



APPENDIX 2

PUBLIC INPUT DOCUMENT

INTRODUCTION

This document contains input received during public engagement activities designed for the development of the Vision and Land Use Chapters

Key engagement activities:

February 2025 – Aug 2026	Project StoryMap
March 2025	Dot Poll Posters: Vision, Missing Middle Housing
April – May 2025	Land Use & Visual Preference Survey
May 2025	Workforce Housing Info Sheet and Presentations
June 16, 2025	Vision Collage Event
September 17, 2025	Land Use Work Session & Pizza Party
April 2, 2026	Joint Planning Board & Selectboard Land Use Work Session
June 20, 2026	Madbury Day Table & Poster Display

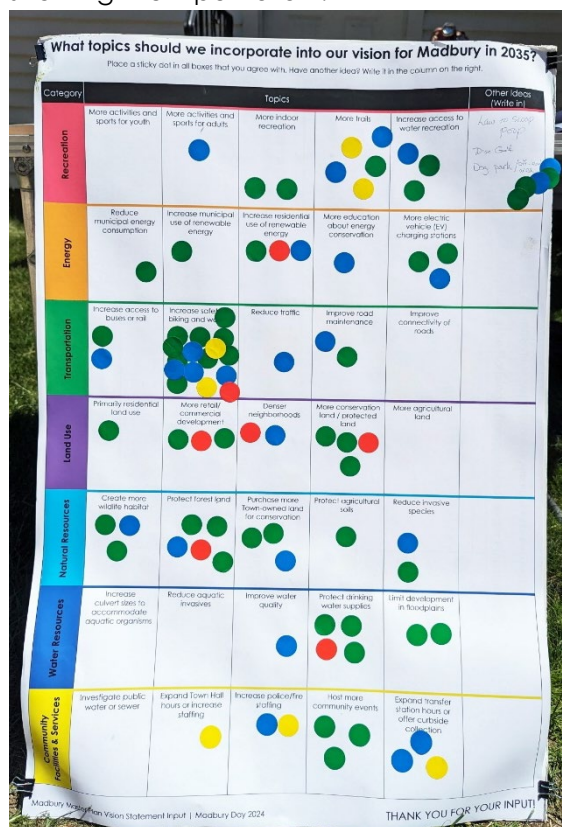
PROJECT STORYMAP

An online StoryMap was maintained throughout the project. The site was intended to share information about the process of updating The Town of Madbury NH's Master Plan, the Vision and Land Use Chapters, and community engagement activities. The StoryMap can be viewed at [bit.ly/MadburyHDmasterplan](https://storymaps.arcgis.com/stories/c43cc18e7c9846edb5552f57a3abddaf).

<https://storymaps.arcgis.com/stories/c43cc18e7c9846edb5552f57a3abddaf>

VISION INPUT

The Planning Board conducted a visioning poll at Madbury Day in 2025. The Board revisited the results and incorporated this input into the 2025 Vision Chapter Development. The poster poll and a table showing the input follow.



APPENDIX 4

2024 Madbury Day Vision Poll Results

Category	Topics					Other
Recreation	More activities and sports for youth [0]	More activities and sports for adults [1]	More indoor recreation [2]	More trails [5]	Increase access to water recreation [3]	Law to scoop poop; Discgolf; Dog park/ off leash area [5]
Energy	Reduce municipal energy consumption [1]	Increase municipal use of renewable energy [1]	Increase residential use of renewable energy [3]	More education about energy conservation [1]	More electric vehicle (EV) charging stations [3]	[0]
Transportation	Increase access to buses or rail [2]	Increase safety for biking and walking [16]	Reduce traffic [1]	Improve road maintenance [2]	Improve connectivity of roads [0]	[0]
Land Use	Primarily residential land use [1]	More retail/ commercial development [3]	Denser neighborhoods [2]	More conservation land / protected land [4]	More agricultural land [0]	[0]
Natural Resources	Create more wildlife habitat [3]	Protect forest land [5]	Purchase more Town-owned land for conservation [3]	Protect agricultural soils [1]	Reduce invasive species [2]	[0]
Water Resources	Increase culvert sizes to accommodate aquatic organisms [0]	Reduce aquatic invasives [0]	Improve water quality [1]	Protect drinking water supplies [4]	Limit development in floodplains [2]	[0]
Community Facilities & Services	Investigate public water or sewer [0]	Expand Town Hall hours or increase staffing [1]	Increase police/fire staffing [2]	Host more community events [3]	Expand transfer station hours or offer curbside collection [3]	[0]

Key:
Responses

0	1	2	3	4	5	16
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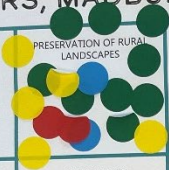
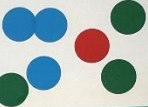
VISIONING DOT POLL

An informal dot poll was displayed at the Madbury Town Meeting in 2025. This provided residents with a quick way to share their input and learn about the process of updating the Master Plan. It also helped to increase awareness of the project. An image of the poster poll and a chart displaying the input are shown below. In response to the prompt *in 10 years, Madbury has prioritized*, “Being a welcoming place” received the most votes.

VISIONING

WHAT IS YOUR VISION FOR MADBURY? The Vision Chapter of the Master Plan describes citizens' desires for their town and region. It includes a set of guiding principles and priorities that inform other sections of the plan.

IN 10 YEARS, MADBURY HAS PRIORITIZED...

RESILIENCE 	PRESERVATION OF RURAL LANDSCAPES 	CONFLICTIVITY	BEING A WELCOMING PLACE 	DIVERSITY 
INNOVATION 	AFFORDABILITY 	LEADERSHIP 	EDUCATION 	SENSE OF COMMUNITY 
AGRICULTURE 	EMERGENCY PREPAREDNESS 	STEWARDSHIP	ECONOMIC DEVELOPMENT	CIVIC ENGAGEMENT 
WATER RESOURCES 	BROADENING ITS TAX BASE 	PRESERVATION OF HISTORIC RESOURCES 	SAFETY	RECREATIONAL AMENITIES 
HOUSING OPTIONS 	INFRASTRUCTURE IMPROVEMENTS 			

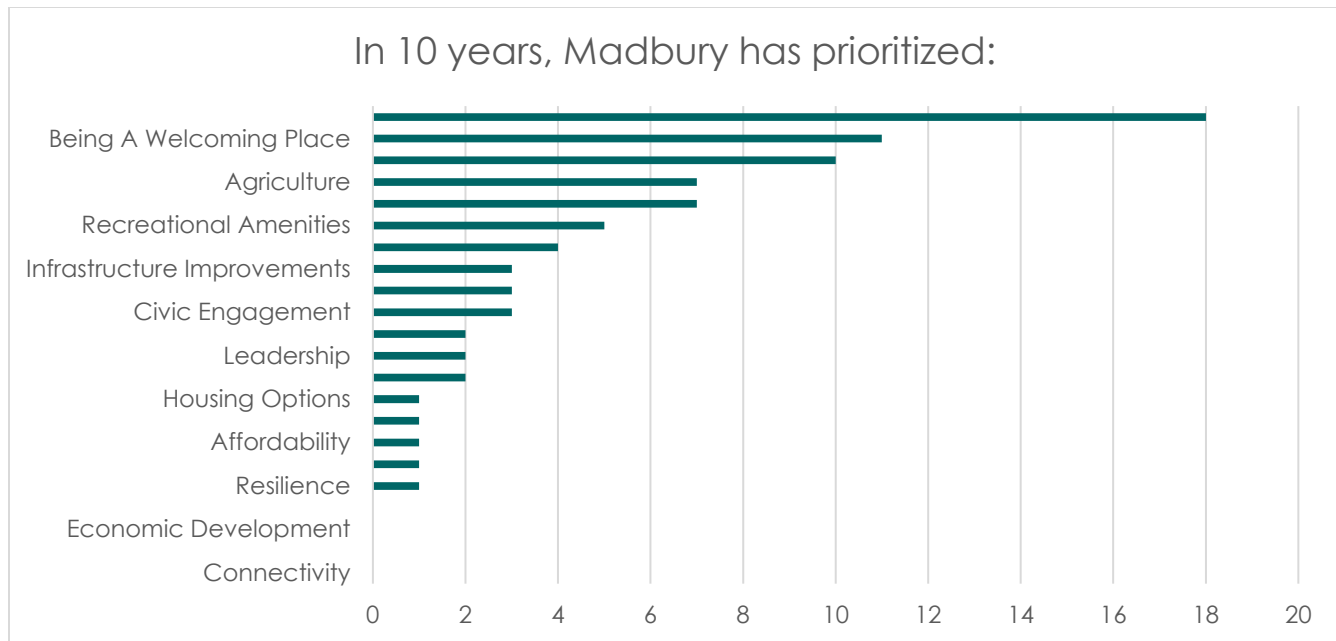
INSTRUCTIONS

Place a sticky dot in the box(es) that resonate most with your vision for Madbury in 10 years. Don't see the option you want? Add in your own words! Max of 5 dots per person.



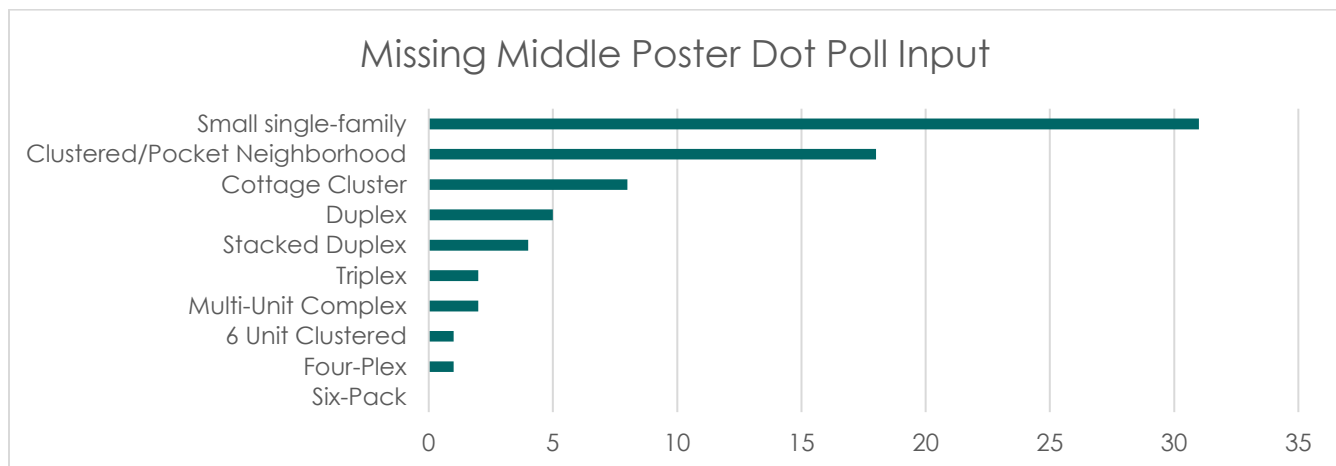
Madbury
Master Plan
Chapter
Update
2020

Learn more about the Master Plan and Zoning Ordinance update at www.bit.ly/MadburyHDMasterplan



MISSING MIDDLE DOT POLL

A second dot poll was displayed at the March Town Meeting in 2025 to solicit input on desired housing types. This poll built off the community input collected in 2023 as part of the development of the Housing & Demographics Chapter. Small single-family homes, followed by cluster/pocket neighborhood development were favored most out of the missing middle housing type options.



WHICH OF THESE "MISSING MIDDLE" HOUSING TYPES WOULD YOU LIKE TO SEE MORE OF IN MADBURY?

"MISSING MIDDLE" is a term used to describe housing options that fall between single-family homes and high-rise apartments. These housing types include duplexes, triplexes, townhomes, and small apartments. This housing type has been difficult or illegal to build since the mid-1900s due to zoning restrictions.

INSTRUCTIONS:
Add a sticky dot to the box under each image that you think would fit in certain locations in the town.

SMALL SINGLE-FAMILY  	DUPLEX  	STACKED DUPLEX  	TRIPLEX  	FOUR-PLEX  
SIX-PACK  	6 UNIT CLUSTERED  	MULTI-UNIT COMPLEX  	CLUSTERED / POCKET NEIGHBORHOOD  	COTTAGE CLUSTER  

*These images are for illustrative purposes only and are not to scale.

PLEASE SHARE YOUR INPUT

Madbury Master Plan Chapter Update

 Learn more about the Master Plan and Zoning Ordinance update at www.bit.ly/MadburyHdmasterplan

VISIONING

WHAT IS YOUR VISION FOR MADBURY? The Vision Chapter of the Master Plan describes citizens' desires for their town and region. It includes a set of guiding principles and priorities that inform other sections of the plan.

