DRAFT

LAND USE CHAPTER

Madbury, NH Master Plan

DATE

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:

Bill Courtemanche, Chair
Casey Jordan, Vice-Chair
Susan Ossoff (ex-officio)
Michael Card
Doug Hoff (through March 2026)
Andrew Losee
Greg Merrell (Secretary)

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

LAND ACKNOWLEDGEMENT

The Town of Madbury is situated upon N'dakinna, which is the traditional ancestral homeland of the Abenaki, Pennacook and Wabanaki Peoples past and present. We acknowledge and honor with gratitude the land and waterways and the alnobak (people) who have stewarded N'dakinna throughout the generations.

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INTRODUCTION

The 2026 Land Use Master Plan Chapter is a comprehensive update of the 2003 Land Use Chapter of Madbury's Master Plan. It is intended to serve as a:

- Snapshot of existing land use and zoning
- Summary of community input on options for future land use
- Guide for future land use regulation and zoning ordinance amendments.

This chapter was informed by the Vision Chapter, Housing & Demographics Chapter, and community input.

This chapter includes an overview of existing land use and zoning and an assessment of future land use followed by a discussion of three key issues:

- Maintain rural character and protect natural resources
- Evolution of residential development
- Expand and refine non-residential land use

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 land use goals and priorities.

Refer to the Land Use Chapter Appendices for additional maps, data, and information. Complete documentation of community input received during the development of this chapter can also be found in the Appendix.

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.

Community Engagement

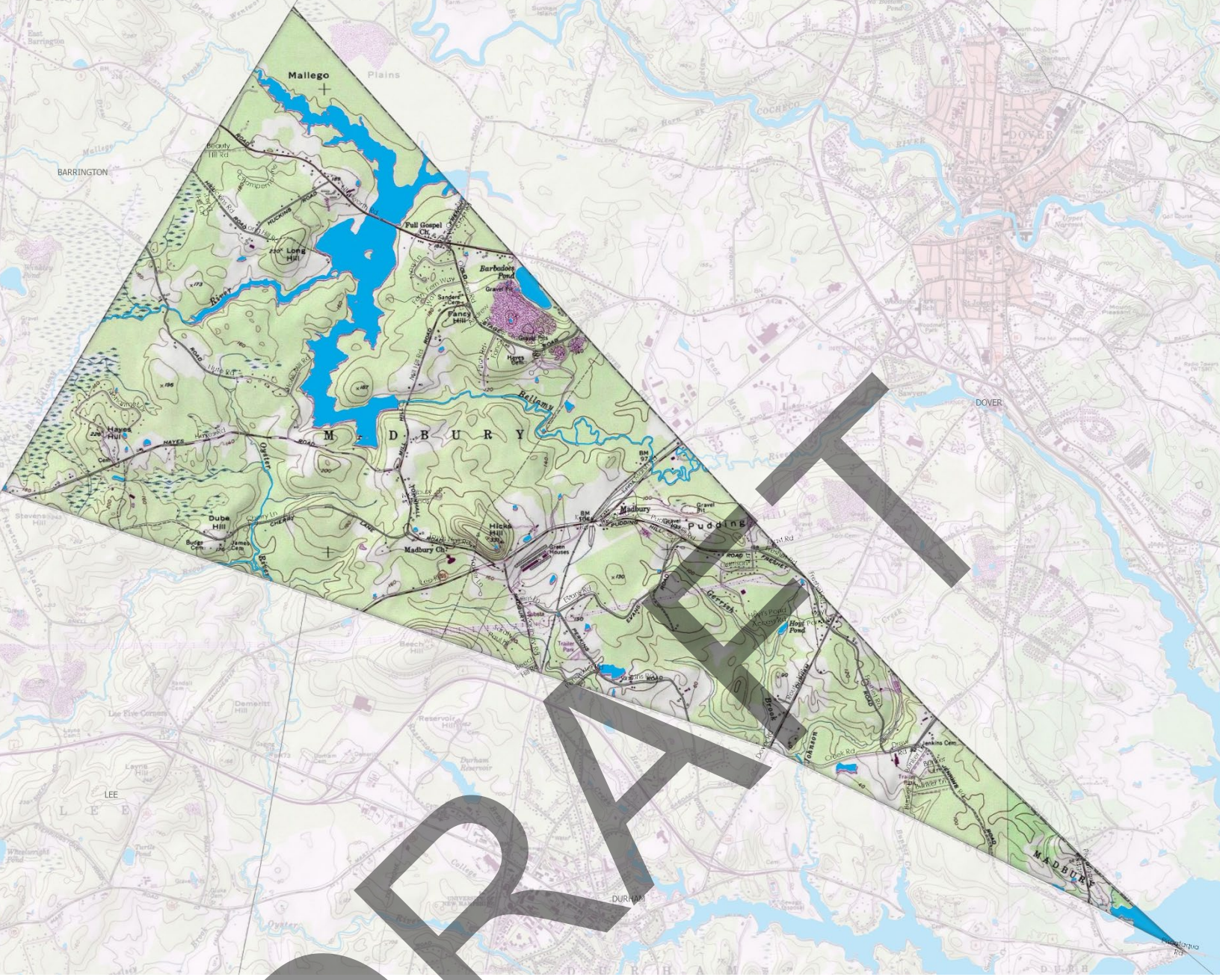
The primary components of the community engagement strategy for this chapter included:

1. Online StoryMap
2. Poster Dot Polls
3. Land Use & Visual Preference Survey
4. Community Land Use Workshop
5. Joint Planning Board-Selectboard Workshop on Town-owned land and Non-Residential Uses
6. Madbury Day Table
7. 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.

GOALS

1. Preserve the forests, fields, open space, and neighborhoods that form Madbury's rural character
2. Protect natural and water resources
3. Expand opportunities for non-residential development while preserving the town's rural, residential character
4. Accommodate changing demands for housing through expanding the types and patterns of housing in the community
5. Consider land use policy and regulatory decisions through equity, resilience, and sustainability lenses
6. Align use of Town-owned lands with future zoning and land use



WHERE WE ARE TODAY

Glacial till deposited 12,000 years ago by retreating glaciers formed the variety of soil types present in coastal New Hampshire today. The characteristics of these soil types shape local ecology, land use, and development compatibility.

Land Use/Land Cover in Madbury

Overview

Madbury encompasses approximately 7,800 acres (12.2 square miles) within the Bellamy and Oyster River sub-watersheds of New Hampshire's coastal basin. The town's landscape is defined by its significant water resources, including the 400-acre Bellamy Reservoir, various smaller ponds and streams, and wetlands. The terrain transitions from the tidal lowlands at sea level to its highest elevation of 331 feet at Hicks Hill, located just north of the Town Hall Road and Lee Road intersection.

The predominant land cover in Madbury is forest land, covering 57% of the total area (Figure 1). Other prevalent and uses include single-family residential development (12%) followed by agriculture and wetlands, which each account for 11% of the town's land area.

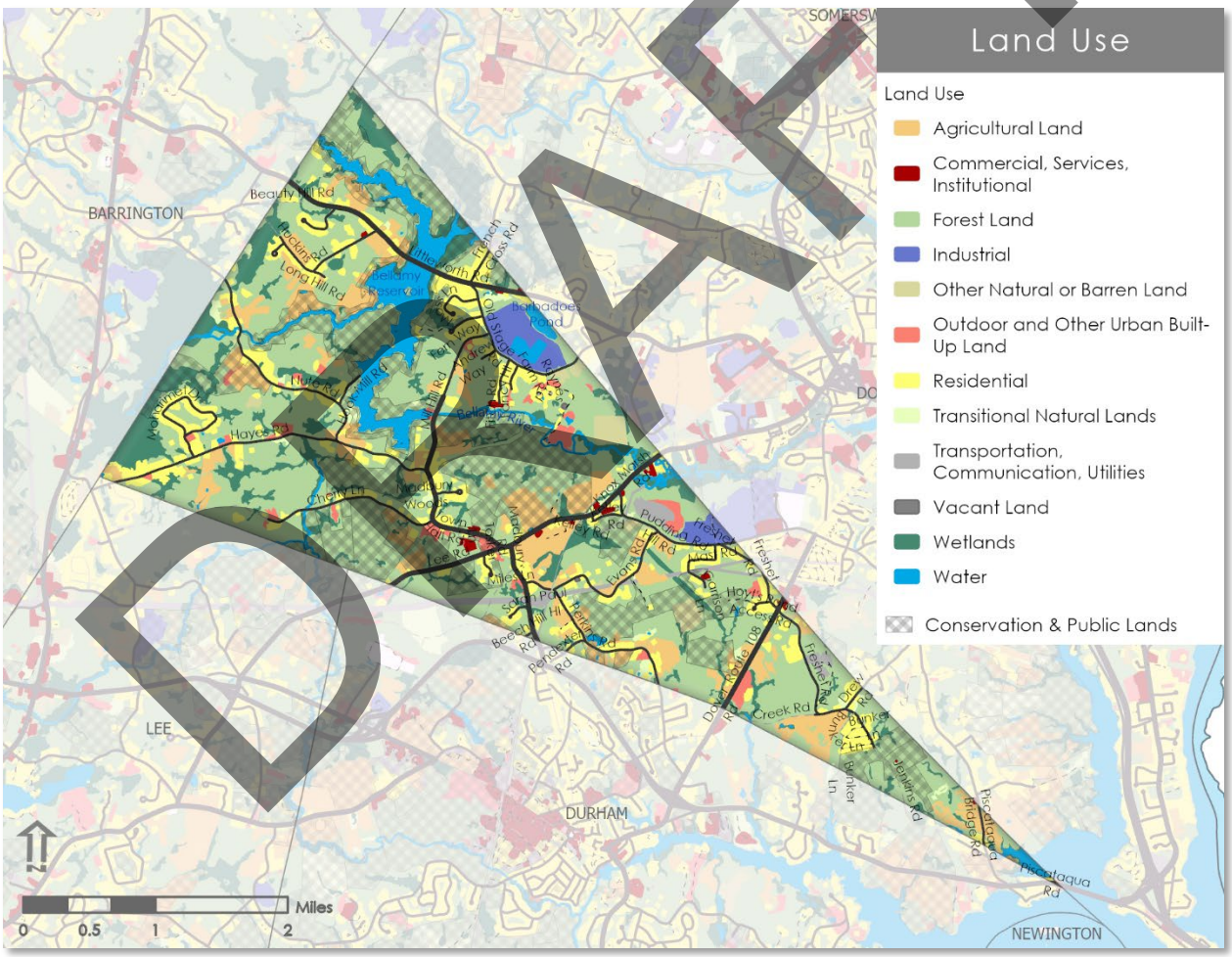


Figure 1. Land use derived from digitized areal imagery (Source: Strafford Regional Planning Commission, 2024)

DEVELOPMENT

Developed land accounts for approximately 19% (1,460 acres or 2.28 square miles) of the total land area of the community. The area of developed land has increased by about 75 acres (5%) since 2015 (Figure 2). Residential development – specifically, single-family dwellings and duplexes – accounts for 65% of developed land.

Barn at Powder Major's Farm (Powder Major's Farm)

Commercial and industrial uses occupy a limited footprint of the town and are primarily located along NH Route 155. Other "developed" uses include categories like governmental and educational uses, utilities, transportation, maintained open areas, and solid waste.

Few lots remain that have no development or development restrictions (ex. wet soils, conservation easements), however there are large undeveloped areas scattered throughout the community. Refer to the Housing & Demographics Chapter for detailed information about residential development in Madbury.

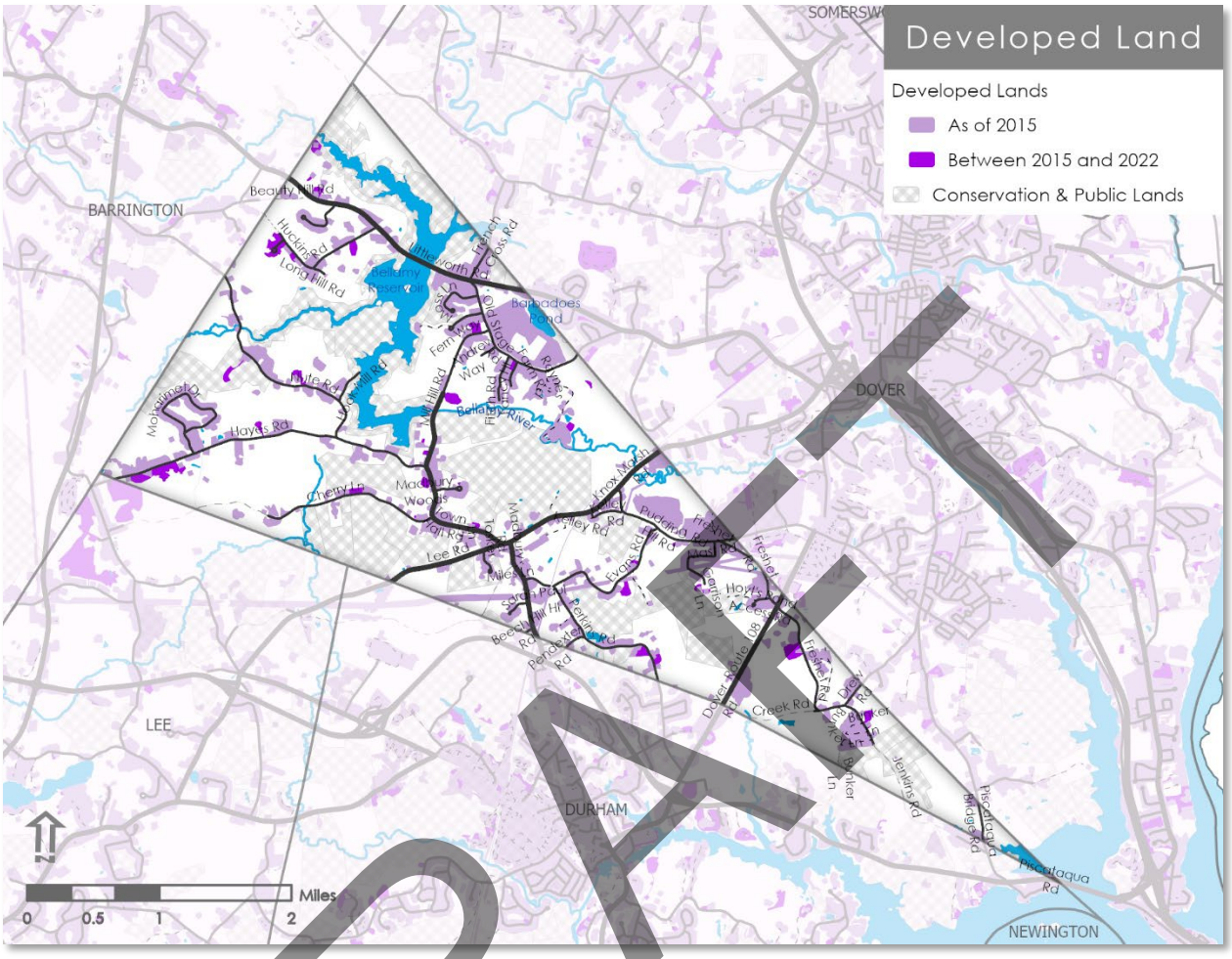


Figure 2. Developed lands (Source: Strafford Regional Planning Commission, 2024)

Development activity in Madbury has remained modest over the past decade. The Planning Board approved 12 subdivisions and 16 site plans for non-residential development between 2015 and 2025 (Figure 3). The Town issued an average of 3.6 permits annually for new homes and 0.9 permits per year for accessory dwelling units (ADUs) during this period.

