

COMMUNITY FORUM INPUT

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



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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 Greenwood
Planning Board Chair
Madbury Boarding Room
603.722.0101

Visit bit.ly/MadburyHDMasterplan
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