IN 10 YEARS, MADBURY HAS PRIORITIZED...

RESILIENCE	PRESERVATION OF RURAL LANDSCAPES	CONNECTIVITY	BEING A WELCOMING PLACE	DIVERSITY
INNOVATION	AFFORDABILITY	LEADERSHIP	EDUCATION	SENSE OF COMMUNITY
AGRICULTURE	EMERGENCY PREPAREDNESS	STEWARDSHIP	ECONOMIC DEVELOPMENT	CIVIC ENGAGEMENT
WATER RESOURCES	BROADENING ITS TAX BASE	PRESERVATION OF HISTORIC RESOURCES	SAFETY	RECREATIONAL AMENITIES
HOUSING OPTIONS	INFRASTRUCTURE IMPROVEMENTS			

INSTRUCTIONS

Place a sticky dot in the box(es) that resonate most with your vision for Madbury in 10 years. Don't see the option you want? Add in your own words! Max of 5 dots per person.



Madbury
Master Plan
Chapter
Update

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APPENDIX 2 LAND USE SURVEY

Total number of respondents: 145

1. Currently, the minimum size required for any lot is 80,000 sq ft (1.8 acres). This is about the size of the athletic field at Oyster River High School or the parking lot at the Dover Fields Hannaford (pictured below). Should the minimum lot size required for a home be lowered in certain areas of town (assuming other standards, such as septic standards, can be met)?

- a. Strongly agree (18%)
- b. Agree (22%)
- c. Neutral (8%)
- d. Disagree (16%)
- e. Strongly disagree (36%)



2. Currently, the minimum lot size required for a duplex (2-unit home) is 120,000 sq ft (2.75 acres), which is about the combined area of the Town Offices, Library, parking areas, and surrounding woodland (pictured below). Should the minimum lot size required for a duplex be lowered (assuming other standards, such as septic standards, can be met)?

- a. Strongly agree (20%)
- b. Agree (21%)
- c. Neutral (8%)
- d. Disagree (16%)
- e. Strongly disagree (34%)



3. The current minimum length of road frontage of a lot is 200 feet, which is about the length of over 13 cars lined up end to end. Would you be comfortable seeing a reduced frontage requirement for single family homes in certain areas of Madbury? (for reference, the image below shows homes along French Cross Road that have about 125 feet of frontage each).

- a. Strongly agree (16%)
- b. Agree (34%)
- c. Neutral (10%)
- d. Disagree (14%)
- e. Strongly disagree (26%)



Comments:

I oppose all changes that result in Madbury having smaller lots or less expensive houses.
Not that I disagree but, "certain areas of Madbury" is the unknown which makes it hard to agree or disagree
With the proviso that sight lines can be met.
Definitely not if the home is near an intersection. The home at French cross and rt 9 makes for very dangerous traffic issues.
I think it would depend on the lot
I would really like the requirements to change for accessory dwellings needing to be attached!
Not enough info
Just have a tow company available to tow abandoned cars
150 feet should be adequate
Changing these things is akin to changing what Madbury is. This is madness. Madbury isn't responsible for solving the housing crisis. There are literally apartments being built right across the border in Dover on Rt 9. Why are we spending money on these surveys and all this analysis???
Very misleading with your car average based on houses in my local area. Also feel your phrasing of questions trying to steer answers a certain way. Not appropriate.
All previous surveys rate Maintain Rural Character as the number one desire of the population. Open space and rural character would be adversely affected by increased density and driveways.
Part of the appeal of many homes in Madbury is that they are set back from the road.
We moved to Madbury because it is sparsely populated, rural, no infrastructure, and overall very quiet. Don't ruin the small rural beauty that Madbury offers to people who don't want to live in a congested area.

4. Would you be comfortable seeing this type of multi-family residential development in certain areas of Madbury? (refer to image to the right)

- a. Strongly agree (18%)
- b. Agree (35%)
- c. Neutral (19%)
- d. Disagree (6%)
- e. Strongly disagree (22%)



Comments:

Houses are way too close to each other. This isn't Dover.
What are the "certain areas"?
Not that I disagree but, "certain areas of Madbury" is the unknown which makes it hard to agree or disagree
if were going to grow this town like this, there be a need for full-time services we don't currently have. I'd only be for it if there were full-time police and firefighters, a town hall open five days a week with full time employees.
Unless you can specify where these specific areas are, these questions are too vague
Don't understand what you are asking here. Picture is not self explanatory.
Tasteful building only. Covenants to maintain standards.
With restrictions on number of units in a multi"family"
We need more housing of all kinds
How do we require certain maintenance and safety standards? Some properties in nearby towns are very run down and unsafe.
There is almost no frontage here. Not sure if this is otherwise already allowed in Madbury? Besides - this is just a picture. Needs more explanation.
If similar to Chestnut development in Lee off of Hayes road.
The Town of Madbury is in the top property tax tier within the State of NH. Each child in the school district costs the town approximately \$20,000. A four-plex with 1.5 children per family will cost the town \$120,000 in school payments while generating substantially less in tax revenue resulting in a tax increase for existing Madbury homeowners.

5. Would you be comfortable seeing this type of multi-family development in certain areas of Madbury? (refer to image below)
- a. Strongly agree (8%)
 - b. Agree (17%)
 - c. Neutral (18%)
 - d. Disagree (24%)
 - e. Strongly disagree (33%)

Comments:

I am opposed to all new multi family homes coming to Madbury.
I don't think this is a representative example of the type of multifamily development that would be desirable.
This multi-style would need to be carefully sited and landscape, but it could fill a need for smaller units with minimal maintenance for young people and the elderly who want to stay in Madbury but no longer want to maintain a single family dwelling.
Concerns about parking and entrance
it really depends on which areas.
ghters, a town hall open five days a week with full time employees.
Unless you can specify where these specific areas are, these questions are too vague
Absolutely disagree with allowing these large developments in Madbury.
I feel like there should be a whole separate student housing discussion.
If you define what you mean by "certain areas " you will probably get very different results.
Looks like more student housing than family housing
Too many units on one lot
We don't have the infrastructure to support this
That looks like the corner of Madbury and 155. It's already in Madbury and it's fine!



6. Would you be comfortable seeing this type of residential development in certain areas of Madbury? (refer to image below)

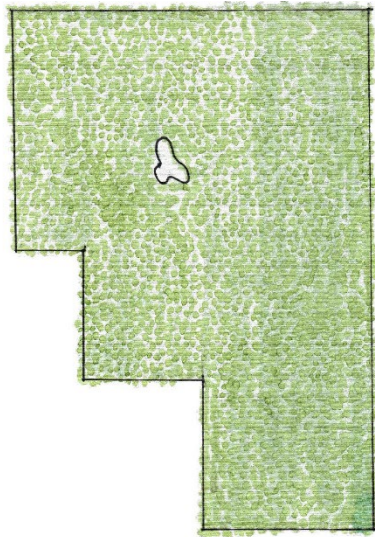
- a. Strongly agree (10%)
- b. Agree (29%)
- c. Neutral (15%)
- d. Disagree (17%)
- e. Strongly disagree (29%)

Comments:

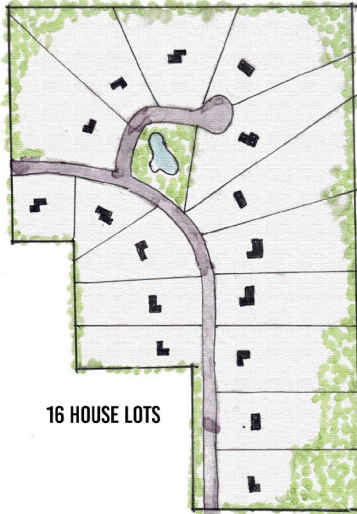


This is awful.
Again, without knowing where in Madbury, it's hard to say. I wouldn't want this in the more rural parts of town.
Not that I disagree but, "certain areas of Madbury" is the unknown which makes it hard to agree or disagree
Again, this needs careful siting and landscaping to maintain it's attractiveness.
ghters, a town hall open five days a week with full time employees.
Unless you can specify where these specific areas are, these questions are too vague
Again, I completely oppose this.
Presuming that these are attached condos with shared outdoor space
Too many units on one lot
This is a lot
Ser comment above
May need some conservation land around it.
Good God ABSOLUTELY NOT!
Do not allow subdivisions in Madbury. It will ruin the town, just like it's doing in Barrington.

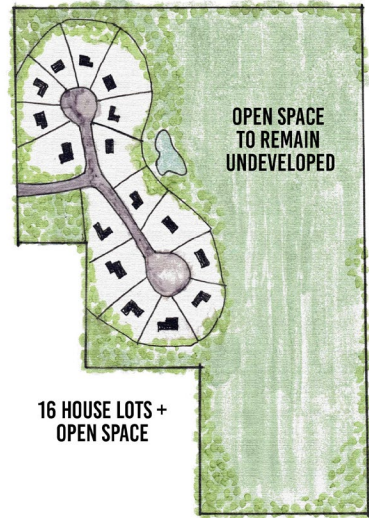
7. In the future, market demand will likely bring more residential development to Madbury. Which subdivision layout would you prefer to see? (refer to image below)
- a. Conventional subdivision layout (36%)
 - b. Residential Cluster Development subdivision layout (also called Conservation or Open Space Subdivisions) (64%)



EXISTING LOT

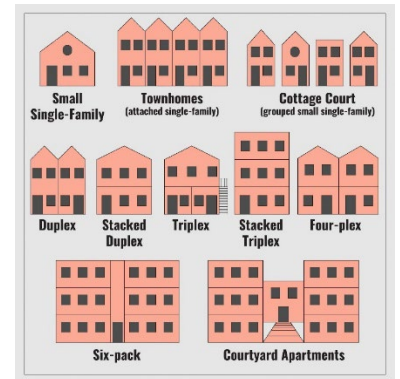


**A- CONVENTIONAL
SUBDIVISION**
2 ACRE LOTS
(CURRENT MINIMUM LOT SIZE)



**B- RESIDENTIAL
CLUSTER
DEVELOPMENT**

8. Do these "Missing Middle" housing types fit in certain areas of Madbury?
 "Missing Middle" is a term used to describe housing options that fall between single-family home and high-rise apartment. Please indicate your responses in the table below. Mark one circle per row.



Missing Middle Housing Type	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Small Single-family	62.41%	24.82%	4.26%	1.42%	7.09%
Townhomes (attached single-family)	12.32%	26.81%	16.67%	22.46%	21.74%
Cottage Court (grouped small single-family)	12.86%	33.57%	17.86%	13.57%	22.14%
Duplex	16.43%	37.14%	15.71%	11.43%	19.29%
Stacked Duplex	10.00%	24.29%	14.29%	17.86%	33.57%
Triplex	7.19%	16.55%	10.07%	24.46%	41.73%
Stacked Triplex	5.80%	8.70%	10.14%	27.54%	47.83%
Four-plex	5.04%	12.23%	10.79%	23.02%	48.92%
Six-pack	4.41%	3.68%	4.41%	25.00%	62.50%
Courtyard Apartments	5.07%	6.52%	8.70%	22.46%	57.25%

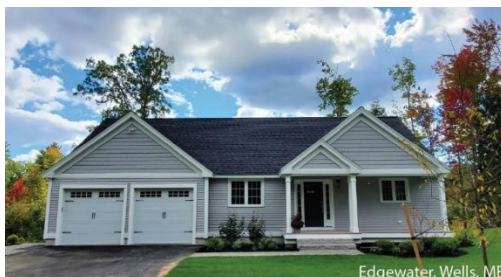
Comments:

I think the biggest thing for any development is the aesthetic & landscape (vs. the number of units) and the preservation of common open space.
Can we not destroy Madbury by building apartment buildings? This isn't the Soviet Union where everyone gets a house. You can either afford a house in Madbury that meets the current rules or you can't. If you can't, there's plenty of other places to live.
We need to build up, to allow us to leave more land areas wild.
We need more housing and at a higher density. I do not think the larger apartments will be possible with a septic system however
People don't use their yards that much anymore. Seems reasonable to have houses clustered on smaller lots and leave some open community space. Triples are vulnerable to two against one feuding.
How will it be decided where in madbury each type of housing would go?
Higher density housing leads to more traffic on the same two lane country roads. Not to mention demand on school district.
I'd love to see the option for a cluster of tiny homes with a shared common area
I'm generally agreeable to having smaller homes that are single family to build community and/or duplex type settings. When it gets to apartments, triplets and more, and tons of people it feels like we'll have people coming in and out of the small community so that starts to become unappealing quickly.
How would our now volunteer fire department service such multiplexes
Right now Dover and Portsmouth are over developing with some of these scenarios. Congestion.
Don't ruin the flavor of Madbury. Low elevation housing.
Increased traffic could be undesirable.
Multiple units not consistent with town character. Modernize existing apartments on 155/Madbury road or past Safety complex toward Dover that seems more commercial looking.
Utilities / public works are a concern - water and sewer.
Madbury would no longer be Madbury if these housing types started popping up.