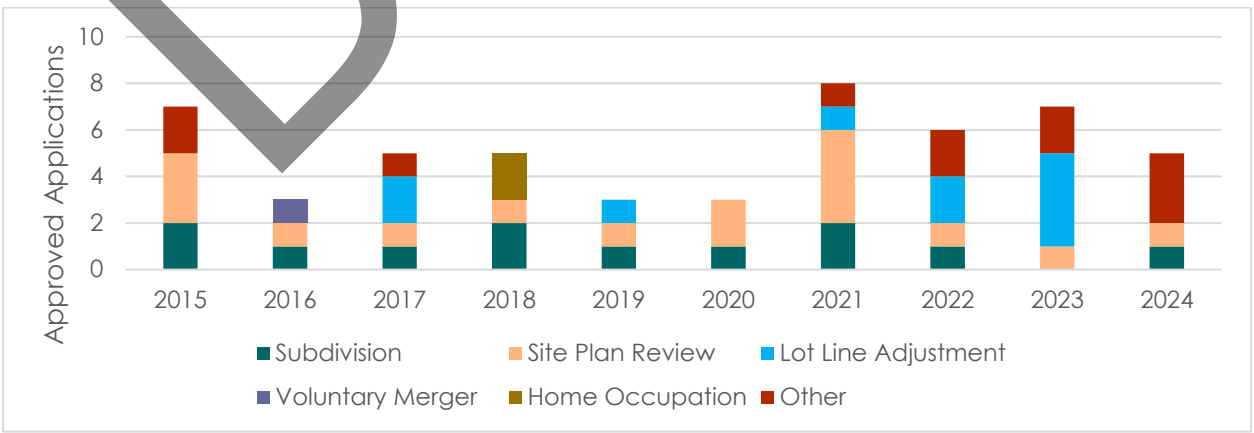


Figure 3. Applications approved by the Planning Board from 2015-2024 (Source: Town of Madbury Annual Reports)

Habitat Types

Forest is the predominant habitat in Madbury and most of the forest land in town is classified as Appalachian oak-pine by the NH Wildlife Action Plan (NHWAP) (Figure 4). Stands of hemlock-hardwood-pine forest are present in the southwest corner and in the center of town. Areas classified as grassland are predominantly agricultural lands.

Wetlands & Soils

Madbury's landscape is defined by its water resources and soil drainage patterns. The town contains approximately 1,050 acres of wetlands (11% of the total land area), the vast majority of which are freshwater. About 20 acres of estuarine and marine wetlands are present at the eastern tip of town.

Soil drainage significantly influences the town's development potential. "Poorly drained" and "very poorly drained" soils account for 26% and 3% of the town, respectively. The most prevalent type is Scantic silt-loam (ScA), a deep, fine, poorly drained soil.[1] Due to its low permeability and high water table, this soil presents significant challenges for development and traditional agriculture compared to more moderately drained soils.

Farmland soils constitute approximately 63% of Madbury's total land area. This includes nearly 1,100 acres of prime farmland, 2,850 acres of locally important farmland—vital for the production of food, feed, fiber, and forage[2] —and just under 300 acres of statewide importance. Notably, nearly 20% of these agricultural soils are situated beneath development.

Approximately 15% of soils in town are classified as Group IA forest soils. These soils are well-suited for growing high-quality hardwood veneer and sawtimber, especially, sugar maple, white ash, yellow birch, and northern red oak.[3]

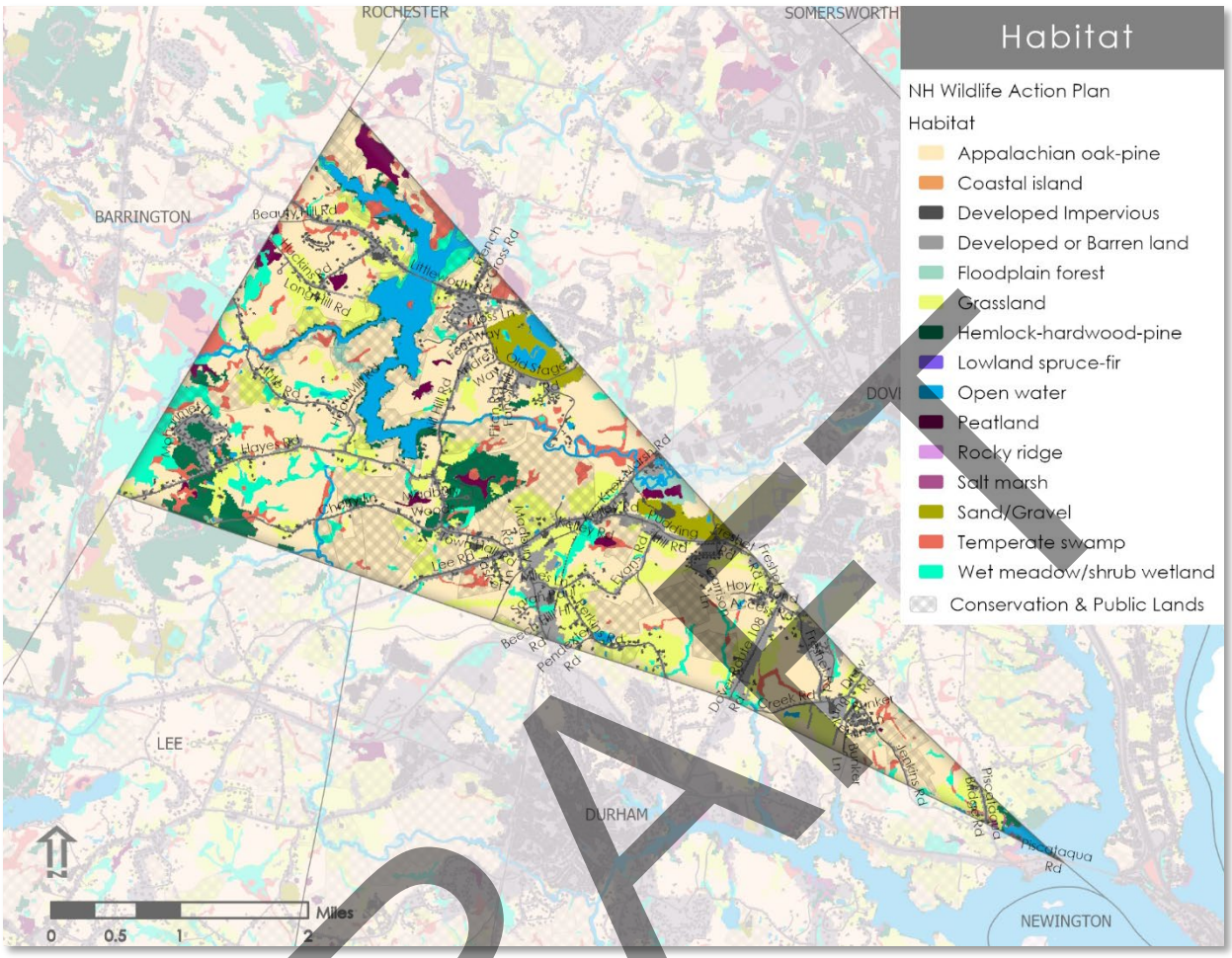


Figure 4. Habitat type (Source: NH GRANIT, NH Wildlife Action Plan)

NOTABLE WETLAND HABITAT TYPES

Two relatively rare habitat types occur in Madbury: peatland and salt marsh. As characterized in the NHWAP, peatlands are open wetlands characterized by organic soils derived from incompletely decomposed plant matter. These habitat represents just 1.1% of New Hampshire's total land area, making them a high-priority conservation target. Madbury currently has 123 acres of peatland; however, the majority of this acreage remains unprotected. Given their sensitivity to nutrient runoff, water quality fluctuations, and development-related stressors, protecting these sites is essential for preserving the uncommon plant and wildlife species they support.

Salt marsh is found at the southeastern tip of Madbury. Salt marshes are coastal wetlands that flood and drain with tidal water daily. Salt marshes are productive ecosystems that provide habitat for wildlife, as well as community benefits like storm protection and flood mitigation. Although adapted to fluctuating tides, salt marsh habitat is vulnerable to sea level rise and requires time and space to migrate upland as sea levels increase. Salt marsh migration maps show the current extent and potential future extent of marshes if they are allowed to move to upland areas as water levels rise. These maps can be used to guide preservation efforts and ensure that there is sufficient impediment-free space for this important habitat to migrate to. In Madbury, land on the northeaster side of Drew Road and NH Route 108 adjacent to Gerrish Brook and Johnson Creek has the greatest potential to support marsh movement. Maps of these areas are included in the appendix.

Source: NH State Wildlife Action Plan, NH GRANIT / Resource: Pathways to Salt Marsh Resilience

Flood-Prone Land

According to FEMA-mapped floodplains,[a] Madbury has a relatively low exposure to riverine flooding. Less than 3% of its total land area is located within the 1% (100-year) or 0.2% (500-year) annual chance floodplains. These high-risk zones are primarily concentrated in the northern and western sections of town, adjacent to the Bellamy River and the Bellamy Reservoir.

Factors including increasing frequency of high-intensity precipitation events and sea-level rise associated with climate change, as well as poor drainage all contribute to flood risk must be accounted for when assessing the full extent of the community's vulnerability to flooding now or in the future.

Current modeling indicates that the eastern end of Madbury inland to Piscataqua Bridge Road is susceptible to flooding under a 2-foot sea level rise scenario, a level that coastal New Hampshire is likely to reach or exceed between 2000 and 2100 (Figure 5).[b] Land along the northern reach of Johnson Creek, which crosses Creek Road and NH Route 108, is also projected to be impacted by sea level rise.

View SLR and groundwater rise vulnerability on the NH Coastal Viewer map.

The impacts of sea-level rise extend beyond surface flooding. Sea level rise can cause a rise in the groundwater table several miles inland. In eastern Madbury, groundwater levels are projected to rise between 0.2 and 2.2 feet under a 2-foot sea-level rise scenario.[4] This phenomenon poses a multi-tiered threat to infrastructure and public health. Rising water tables can compromise the viability of private drinking water wells and the functionality of septic systems, leading to potential water quality degradation. Subsurface assets—including utilities and building foundations—are the most vulnerable to damage from the combined effects of rising groundwater and heavy rainfall.[5] The structural integrity of roadways can also be affected.

[a] The town's regulatory maps (effective 2015) are currently undergoing federal updates to better reflect contemporary hydrological data and evolving environmental conditions.

[b] A 2-foot relative sea level rise (plus storm surge) scenario was selected for display on this map. Under an intermediate stabilization scenario known as Representative Concentration Pathway (RCP) 4.5 – which is an intermediate stabilization pathway and represents a somewhat optimistic perspective whereby global greenhouse gas emissions peak at 2040 and decline to 2080 before stabilizing throughout the remainder of the century – the following are projected using 2000 sea levels as the baseline:

- Coastal New Hampshire is likely (67% probability) to experience RSLR of 0.5 to 1.3 feet between 2000 and 2050. There is a 1-in-20 chance that RSLR will exceed 1.6 feet, a 1-in-100 chance that RSLR will exceed 2.0 feet, a 1-in-200 chance that RSLR will exceed 2.3 feet, and a 1-in-1000 chance that RSLR will exceed 2.9 feet by 2050.
- Coastal New Hampshire is likely (67% probability) to experience RSLR of 1.0 to 2.9 feet between 2000 and 2100. There is a 1-in-20 chance that RSLR will exceed 3.8 feet, a 1-in-100 chance that RSLR will exceed 5.3 feet, a 1-in-200 chance that RSLR will exceed 6.2 feet, and a 1-in-1000 chance that RSLR will exceed 8.7 feet by 2100.

Refer to the 2019 NH Coastal Flood Risk Guidance, as updated, for additional and updated information.

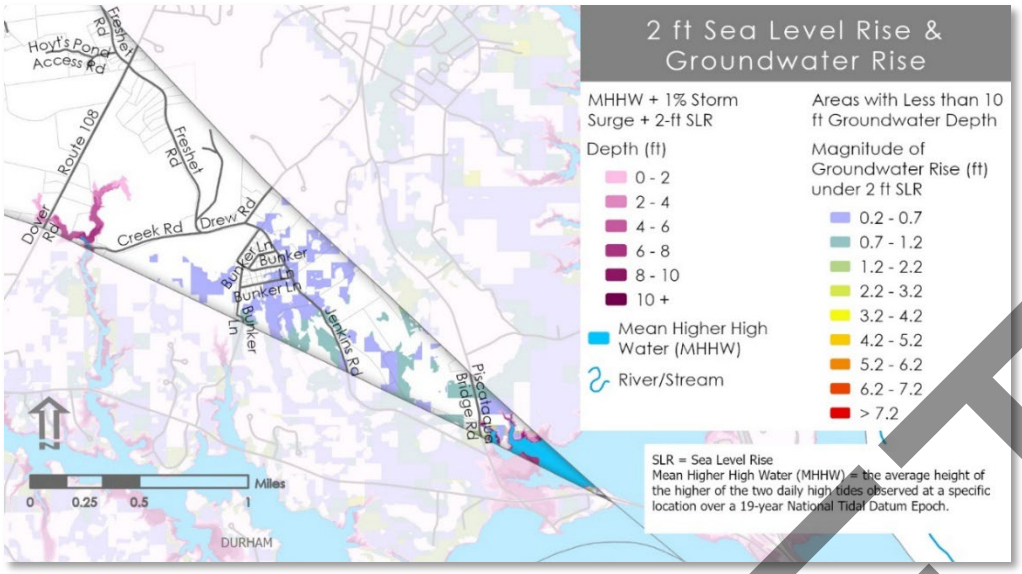


Figure 5. Areas vulnerable to 2 feet of sea level rise and associated groundwater rise. Sea level rise data is shown in pink shades, extending beyond the current mean higher high water mark (shown in blue). This scenario includes 2 feet of sea level rise plus storm surge associated with a 1% annual chance storm event (Data source: New Hampshire GRANIT GIS Clearinghouse). Groundwater vulnerability is shown for locations with an existing groundwater depth of less than 10 feet (Data

Groundwater & Aquifers

Stratified drift formations consist of well-sorted sand and gravel deposits that are typically laid out in layers by historic glacial outwash streams and rivers. Depending on the depth and the coarseness of the material, these deposits generally provide good sources of groundwater because of their capacity to store groundwater and transmit over large areas. Within Madbury, stratified drift aquifer underlies 36% of the town and has a transmissivity, or rate of flow of water through the aquifer, of 2,000 square feet per day. Refer to Map X in the Appendix for a map of the locations of stratified drift aquifer.

Other Land Uses: Gravel Pit

A large gravel/sand pit is located adjacent to Barbados Pond between NH Route 9/Littleworth Road and Old Stage Road. This part of town is not zoned for industrial uses; however, Pike Industries' operation of its asphalt production plant predates zoning. As recognized in the 2003 Master Plan, monitoring of gravel mines is necessary to identify and mitigate any potential adverse impacts to water resources and abutters. Future uses of this site and adjacent Town-owned lands should be compatible with groundwater protection.

Figure 6. Active gravel pit and adjacent Town-owned land (Source: NH Geodatabase Portal, Town of Madbury)

Examples of Reuse of Former Gravel Pits

- Old Mill Road wetland park in Lee, NH
- Poverty Plains Solar Project in Warner, NH
- Quail Hill Conservation Area in Derry, NH

Climate Resilience

Climate change has and will continue to drive changes in temperature, precipitation, sea level rise, and sea level rise induced groundwater rise. As the regional climate shifts toward more frequent extreme weather events and altered precipitation patterns, embracing a climate resilience strategy will be important.

In community planning, resilience is the proactive, long-term process of enabling a community to anticipate, absorb, adapt to, and recover from shocks and stresses like natural disasters, climate change, public health emergencies, and economic changes. Disaster risk reduction and infrastructure strengthening are integrated land use and comprehensive planning to ensure safety, minimize disruptions, and foster sustainable growth.

