

HOUSING & DEMOGRAPHICS CHAPTER APPENDIX

Town of Madbury, NH Master Plan



Town of Madbury
13 Town Hall Road
Madbury NH 03823

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)

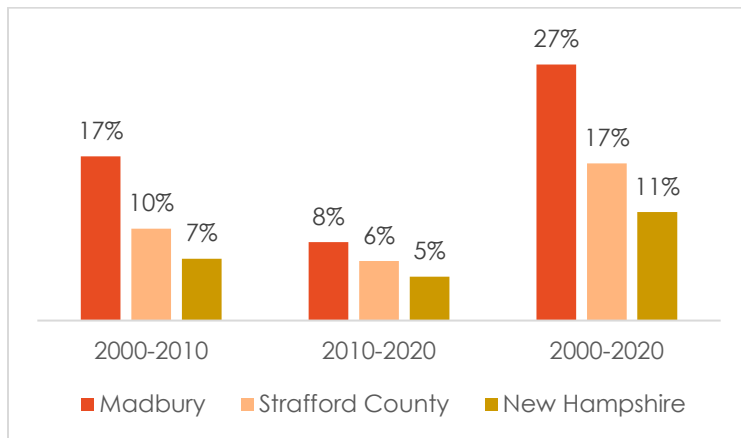


Figure 1. Percent change in population 2000, 2010, 2020

(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.

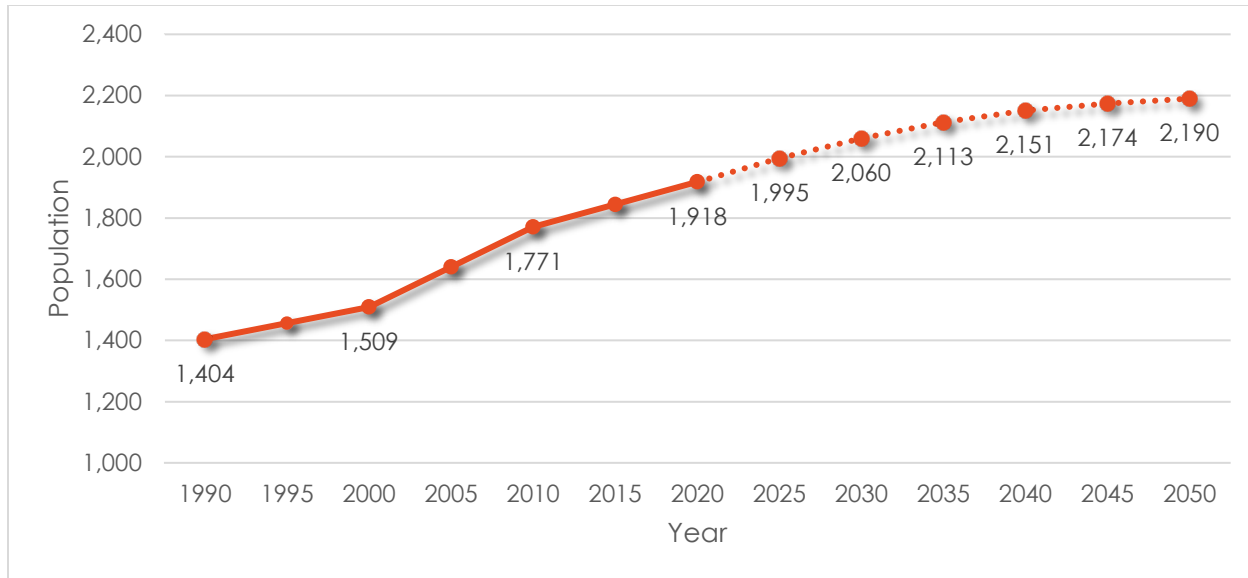


Figure 2. Past and projected population in Madbury

(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

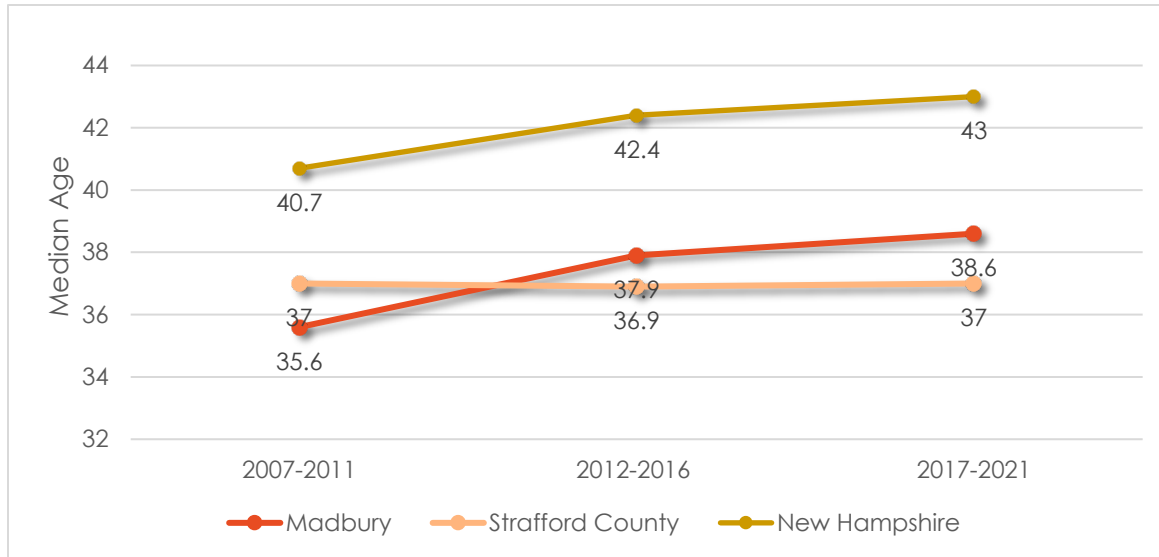


Figure 3. Median age
(Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

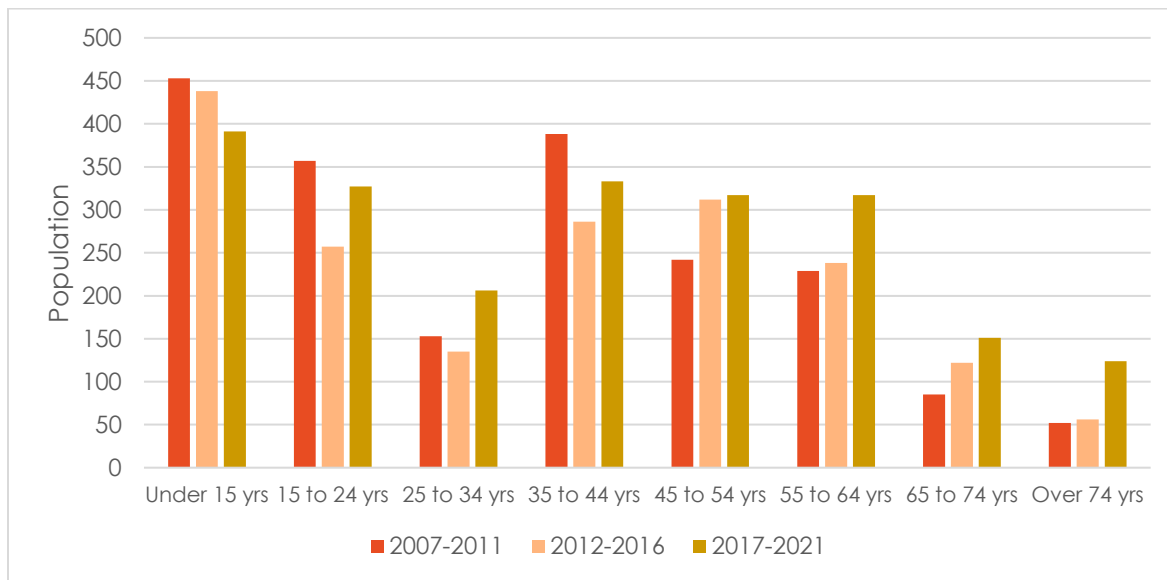


Figure 4. Population by age in Madbury
(Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

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

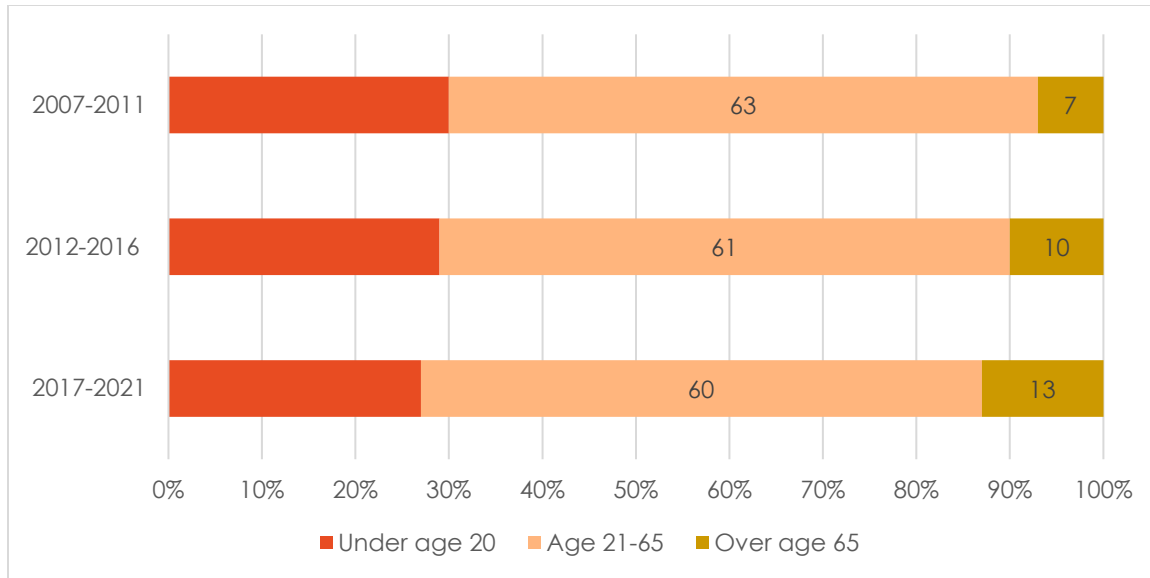


Figure 5. Population under 20 years old and over 65 years old in Madbury
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