9. Would age-restricted housing (i.e. 55+) be appropriate in certain areas of Madbury? (refer to sample images below)
- a. Strongly agree (18%)
 - b. Agree (37%)
 - c. Neutral (18%)
 - d. Disagree (13%)
 - e. Strongly disagree (14%)

Comments:

People over the age of 55 should be able to afford a ranch on 1.8 acres of land without the need to create new rules to financially help them.
People of all ages should live together. We need the wisdom of elders, which isnt available if theyre off by themselves.
I don't like age restricted housing in general. I don't think it's a societal good
Not convinced it's healthy to separate people by age groups.
Taxes need to be collected from developers
This could be a viable solution for seniors who want to stay in town and maintain their lifestyle, but no longer want to maintain the landscaping/outdoor area.
Not sure we need to limit the housing cluster to seniors only. Why not any ages?
Impact of more cars on existing country roads has to be addressed. Town Hall Road and Rt 155 is already getting tough to navigate at rush hour.
ughters, a town hall open five days a week with full time employees.
Given the high cost of local schools, I think it makes more sense to plan the direction of the town around families.
Provided the taxes are reduced. School funding should be directed away from seniors.
Depends on where it is
Lower Property taxes should accompany over 55 housing.
Property taxes without increased school costs is a big plus
Is there some benefit to senior living? They probably commit fewer murders but they use a lot of medical services
Why are we discriminating by people's age? "I won't sell them my home, they are too young"? Sounds illegal
Image too congested but if more spread out may work. Possibly incentive for existing Madbury residents to stay in town and sell their existing larger homes.
As a cluster development with school age children restrictions, this type development could be tax positive as to education costs.
age is another way to discriminate



10. This is an example of a "Planned Unit Development" with modest duplexes or condos that was constructed behind an existing home and garage. Would this type of development be appropriate in certain areas of Madbury?

- a. Strongly agree (7%)
- b. Agree (21%)
- c. Neutral (17%)
- d. Disagree (27%)
- e. Strongly disagree (28%)



Comments:

Are you trolling us?
Why not, I guess
I'd rather see a multiplex than that ugly chaos.
Not that I disagree but, "certain areas of Madbury" is the unknown which makes it hard to agree or disagree
This option and several others shown in the survey might provide some less expensive housing in town, which would allow young adults who grew up in town to stay in town.
This could work but it really would depend on the location, road access, etc
Assuming these are homes people will buy/own and not rentals.
The expansion of services ie. fire, water, school burden that large scale duplex, condo, or rental units would add needs to be considered carefully with large scale multi units.
Depends where/lot size
Depends on the number of units
Septic is an issue
New Roads? No town septic. How will this affect our individual wells?
The Town of Madbury provides a majority of the public water supply for Portsmouth, Newcastle, Rye, and Newington. Without this supply, residential and commercial development would be severely limited. Although Madbury's housing development is limited, we do our part in protecting the water resources under our control.
Again, ABSOLUTELY NOT!!!!
All of these questions are slanted toward changing current requirements. Plus the question is poorly worded. It starts "should" but asks whether you agree or disagree with the question. If folks don't like the Planning and Zoning requirements of Madbury, they they should not have moved here. Don't try to make Madbury into Cambridge. Knock it off.

11. The image below is an example of a mixed-use structure with commercial space on the first floor and

The following questions are about non-residential development. As part of the Master Plan update, the Planning Board is considering the appropriateness and desirability of all types of land uses, including non-residential development. Currently, most of the town is zoned for residential development, which means that most of the tax revenue for the town is derived from residential property taxes. Commercial or industrial development could expand the tax base without requiring a significant increase in municipal services.

residential dwelling(s) above. Would this type of development be appropriate in certain areas of Madbury?

- a. Strongly agree (20%)
- b. Agree (48%)
- c. Neutral (13%)
- d. Disagree (7%)
- e. Strongly disagree (12%)

Comments:



Only on Rt. 9 and Rt. 155.

This type of development would work well along the major routes through town, and perhaps to some degree in the civic district.

There are no appropriate areas for this type of business. If we had a center of town area then perhaps.

Subtle, without changing the character of Madbury, but allowing for us to conduct business locally

Depends on location

If it fits current lot size requirements

We don't need commercial real estate in Madbury. It's not going to mean less taxes for us- just more spending by Madbury instead. Show me a bill that makes it a law that guarantees we will see a lasting and permanent tax reduction if we do commercial stuff like this and maybe it would make sense to do it

I think some quaint businesses may be welcomed in Madbury e.g. country store

Examples of where this could be in Madbury would be helpful.

12. Would small-scale retail be appropriate in certain areas of Madbury? (refer to sample images below)

- a. Strongly agree (27%)
- b. Agree (42%)
- c. Neutral (9%)
- d. Disagree (6%)
- e. Strongly disagree (7%)
- f.



Comments:

Perhaps along Rts 9 and 155. Not appropriate for a residential area.
Depends where it is
Small scale retail is absolutely needed
Not national chains, local chains such as Laney & Lu's, ginger fox, etc would be amazing
As long as they're adding to our tax base, and it would decrease taxes by leveraging their income to support it
Don't want chain stores
There is only one location would be the old fire dept. Building.
Again, certain areas?
Location dependent
Depends on where
We have enough of this already. Dover and Durham are on our border. We can just go there instead.
In our Madbury Center. (Town hall, Library, Church)
If you want retail, go to any of the surrounding towns.

13. Would you like to see small scale boutique retail in Madbury? (refer to sample image below)

- a. Strongly agree (19%)
- b. Agree (29%)
- c. Neutral (22%)
- d. Disagree (16%)
- e. Strongly disagree (14%)



Comments:

Only on Rt. 9 and Rt. 155.
Minimize parking and put it in the rear. Residential units above the stores.
Depends where it is
Little places for people to go (and housing above) that looks nice would be a nice addition to the community. Larger scale like the above, it could cause more traffic.
Possibly along Rt 108 or Rt 155
Depends where
No- this isn't Madbury!
Would these businesses be viable on Septic ?
If you want retail, go to any of the surrounding towns.

14. Would you like to see small scale retail with public open space in Madbury? (refer to sample image below)

- a. Strongly agree (20%)
- b. Agree (30%)
- c. Neutral (21%)
- d. Disagree (13%)
- e. Strongly disagree (15%)



Comments:

Only on Rt. 9 and Rt. 155.
Again, it would depend on where in madbury
It would depend on how many shops/parking spots vs open/park like spaces. There needs to be a balance.
Dog park!
Location dependent
I don't believe people in Madbury need that. More expensive too build
Who is asking for this? This isn't Madbury
Town size and configuration does not lend itself well.
If you want retail, go to any of the surrounding towns.

15. The image below is an example of a multi-tenant commercial development. Would this be appropriate in certain areas of Madbury?

- a. Strongly Agree (7%)
- b. Agree (21%)
- c. Neutral (14%)
- d. Disagree (22%)
- e. Strongly Disagree (37%)

Comments:



Only on Rt. 9 and Rt. 155.
If you put residences above the stores.
Flat roofed box buildings are ugly and sacrifice our rural character.
Will detract from our rural feel.
Depends where it is
Only if it were local chains or small businesses. Not national chains or boring retail (hardware or paint stores)
Fugly.
Let's not be East Salem NH
Depends where. Only on a road already zoned for commercial use.
Dover is close enough, we don't need this - it doesn't build community
Too dense - not appropriate in Madbury
If there is ample open green space with seating, grass etc then sure.
I respectfully absolutely disagree as this would really change the magic and beauty of the town. We fell in love with Madbury because it's quiet, green, and wholesome.
If it present well. Not a typical steel building
Awful. Never here.
Without town water or sewer development potential is limited. Rt 108 is a possibility if Dover or Durham water and sewer could be extended
What do you want Madbury to be, Cranston Rhode Island?

16. Are there specific types of commercial or industrial uses that you would like to see in Madbury?

Tutoring centers for children.
No
Grocery stores, hardware stores
Groceries, drug, barber
Ones that are accessible by walking or biking, with road frontage and parking BEHIND the building
agricultural
small retail, small car repair
Things like #14 or #15 would be great to see. Small retail footprints (stores and/or restaurants) with open public spaces where people can play/congregate/relax while interacting with friends and neighbors.
No
None
Intensive small farms
Light Industrial, non polluting. E.g. Turbocam
Restaurants, salons, food markets.
A business that produces a product and provides local employment opportunities.
A small grocery and/or convenience store might be helpful. But no gas stations.
Small town, local owner businesses
Local artisanal restaurants and family activities
No
I don't believe any new commercial or industrial uses in madbury
small cafe with eat-in and carry-out
None.
Anything that is keeping with the agricultural roots, organic farming, etc. would be good.
No
Small cottage businesses seem most appropriate.
Cafe, restaurant.
Small, boutique businesses are ideal. Keeping zoning to emulate Portsmouth/Exeter and not the new developments in Dover.
No, not required we have all these resources and more in the surrounding towns.
Coffee shop
A little cafe near town hall would be nice!
None
Restaurants/coffee shops would be nice.
No. The charm of
This town is based on its rural character.
I would be agreeable to small country or boutique business, but no chains or franchises.
Environmental friendly
Quaint small scale.
no
Light industrial and commercial office space on Rte 9 and 155
The ones that won't poison my well
No industrial entities should be allowed in Madbury. People live here because they enjoy the rural experience. Commercial entities should be boutique high end establishments.

Low key coffee shop and bookstore.
IT companies, the trades....
Clean! Quiet! Minimal overnight truck traffic
I would like a law firm to open up and spend their entire effort chasing Pike Industries out. They aren't good neighbors and can't be trusted. That is all I would allow.
Country store, craft stores, small retail boutiques. I think less is more with development of commercial spaces. I would hate to see a large scale retail center
No
Small Businesses in general, IT industry, Service Industry, Small & Medium sized Manufacturing,
Cafes, retail
Small cafe or general store. If in areas such as rt. 9, 155, 108 if septic or water sources allow-manufacturing that will increase tax \$ but not impact school resources.
no thank you
Businesses that could be a center for community gathering would be my top choice. A small downtown area with a coffee shop or bakery. Maybe a small general store or something like that. I'm less interested in general retail, there seems to be plenty of that nearby, but things that bring people together would be really nice.
Light industrial/commercial, similar to those on Industrial Park Rd in west Dover off Littleworth Rd. (with due consideration of adequate separation from residential areas).
No, keep it rural and undeveloped
Light commercial, office
No, Madbury is unique because we do not have this.
No
Dining/restaurants
Farm stands, horse property
No
Light manufacturing
No
At home or at residence business.
Small businesses
No
Coffee shop and /or restaurant

17. Are there specific types of commercial or industrial uses that are not appropriate in Madbury?

I would be opposed to landfills, CBD/cannabis shops, "adult entertainment", smoke/tobacco shops etc.
Loud or polluting ones. Madbury is too wet for heavy industry
A multi tenant commercial space just becomes a strip mall, and should not be in Madbury. Leave Madbury for the first time families, long standing residents, and retiree's
industrial
Any business model which relies on or risks water contamination shouldn't be allowed.
malls, industrial manufacturing larger than 100,000 sq ft
I don't think we should bring in large scale manufacturing. Madbury isn't geographically a large town and while I understand there is a desire to develop more of the land, it should still keep that rural, small town feel.
All
ALL other than what is here already
Types that require large parking lots and require heavy traffic.
Polluting like Madbury Metals
Strip malls and box stores
Big box stores, storage facilities, auto dealerships.
Businesses that are loud, emit lots of smoke
Gas stations, 7-11 or similar, tattoo parlors, warehouses.
Chains/franchises
All of them
Avoid duplication of other services that are close-by.
Many.
Madbury's appeal is its rural nature, development will fundamentally and irreversibly change the landscape and draw for the town
National chains
Manufacturing, industrial
No casinos. Nothing that requires high volume of heavy trucks. We already have too many large trucks passing through on Rt. 9. Noise has to be taken into account, too.
Anything involving plastics or chemicals, or anything that negatively impacts the environment would not be appropriate.
Smoke shops, liquor stores, adult stores, gambling centers, gaming centers.
Anything contributing to light and/or water pollution, I'd be against manufacturing in town
No more gas stations, big box stores, or retail chains
Casino. Pubs.
Yes, nothing is required we have all these resources and more in the surrounding towns.
Of course not
Chain restaurants, convenience stores
Manufacturing, anything with major environmental impact
No large commercial or industrial uses. For example, the Bluebird storage unit on Route 9 ruined the aesthetic of that area and surely negatively impacted the local properties.
Storage
Anything that is loud or has unusually high traffic like trucks running to make frequent trips like a distribution center.
Anything that takes away from our small town feel.
Big Box development