Building resilience means ensuring that residents, infrastructure, ecosystems, and water supplies in the community can withstand and recover from environmental stressors while continuing to support the community's needs. Zoning and land use planning play a critical role in keeping development and critical infrastructure away from potential hazards like floodwaters.

For more information about climate change, refer to the appendix for a summary of Key Findings from the 2021 State of NH Climate Assessment and Key Findings from Updated Science Report.

Key Actions A Municipality Can Take

Planning & Education
Know what the science says about how future precipitation, heat, and storm events will be different than in the past and incorporate into planning and decision making. Educate residents about climate impacts and what individuals can do.

Environment
Utilize green infrastructure and low impact development techniques to manage stormwater, protect wetlands, and increase shade.

Economy
Increase business owner education about climate impacts and preparedness to reduce impacts to physical infrastructure and operations.

Social
Enhance community networks and civic hubs to ensure vulnerable populations are supported during emergencies. Partner with businesses and organizations to expand reach. Engage a diverse cross section of community members in planning decisions.

Built Environment
Maintain updated building codes and ordinances that encourage energy-efficient construction and require structures to be fire-resistant and able to withstand high winds. Locate development away from areas that are flood prone or at risk for wildlife or landslides. Develop a policy to ensure that future Town-owned structures are located away from hazards. Review culvert sizes and upgrade as needed to reflect projected precipitation. Utilize building and streetscape materials that can withstand high heat and that reflect. Reduce the carbon footprint of municipal buildings and operations.

Town-Owned and Public Land & Services

The Town of Madbury owns 37 parcels of land totaling 506 acres. These municipal holdings – including land, buildings, and equipment – represent a combined value of over $10.6 million.[c,6] Nearly half of the acreage of Town-owned land is permanently conserved.[6] A detailed and updated schedule of these properties is included annually in the Town Report.

Madbury's roadway network is comprised of 20.8 miles of locally maintained Class V roads and approximately 7.5 miles of State highways (Class I and II). These routes serve as vital transit corridors for both local residents and regional commuters. Traffic volume is highest along NH Route 155, which sees an average annual daily traffic count of approximately 10,000 vehicles. Other major regional connectors include NH Route 108 and NH Route 9, with daily volumes of roughly 9,000 and 8,000 vehicles, respectively.[7]

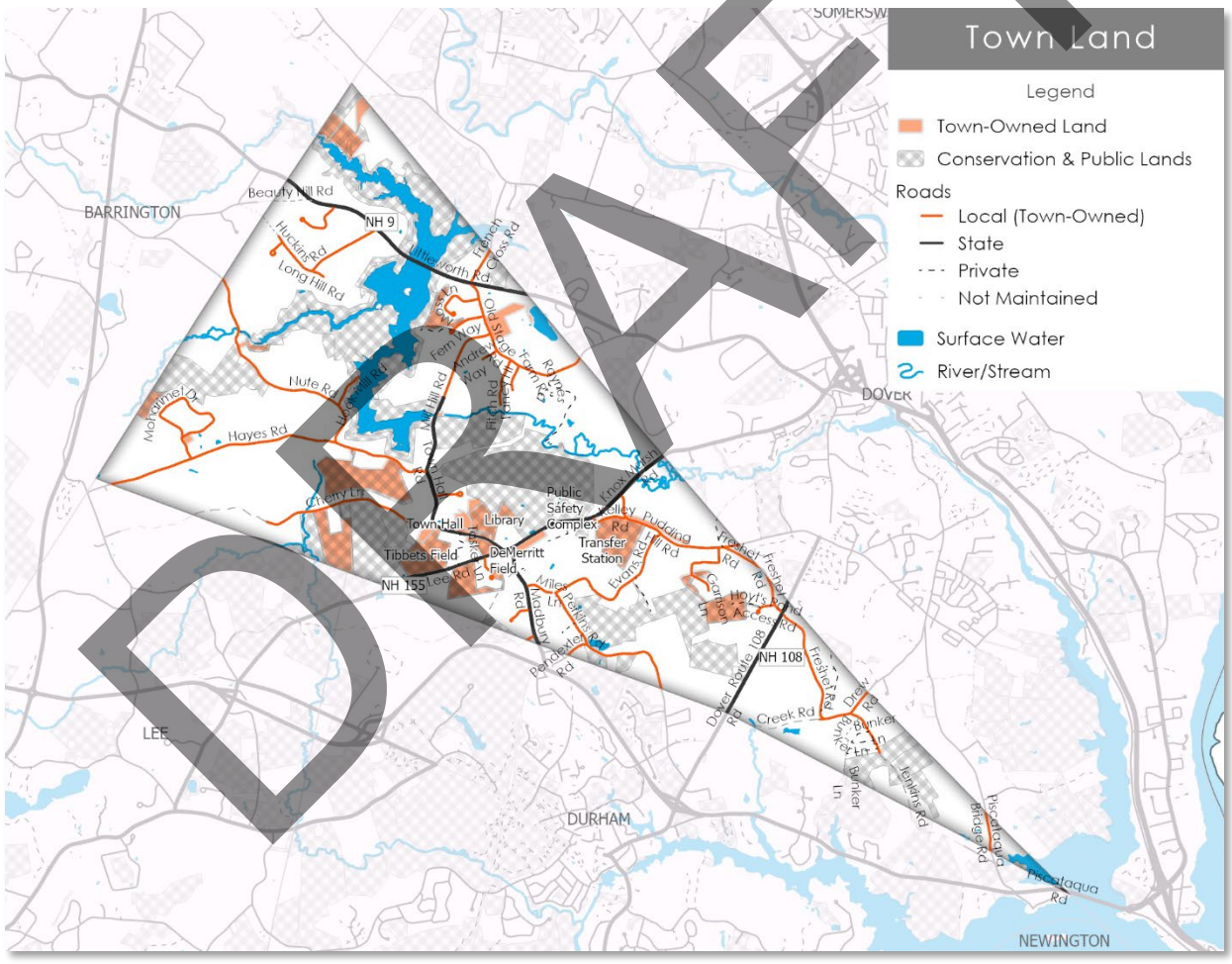


Figure 7. Town-owned land (Source: NH GRANIT, Town of Madbury 2025 Annual Report)

[c] Value includes land, buildings, vehicles, furniture, and equipment

Madbury currently operates a small transfer station on Pudding Hill Road and leverages regional partnerships to manage waste streams efficiently. The Town has an agreement with the City of Dover for the processing of recyclables and residents may utilize the Dover Transfer Station for oversized items that exceed the capacity of Madbury's transfer station. Residential waste removal is managed through a private vendor. While the Town does not currently offer a municipal composting program, it is within the service area of Mr. Fox Composting Service, providing residents – or the Town – a private-sector option for organic waste diversion.

Recognizing the need for expanded municipal services, the Town is actively exploring options to enhance this site as it builds out its public works infrastructure. This effort is supported by the Public Works Development Capital Reserve Fund, established in 2020, which is dedicated to the acquisition of essential equipment and the construction of a new facility, including a municipal salt shed at the transfer station.

The City of Portsmouth maintains the Portsmouth Water Works off Freshet Road as well as a drinking water drinking water line that runs from the Bellamy Reservoir dam to the eastern end of town. The Bellamy Reservoir is the primary water source for the City of Portsmouth and Pease International Tradeport.

Madbury has no municipal water or sanitary sewer infrastructure, relying instead on individual on-site wells and septic systems. The Town does not anticipate developing public water or sewer infrastructure. However, Madbury's proximity to established service areas in adjacent municipalities may provide strategic opportunities for property owners to explore the feasibility of cross-border utility extensions from neighboring communities.

The Madbury Public Library, completed in 2019, is a central gathering place for residents. Located adjacent to the Town Offices, trails, Demerritt Park, and Moharimet Elementary School, the library and its nature playground round out the town's civic district. Tibbetts Field, located a short distance down NH Route 155 provides additional recreational space for the town and region.

The Town's public safety complex is centrally located in the community. The Town participates in the Madbury, Lee & Barrington Fire Collaborative Working Group to explore possible pathways for collaboration among the three towns to improve fire services.[6] Since Madbury lacks a municipal water system, fire protection relies heavily on land-use regulations that mandate on-site water supplies, such as sprinklers and cisterns.

In 2022, the Town took a step towards improving its sustainability by installing a 75kX AC solar array adjacent to the public safety complex. demonstrated its commitment to sustainability Madbury invested in a solar array in 2022. Designed to offset the electrical consumption of all current municipal buildings, the system generated $15,428 in revenue in 2025. The solar array, located adjacent to the public safety complex, is a 75kW AC system designed to produce the equivalent amount of electricity used by Madbury's current town buildings. [6]

The Town currently holds several properties that present opportunities for future development, reuse, or sale to generate revenue for the Town. These include the former library, former fire station, and the former Iofolla properties.

The former library is located in the Estes House at 9 Town Hall Road. This ranch house once served as the home of the police department and is currently rented out to the Oyster River Youth Association. The building sits on an approximately 2-acre lot, most of which is forested with steep slopes. The lot is adjacent to other Town-owned property and houses the well and well equipment for Demerritt Park.

Just south of the of the intersection of NH 155 and Madbury Road is the old fire station, which at times served as the historic town pound, school, and parish house.

The properties known as the former Iofolla properties are two lots acquired by the town in 2005. The properties include a 24-acre lot with 1000 feet of frontage on Old Stage Road and a 1.85-acre linear lot with 100 feet of frontage Barbados Pond.

Protected Land & Other Open Space

Conservation & Public lands

Madbury's commitment to preserving its rural landscape is reflected in its extensive network of protected lands. According to the statewide Conservation and Public Lands database, over 28% of the town — totaling 2,110 acres — is designated as permanent open space. These lands are secured through several legal frameworks, including fee ownership (58%), conservation easements (28%), flowage rights (13%), and protective water supply easements (<1%).

As illustrated in Figure 8, the majority of these protected areas are managed by municipal entities. The Town of Madbury is a primary steward, owning or holding easements on 694 acres, including the approximately 50-acre Town Forest located adjacent to the Transfer Station. Additionally, the City of Portsmouth plays a vital role in local conservation, protecting 545 acres to safeguard the Bellamy Reservoir and its surrounding watershed (see Appendix 1).

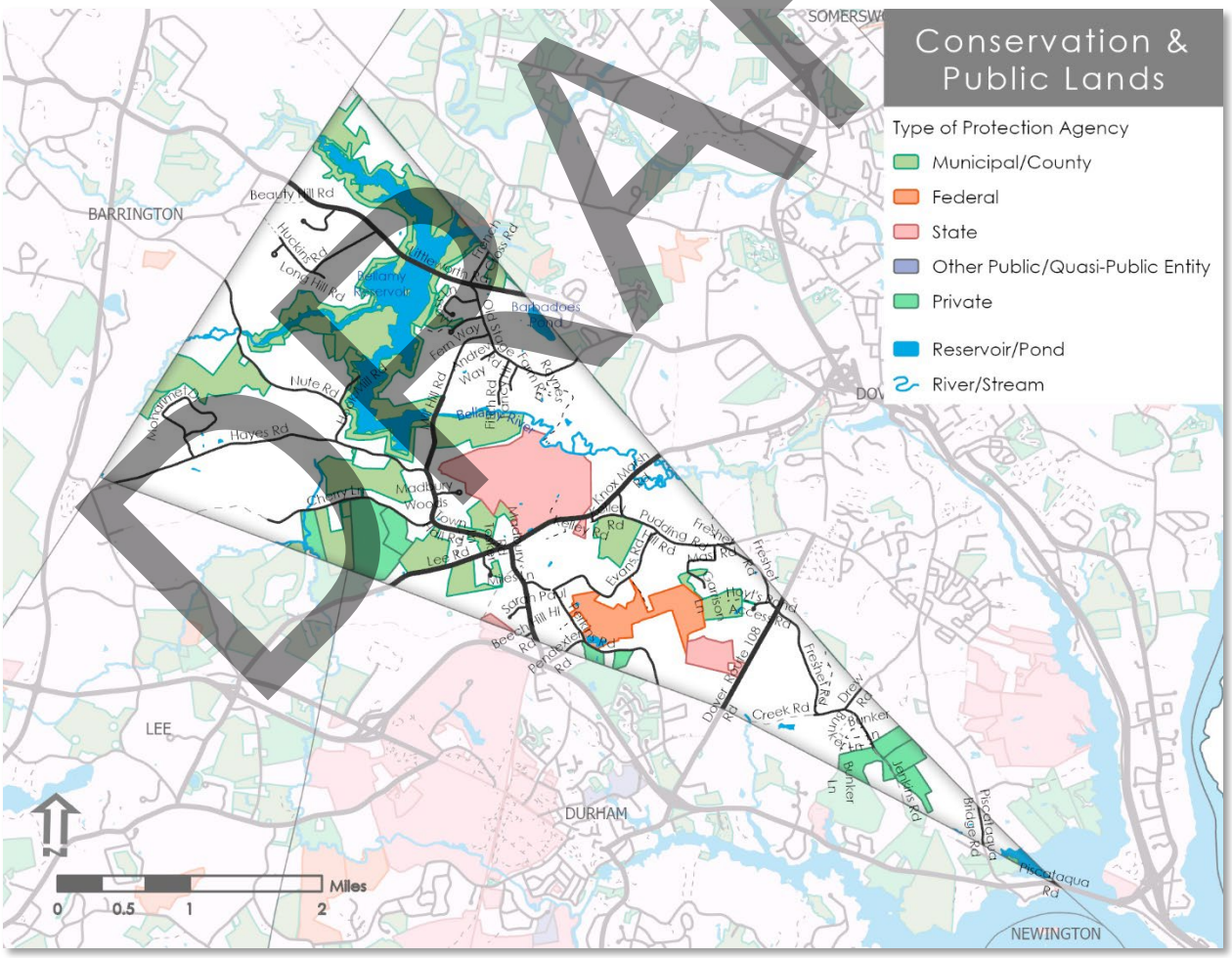


Figure 8. Conservation and public lands (Source: NH GRANIT Conservation & Public Lands Layer)

Public access is permitted on many, but not all of the properties shown in Figure 7 above. A total of 9.77 miles of trails at Kingman Farm and adjacent properties are mapped in the NH Recreational Trails Database and shown in Figure 8.

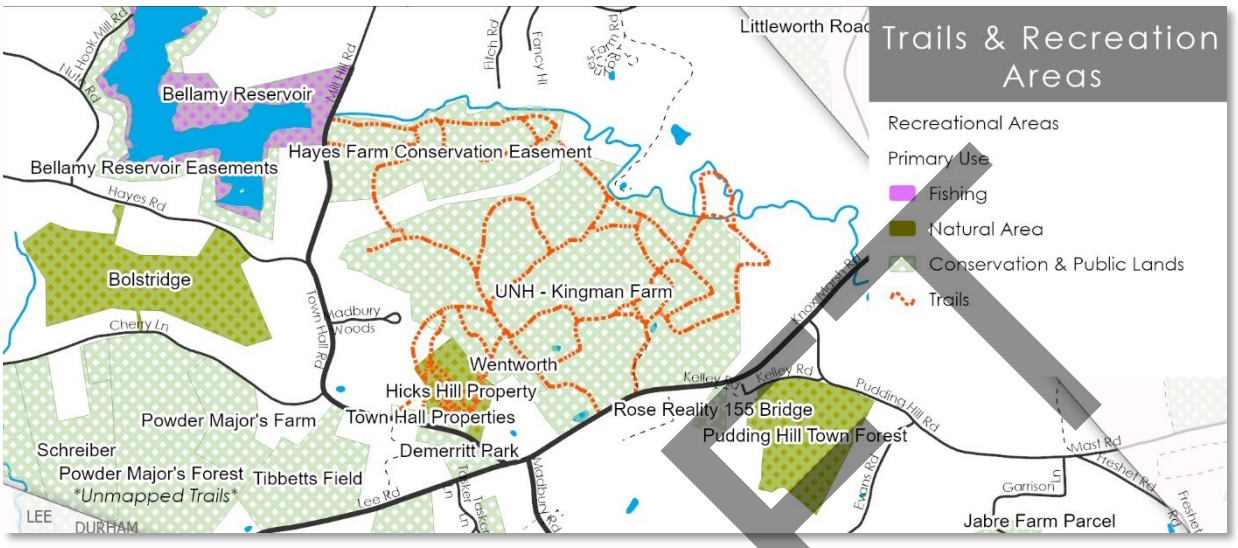


Figure 9. Mapped trails and recreational areas (Source: NH GRANIT)

Madbury has a high prevalence of valuable habitat as ranked by the NH Fish & Game's Wildlife Action Plan. Over 70% of the town's land area is categorized within the state's high value tiers: Tier 1 (highest ranked habitat in the state), Tier 2 (highest ranked habitat in the region), and Tier 3 supporting landscapes (See Appendix 1). Of the over twelve hundred acres of highest ranked habitat in the state that are found in Madbury, 32% are protected from development via easements or other mechanisms, while 43% of Tier 2 habitat in Madbury is protected.