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

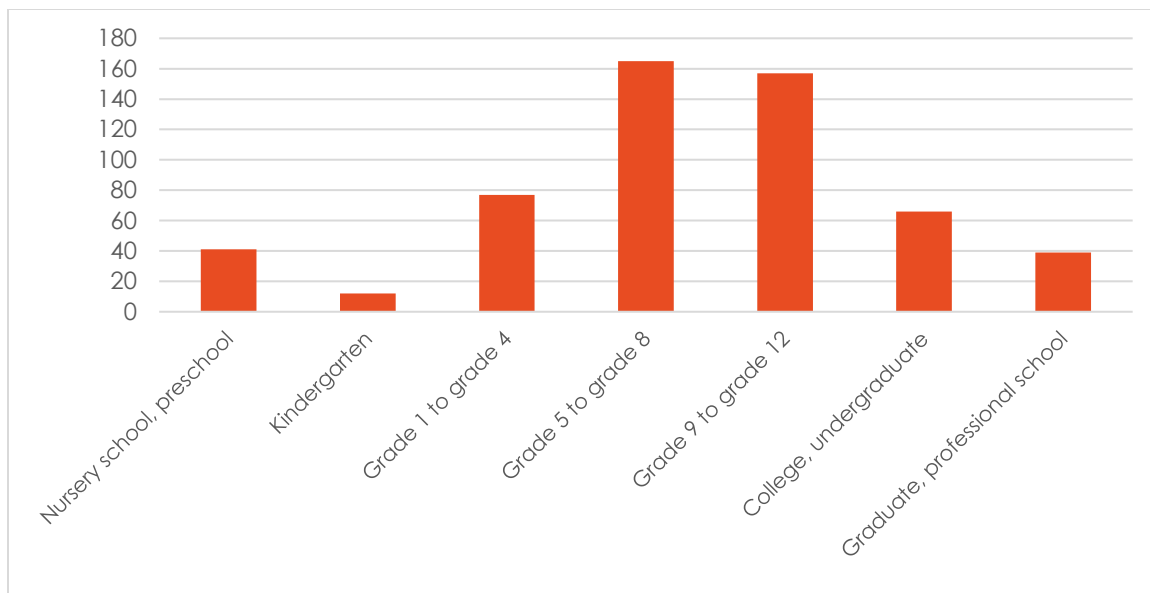


Figure 6. Population age 3 years and over enrolled in school
 (Source: ACS 5-year estimates, 2017-2021)

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

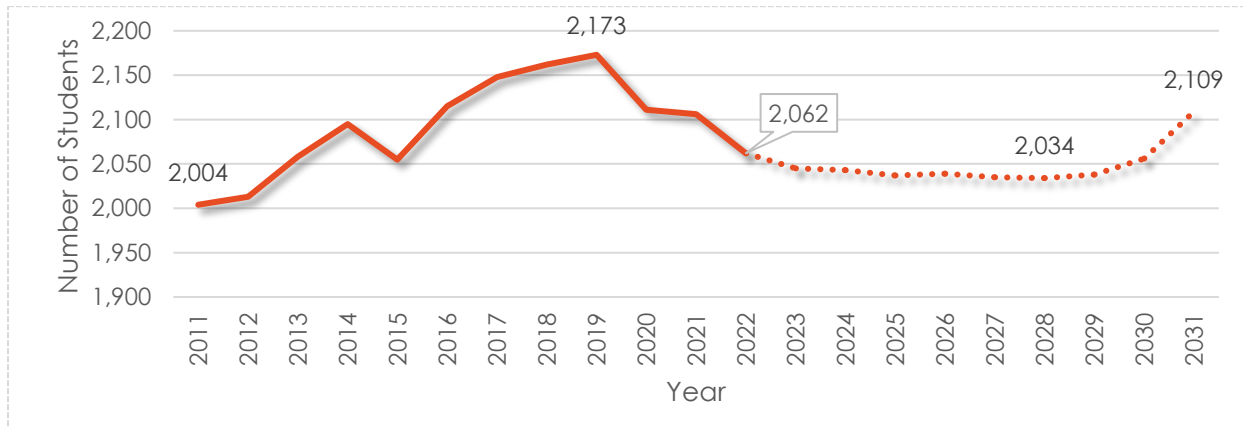


Figure 7. Past and predicted ORCSD enrollment
 (Source: ORCSD Report of the District 2022)

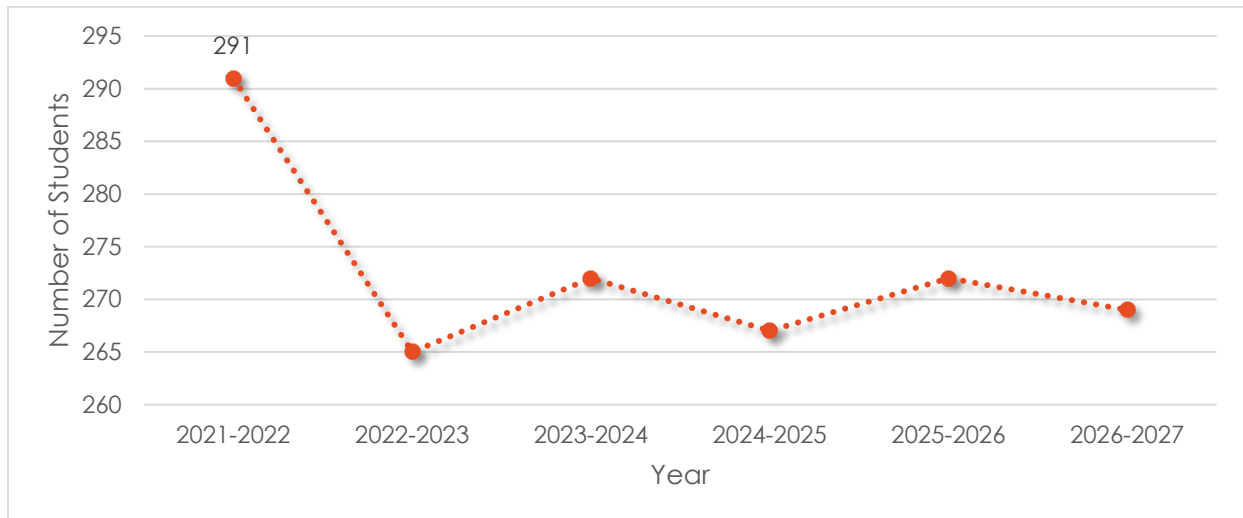


Figure 8. Current and projected enrollment at Moharimet Elementary School in Madbury
 (Source: ORCSD Report of the District 2022)

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.

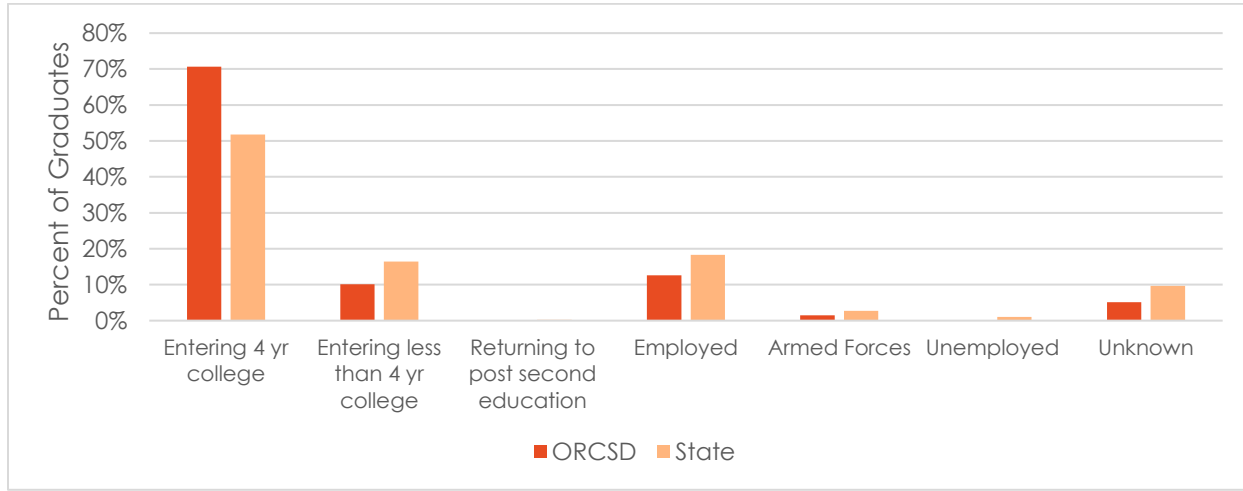


Figure 9. Report of what high school completers do following high school (2019-2020)
 (Source: NH Department of Education, as reported in the ORCSD Report of the District 2022)

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

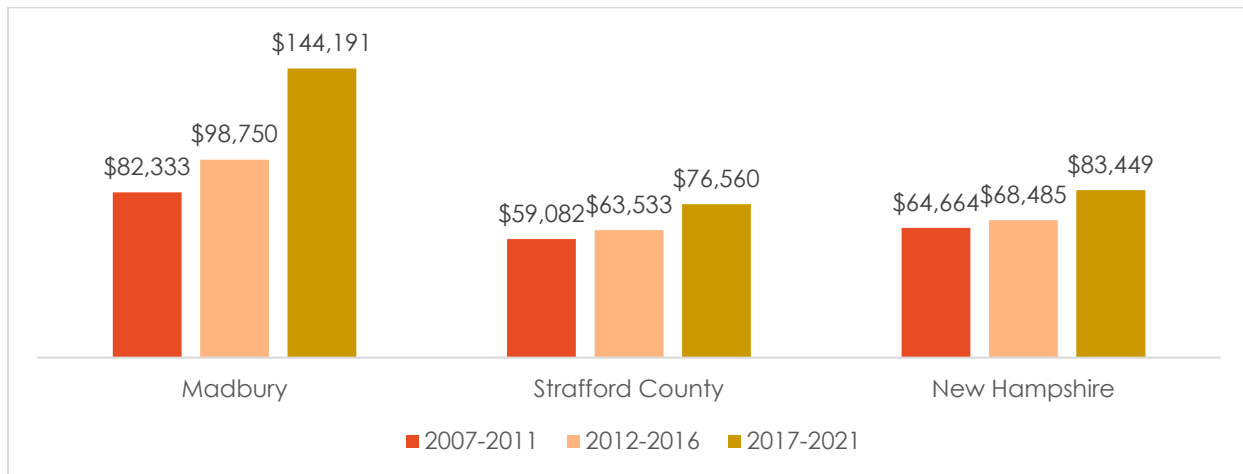


Figure 10. Median household income in Madbury, Strafford County, and New Hampshire
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

