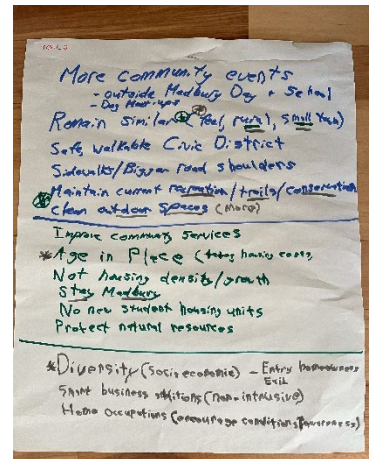


# COMMUNITY FORUM INPUT

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



**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?

**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)

**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

#### 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.

## PUBLIC INPUT DOCUMENTATION

- 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

### **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 4<sup>th</sup> 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