Farms & Agrotourism

The preservation of working lands is essential for maintaining the scenic vistas and open spaces that define the community's character. Agricultural land accounts for approximately 11% of the total land area in Madbury. The many small farms are defining features of Madbury's landscape that supply local products for the region, provide recreational and learning opportunities, support seasonal tourism, and provide revenue to Madbury households.

Images (Left to right): Alpacas (Andes Acres Alpacas), Greenhouse (Card Farm), Leveque Tree Farm

Existing Zoning & Land Use Regulations

Zoning Districts

Madbury has three zoning districts: the General Residential & Agricultural District, Civic District, and Commercial & Light Industrial District.

General Residential & Agricultural District

Nearly all of the town (95% of its area or 7,300 acres) lies within the General Residential & Agricultural zoning district (Figure 10). Development in this district is limited to single-family homes and duplexes accessory dwelling units, home occupations, and agrotourism. Assisted living facilities and nursing homes are permitted along NH Routes 108, 9, and 155. During the Planning Board's 2025 land use workshop, participants reaffirmed interest in allowing these amenities on state roads and also identified an area of the northwest side of Old Stage Road as a suitable location for assisted living and nursing homes.

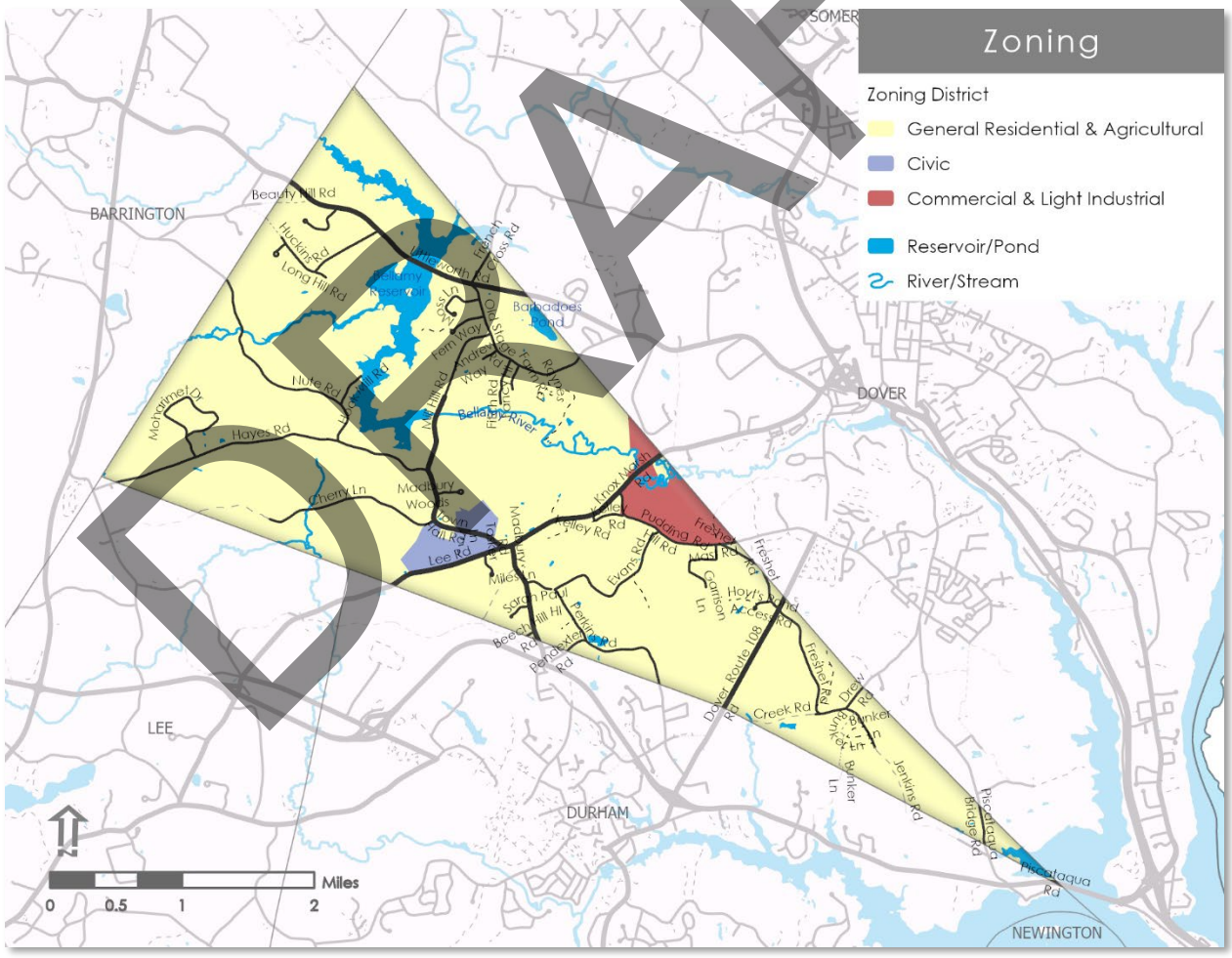


Figure 10. Existing zoning (Source: NH GRANIT CTC)

The minimum lot size in the General Residential & Agricultural District is 80,000 square feet (1.83 acres) for a single-family dwelling and 120,000 square feet for a duplex. However, these standards do not fully reflect Madbury's established character. An estimated 38% of existing lots are currently smaller than the 80,000 square foot minimum, suggesting a disconnect between regulatory requirements and the town's existing fabric.

"If the Town wishes to become a lifelong home to its residents, alternate housing forms must be permitted and encouraged"
- Madbury's 2003 Master Plan

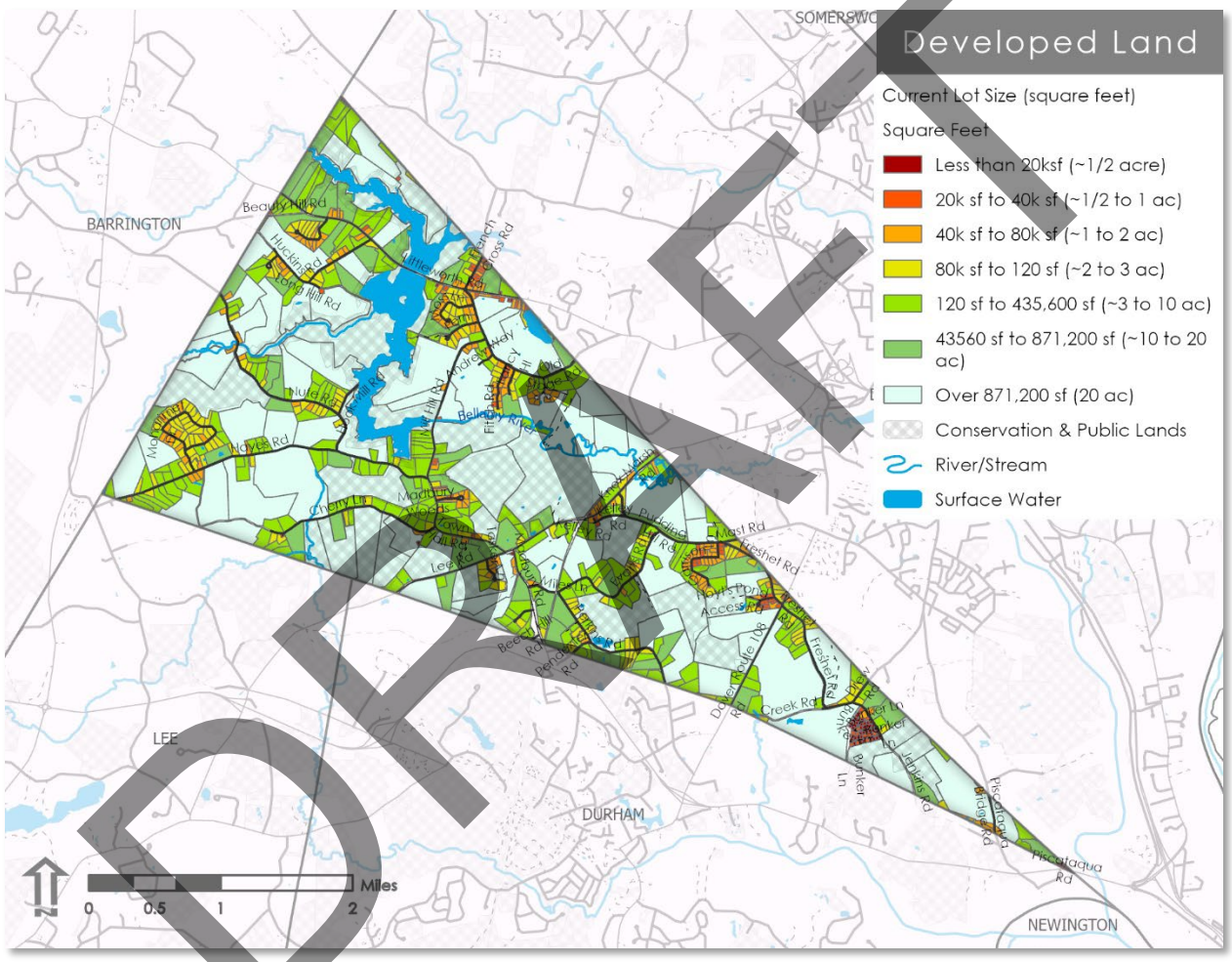
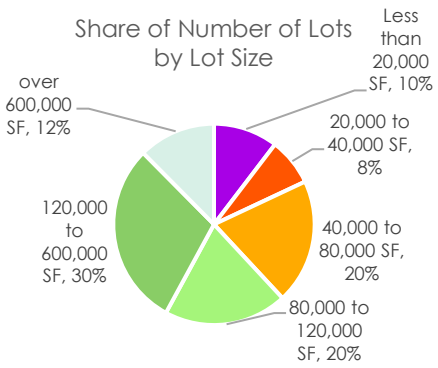


Figure 11. Existing lot sizes (Source: NH GRANIT CTC)



Cluster development is permitted within the district in the form of a Residential Cluster subdivision (often called a Conservation or Open Space Subdivision). Madbury's Residential Cluster Overlay District regulations are intended to encourage the preservation of open space, promote the more efficient use of land in harmony with its natural features, and allow more efficient use of services than a

conventional subdivision. In a residential cluster subdivision, lots with reduced frontage and lot size are permitted in exchange for exchange for preserving undeveloped open space. These type of developments are preferred over conventional subdivisions,[8] but just a handful of developments have been approved under the Residential Cluster regulations and none in the last decade.

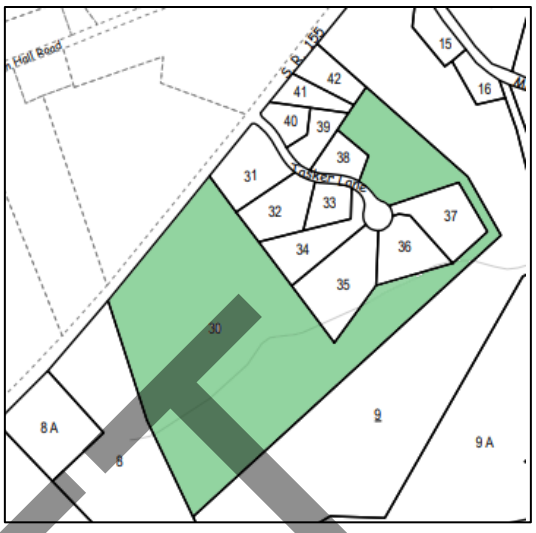


Figure 12. Tasker Lane residential cluster development

Civic District

The Civic District has served as the Town government center since the construction of the Town Hall in 1860, and as early as 1735 with the construction of the first meeting house in the vicinity of the current firehouse on Madbury Road. Churches, schools, municipal buildings, cemeteries, memorial parks and public playgrounds are permitted within this district. The Civic District comprises 134 acres. The majority of properties in this district are Town-owned.

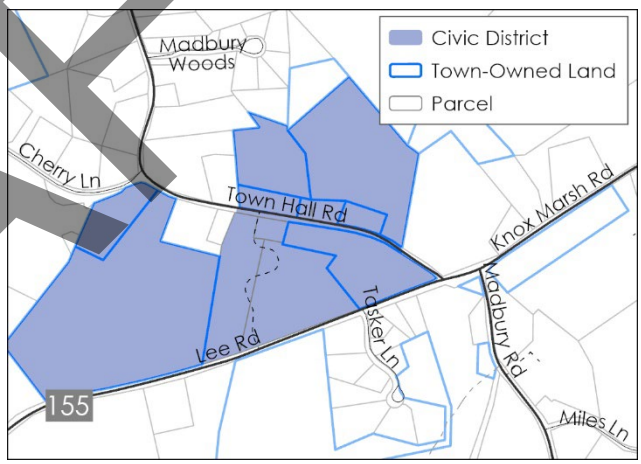


Figure 13. Civic district

Commercial & Industrial District

Occupying less than 3% of the land area of the community, the Commercial & Light Industrial District is limited in its geographic extent, yet it is largely unrestricted with respect to the types of commercial and industrial uses that are permitted within the district. Prior to zoning amendments passed by the town in 2026 to allow multi-family dwellings within the Commercial & Light Industrial District, no residential uses were permitted in this district.

Similar to the Residential & Agricultural District, parcels in the Commercial and Industrial District are subject to an 80,000 square foot minimum lot size. While the road frontage requirement is significantly smaller at just 25 feet, the side setback requirement of 25 feet on either side of the lot effectively requires a larger lot width.