¹² 2017-2022 ACS 5-year estimates

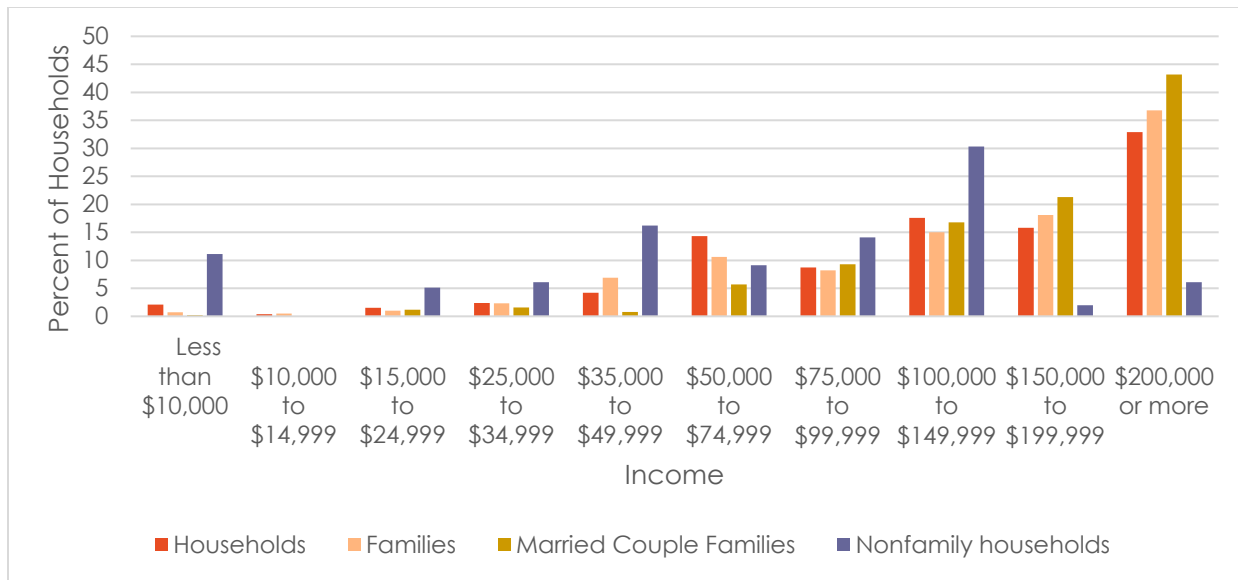


Figure 11. Income range of by households and family type
 (Source: ACS 5-year estimates, 2017-2021)

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).

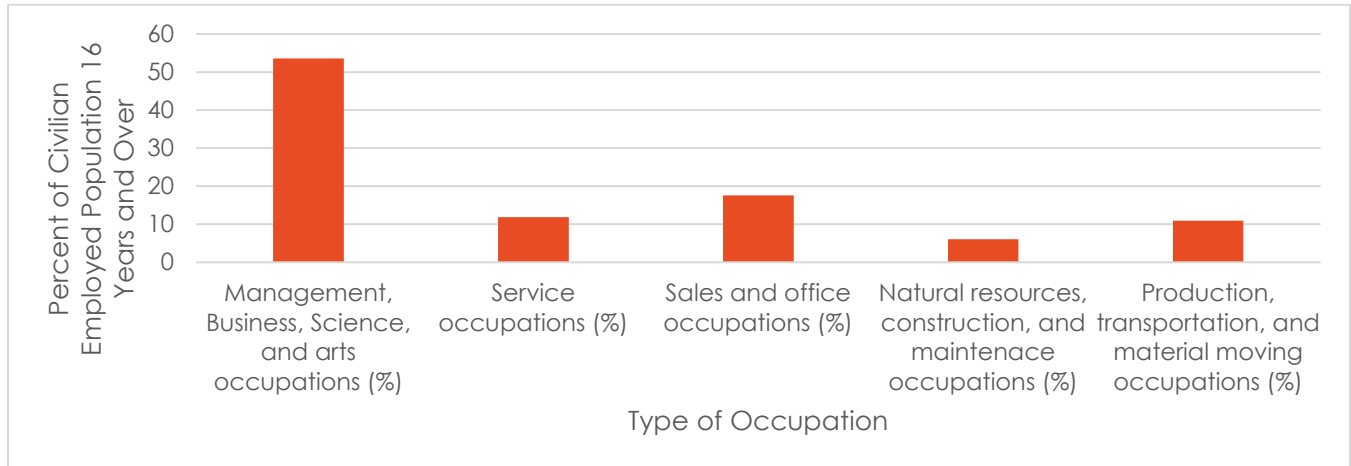


Figure 12. Type of occupation of employee residents
(Source: ACS 5-year estimates, 2017-2021)

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.

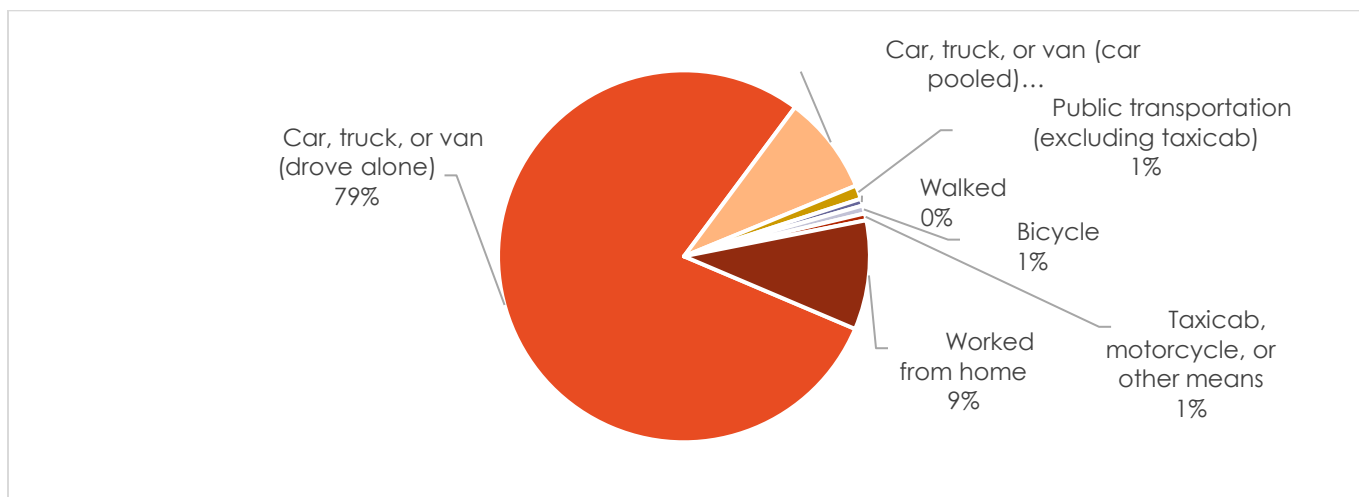


Figure 13. Mode of transportation to work (Source: ACS 5-year estimates, 2017-2021)

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).

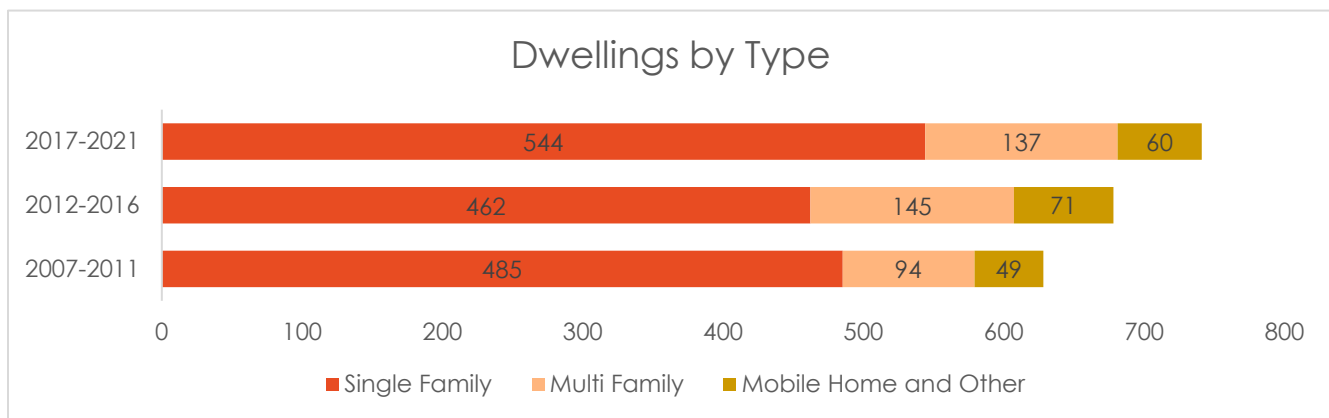


Figure 1. Dwelling units by type of unit
(Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

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

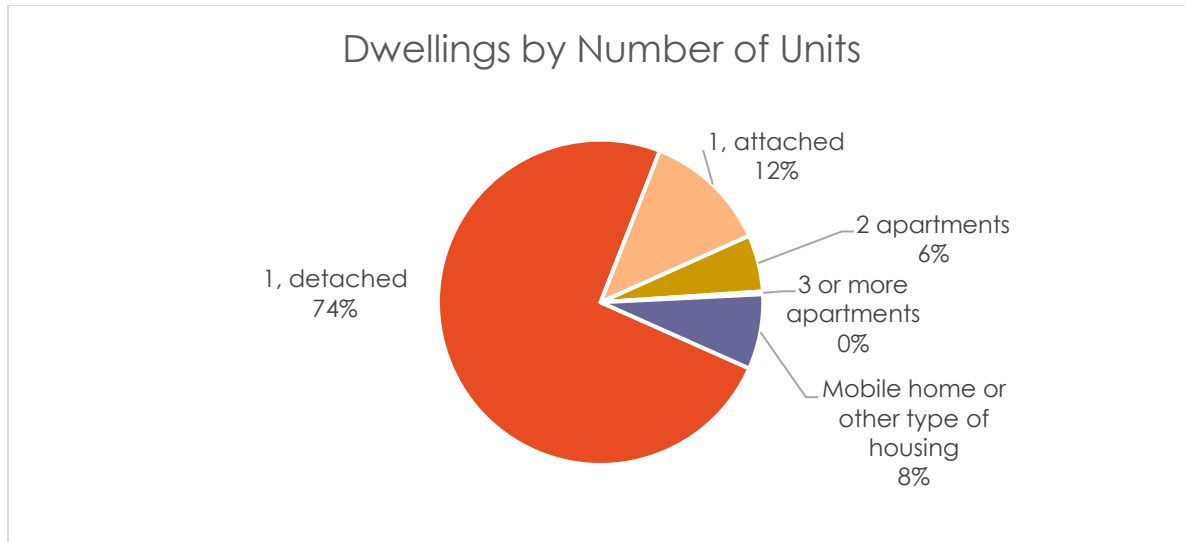


Figure 2. Dwellings by number of units (in occupied dwellings only)
 (Source: ACS 5-year estimates, 2017-2021)