Not anything that can poison our water or environment
Chains and franchises.
Industry or commerce that threatens the environment
Large scale.
Strip retail commercial, heavy industrial are not appropriate in Madbury
The ones that will poison my well
Yes, Madbury should be high-end. Lee, Durham, Barrington, Somersworth, and Dover already cover low-end/down market needs. We have enough garbage stores.
Chain restaurants or retail stores.
Chemical industries
I am opposed to any of it
Loud/dirty/disruptive
Gambling or betting, power generation
If you are running a business online or in such a way that has zero impact on the traffic and shared resources of our community then that's all. Nothing else.
Anything large scale or that subtracts from the essence of Madbury
Chemical industry, Refinery, etc.
More car lots
almost all commercial and industrial uses are not appropriate in Madbury
Large chain stores, chemical processing, manufacturing, etc. I think it's really nice that we are a rural residential community, I'd like to see it stay that way for the most part.
Large retail, heavy industry, large car lots
Yes, all. Keep it rural.
Heavy industrial
While this may not apply directly to "commercial/industrial", Airbnbs/Vrbo are not appropriate in Madbury.
All
Strip malls
Large car dealership
Industrial/manufacturing
Large corporations or chains
Mall

18. Currently, non-residential uses are allowed in a limited area. Should the Town explore options to expand where certain types of commercial uses are allowed?
- a. Strongly Agree (7%)
 - b. Agree (41%)
 - c. Neutral (20%)
 - d. Disagree (12%)
 - e. Strongly Disagree (20%)

Comments:

specifics needed
Hell no. This is a residential community. Commercial should be Rt. 9 and Rt. 155 only.
and industrial
Would need to see a proposal first.
I definitely think there are opportunities here for some small businesses to operate whether out of their home, on their property, or even in clustered commercial areas (small retail as discussed above)
Maybe
Depends on what types of commercial uses (some ideas above).
I'd have to see where they're considering
I would prefer the town did not, as part of what I love about Madbury is the lack of commercialization.
Explore only at this point and define limited types. Farm stores, home businesses for example
Only if an appropriate buffer can be maintained between new zones and existing residential homes.
This has been done extensively in the past by the planning board.
Exploration seems fine, but again, the quiet residential atmosphere is something I really love

19. When you think about development in Madbury, how important are the following to you? Please rank them from 1 to 10. With 1 being the most important to you. Use each number only once.

- ___ The look and feel of a building (Score =5.59)
- ___ Landscaping and site design (5.36)
- ___ The type of use that is allowed in a building (5.61)
- ___ Traffic safety (5.54)
- ___ Walkability (4.21)
- ___ One stop shopping with multiple stores (2.66)
- ___ Impacts on natural resources (7.41)
- ___ Creation of new recreational amenities (4.62)
- ___ Impacts on tax rate (6.69)
- ___ Preservation of agricultural and historical resources (7.32)

20. Currently, about 30% of the town's land area is protected. Should the Town work to protect more land?
- a. Strongly agree (35%)
 - b. Agree (24%)
 - c. Neutral (29%)
 - d. Disagree (8%)
 - e. Strongly disagree (5%)

Comments:

Are we really having this conversation?!!
Stop filling in wetlands! Stop granting variances on violations!
30% is grossly excessive. We should reduce that if possible. It has a huge impact on lack of affordable housing as well as a high impact on tax rates which also makes Madbury less affordable.

This is a tough one. In some cases I think it makes sense and in others I could see a reduction in the protected area. To properly answer I'd want to see a map of what is currently protected, understand what lands might need/want to be protected, and where there could potentially be tradeoffs made (protect more in one area and reduce somewhere else that might free up enough land to achieve a certain development goal).
The town needs to protect enough open space throughout town to maintain the feel of the rural character that is a part of Madbury's charm.
Open space and rural character are public goods worth preserving in their own right.
Definitely do not think it should decrease...
I love the rural feeling of Madbury - I would be sad to see it turn into a mini Durham
I've only lived here 15 years. Not sure I should have say on this compared to the long-timers...
Crosby farm on Hayes rd should be considered. We also need forest/land management on our lands as the forest is becoming beyond maturity.
What is the point of saving money to protect land when another interest group can redirect that money. It's a violation of public trust that what they voted for will be honored
Yes
The land is the best part of Madbury and the reason why we are so joyful living here.
I live here because of the large lot sizes, lack of commercial development and lots of open space. I would not change a thing.
Conserved land should be preserved and grown but we also need smart expansion of the road network - lollipop neighborhoods are not conducive to traffic flow or community. For example, a road connecting Cherry and Hayes behind Tibbetts would be good for traffic flow and smart development.

21. In 10 years, what words would you like to hear others use to describe Madbury? Choose up to 5.

- | | |
|---|----------------------------|
| a. Resilient (8.4%) | i. Innovative (9%) |
| b. Agricultural (23%) | j. Affordable (22%) |
| c. Rural (64%) | k. A model community (19%) |
| d. Connected (18%) | l. Rooted in history (24%) |
| e. Safe (76%) | m. Civically engaged (21%) |
| f. Welcoming (57%) | n. Balanced (21%) |
| g. Diverse (18%) | o. Other: (9%, see below) |
| h. A steward of natural resources (56%) | |

Other:

Expensive and Best Schools
The place in Oyster River School District where young families can afford to move in and get a start
Classic New England vernacular architecture
Vibrant
Free
Fun
Lower taxes than surrounding areas
Kind
Bedroom community
Undeveloped
Beautiful
Fine the way it was in 1985

22. When is the best time for you to attend a 2-3 hour workshop to help us as we work to map out what types of uses are appropriate in different areas of the town? Families will be welcome, and food and beverages will be provided. (choose all that apply)

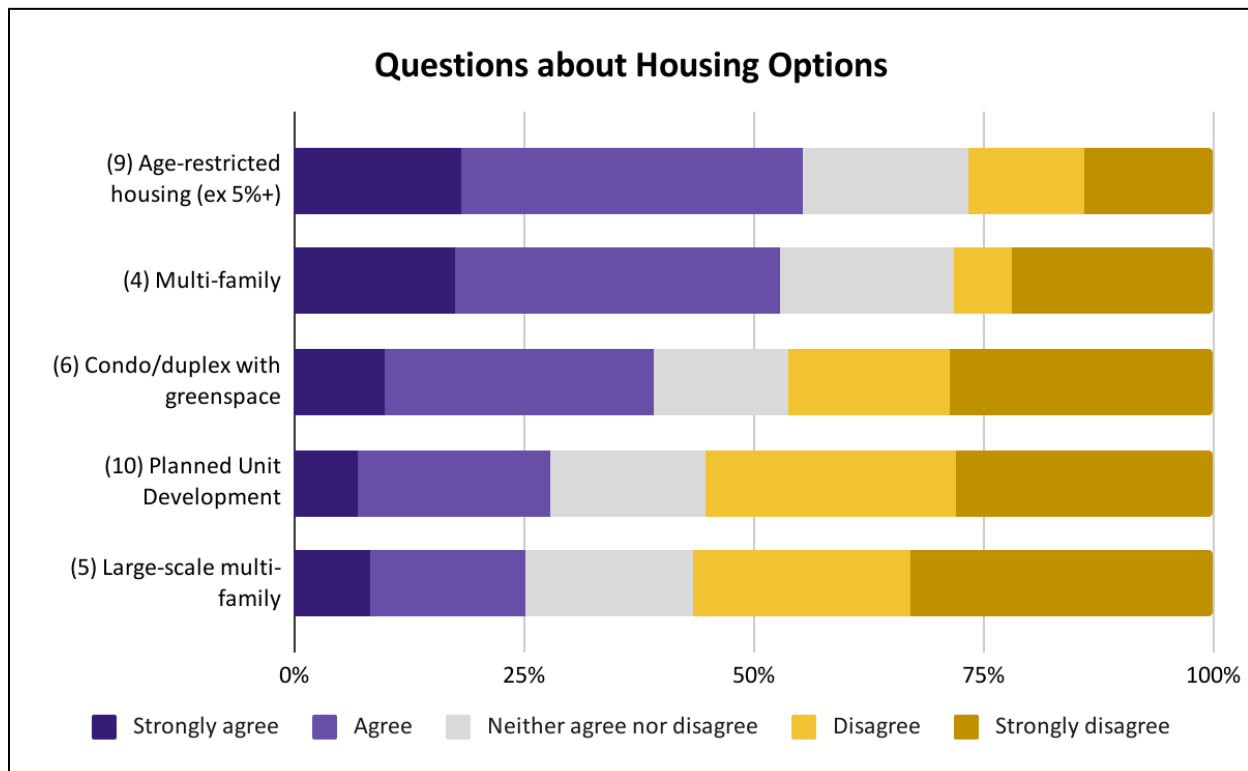
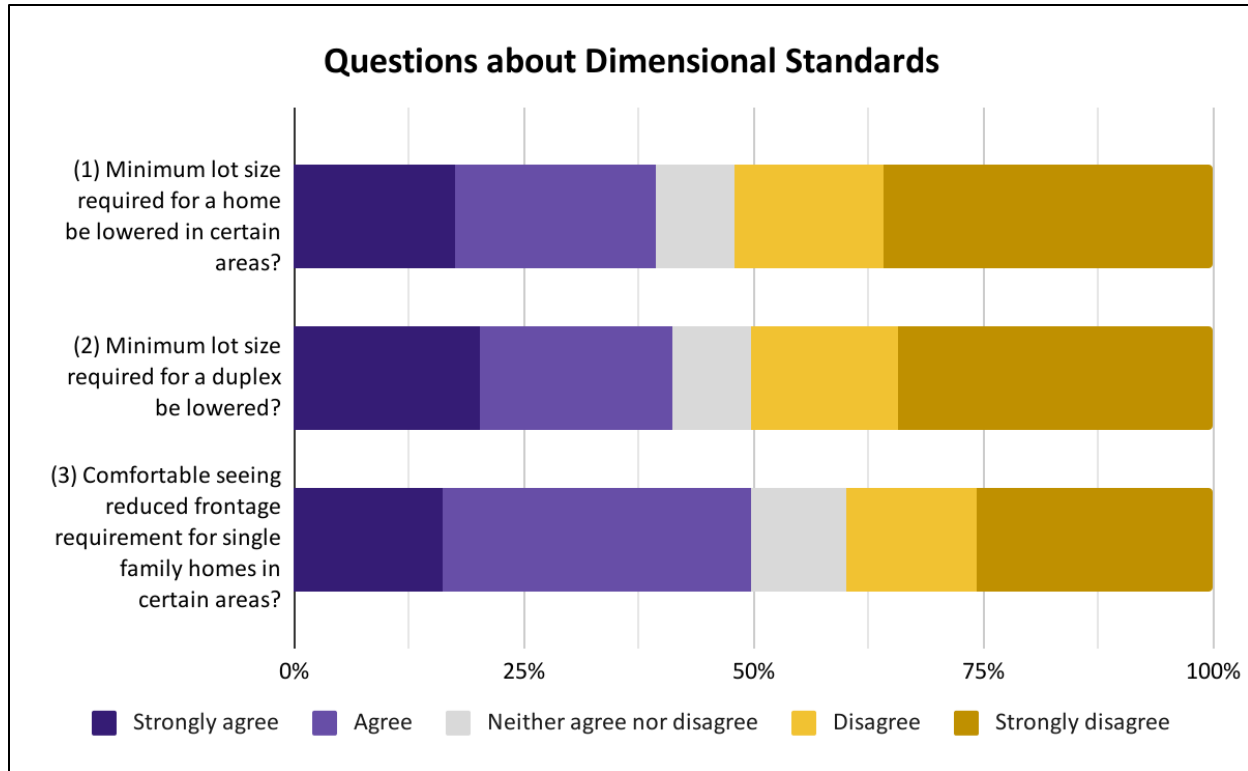
- a. Weekend morning (36%)
- b. Weekend afternoon (29%)
- c. Weekend evening (10%)
- d. Weekday morning (15%)
- e. Weekday afternoon (24%)
- f. Weekday evening (49%)