Madbury Library

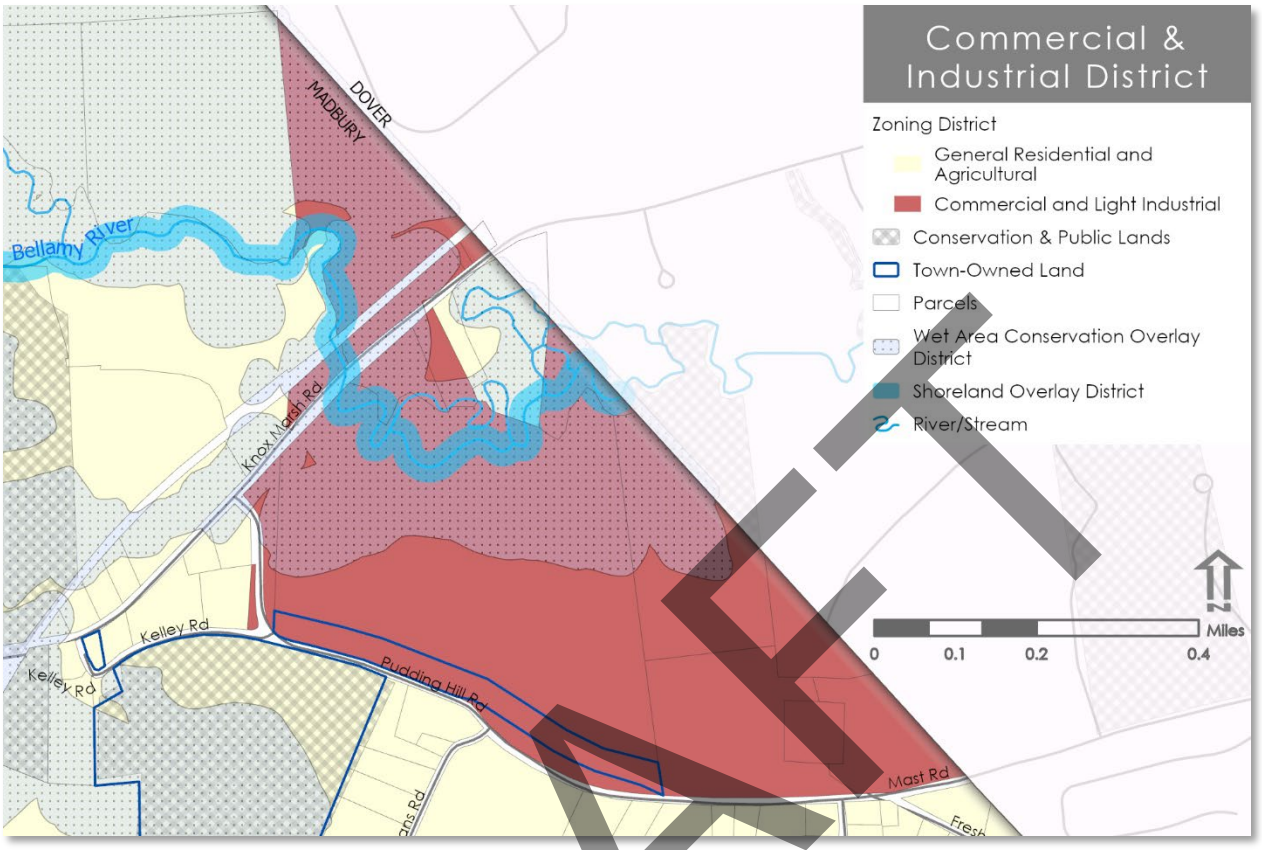


Figure 14. Commercial and Light Industrial District

A significant constraint to development in this district - particularly along NH Route 9 (Knox Marsh Road) – is the presence of wetlands, wet soils, and the Bellamy River. Nearly half of the 213-acre district (100 acres) lies within the Wet Areas Conservation Overlay District and Shoreland Protection Overlay District. This part of the town is within the Aquifer and Wellhead Protection Overlay District, which carries additional limitations for the types of uses that are allowed and additional standards for development. A 10-acre capped landfill at the 95-acre New England Metals Recycling, LLC site is subject to monitoring and inspections due to contamination of the Pudding Hill Aquifer, a water supply for the City of Dover. Additionally, the Town owns a substantial amount of frontage along Pudding Hill, further reducing development potential.

Multi-Family Dwellings

By allowing multi-family dwellings within the Commercial & Industrial District, Madbury brought its ordinance into compliance with state law requiring municipalities to allow multi-family dwellings in zones that permit commercial development. This measure was also an important step towards supporting expanded housing options and affordability in the community, aligning with state-wide and local objectives for workforce housing.

Environmental Overlay Districts

Four overlay districts provide added protection for water resources and natural resources in Madbury and the region:

Throughout the community, wetlands and absence of town water and sewer constrain development opportunities.

- Wet Area Conservation Overlay District
- Aquifer and Wellhead Protection Overlay Districts
- Shoreland Protection Overlay District
- Floodplain Overlay District

The Planning Board completed a comprehensive update of its Aquifer and Wellhead Protection Overlay District in 2019 to align with the NH Department of Environmental Service's model Groundwater Protection Ordinance. In 2023, the Board updated the Floodplain Overlay District to included items from the NH Office of Planning and Development's Menu of Higher Floodplain Regulation Standards. Maintaining updated and effective environmental overlay district regulations is important for protecting drinking water quality and maintaining ecological integrity. In addition to the state's model ordinances, resources like the Piscataqua Region Estuaries Partnership (PREP)'s Piscataqua Region Environmental Planning Assessment (PREPA) program and grant funds and the Model Stormwater Management Standards for Site Plan Review Regulations provide municipalities guidance and funding for enhancing their land use ordinances and regulations.

Figure 15 Environmental Overlays

A Town Within A Region

While Madbury remains a quiet corner of the Seacoast, it is not an isolated community. Nestled between the urban center of Dover, the academic hub of Durham, and the towns of Lee and Barrington, Madbury both influences and is shaped by regional development, shared natural resources, and the collective demand for services and employment.

Strafford Regional Planning Commission maintains a regional data snapshot available at https://strafford.org/maps/regional-data-snapshot-map-viewer/

Regional Dependency

Madbury's capacity to meet the needs of its current and future residents and businesses is contingent on the support and services of other communities and the region. With almost no non-residential development in town, Madbury residents rely on surrounding towns for essentials like groceries, gas and electric vehicle charging stations, healthcare, and personal care, retail, and employment. Community members also benefit from restaurants, arts and culture, parks, and other amenities in the surrounding communities. Public safety is bolstered by mutual aid agreements. Residents utilize Dover's Transfer Station. Students enroll in the regional Oyster River Cooperative School District, which is a significant draw for families with school-aged children.

Commuting Patterns

Madbury serves as a pass-through community for thousands of commuters daily. As Dover and Barrington continue to grow, the traffic volume on Routes 155 and 9 will increase. This has impacts on the road maintenance costs and safety for local residents, particularly at the intersection of NH 155, Town Hall Road, and Lee Road.

See SRPC's Municipal Guide to EV Charging Stations for information on charging infrastructure, funding, and policies.

Zoning & Land Use

As seen in the regional zoning map below (Figure 16), the land surrounding Madbury is dominated by residential zoning yet includes a variety of other zoning designations including Town Center Village Center zoning in Barrington and Commercial and Commercial/Industrial zoning in both Durham and Dover. These areas of non-residential zoning occur along NH Route 9, 155, and 108, as well as near Madbury Road. Madbury's limited commercial/industrial zone abuts zoning for similar uses in Dover, indicating that land uses across this municipal border are likely to be compatible. The residential/agricultural zoning along the northern end of NH Route 108 in Madbury abuts a commercially zoned area in Dover. The presence of several non-residential businesses in Madbury near the Dover line effectively blurs the perceivable boundary of the communities. Many of these businesses are existing and non-conforming uses.

This map also shows how municipalities have configured their non-residential zones. Barrington and Lee, for instance, have zoned commercial corridors along major state roads, while Durham

and Dover have localized areas zoned for commercial and industrial commercial, as well as more nuanced downtown zoning that is not visible on this map.

The 2023 Regional Housing Needs Assessment revealed the that the total future homes needed to accommodate future growth in the Strafford Region may exceed the development capacity to do so in other municipalities. This could result in greater development pressure in Madbury.

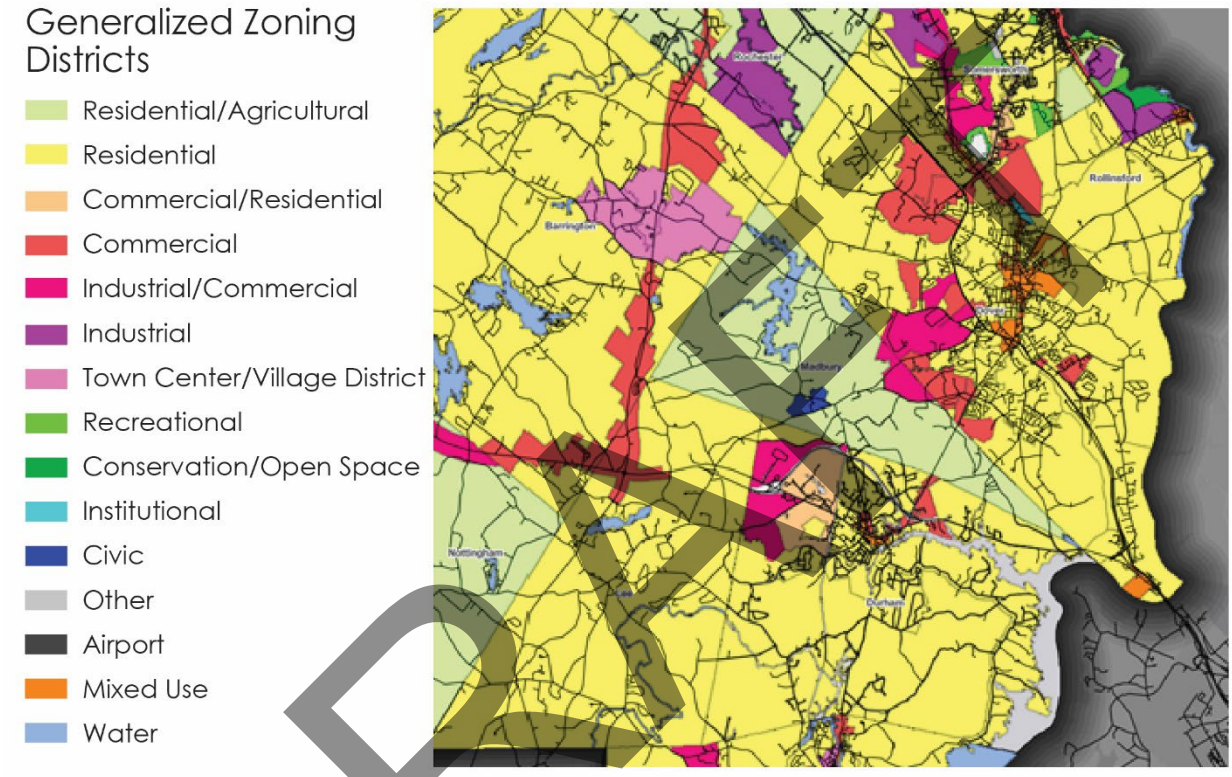


Figure 16. Regional map of zoning districts (Source: SRPC)

Drinking Water

The Bellamy Reservoir is perhaps Madbury's most significant regional asset. While the reservoir serves the City of Portsmouth, the land surrounding it lies within town borders. This creates a unique planning challenge: Madbury bears the responsibility of restricted development and conservation to protect the watershed to benefit the region's water security. Portsmouth maintains infrastructure from the reservoir to its water treatment plant on Freshet Road and south through Durham before crossing Great Bay. Treated water is utilized by the Madbury Coop Mobile Home park, however no other developments within Madbury utilize this drinking water.

Both Portsmouth and Madbury, as well as municipalities like Dover that draw from shared aquifers, have a stake in the supply and quality of surface and groundwater in Madbury. Ensuring the long-term supply of drinking water at a regional scale involves a coordinated approach to assessing long-term supply and demand, identifying potential infrastructure gaps, and developing strategies for drought resiliency and flood mitigation.

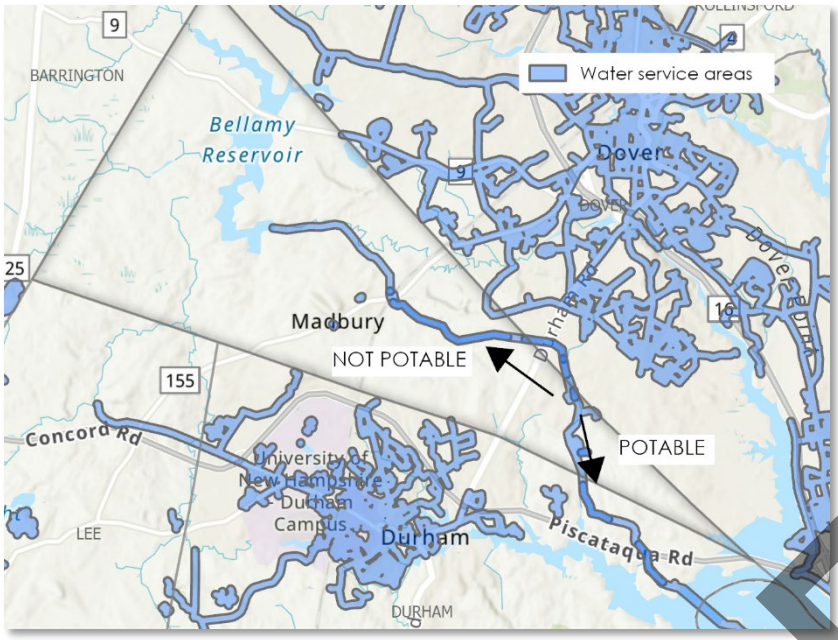


Figure 17. Public Sewer and Water Infrastructure (Source: NHDES)

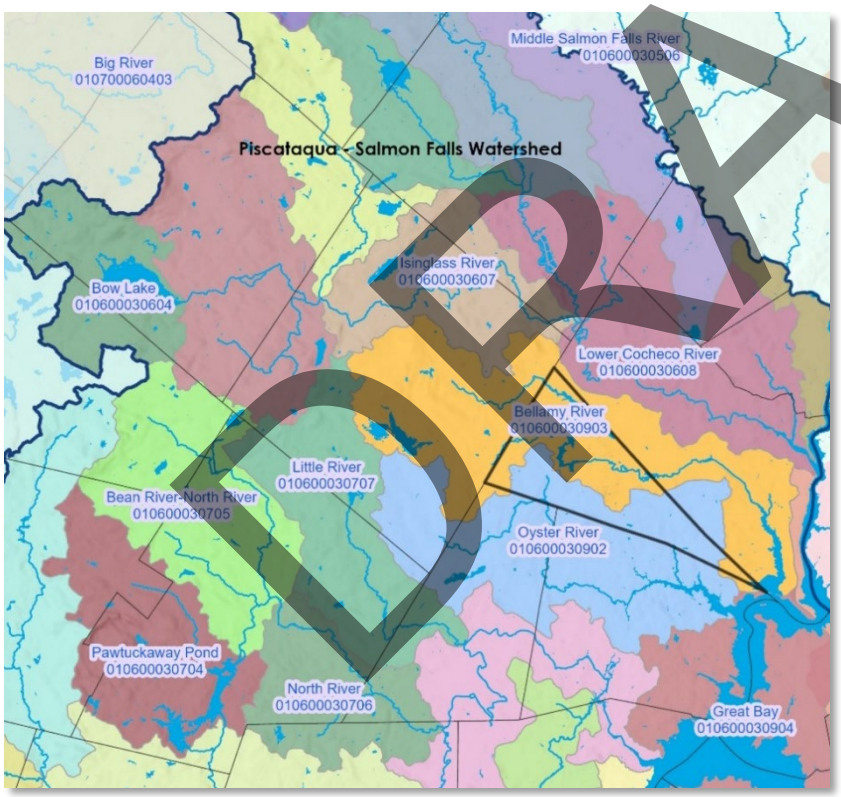


Figure 18. Map of a portion of the Piscataqua-Salmon Falls Watershed. The hydrologic Unit Code (HUC) 12 subwatersheds are shown in different colors (Source: National Hydrography Dataset).

Madbury may also wish to explore opportunities to connect to sewer and/or water infrastructure in Dover and Durham to accommodate different types of development in proximity to these municipalities.