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

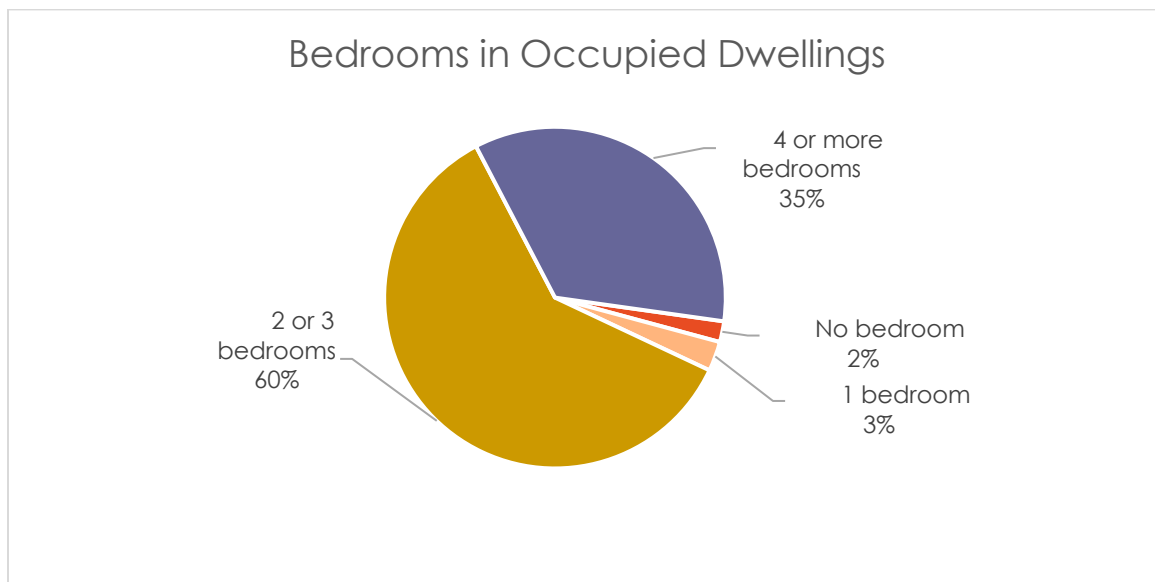


Figure 3. Number of bedrooms in occupied dwellings
 (Source: ACS 5-year estimates, 2017-2021)

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

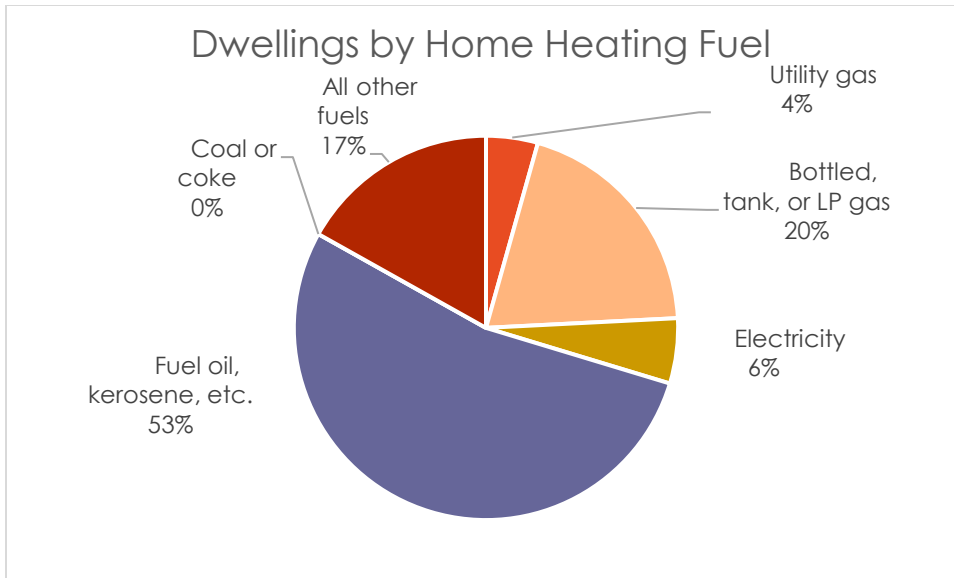


Figure 4. Type of home heating fuel used in occupied dwellings in Madbury
 (Source: ACS 5-year estimates, 2017-2021)

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

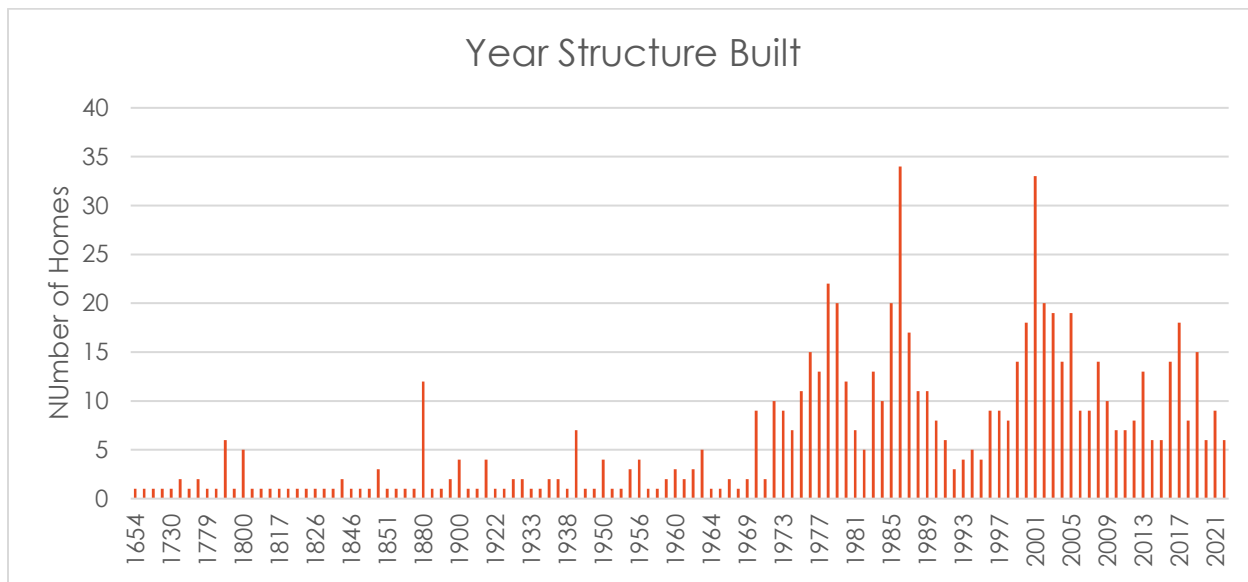


Figure 5. Year built (Source: Town of Madbury Assessing database)

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

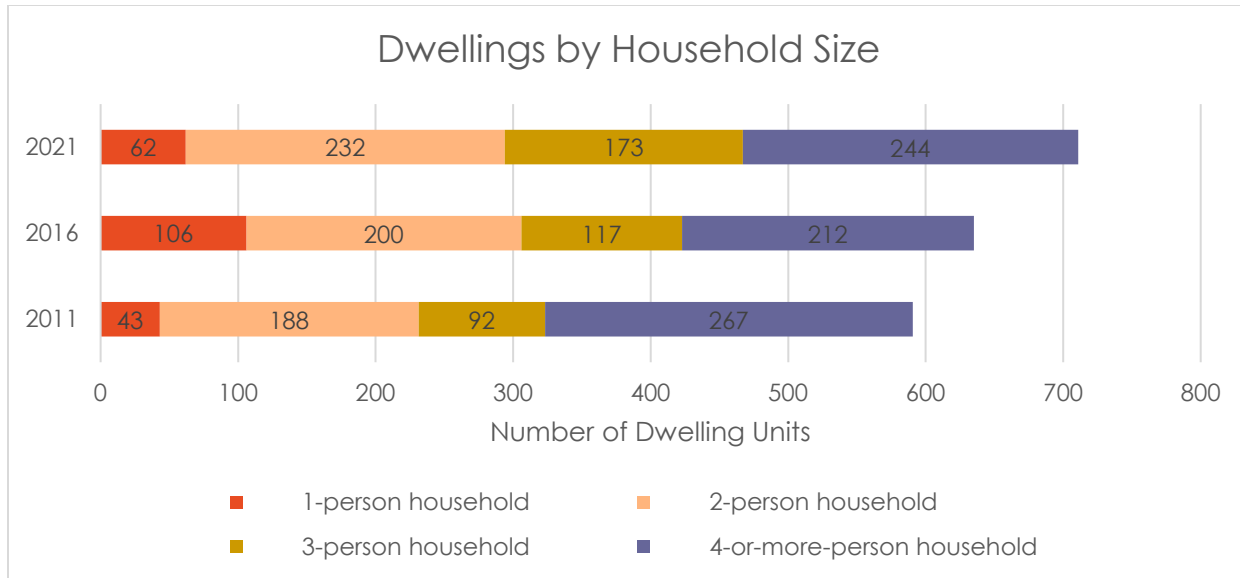


Figure 6. Dwelling units by household size
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

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

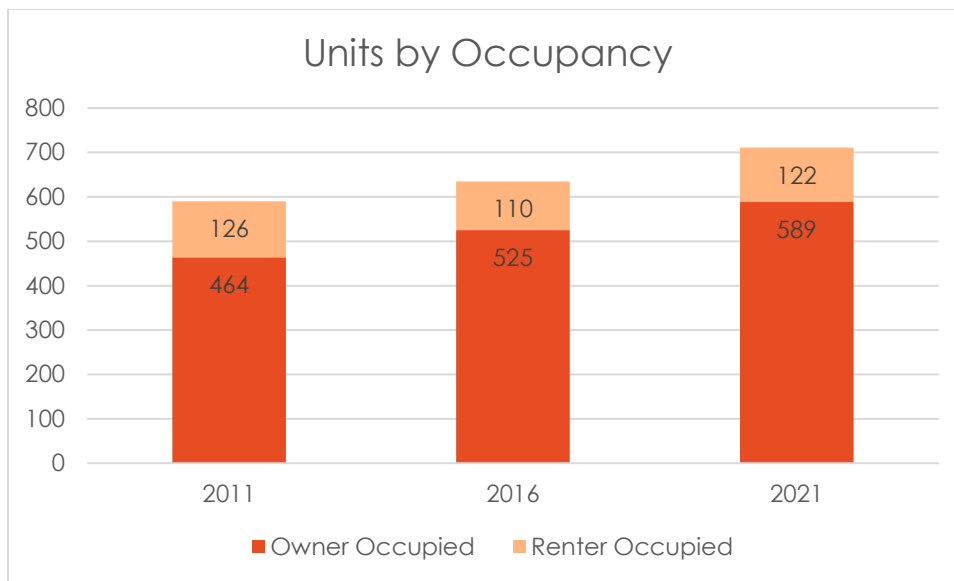


Figure 7. Dwelling units by type of occupancy
 (Source: ACS 5-year estimates, 2007-2011, 2012-2016, 2017-2021)

