/starter where units are cared for
- Communities with small clusters of modest homes with small yards
- Duplexes that graduate to a together home
- Folks enjoy the rural flavor, stay away from over growth / small size (non-rural)
- Like the idea of tiny houses, set of fifty same style
- Space
- Would like space for small home (classic New England style)
- Detached accessory could be addition
- Supporting aging population
 - Financial help allowing attached along with unattached
- Assisting expenses
- Using short term and long-term rental
- Previous master plan failed. How to redistribute land/areas for more commercial, lowers tax rate if we could get the tax back, wouldn't have to worry as much about the housing issue/cost
- Cluster housing like Moody Point frees up open space in community

APPENDIX 4

- Greater diversity – don't not need to look at/Madbury is part of a larger community
 - We should be part of the solution
- Question: Is there land available?
 - Wetlands and size of land
 - We are 13 sq mi, 2 mi are Bellamy Reservoir
 - Developable land that's not in conservation
- Expand commercial? 155?
 - Possible to fit it into a neighborhood sectioned off, but spaces
- Affordable/workforce architectural/can be made so that it's not just a box, has some personality
- Thoughts of how made
- Feelings of lot size
 - Is acceptable
- Love the conservation and wetlands
- Since we are so close to Dover/Durham
 - So it's not like no affordable housing – not convinced Madbury should have
 - The idea of higher regionality
 - Is the town responsible
- Our tax base is not exclusive to only our town, the community of towns we are a part of Oyster River community
- No change
- Housing at Bunker Ln.
- How much demand is there in Madbury?
- Its not like there is demand is there
- Place for folks to park
- What are the real boundaries of the local area/what responsibility do we have
- Services to this multi-size
- Possible nice ideas
- Scale

Small Group Discussion Report Out:

The table ended up with more questions than answers, including what are the boundaries of our local area and what responsibility does Madbury have? What land does Madbury have available for expanding housing possibilities (given the large amount of wetlands), cluster housing may or may not fit into Madbury's character, expanding commercial around 155, what services does Madbury have to offer to expand?

Sticky Note Boards

Concerns:

- No tax breaks for developers! The goal is less tax, not passing tax/cost
- Short-term rentals - Ban or increase rules and enforce them
- Never let Cherry Lane go through to Lee!
- Add restrictions for fire works
- Fireworks on the 4th or new years something – but the weeks before/after or year round is not okay – disturbs animals , creates pollution/litter, disturbs community
- Lots of \$ to fire dept and other services often + inadequate services for community it seems – garbage collection – concerns for future
- AirBnB is driving up housing costs and creating unfriendly neighborhoods!
- Important not to develop beyond our natural resources ability to support it.
- No transient multi-unit housing!
- Limited thinking from those who want to “expand commercial on 155” – too crowded already. There's also the Rte 9/Littleworth Rd Corridor which could handle more commercial - and even near center of town.

Ideas:

- Sidewalks
- More bike friendly
- Expand commercial on Rte 9 in near town center near current apts. (Mad. Rd + Town Hall Rte + along that area?)
- Detached inlaw/apartment ↑ housing access → offset housing expenses. Requires enough space/land
- Cluster hsg [housing]
- Short term rentals
- Light industry

APPENDIX 5 COMMUNITYVIZ MODELING

PROCESS & FINDINGS

CommunityViz software was used by Strafford Regional Planning Commission to model a potential development scenario. The process involved identifying existing buildings, parcels, and constraints to development, such as Zoning Regulations, wetlands, and conserved land. Then, a partial and full build out based on the growth rate identified in the Regional Housing Needs Assessment Fair Share Model was tested to determine the total number of new residential developments that could potentially ‘fit’ in Madbury. There were a number of limitations to this model, including but not limited to the data available for existing home locations and exclusion of roads and therefore the need for road frontage. Due to the limitations of this model, it was used purely to better understand how much development was theoretically possible under the current minimum lot size of 80,000 square feet.

Table 1 shows existing zoning requirements and conforming and nonconforming lots within the General Residential and Agricultural District. Table 2 shows the number of new single-family residential dwellings that could be constructed by 2040 and the number that could be constructed by the year 2118, which is when full building under existing zoning standards would occur.

As discussed in the Housing & Demographics Chapter, the Town could use this software application in the future to assess the impact of amendments to the minimum lot size requirement or the number of dwelling units permitted on a lot.

Table 1. Zoning standards, and assumptions for number of existing residential buildings, conforming, and non-conforming lots used in the model

Zoning District	General Residential and Agricultural District
Minimum Lot Size (Square Feet)	80,000
Average Lot Size (Square Feet)	376,695
Median Lot Size (Square Feet)	94,754
# of Lots	881
# existing residential building (assumed single-family)	496
# Non-Conforming Lots	337
% of Lots Non-Conforming	38.2%
# of Conforming Lots	544
% of Lots Conforming	61.7%

Source: Strafford Regional Planning Commission

Table 2. Number of new single-family dwellings in 2040 and 2118

	Partial Buildout Based on Growth Rate ¹	Full Buildout Based on Growth Rate
	Year 2040	Year 2118
# of Single Family Residential	120	585
# of Multi-Family Residential	0	0
# of New Dwelling Units	120	585

¹ Growth rate is based on the Regional Housing Needs Assessment Fair Share Model

Source: Strafford Regional Planning Commission