Water Resource Stewardship

Water resource stewardship and management are fundamentally regional in nature. All activities and land uses in a watershed impact downstream water bodies, and neither surface waters nor groundwater resources align with political boundaries. Threats to water quality — such as Impervious surfaces that cause stormwater runoff and higher water temperatures, fertilizers from agricultural runoff, and poorly maintained septic systems — should be carefully regulated by each municipally in order to protect the integrity of surface water in the region and within a watershed.

The Piscataqua Region Environmental Planning Assessment is a great tool to learn about water quality across municipal boundaries and actions that each municipality can take to reduce threats to water quality.

KEY ISSUES & PLANNING IMPLICATIONS

This section includes an overview of key planning issues Madbury faces now that shape the trajectory of long-term character, growth, and development in the community. This section is informed by past and ongoing land use and trends, community input, and the Mater Plan Vision chapter. It is organized into three overarching sections: Maintain Rural Character & Protect Natural Resources, Evolution of Residential Development, and Expand & Refine Non-residential Land Use. Consideration of these topics through an equity, sustainability, and resilience lens is included.

1 Maintain Rural Character & Protect Natural Resources

As the region faces increasing development pressure and the town considers how to regulate land over coming decades, preservation of open space will continue to be paramount to the integrity of natural and water resources, the community's rural landscape, and the quality of life that residents value. The community will embrace a multifaceted approach to ensuring that high quality wildlife habitat, recreation lands, agricultural lands, and water supply lands are prioritized for protection.

Protect High Quality and Connected Lands

The Town will utilize habitat and coastal resource priority mapping and community input as a guide to conservation efforts, as well as a data point to consider as it evaluates development proposals. Using these maps as both a guide for proactive protection and a standard for reviewing development proposals will help ensure that growth aligns with the community's objectives for the natural environment. Emphasizing the preservation of agricultural soils, intact forest blocks, and regional wildlife corridors will support a resilient landscape that sustains local heritage, protects water resources, and maintains the ecological functions that benefit the broader region.

Geographic data from the Wildlife Action Plan, Connect the Coast, and New Hampshire's Coastal Watershed Conservation Plan can be viewed online — along with parcels and roads, surface waters, conservation land, and other data — through the NH Geodata Portal. These datasets can provide landowners with information about the natural resources in the vicinity of their property and can guide future land acquisition and protection efforts.

Targeted Development

The town will guide development away from the most sensitive ecological areas through regulations like its Residential Cluster Overlay District and incentives to development in areas that are already developed. By allowing increased density and different types of development along its primary transportation corridors and nodes, the town can accommodate growth without promoting rural or suburban sprawl.

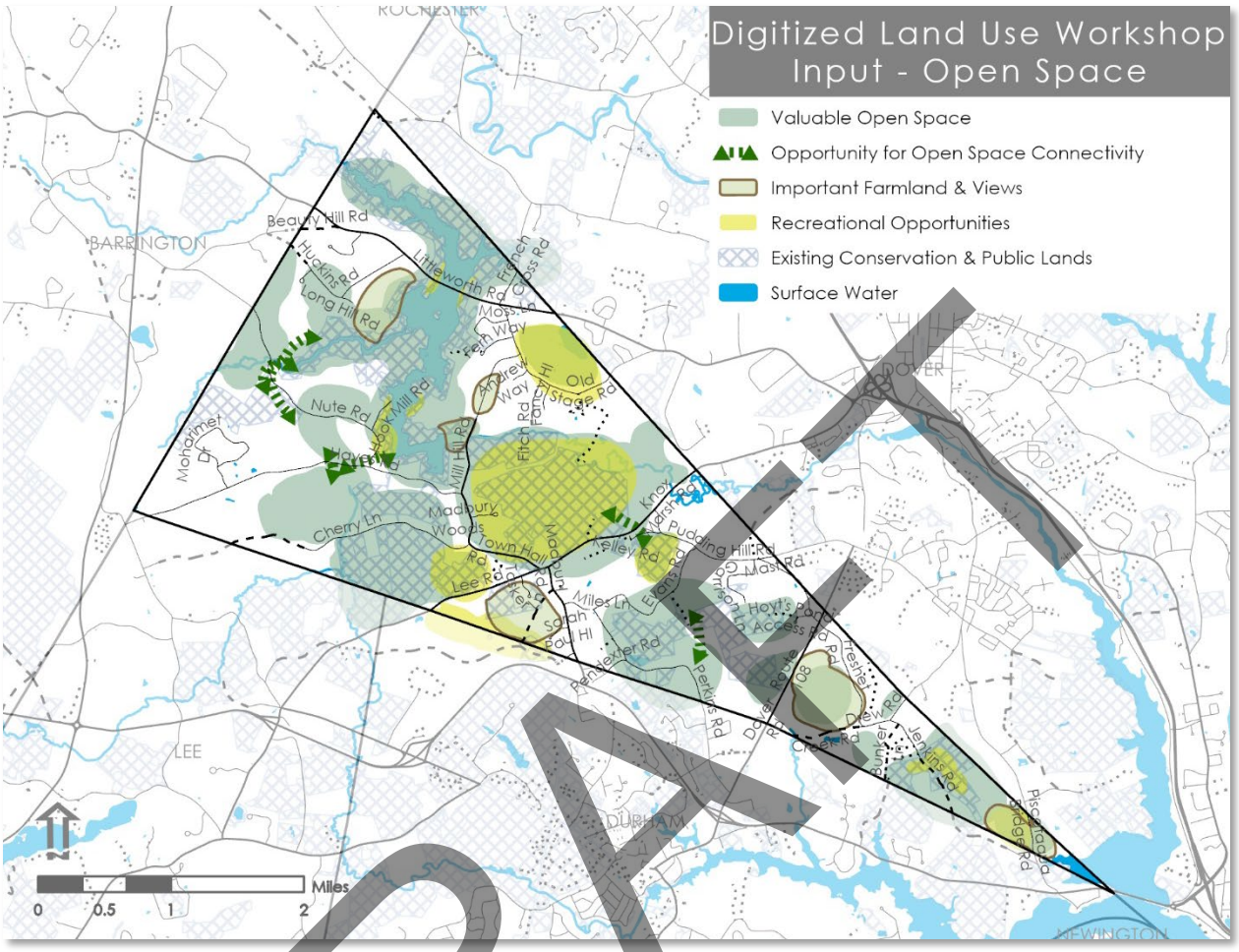


Figure 19 Residents' input on areas on valuable open space

Workshop participants mapped out land that should be protected from development on a map that displayed highest ranged habitat in the NH Wildlife Action Plan and existing conservation and public lands. Participants' input was digitized and consolidated into a map that identifies valuable open space, areas with important farmland and views, recreational opportunities, and opportunities to enhance open space connectivity. This locally provided input supplements the geographic datasets available at a regional and statewide level.

Maintain Views of Undeveloped Land and Working Landscapes

Beyond ecological value, the Town identifies its active farms, pastoral fields, forested highways, and scenic vistas as critical to its rural character and what makes Madbury, Madbury. To maintain the rural aesthetic, the Town will enhance its landscape buffering requirements along major corridors. This will help ensure that even as density increases internally, the dominant view from the road remains that of mature trees and natural vegetation.

Protect the Local and Regional Drinking Water Supply

Madbury's surface water and groundwater resources are vital to the region. The Town will maintain stringent regulations to safeguard these resources.

Madbury's high-yield aquifers and pristine surface waters are critical components of the regional water system. The Town is committed to maintaining — and periodically strengthening — protective standards to prevent contamination and preserve the long-term viability of the water supply. The community will explore inter-municipal cost-sharing for land preservation, low-impact recreational access to protected watershed lands, and creative partnerships to enhance the Town's capacity in areas such as undertaking groundwater studies or securing emergency or back up drinking water.

EQUITY

Maintaining open space and rural character must be pursued in a way that strengthens community access and inclusion. While conserved landscapes provide shared benefits, preservation strategies that rely on restrictive zoning, such as very large minimum lot sizes, can unintentionally drive up land values, reduce housing diversity, and contribute to patterns of green gentrification. This often turns scenic rural areas into exclusive enclaves, effectively pricing out the workforce—farmers, laborers, and teachers—who sustain the local and regional economy. If open space is preserved without providing for affordable housing clusters or public access, the concept of "rural character" becomes a luxury good rather than a community asset. Ensuring equity requires pairing land conservation with opportunities for diverse housing types in appropriate locations.

SUSTAINABILITY

Preserving forests, wetlands, agricultural soils, and other natural landscapes is central to long-term environmental sustainability. These areas filter drinking water, support biodiversity, store carbon, and maintain the ecological functions that future generations will depend on. Protecting large, connected natural areas also sustains the region's ecological integrity by maintaining habitat continuity and supporting species movement. By safeguarding these systems today, the Town ensures that its natural resources remain productive, healthy, and resilient well into the future.

RESILIENCE

Open space is the Town's most cost-effective climate-resilience infrastructure. Forests, wetlands, and floodplains act as natural buffers—slowing stormwater, reducing flood risk, moderating temperatures, and absorbing carbon emissions. Protecting contiguous wildlife and hydrological corridors strengthens the landscape's ability to adapt to changing conditions, while avoiding development on climate-resilient lands helps maintain these functions. Healthy forests reduce heat-island effects and mitigate wildfire and erosion risks. Wetlands provide critical protection against heavy rainfall and sea-level-rise- induced groundwater changes. Together, these ecosystems function as biological shock absorbers that protect roads, homes, and community assets.

2 Evolution of Residential Development

Several converging factors drive a reimagining of Madbury's land-use regulations. Currently, the Town's zoning standards offer limited opportunities beyond single-family homes or duplexes, while the ubiquitous 80,000-square-foot minimum lot size restricts housing flexibility.

"We need more housing and at a higher density. I do not think the larger apartments will be possible with a septic system however."

To maintain a vibrant, multi-generational community, Madbury requires a diverse housing stock that supports households of all sizes, ages, and income levels — particularly for residents looking to downsize or age in place. There are several approaches to accomplish this, ranging from modifying minimum dimensional requirements for building lots, incentivizing Residential Cluster development over conventional subdivisions, and allowing different types of residential development or mixed-use structures.

Under current regulations, there is a risk the projected growth could shift Madbury's rural landscape into a more fragmented suburban pattern. As discussed in the Housing & Demographics Chapter, Madbury has the capacity to meet projected housing demands through the year 2118. However, achieving this solely through single-family homes on 80,000 square foot lots would necessitate the conversion of substantial forestland into residential yards. By contrast, the Regional Housing Needs Assessment Fair Share Model suggests that adjusting density — even modestly — could accommodate the same growth with a smaller development footprint.

Input from Madbury's 2025 Land Use Survey revealed that approximately 40% of the 145 survey respondents favored the concept of reducing lot size in a certain area(s) of the community and a reduction in the lot size requirements for duplexes (Figure 20). About 10% were neutral on these topics. Approximately 50% of respondents indicated that they would be comfortable seeing a smaller frontage requirement for single-family homes in certain areas.

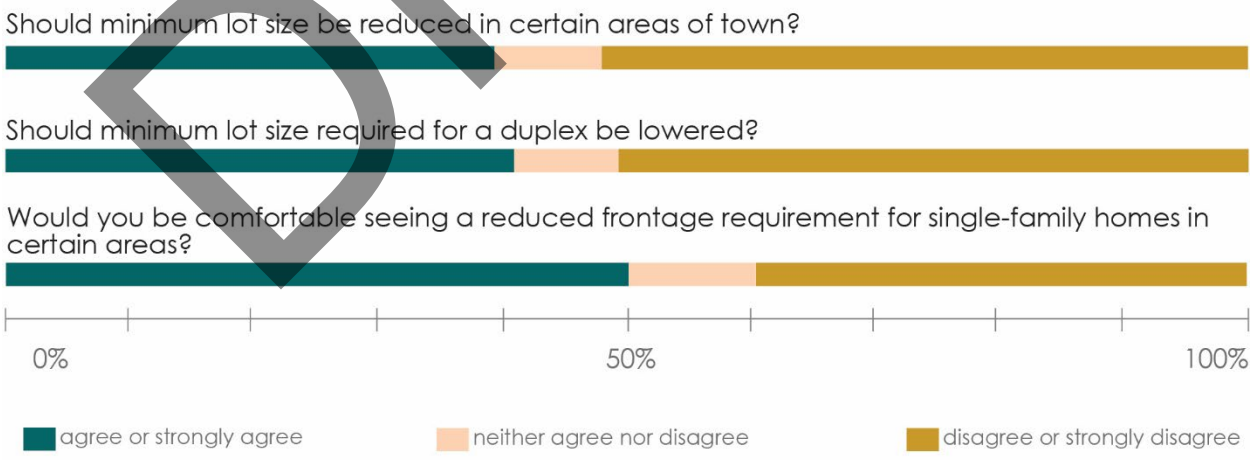


Figure 20. Input on dimensional requirements for lots from the 2025 Land Use Survey (N=145)

Residential Cluster layout should be encouraged over conventional subdivisions. The Town will revisit and update its regulations with an eye to incentivizing this type of development as a means to promote different housing options with smaller lots while also preserving open space.

As discussed in the Housing & Demographics Chapter, the demand for "Missing Middle" housing — like small single-family homes, duplexes, cottage court style apartments, townhouses, and smaller apartment complexes — is increasing. Community outreach revealed support for certain types of Missing Middle housing (Figures 21 and 22). Results from the 2025 Land Use Survey and a poster poll indicate that residents specifically favored small-scale single-family homes, duplexes, and "cottage court" or "pocket neighborhoods" that reflect Madbury's established character while providing more affordable, manageable options than the current standard allows. Additional input on residential uses was collected during the development of the Housing & Demographics Chapter.

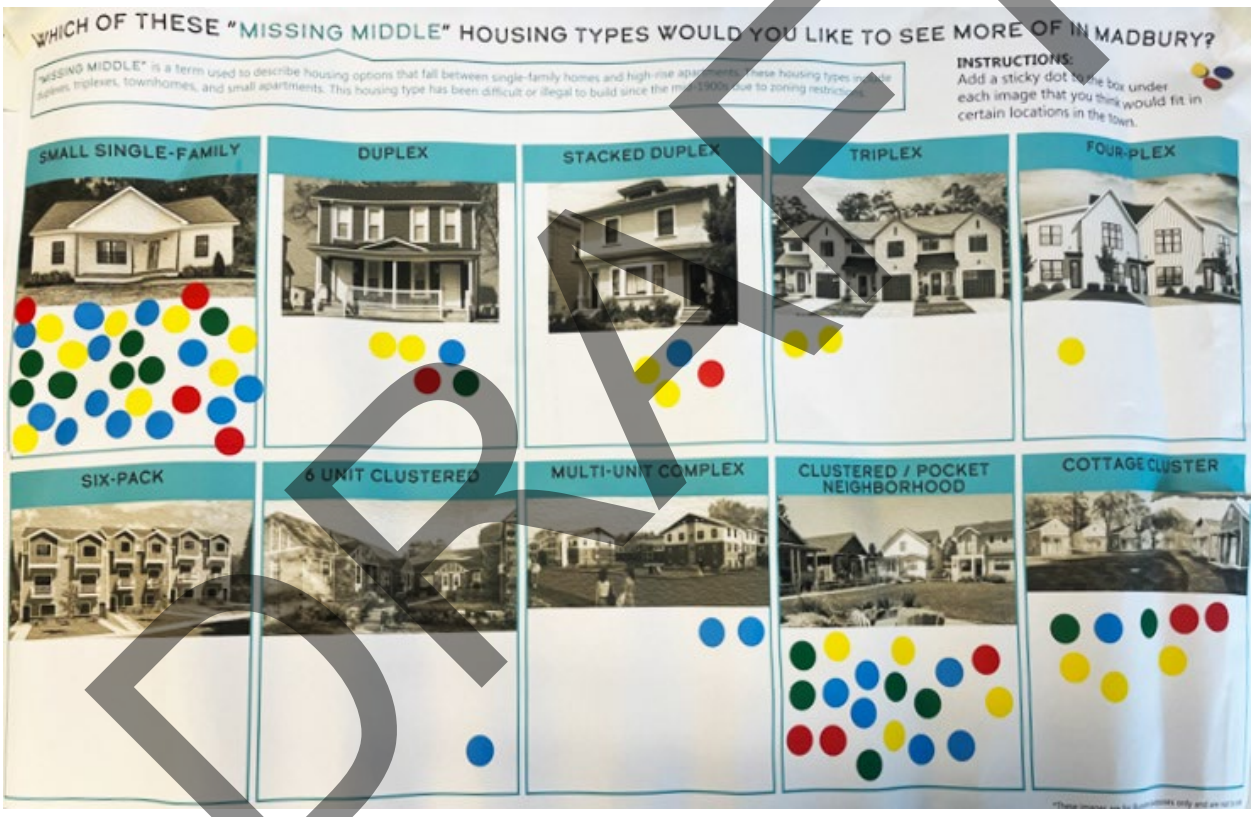


Figure 21. Sticky dot poll results for the "Missing Middle" housing survey

Larger multi-family housing developments are more feasible in communities with public sewer and water infrastructure than in Madbury. Housing development in Dover, Durham, and other communities in the region reduces some of the demand for different types of housing development in the Seacoast. This allows Madbury to focus on more feasible types of development like residential cluster, cottage court style development, and smaller residential complexes.