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

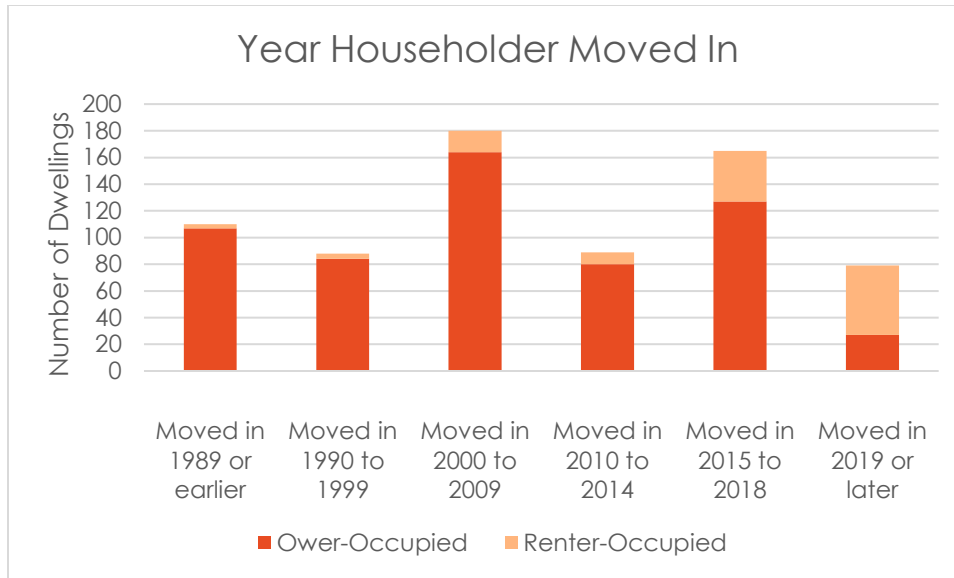


Figure 8. Dwelling units by the year the householder moved in for owner-occupied and renter-occupied units.
 (Source: ACS 5-year estimates, 2017-2021)

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.

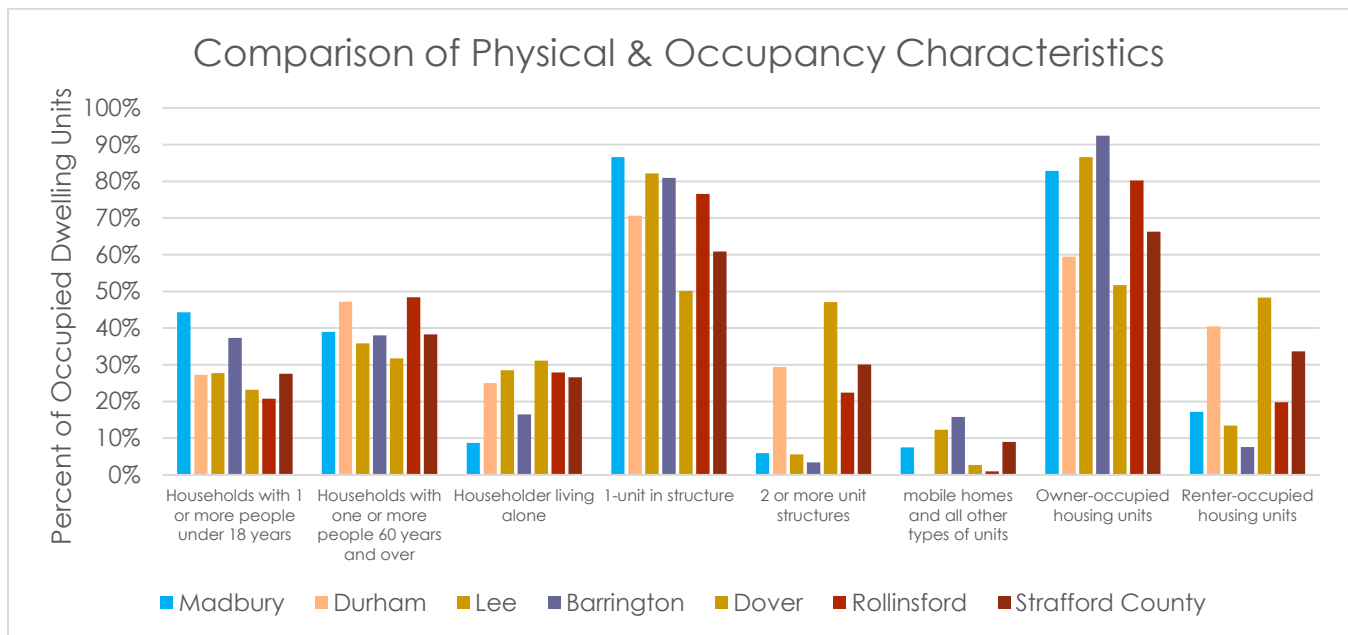


Figure 9. Physical and occupancy housing characteristics in Madbury, Durham, Lee, Barrington, Dover, Rollinsford, and Strafford County
 (Source: ACS 5-year estimates, 2017-2021)

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

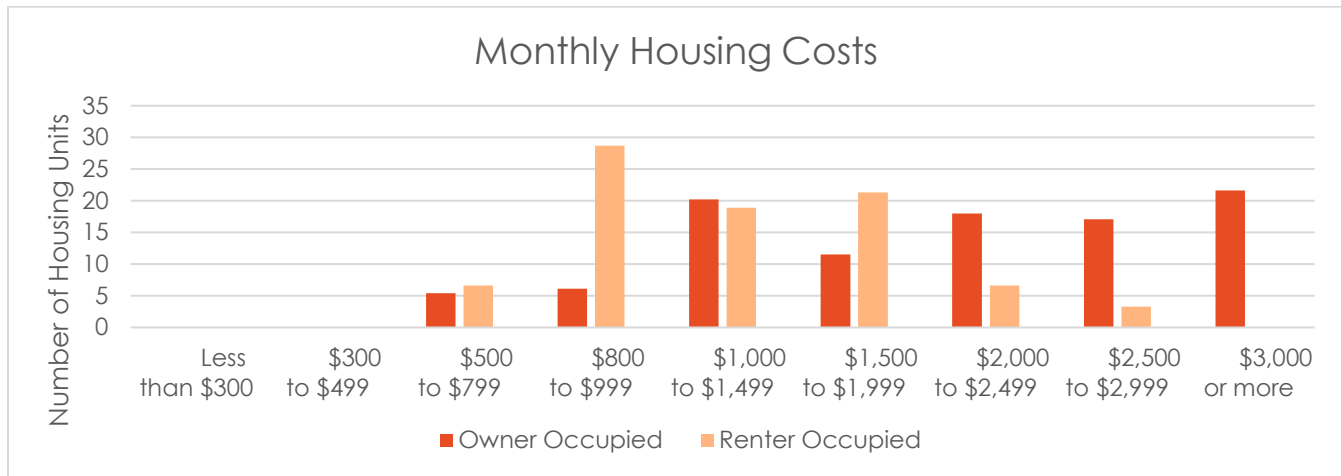


Figure 10. Dwelling units by monthly housing costs for owner-occupied and renter-occupied units.
(Source: ACS 5-year estimates, 2017-2021)

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

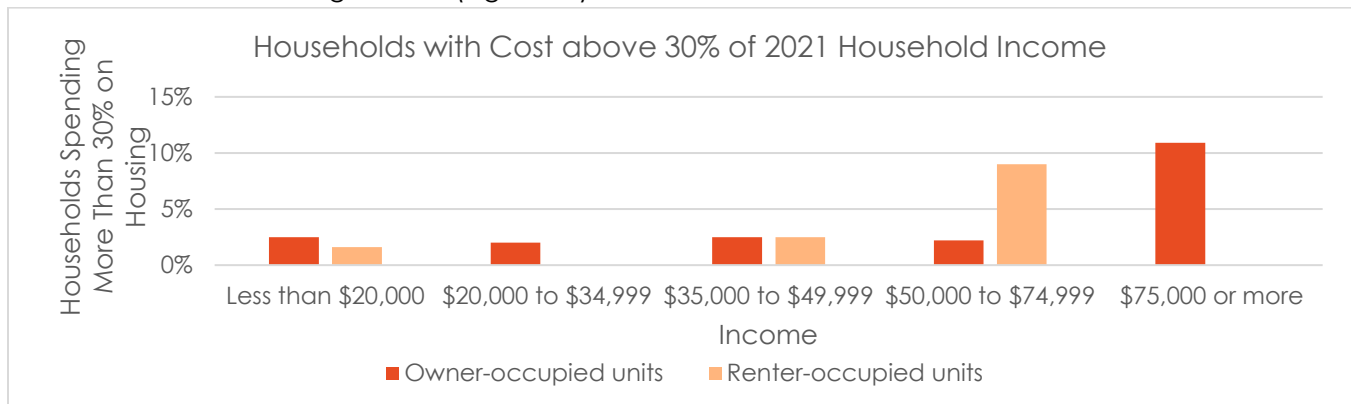


Figure 11. Income level of households spending more than 30% on housing
(Source: ACS 5-year estimates, 2017-2021)

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}

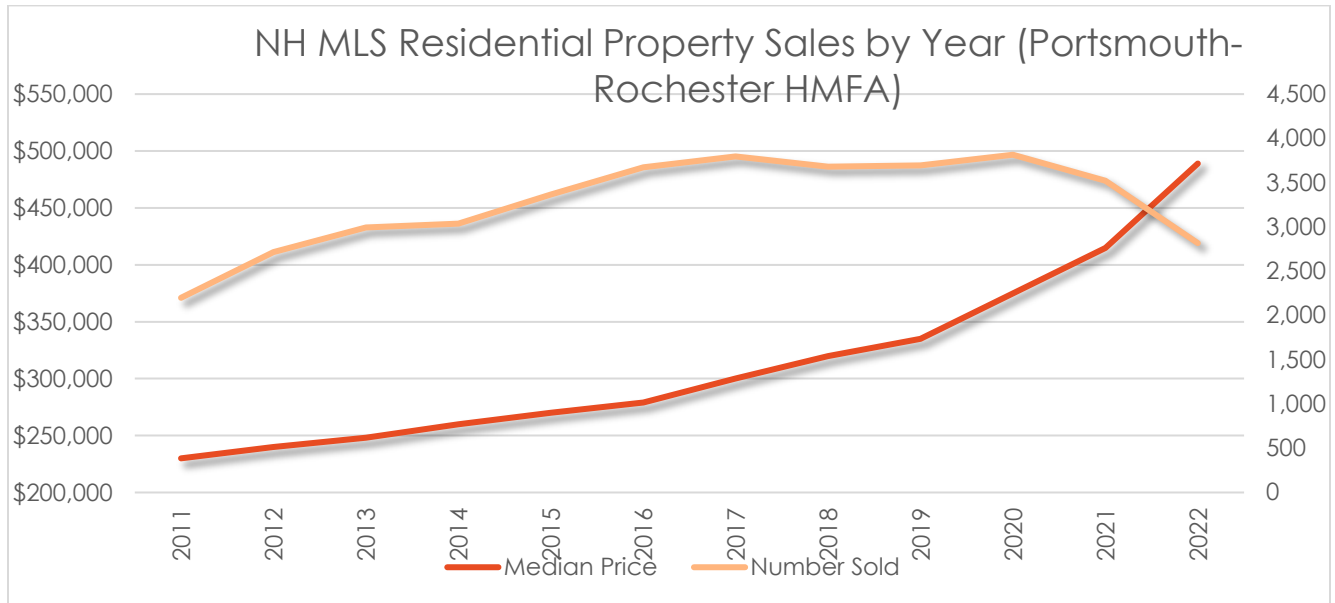


Figure 12. Property sales compared to median price (2011-2022)

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.