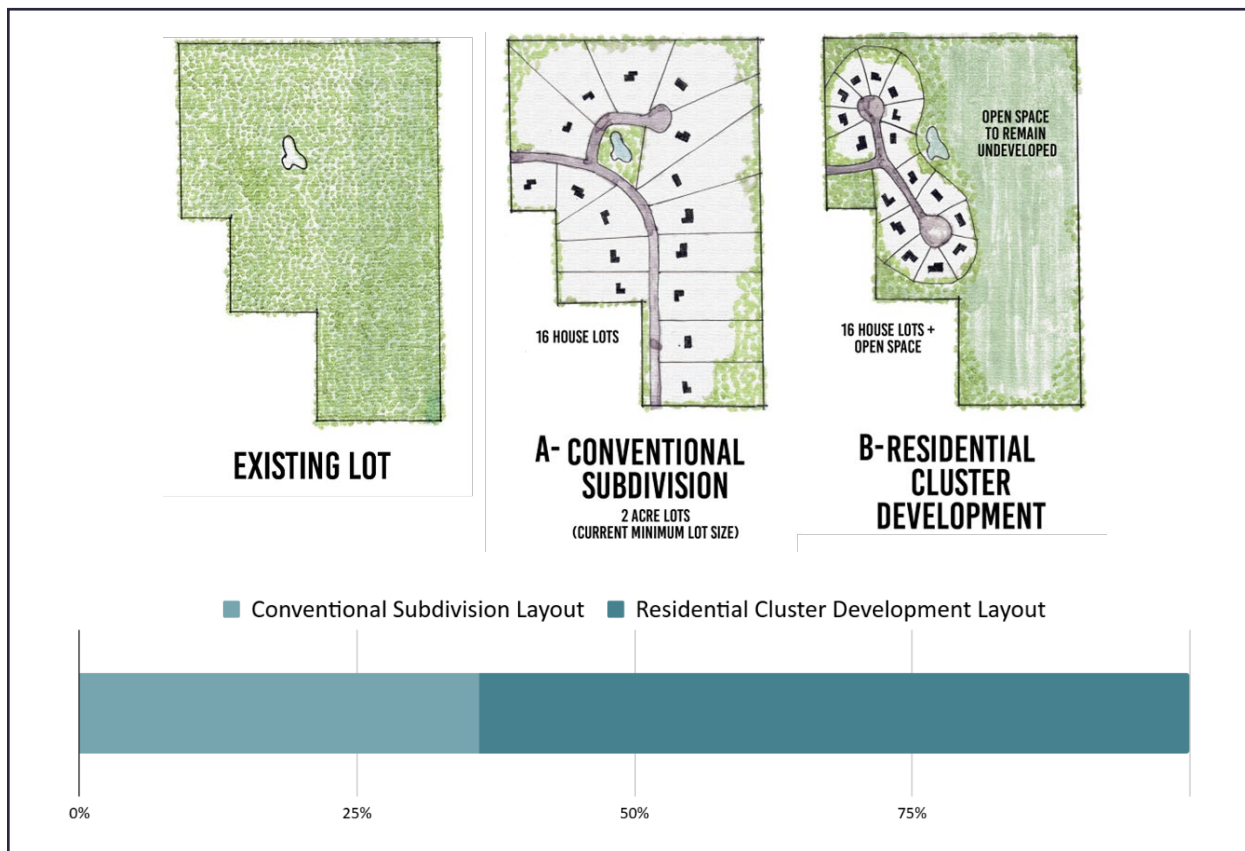
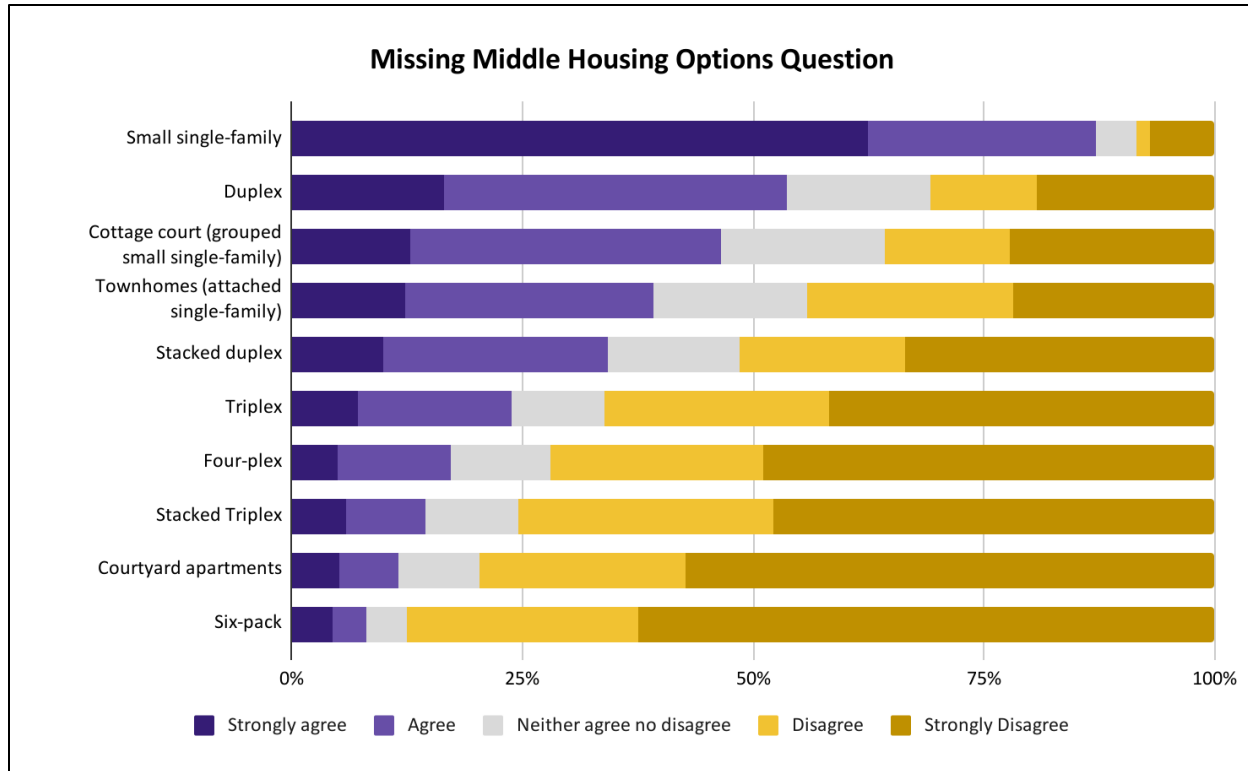
23. Please share any additional comments or questions you have that are relevant to land use in Madbury.

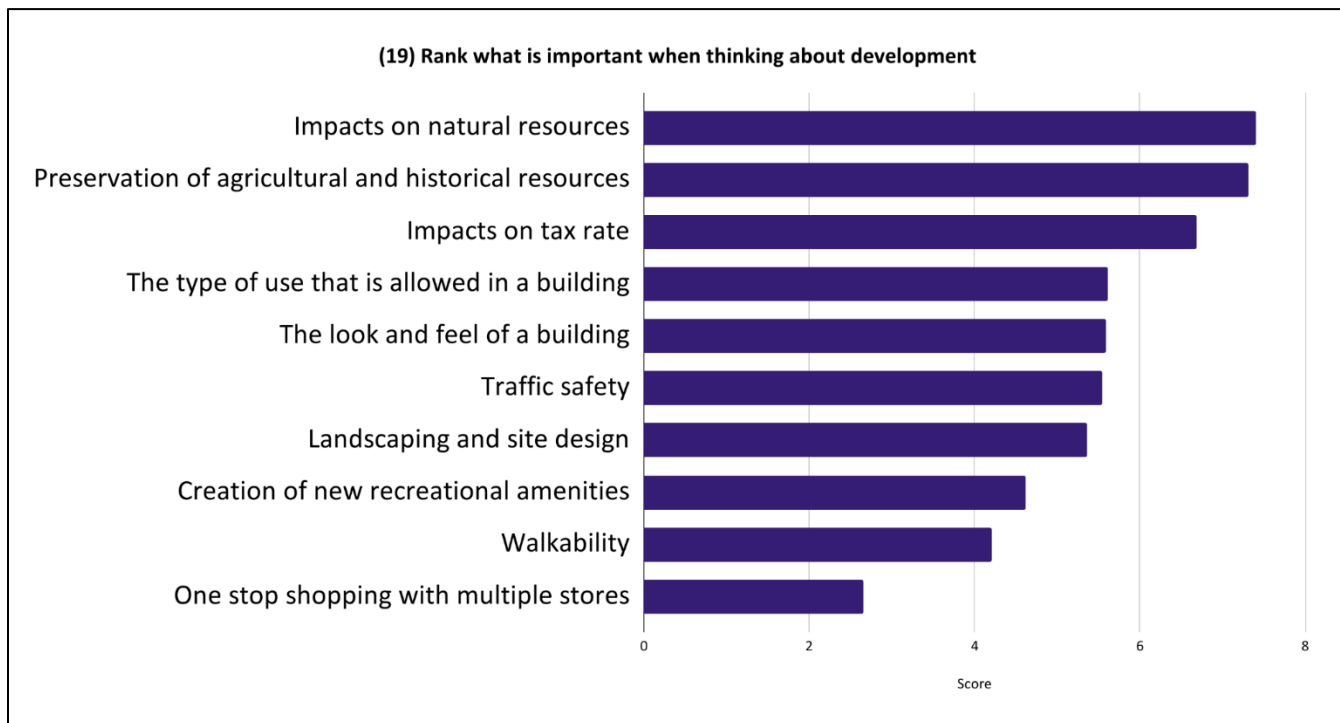
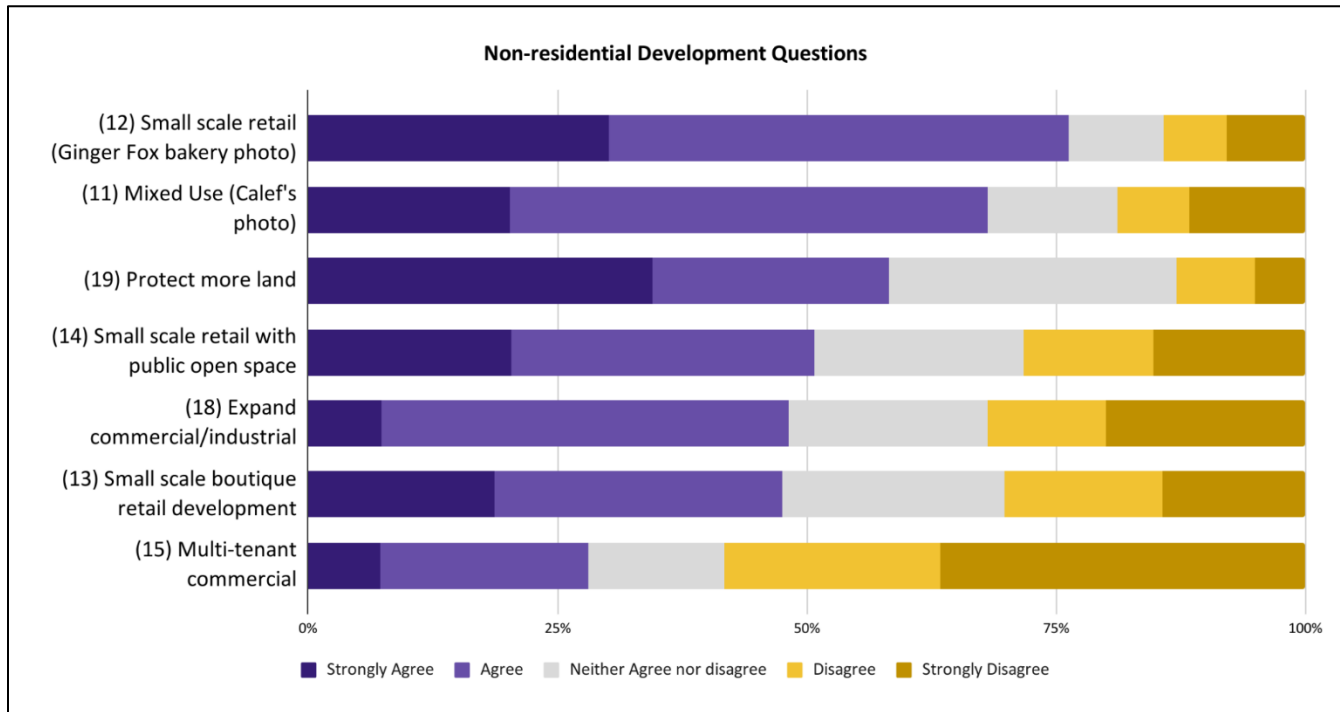
Madbury is extremely unique and wonderful. We should not change who we are so that less affluent people can move here. They can move somewhere else.
Zoning laws need to become more intelligent to allow development that centers people and community over cars
Thank you for all the work that you do and for putting together these community surveys. I can't imagine it is easy balancing that small town rural feel we all love with the ever growing pressure to develop more of the land to bring in more families, make housing more affordable, and/or allow for commercial use. 'Balanced' from the question above I think is spot on when managing those expectations.
Major changes to the town's development policies need to be part of a comprehensive plan that takes into account all of the affected aspects and effects of development, including highway and utility infrastructure, fire service and police protection, schools, and other municipal services. That can only be achieved in coordination with state resources and in conjunction with neighboring communities. Not to do so invites unrestrained, chaotic growth that leads to sprawl, traffic congestion and exploitative land use that mostly benefits developers who just want to make a quick profit, leaving the community to carry the burden.
Madbury needs to develop alternatives that are less costly than a single family home on a 2 acre lot in order to allow our young people and our seniors the option of staying in town. There are several viable options mentioned in this survey that could enhance the makeup of our community.
Would be nice to provide a colored map of the different zones within the town. Where are the commercial areas limited to? Along rt9/rt155/rt108? Where are the res/ag areas? Are there any industrial areas?
Higher population density leads to more traffic. We can not look at housing only. Traffic flow has to be taken into consideration. Also the impact on schools.
Do not want mass construction in madbury, specifically commercial with residential limited. Where can we even put this stuff? Would like to keep madbury a small rural community where people only come if they live here or turned down a wrong road. We are not Dover. Sorry you need more tax revenue.
Happy to help - I moved to Madbury in 2021, in large part because it's quiet and filled with nature but I still had access to the Amtrak, recreational facilities, the highway...
Adding contact info as I didn't see a spot for it elsewhere: Jenn Terrell, 8 Sarah Paul Hill, Madbury, NH 03823 C: 914-419-8008
I would love to revisit the rule requiring that homes zoned for 2 dwellings need to be attached.