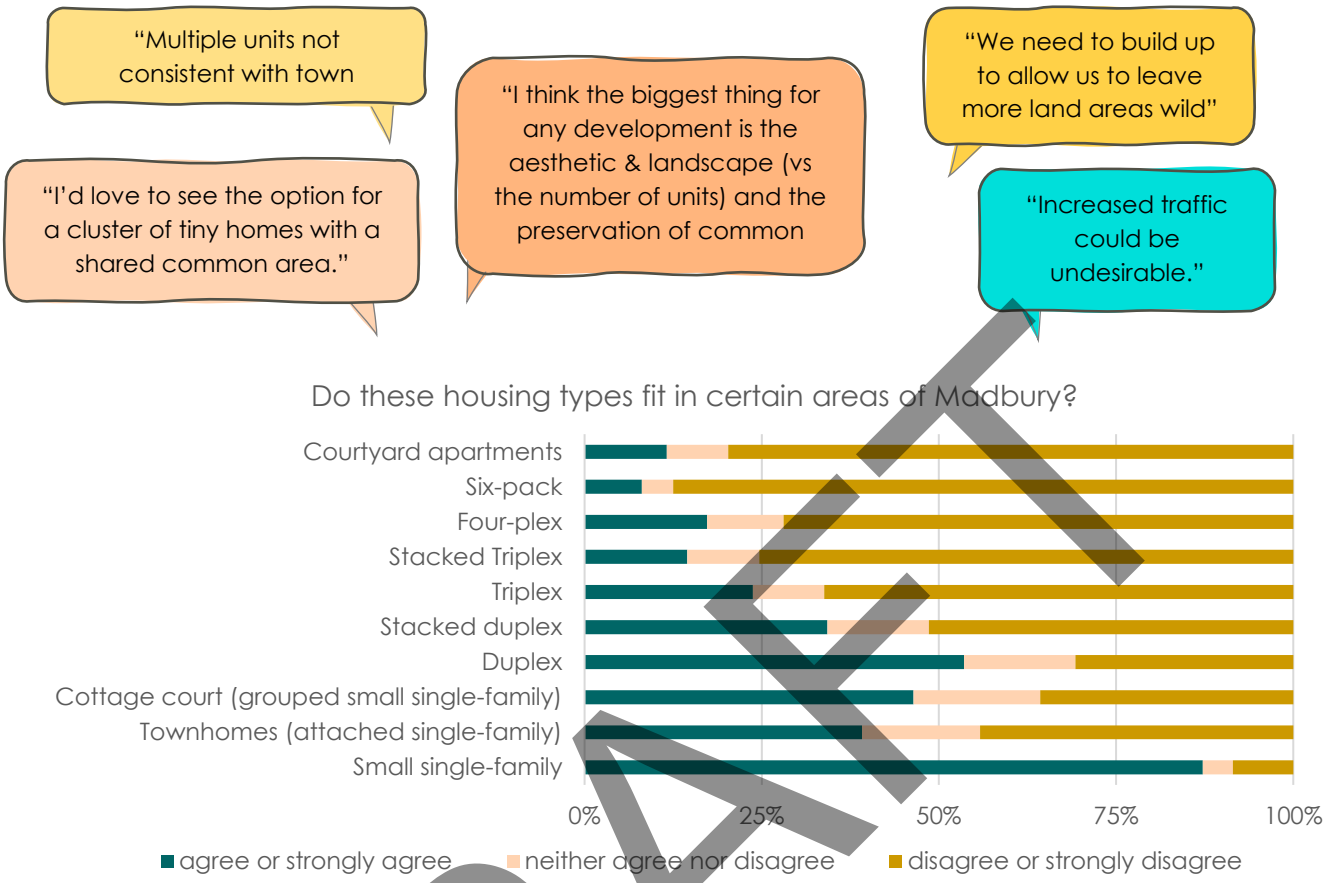


Figure 22. Input from the 2025 Land Use Survey on "Missing Middle" housing types (N=142)

Several areas were identified as potentially suitable for modest multi-family development (3 units or more) by participants of the Planning Board's Future Land Use Planning work session in 2025. The Route 155 corridor, existing Commercial and Industrial District, north side of Old Stage Road, and along the northern portion of NH Route 108 near the Dover border were flagged as possible locations for multi-family development (Refer to Figure 25 below).

As of March 2026, multi-family development is permitted within the Commercial & Industrial District, as required by state law.

Another evolution to Madbury's regulations is to allow for mixed-use development within a structure, with retail, office, or similar non-residential use on the ground floor and residential use(s) on the upper floor. Approximately 68% of survey respondents were in favor of this type of development in certain areas of the community. Potential locations for this type of development could be along major state roads, in the Civic District, or in a future town center.

Changes to zoning to allow for mixed use structures or multi-family developments and other forms of denser developments in new locations in town should be paired with amendments to Site Plan Review Regulations and Subdivision Regulations to ensure that developments are well designed and any potential impacts to adjacent lots, neighborhoods, traffic, and natural and water resources are mitigated.

3 Expand & Refine Non-Residential Land Use

Enhancing Community Character and Quality of Life

Community feedback indicates that many residents desire greater access to small-scale retail and services and places that foster social connection. A small town center may meet this need. Beyond the fiscal benefits, a defined town center — featuring amenities such as sidewalks and gathering spaces — would enhance the quality of life for all residents. These "third places" allow community members to gather, shop locally, and reduce the need for out-of-town travel for basic amenities.

To this end, the town will consider zoning amendments that facilitate the establishment of a civic center district or overlay district that builds off the existing Civic District, Town-owned properties, and existing residential density at the crossroads of NH Route 155, Town Hall Road, and Madbury Road in the center of town. When paired with traffic safety improvements, reuse of Town-owned structures, and development of underutilized portions of Town-owned land adjacent to the solar panels, and zoning amendments that allow different types of uses (ex. general store, coffee shop, mountain bike rental) would establish new spaces for community members to visit.

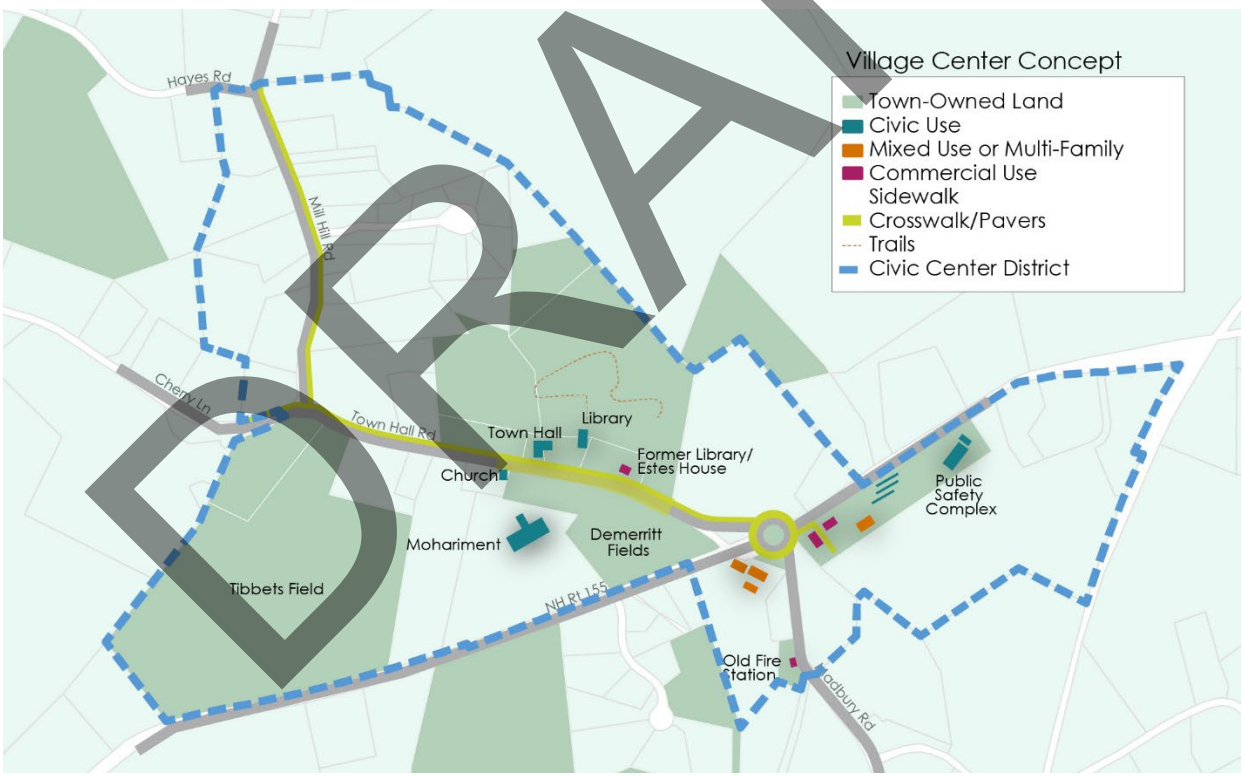


Figure 23. A general concept for a village center including limited commercial and mixed-use development and traffic safety and streetscape improvements.

Both the Estes House/Former Library at 9 Town Hall Road and the Old Fire Station are in the vicinity of a village center. These properties present opportunities for future development, reuse, or sale to generate revenue for the Town. Community input about potential future uses for the Estes House lot included the option for the Town to lease out space for retail (such as a convenience store,

coffee shop, or sports equipment rental). Additional ideas were to utilize the space for event rental for teams and celebratory events. It could also continue to be used as office rental space. The Old Fire Station, if renovated, could be utilized by individuals and groups like the Rotary Club and Historical Society.

"Third Places": Newfields Country Store in Newfields (Source: Seacoast Online) (top), and Ginger Fox Bakery in Stratham (Source: Ginger Fox Bakery)

Madbury will explore use of form-based code to help shape a vibrant village-center-like environment. In contrast to conventional zoning, which is oriented around separating different types of land uses and prescribes standards like setbacks, parking requirements, maximum building heights, form-based code regulates the relationship of buildings, streets, and blocks to each other. Form-based code is oriented around creating high-quality development and public realm.

Fiscal Sustainability and Tax Diversification

Despite Madbury's strong property values, the Town maintains one of the highest tax rates in the state, with the financial burden resting almost exclusively on residential property owners. Diversifying the tax base will help balance the long-term fiscal health of the town. Increased tax base from commercial projects can help reduce the tax rate and decrease the overall tax burden on homeowners, provided municipal spending does not increase proportionately.

Commercial and mixed-use developments typically generate a high cost-to-revenue ratio, providing significant tax income while requiring minimal public services. By encouraging dense, high-value-per-acre development in targeted areas, Madbury can generate revenue to lower the tax burden on individual homeowners and fund essential town services.

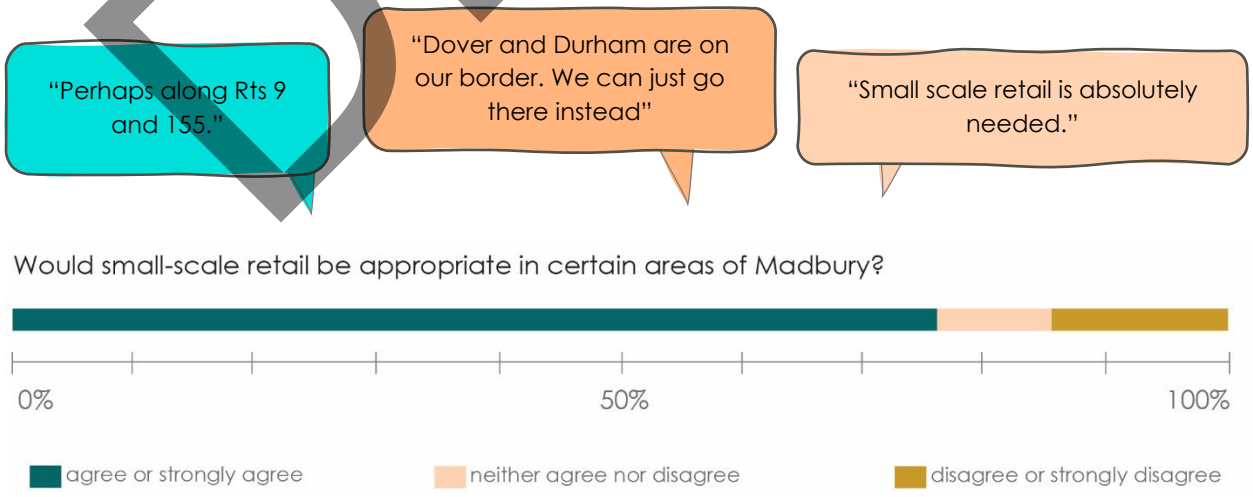


Figure 24. Resident input about small-scall retail from the 2025 Land Use Survey

Refining Existing Commercial & Industrial District

Within the existing Commercial and Industrial District, current regulations permit virtually any commercial or industrial use. In survey input collected during the development of this chapter, residents expressed concerns regarding potential environmental risks or nuisances associated with certain industries. To protect Madbury's natural and water resources and ensure that non-residential development blends well with the pastoral character of the town, the types of uses allowed in the existing as well as future, commercial areas should be refined.

Residents expressed broad preferences over the types of uses that they feel do and do not fit in Madbury. As ranked by survey respondents, the most desired and undesired types of commercial and industrial uses are shown in Table 1 below. Refer to Appendix 2 for a complete list of desirable and undesirable commercial and industrial uses from the 2025 Land Use Survey.

Table 1. Aggregated resident input about desired uses in Madbury from the 2025 Land Use Survey

Uses that Fit in Madbury	Undesirable Uses
– Café/coffee shop/baker – Small business/local business – Small grocery/convenience/general store – Restaurant/artisanal restaurant	– Industry/ heavy industry / manufacturing – Uses with risk of water pollution, environmental impacts, smoke, or uses that are dirty – All commercial and industrial uses* – Big box/large chains/large corporations – Multi-tenant commercial space, mall, strip mall

***When asked to identify undesirable uses, multiple survey respondents said that all commercial, industrial, or commercial and industrial development was undesirable.**

Expanding Locations where Commercial and/or Industrial Uses are Permitted

Madbury residents have a strong desire to retain the character of the community and 'keep Madbury, Madbury." However, many community members are open to expanding the location(s) where commercial and/or industrial uses are permitted in town – depending on the use and the location.