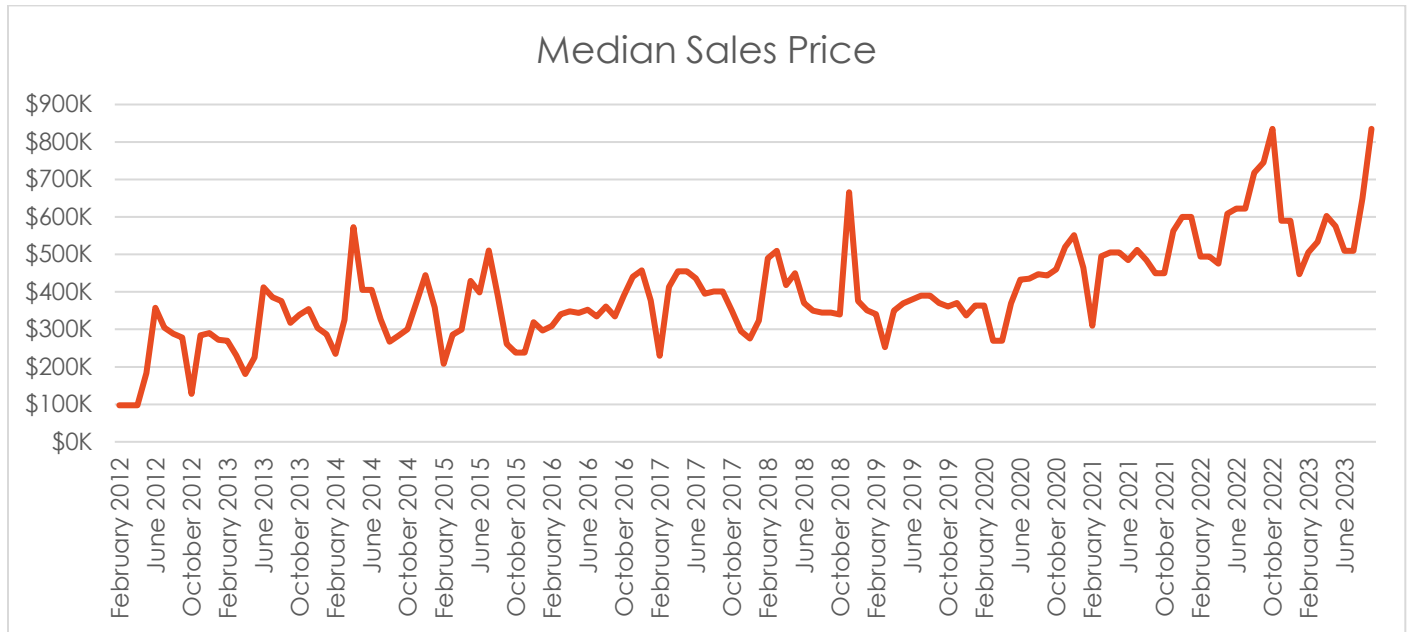


Figure 13. Median sales price of homes in Madbury
(Source: Redfin)

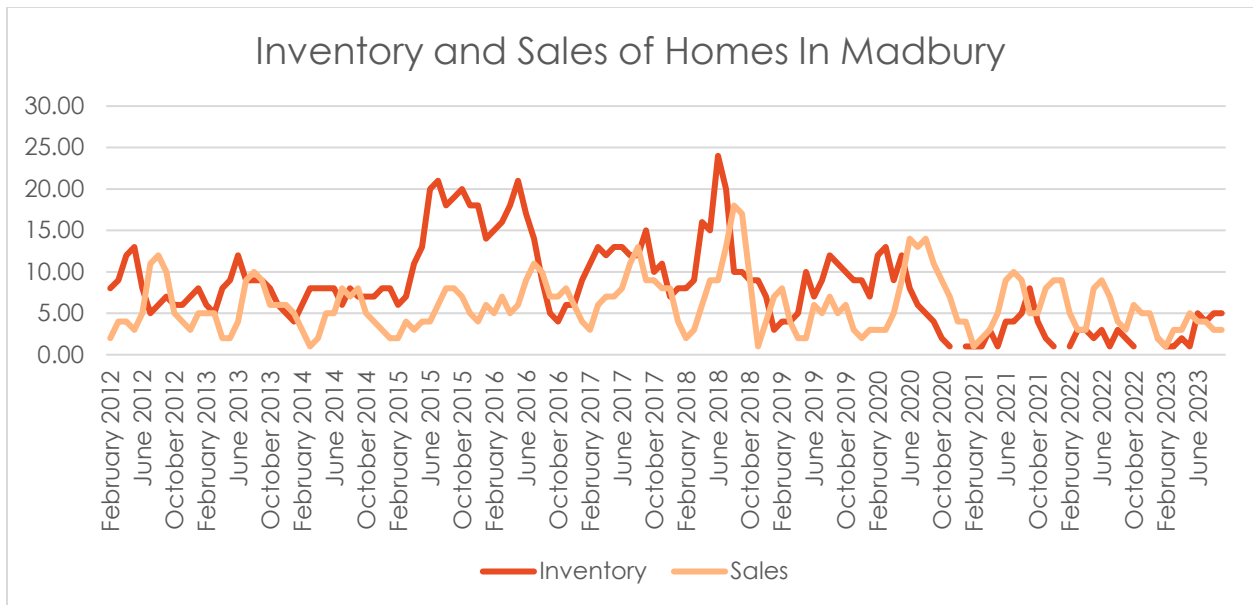


Figure 14. Inventory and sales of homes on the market in Madbury
(Source: Redfin)

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.

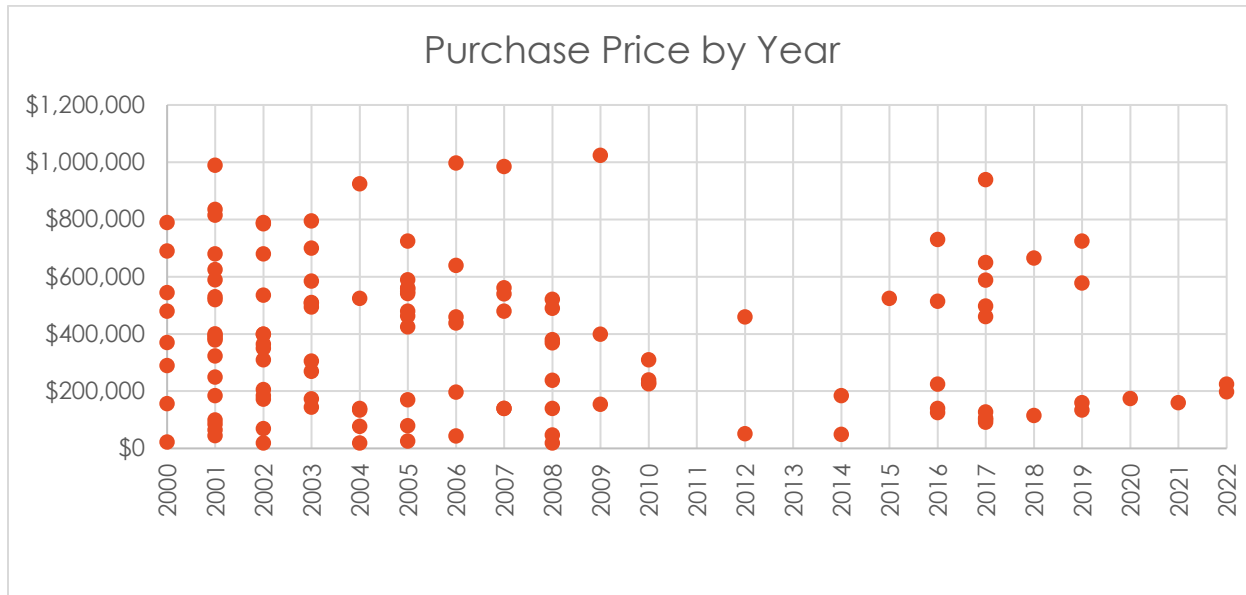


Figure 15. Purchase price by year (Source: Town of Madbury Assessing database; Dataset include 124 single family homes for which a sale price and year of sale are available, excludes manufactured homes, mobile homes, and cabins, excludes homes)

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

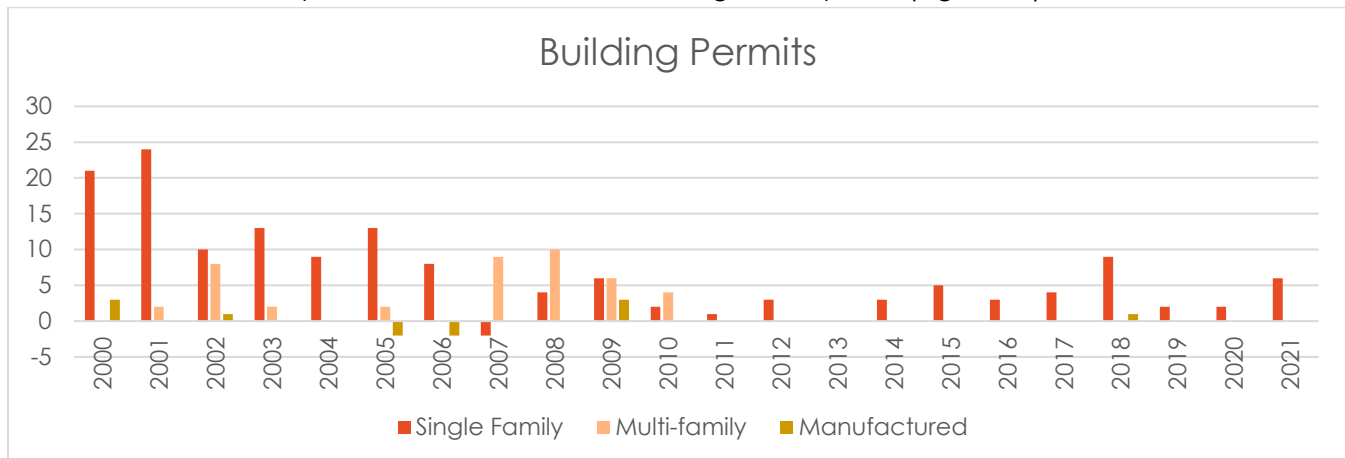


Figure 13. Number of building permits issued by type of unit since 2000 (Source: Office of Planning and Development, NH BEA)

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.