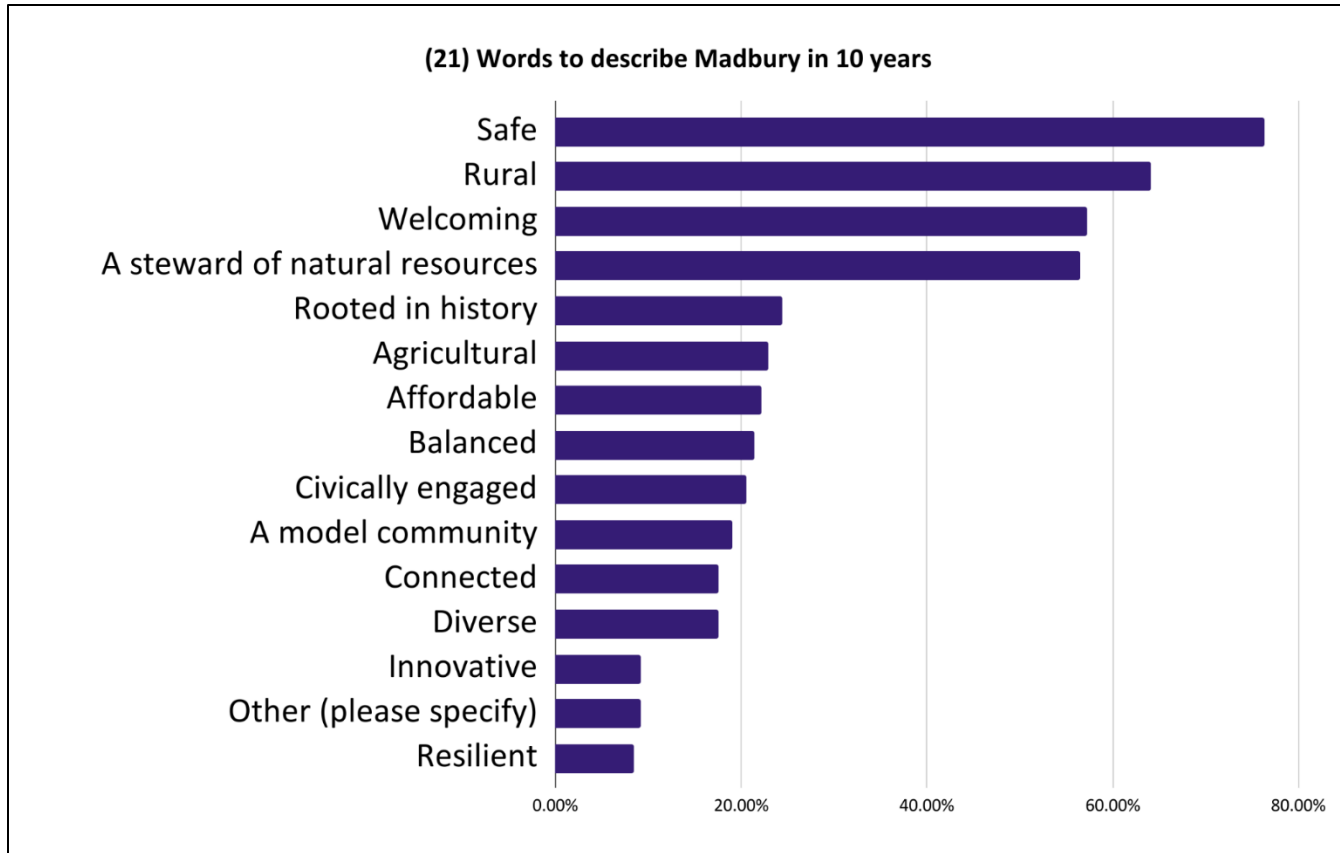
I know that the pressure is mounting to create housing and increase tax revenue. All the towns around us are selling out and allowing unfettered development. They're all coming for us! There are so many more people here, cars on the road, too...
Is there a way to keep the ugly developments confined to Barrington and Dover? (Bluebird Storage, anyone?) If you allow too much, there won't be a Madbury. Take your time making these tough decisions in this strange era. Thank you
If we wanted any of these things we would have chose to move to Dover vesus Madbury.
Related to safety, would like sidewalks on town hall road up to Hayes, speed enforcement (speed bumps or speed tables)
Need to have our town lands managed by a forester to make the safe and accessible.
I hope that you include discussions re the impact on Madbury's current public services in the scope of this town planning workshop
THANK you for engaging us this way!
The Planning Board needs to keep drinking water quality in mind. The Town is a watershed area for Durham, Dover, and Portsmouth.
Preservation of the character of Madbury being a steward of natural environment should be highly considered as a top priority.
Thank you for creating this survey and for thinking creatively on how to positively impact our community.
Please consider defining "certain areas " and reissuing the survey. For example, do you mean along routes 155, 9 and 108?
Tax Rate has to be reduced. Ridiculous...
I would love to see increased walkability and safety along roadways with walking paths and / or sidewalks. Especially around the townhall, school, and townfields, and any future commercial developments
We appreciate this survey and would like to be involved in the decision making. The preservation of this town is very important to us! We love this town and care about it. We would like for the land to remain protected and valued for its naturalness. Anything we can do to create that, we would be happy to support!
I thought we already figured everything out with the last survey and the huge level of effort and workshops and discussions. Why are we doing this again?
We need a recreational map of the towns trails and types of access granted.
Thank you for gathering feedback, rather than just listening to traditional town attitudes.
Weekday morning/afternoon would be impossible.
We need smart development to expand the tax base and avoid displacing workers farther. We also need to consider retail /commercial development along main corridors in Madbury or development of a new commercial corridor off of our main highways.
Madbury is special because it is a quiet place to live, where folks can spread out. Large developments (residential or commercial) would completely change the feel of the town. Don't ruin a good thing...

SUMMARY OF SURVEY INPUT









DESIRED COMMERCIAL/INDUSTRIAL USES

Aggregated input with the number of responses

- None/No (18)
- Cafe/coffee shop/bakery (11)
- Small businesses/local (7)
- Small grocery/convenience/general store (7)
- Restaurant, Artisanal restaurant (6)
- Craft/Small retail boutique/country/high end boutique/quaint/small scale (5)
- Agricultural/farm stand (4)
- Office, Office on Rte 9 and 155 (3)
- Light industrial on Rt and 155, ex turbocam, non-polluting (3)
- Community gathering space/Public open space (2)
- Retail (2)
- Environmentally friendly/no nuisances (2)
- Barber/Salon (2)
- IT company (2)
- Tutoring centers for children (1)
- Home Business (1)
- Small car repair (1)
- Service Industry (1)
- Minimal Truck traffic (1)
- Horse property (1)
- Drug store (1)
- Accessible by bike or foot, with road frontage and parking behind building (1)
- Hardware (1)
- law firm (1)
- The trades (1)
- Small/Medium Industry (1)
- Light commercial (1)
- Light manufacturing (1)
- Family activities (1)
- Bookstore (1)

UNDESIRABLE COMMERCIAL/INDUSTRIAL USES

Aggregated input with the number of responses

- Industry/ Heavy Industry / Manufacturing (15)
- Risks water pollution, Environmental impacts, smoke, dirty (11)
- All (10)
- Big box/large chains/large corporations (9)
- Multi-tenant commercial space, Mall, strip mall (5)
- Chain restaurant, retail, franchise (5)
- Plastics, chemicals, refinery (4)
- Loud/disruptive/noise (4)
- Casino, Gambling (4)
- Large car lots (3)
- High traffic like trucks to distribution center (3)
- Storage facilities (3)
- Adult entertainment (2)
- CBD/Cannabis/smoke/tobacco (2)
- Large scale (2)
- Detracts from small town feel/essence of town (2)
- Auto dealer (2)
- Convenience Store (2)
- Gas station (2)
- Airbnb/Vrbo (1)
- Of course not (1)
- Landfill (1)
- Liquor stores (1)
- Light pollution (1)
- Power generation (1)
- Duplication of nearby services (1)
- Pub (1)
- Tattoo parlor (1)
- Warehouse (1)

COLLAGE & PIZZA EVENT

June 16, 4:30-6:30PM
Madbury Public Library

The project team hosted an all-ages collage craft event aimed at learning more about community members' vision for Madbury. Attendance was low but those that attended created great collages and shared their input about what they envision for Madbury.

Pictures of the collages are shown below.



COLLAGE NIGHT

Help create a collage with your vision for Madbury!

Drop in for crafts + pizza and learn about Madbury's Master Plan. All ages welcome.

Free! Pizza! Family Friendly!