Portions of NH Route 9, 155, and 108 were identified as favorable locations for limited types of commercial and industrial development and mixed-use development. Larger-scale, multi-tenant development was not favored by as many individuals, with just 28% agreeing or strongly agreeing that this type of development is appropriate in certain areas of the town.

The gravel pit on the north side of Old Stage Road was also identified as a candidate for commercial and/or industrial use (see Figure 6). The Town-owned Iofolla parcels are located in this part of town. These parcels offer significant potential reuse as commercial or industrial sites, especially given their proximity to NH Route 155. Other options shared by community members for these lots include solar development, 55+ housing, multi-family housing, mountain bike park or other recreational uses, or a vehicle fleet type of business with revenue generating vehicle registrations. Old Stage Road is a quiet residential area of town so access from NH Route 155 would be required for future use of these lots.

There is community support for keeping quiet, rural neighborhoods residential, with limited change coming in the form of accessory dwelling units and home occupations, both of which are already permitted within the General Residential & Agricultural District.

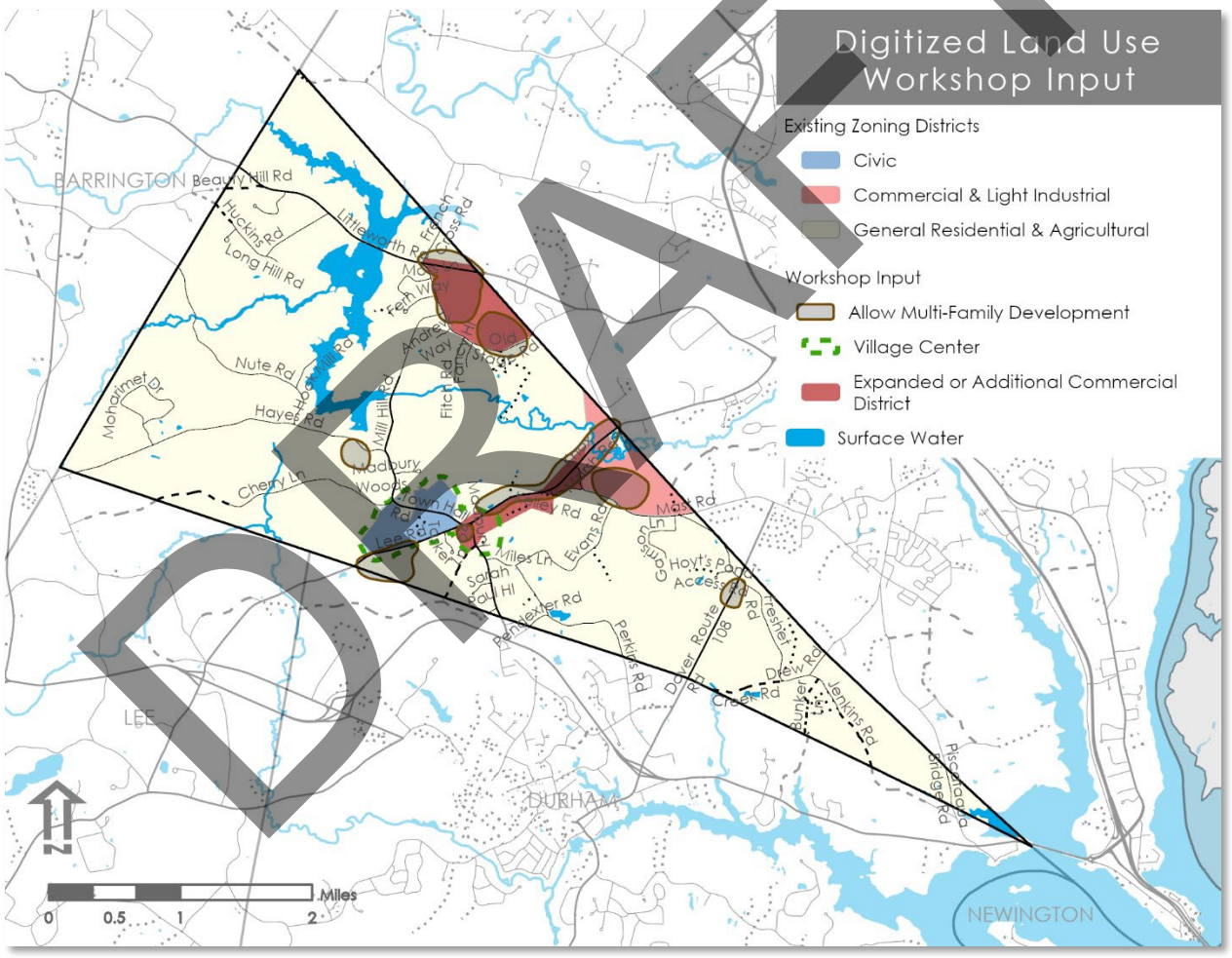


Figure 25. Map showing areas identified for multi-family development, commercial and/or industrial development, and village-center style development by residents during the 2025 Land Use Workshop

EQUITY

Zoning that expands housing and commercial opportunities must be designed to support equity by ensuring residents can remain in the community as their needs change. As the population ages, the accessibility, affordability, functionality, and safety of the built environment—along with opportunities for aging in place, multigenerational living, Universal Design, and strong connectivity—are essential to allowing people to stay in their homes and neighborhoods.

Equity also means preventing displacement. Restrictive zoning that limits housing types or density can reduce supply and raise costs, narrowing options for older adults, young families, and the local workforce. Updating residential districts to allow a wider range of building forms, lot sizes, and housing types by right helps create inclusive, stable neighborhoods.

Commercial zoning should avoid unnecessary barriers to small-scale retail, services, and production uses that provide important employment opportunities. Revising permitted-use standards to remove restrictions not supported by documented health, safety, environmental, or land-use impacts ensures that local entrepreneurs are not unfairly excluded.

Achieving equitable outcomes requires broad community engagement, ensuring that residents of different ages, incomes, and backgrounds help shape zoning changes so that regulations reflect shared priorities and support a diverse, resilient community.

SUSTAINABILITY

Sustainable zoning and land-use regulations guide growth in ways that protect natural resources, strengthen the tax base, and support a balanced mix of older and younger residents.

Compact, mixed-use development patterns make efficient use of infrastructure, reduce service-delivery costs, and help maintain a healthy blend of residential and commercial activity.

Prioritizing density and strong multimodal connectivity—requiring safe, accessible networks for pedestrians, cyclists, and motorists—reduces vehicle miles traveled, lowers emissions, and creates walkable neighborhoods that serve households of all types.

Modern zoning standards that accommodate solar energy systems, electric-vehicle charging, and other low-carbon technologies further reduce long-term energy costs and advance communitywide sustainability goals.

RESILIENCE

To promote resilience, land use regulations must shift from simply "permitting" development to "shaping" it around the natural limits and future risks of the landscape. A resilient development framework begins with strategic siting, steering new growth toward areas with existing infrastructure and away from landscapes that provide essential ecological functions or face heightened climate vulnerability. Concentrating density in appropriate locations helps prevent the kind of low-density development that fragments forests, disrupts hydrological systems, and weakens the natural resilience of the landscape.

A resilient zoning approach also relies on vulnerability mapping to guide land-use decisions. Directing development away from current 100-year floodplains, areas projected to experience increased flooding, and zones identified as sensitive to future climate shifts reduces long-term risk to homes, businesses, and public infrastructure. This includes accounting for sea-level rise and sea-level rise-induced groundwater rise, which can compromise septic systems, destabilize roadbeds, and cause nuisance flooding in low-lying areas.

Improving street connectivity, supporting infill development, and creating walkable nodes and non-motorized paths reduce vehicle miles traveled and offer alternatives to car dependency. Together, these strategies create a land-use pattern that is safer, more adaptable, and better prepared for changing climate conditions

PROPOSED FUTURE LAND USE MAP & DISTRICTS

The approximate geographic extent and summary description of future proposed zoning districts are shown in the map and tables below.

This section is intended to provide an overview of proposed zoning districts, including modifications to the town's existing zoning districts and the addition of two new districts and one new overlay district. It is not intended to distinguish between permitted uses and conditional uses nor identify permitting and approval requirements. The existing environmental overlay districts are not shown in the map below, and no changes are proposed to the geographic extent of these areas.

These concepts will be further refined as the Planning Board develops zoning amendments that align with the intent and recommendations of this chapter.

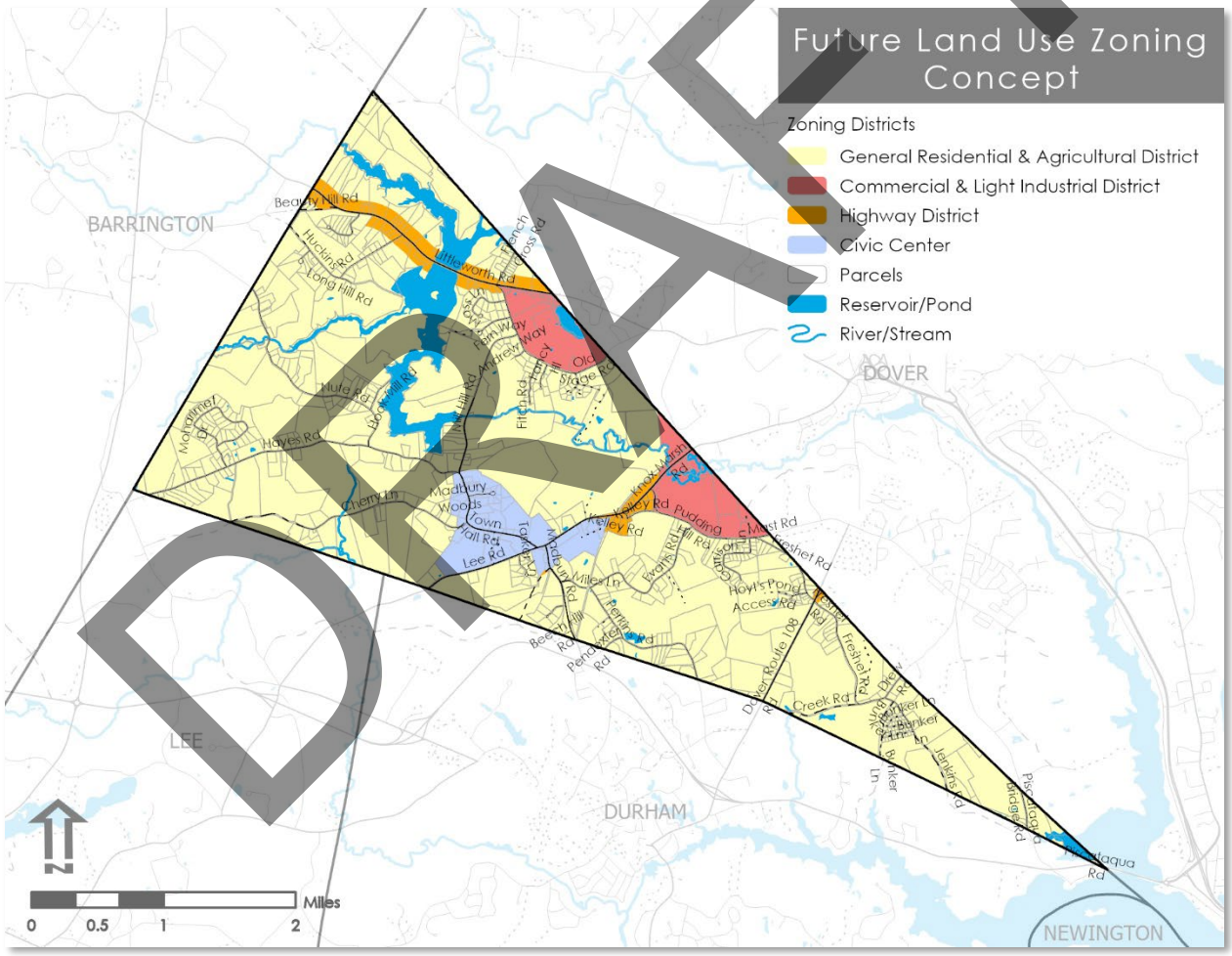


Figure 26. Proposed future zoning map

Table 2. Overview of character, desired uses, and dimensional standards of proposed future zoning districts

Character	Desired Types of Uses
GENERAL RESIDENTIAL & AGRICULTURAL DISTRICT	
Low-density residential development, agriculture, and forested landscapes, preserve the scenic character of Madbury. Modest-sized, well-designed clustered residential developments benefit the community by offering more housing options.	• Single-family dwelling • Two-family dwelling • Accessory dwelling unit • Home occupation level I • Home occupation level II • Hursing home/assisted living/hospice facility with frontage and access on Rt 9, 108, or 155 • Cottage court development • Residential cluster subdivision (preferred over conventional subdivisions) • Agricultural use • Agrotourism • Religious institutions • Day care center • Solar energy system (principal use)
CIVIC CENTER	
A well-designed, compact, pedestrian-oriented district that provides a blend of civic uses, denser residential development and small-scale amenities, services, and gathering spaces for residents. This is a walkable community center with indoor and outdoor public gathering spaces, public services, and places of education, culture, and enrichment for all ages.	• Small-scale retail and restaurant with outdoor seating • Public park, playground • Civic, educational, cultural uses • Multi-family dwellings • Mixed-use development • Mixed-use occupancy (structures) • Municipal buildings • Religious use/facility • School • Day care center • Community center • Educational facility • Library • Museum • Cemetery • Memorial park • Public park, playground

Character	Desired Types of Uses
HIGHWAY DISTRICT	
A flexible district that expands opportunities for modest non-residential development and multi-family development while maintaining the community's small-town aesthetic and compatibility with nearby neighborhoods.	• All uses permitted in the General Residential & Agricultural District • Multi-family dwelling • Mixed-use occupancy structures (i.e. first floor commercial, second floor residential) • Small scale retail, restaurant, office, and professional space • Solar energy system (principal use)
COMMERCIAL & LIGHT INDUSTRIAL DISTRICT	
A district of primarily non-residential uses. Potential adverse impacts to natural and water resources and to adjacent uses and nearby residential areas are mitigated. Commercial and industrial activities are accessed via NH Route 9 and potential adverse impacts to existing neighborhoods and natural and water resources are mitigated.	• Small retail store, medium retail store, restaurant, office, and professional space • Landscaping/hardscaping • Indoor and outdoor recreational facility • Medical facility • Multi-family dwelling, Multi-family dwelling with mixed-use occupancy structure • Solar energy system (principal use) • Agricultural Use

RECOMMENDATIONS/ACTIONS

TO BE ADDED

IMPLEMENTATION TABLE

TO BE ADDED

APPENDIX 1 ADDITIONAL DATA & MAPS

APPENDIX 2 PUBLIC INPUT DOCUMENT

[1]USDA Soil Series, Scantic Soils https://soilseries.sc.egov.usda.gov/OSD_Docs/S/SCANTIC.html#:~:text=The%20Scantic%20series%20consists%20of,moderately%20acid;%20abrupt%20smooth%20boundary.

[2] University of New Hampshire Extension. Farmlands. https://extension.unh.edu/nhnriguide/nri-components/farmlands

[3] University of New Hampshire Extension. Important Forest Soil Groups. https://extension.unh.edu/goodforestry/html/app-soils.htm

[4] JFK Environmental Services LLC and Jenifer M. Jacobs & Associates LLC

[5] FK Environmental Services LLC and Jenifer M. Jacobs & Associates LLC

[6] 2025 Town of Madbury Report

[7] NHDOT Traffic Count (TCDS). Accessed Mar 2026. https://nhdot.public.ms2soft.com/tcds/tsearch.asp?loc=nhdot

[8] Planning Board's 2025 Master Plan Land Use Survey