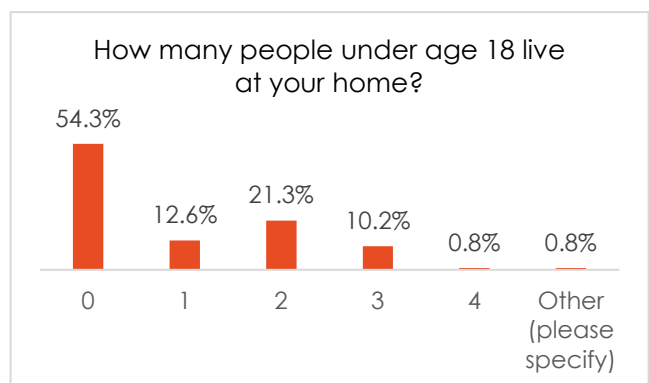
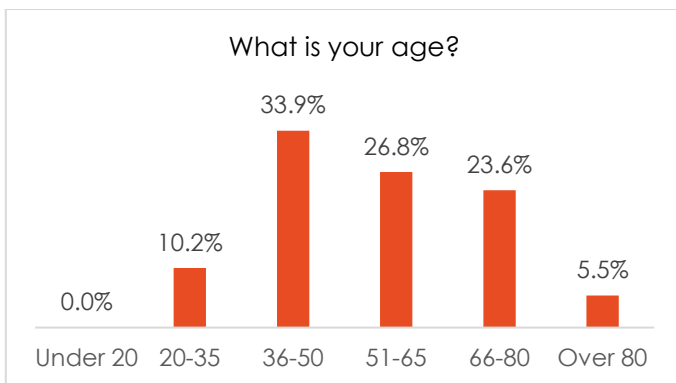
The following points, tables, and charts in this Housing Survey Input Summary are intended to provide a general overview of responses. Refer to Appendix 4 for a full record of survey results and comments.

- 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.

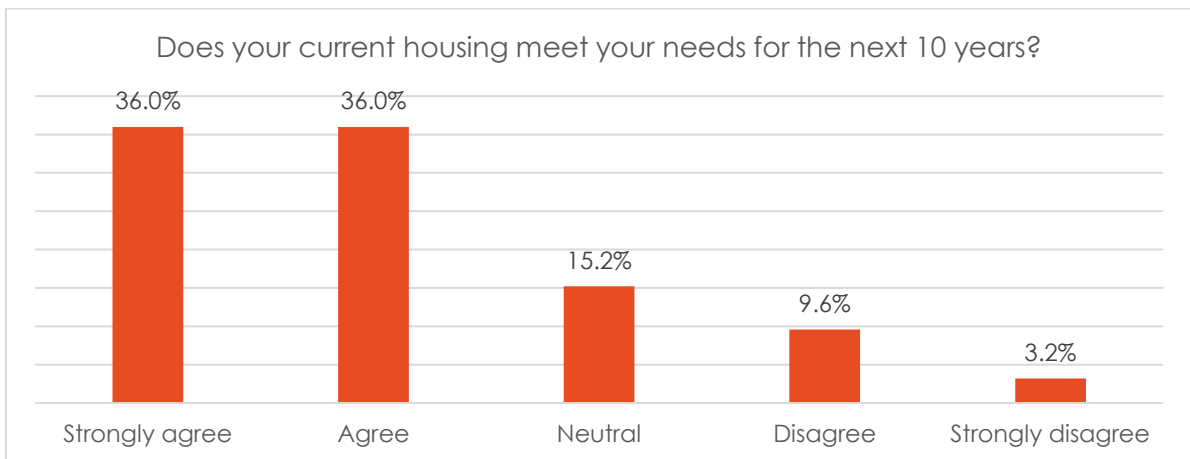


APPENDIX 5

- 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

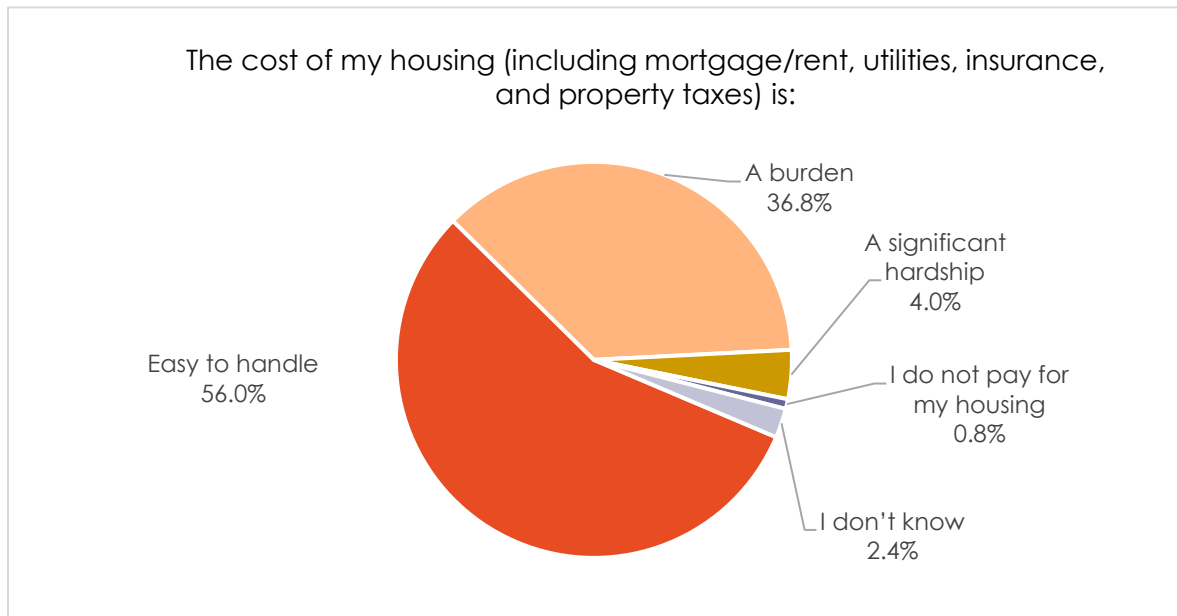
- 72% of respondents strongly agree or agree that their current housing meets their needs for the next 10 years. 13% disagreed or strongly disagreed.



- 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.

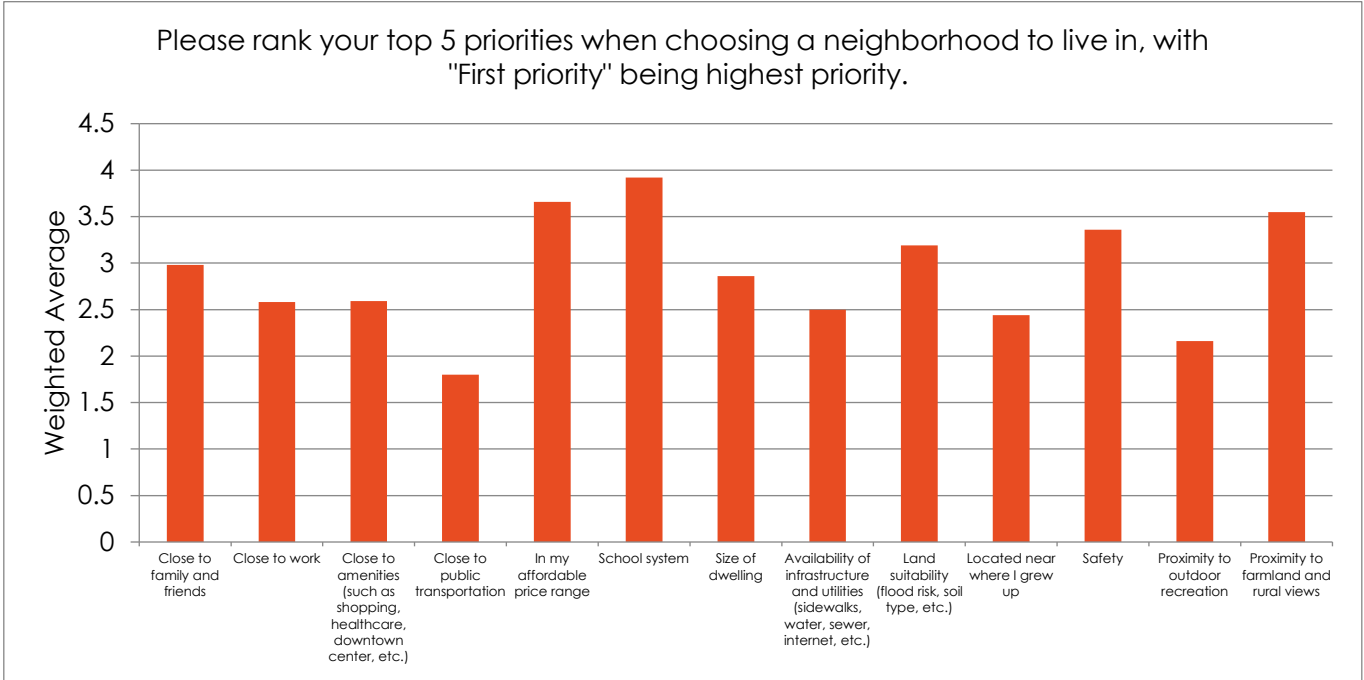
- Survey respondents have lived in Madbury from less than 1 to 63 years. The median number of years of residency was 13 years, while the average was 17.8 years.
- Of the people who work, 25% do so from home all the time and 51% work from home some of the time.^a
- 17 individuals responded that they run 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).