Monday June 16
4:30-6:30pm

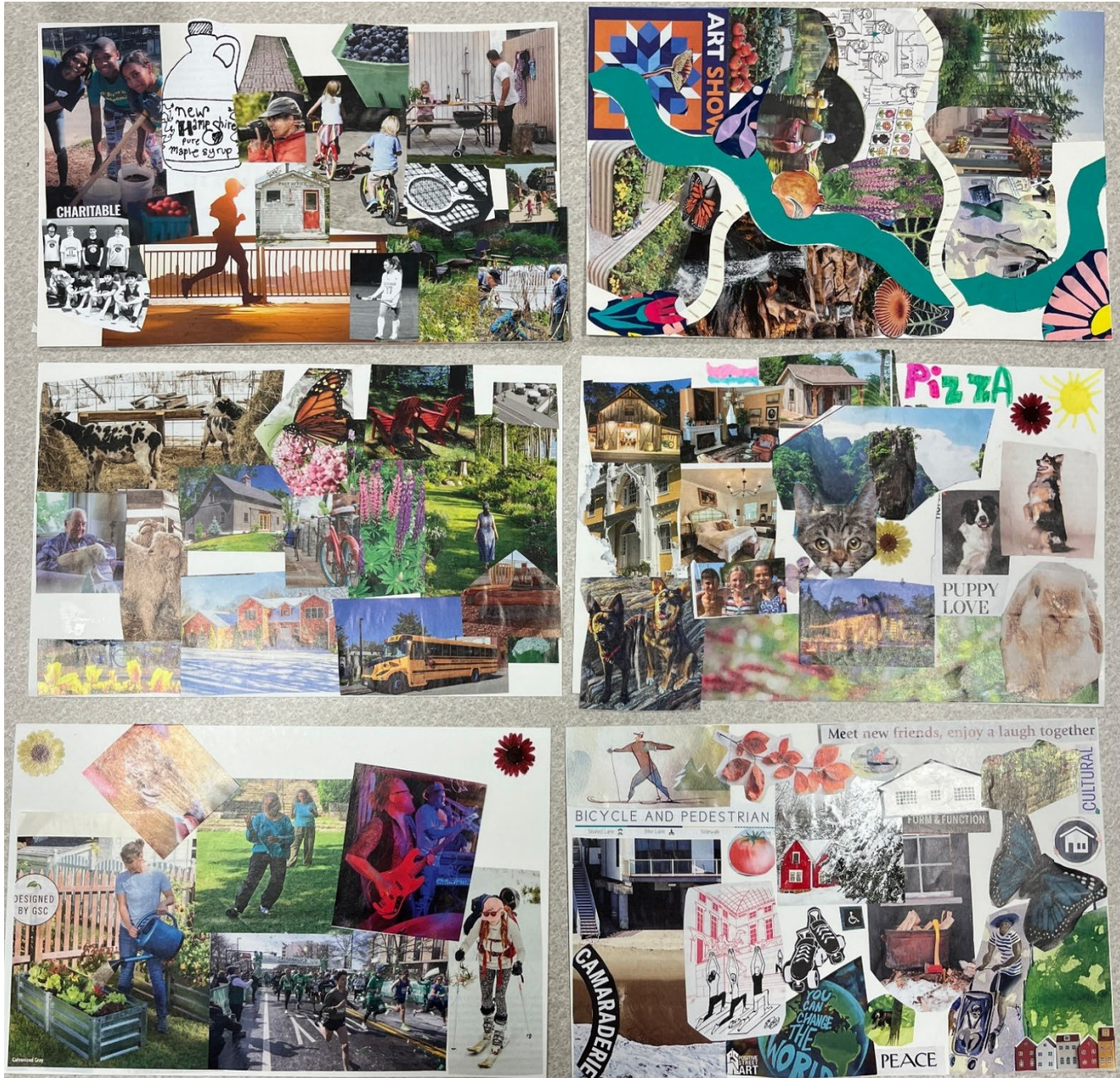
Madbury Public Library
11 Town Hall Road

This event is part of the Planning Board's Master Plan update.
RSVP to Liz@efdesignplanning.com appreciated but not required.

IN 10 YEARS, WHAT WORDS WOULD YOU LIKE TO HEAR OTHERS USE TO DESCRIBE MADBURY? TAKE UP TO 5 DOTS AND PUT THEM IN THE BOXES OF YOUR CHOICE.

RESILIENT	AGRICULTURAL	RURAL	CONNECTED
SAFE	WELCOMING	DIVERSE	A STEWARD OF NATURAL RESOURCES
INNOVATIVE	AFFORDABLE	A MODEL COMMUNITY	ROOTED IN HISTORY
CIVICALLY ENGAGED	BALANCED	OTHER	

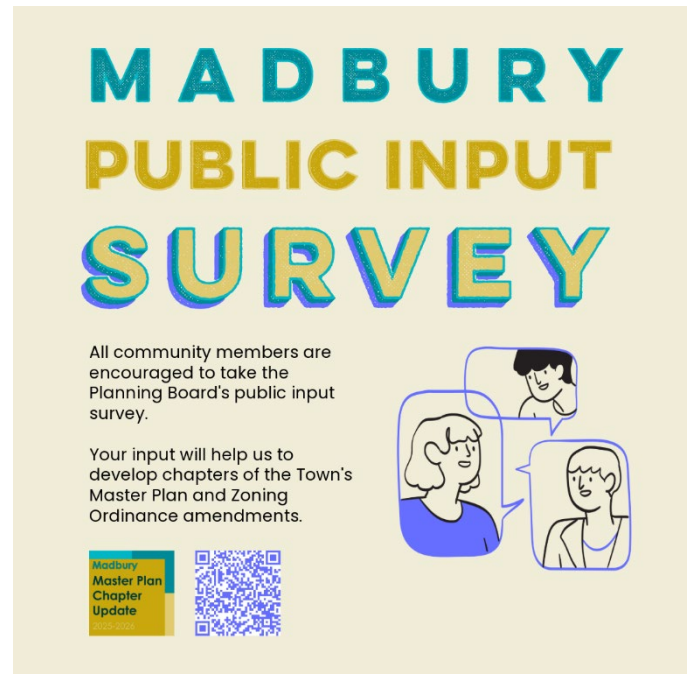
Planning Board Vision and @ Collage Night June 16, 2015



LAND USE & VISUAL PREFERENCE SURVEY

A total of 145 people responded to the land use and visual preference survey, which was open in April and May 2025. The survey was advertised via post cards mailed out to residents, Madbury Post, board and committee announcements, social media, the project StoryMap, and the Town's website.

A copy of the full survey results follows.



COMMUNITY INPUT WORKSHOP

On September 17, 2025, from 6-8pm, the project team hosted a community planning session. Pizza was provided and all ages were encouraged to attend. The workshop had eleven participants.

Following introductions, the project team gave a short presentation that included an overview of ongoing Planning Board projects funded by the Housing Opportunity Planning grant and an overview of zoning and land use regulations. The majority of the workshop was dedicated to interactive mapping sessions. Participants split into three small groups to discuss each of the session topics:

- Session 1: Natural Resources & Open Space
- Session 2: Non-Residential Development
- Session 3: Residential Development

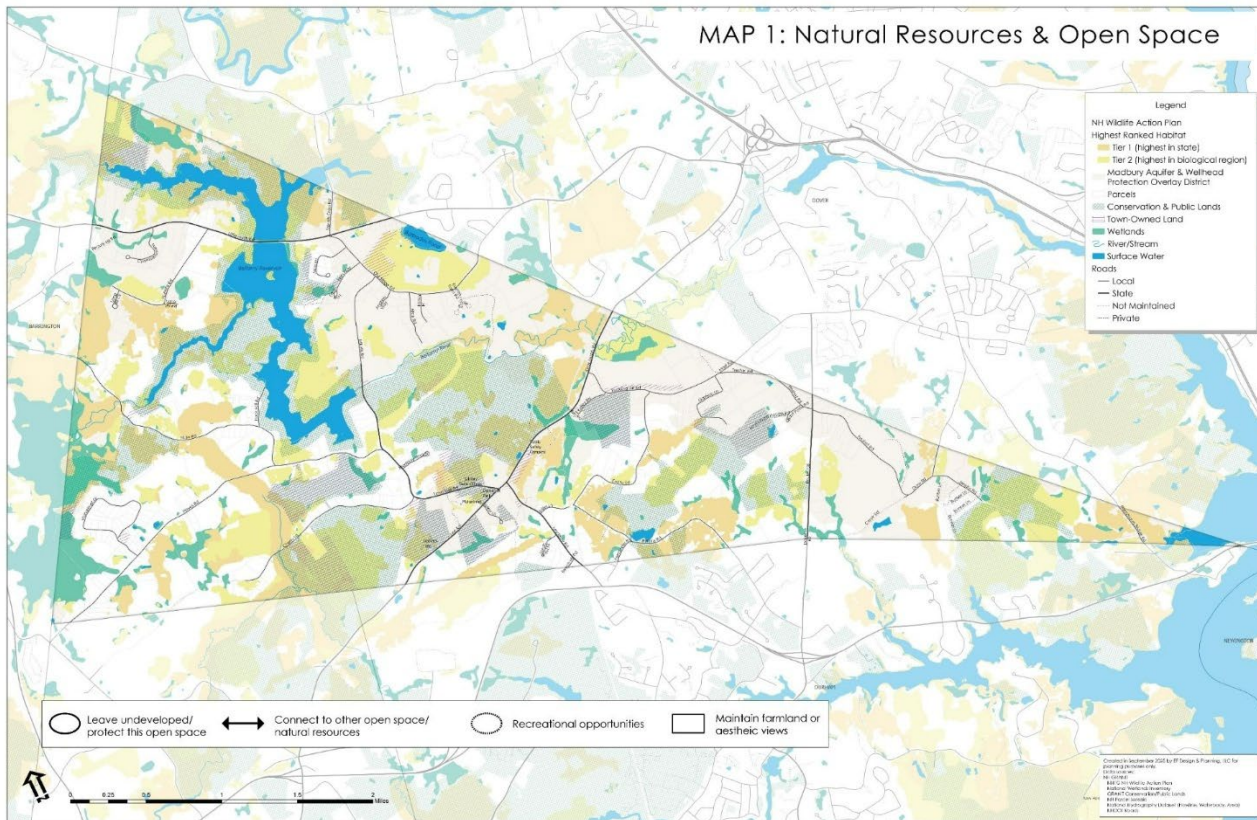
Participants were given several maps and prompts to guide their discussion. Input was recorded onto large maps. Following the workshop, the input was digitized and aggregated.

The workshop also included a live poll and opportunity for participants to ask questions and share other input they had about land use and the master plan.

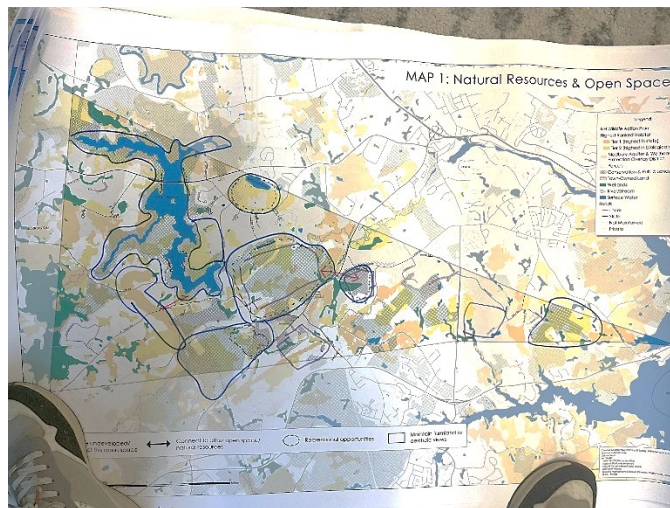
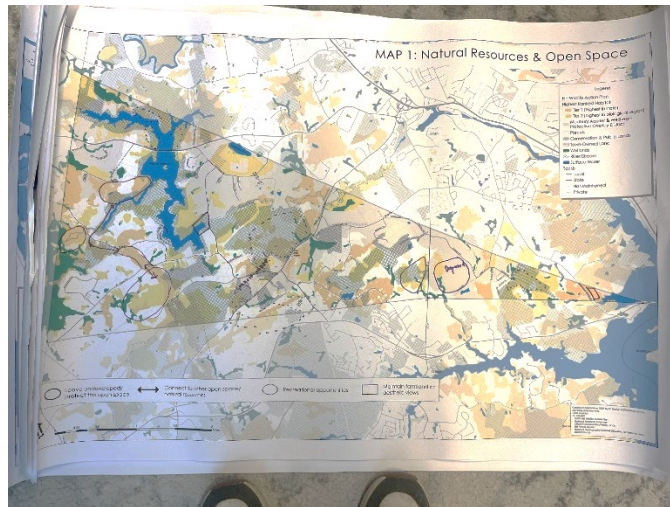
Results from the mapping exercise and poll follow.