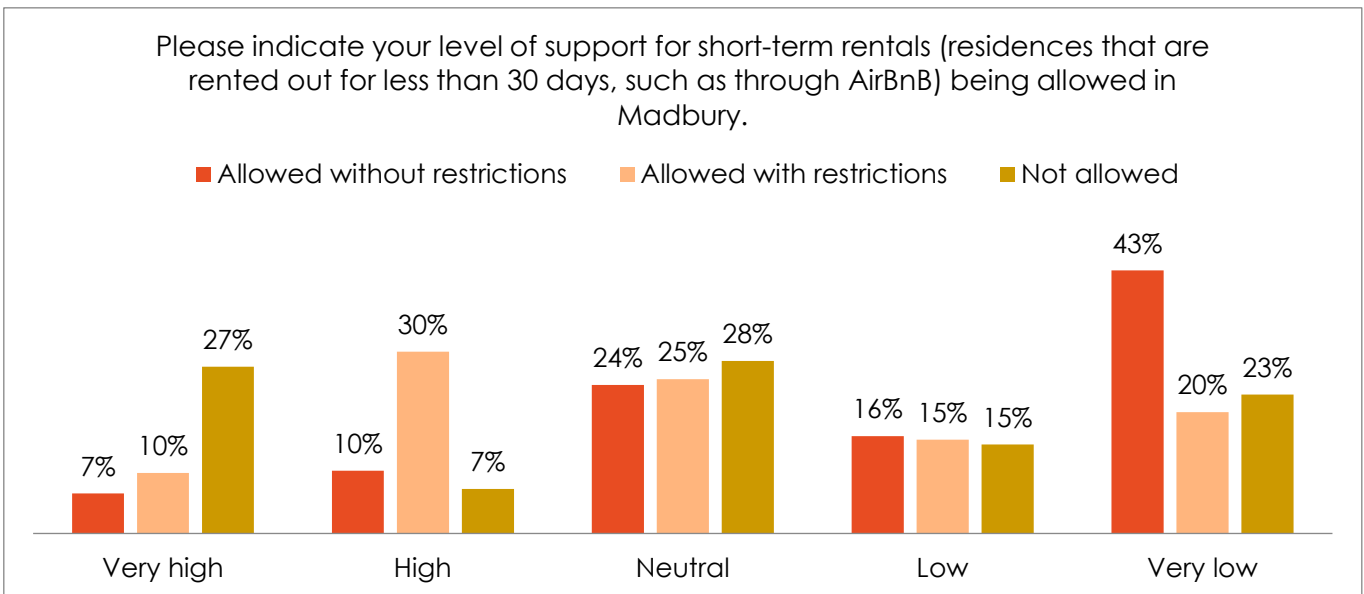
- The overall top-ranking priorities for choosing a neighborhood to live in were affordable house range, proximity to farmland and rural views, and safety. One respondent noted

^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.

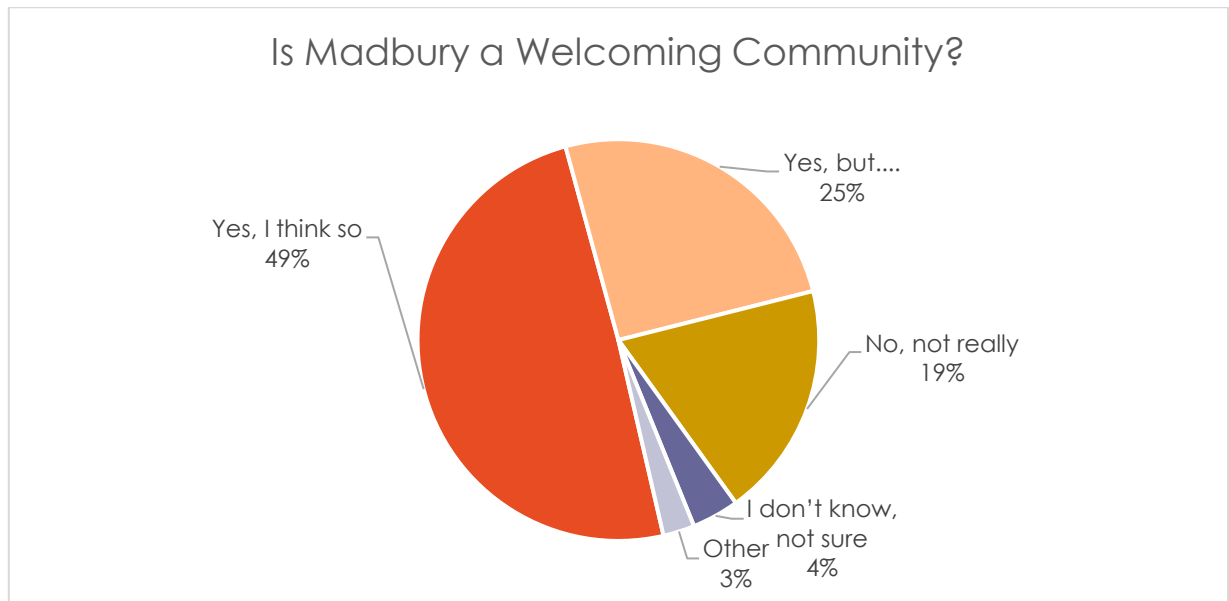
Percent of Respondents	Topics and Comments
44%	Affordable, affordable housing, more affordable <ul style="list-style-type: none"> • For young people, for first time homebuyers, starter houses/townhouses • Retirement houses/townhouses • Rentals for single parent families • Single-level 2 bedroom houses • 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 5

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 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.

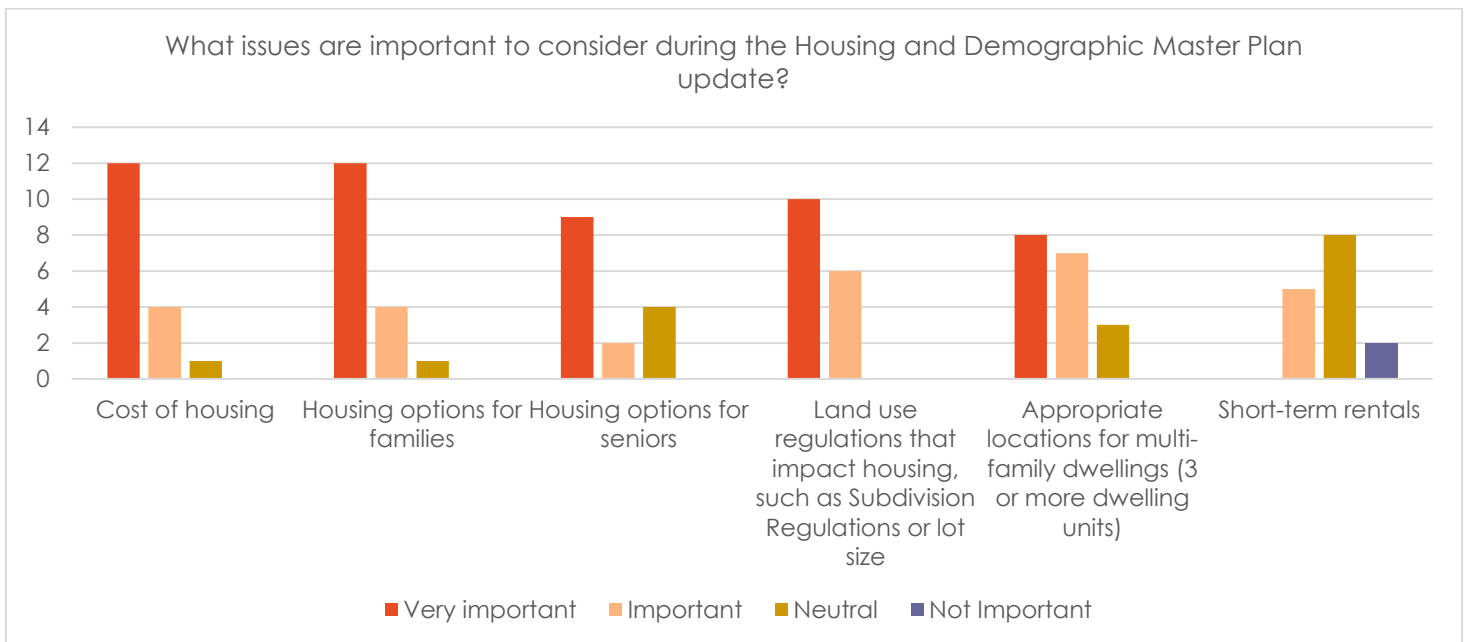
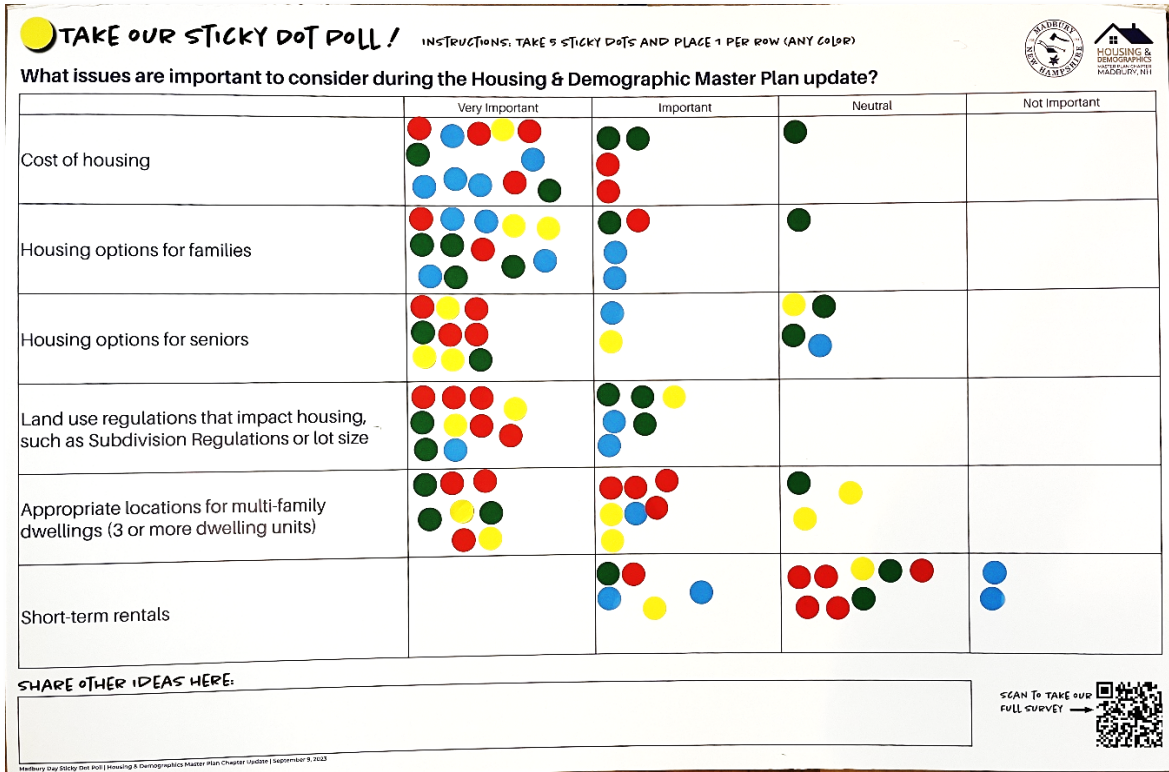
Topic	Percent of Respondents	Comments
No change		
	17%	Not supportive of change, like it the way it is
Regulations		
Land Uses		
	8%	Supportive of detached accessory apartment/dwelling units
	1%	Oppose Airbnb rentals
	1%	Oppose regulations to short term rentals
	1%	Change regulations around building 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
603.722.0101

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

- 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