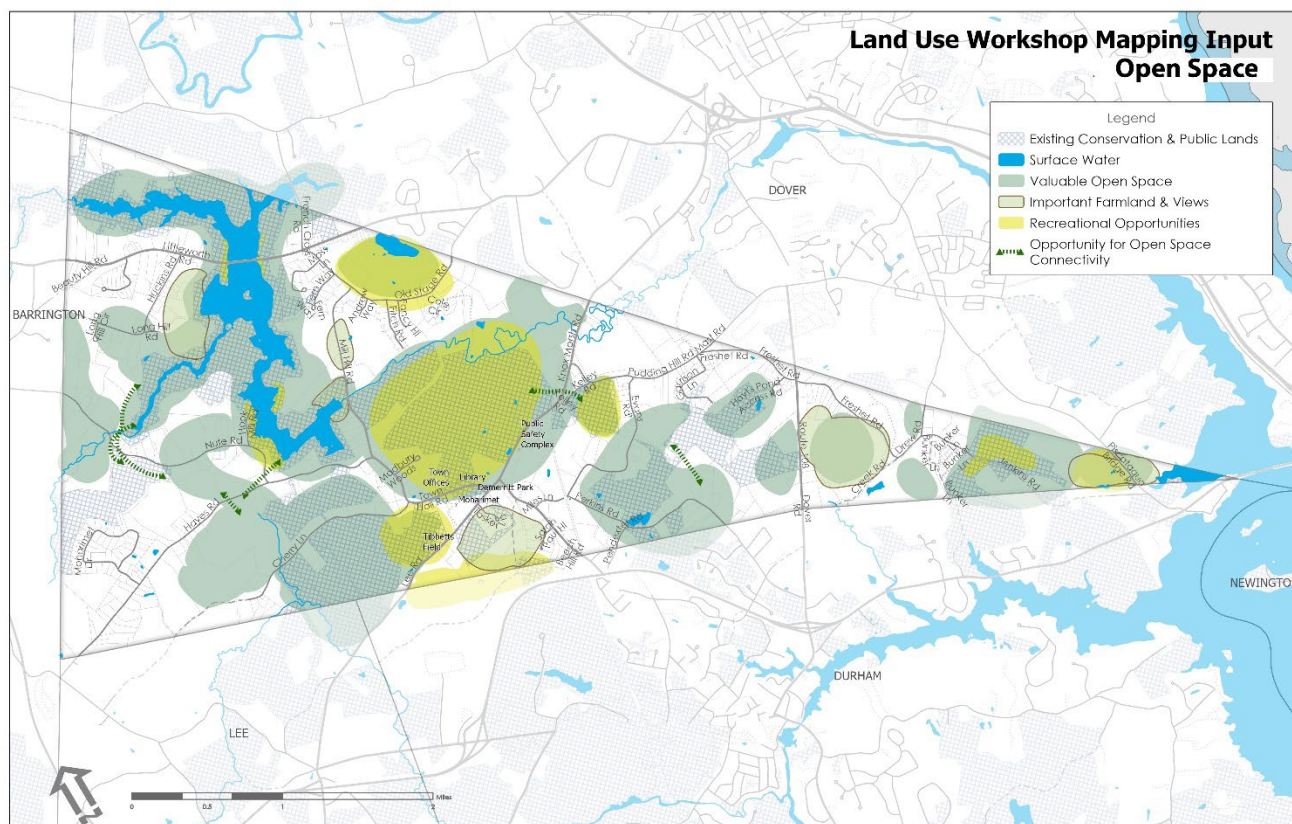


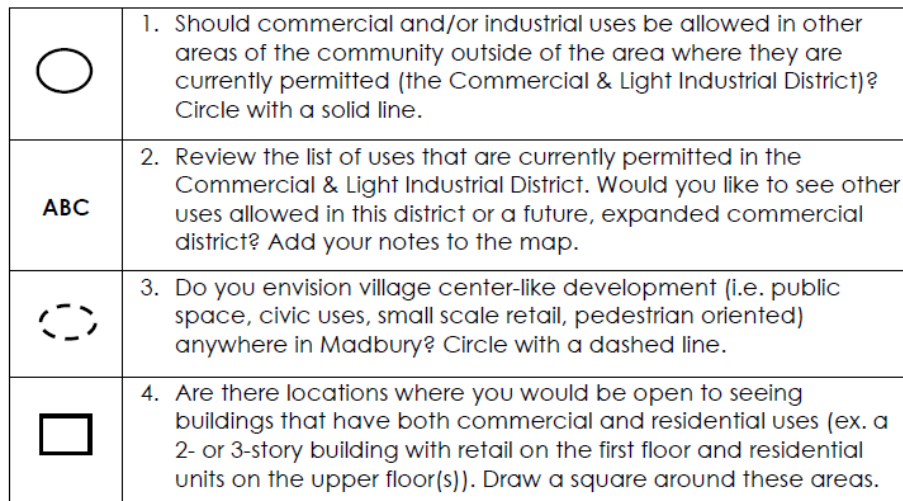
TOPIC 1 MAP AND PROMPTS

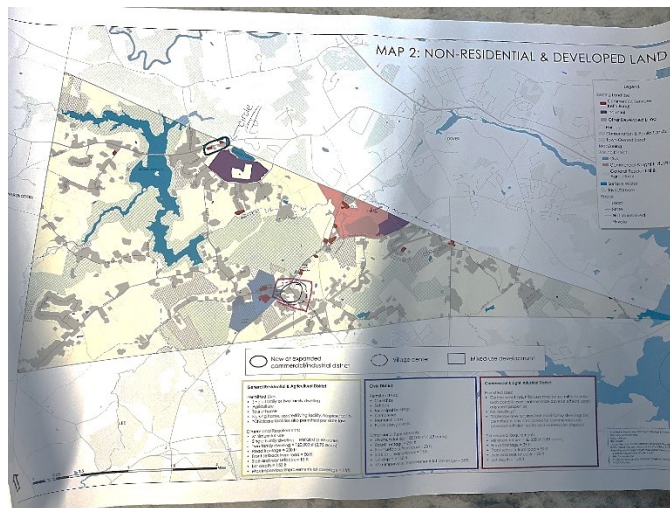
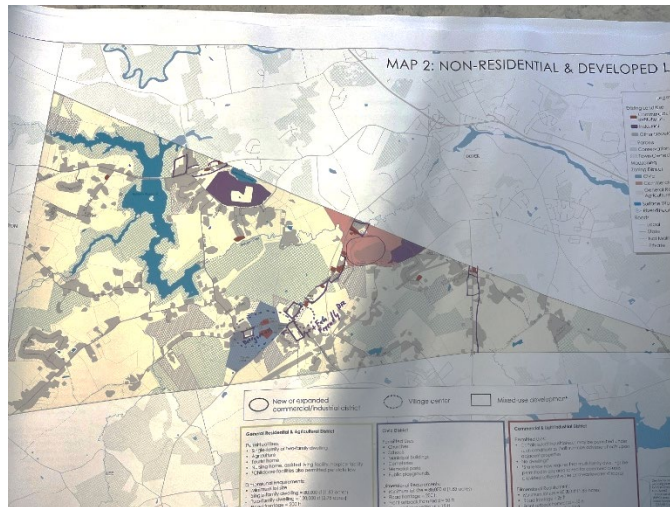
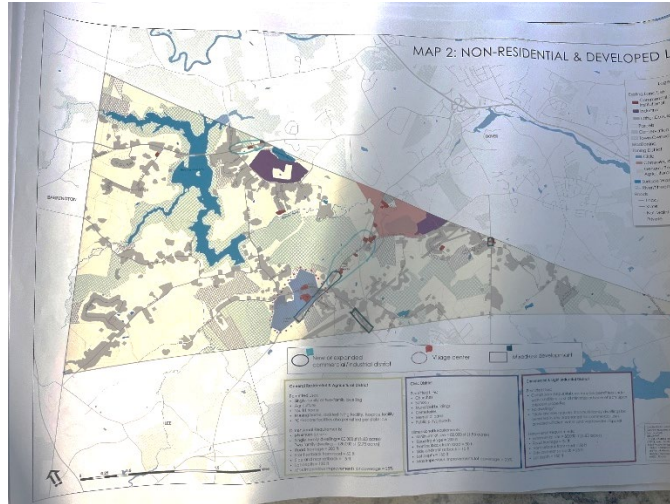


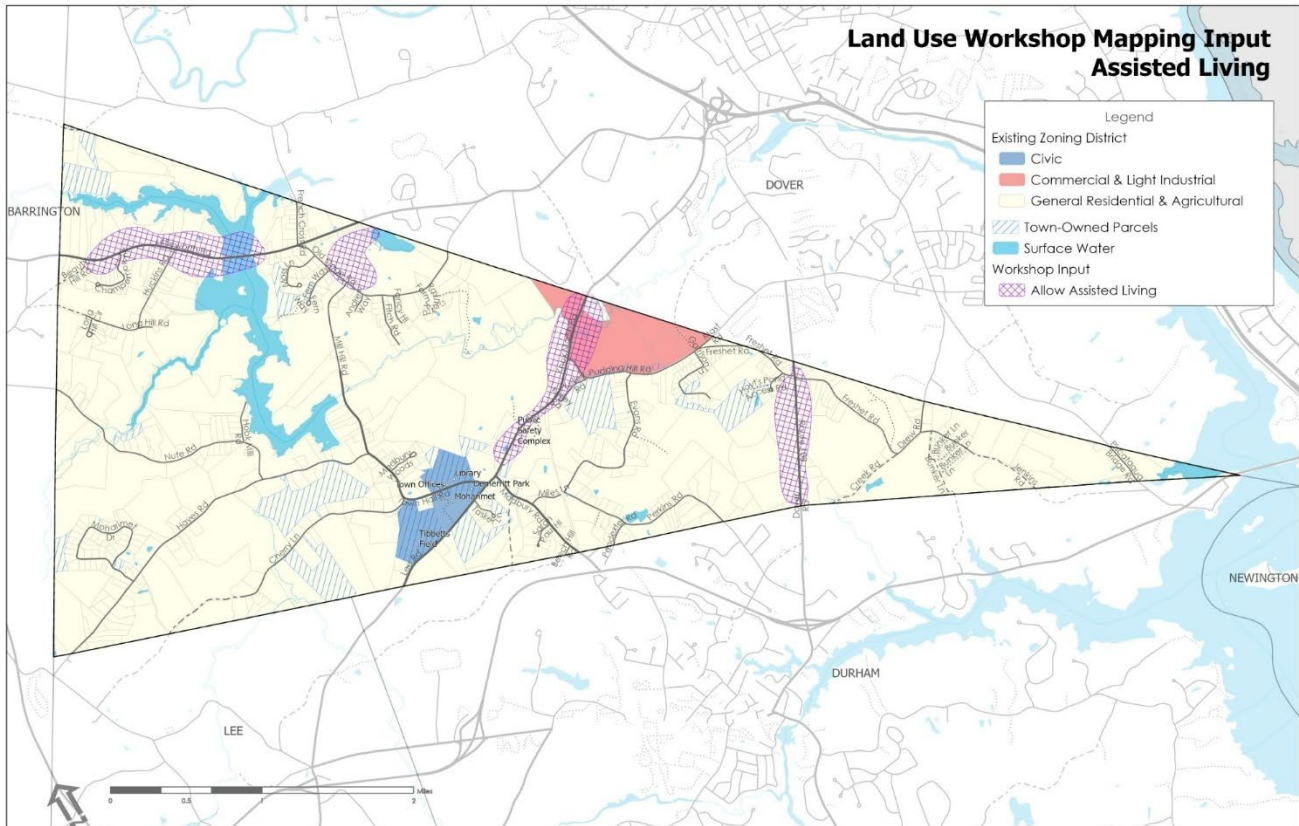
	1. Identify areas that should be protected and left largely undeveloped. Circle with a solid line.
	2. Identify opportunities to connect to other protected areas, areas with high value wildlife habitat, or other areas with important natural resources or water resources. Use arrows.
	3. Identify areas with recreational opportunities (ex. trails, water access, fishing or hunting). Circle with a dashed line.
	4. What other locations or types of resources should be left undeveloped (ex. farmland, aesthetic view). Draw a square around these areas and/or jot down your thoughts.
ABC	5. Add any additional notes to the map to help us to understand the areas that are best left as open space.

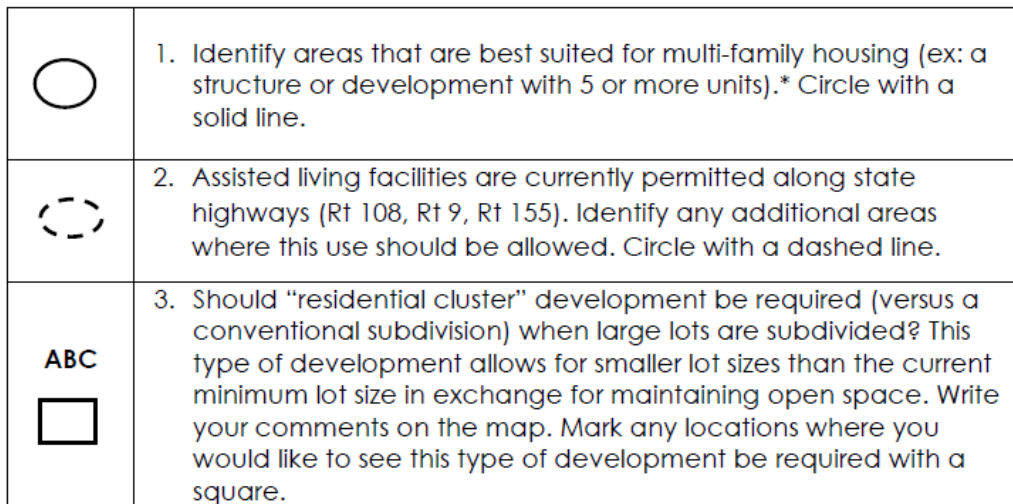


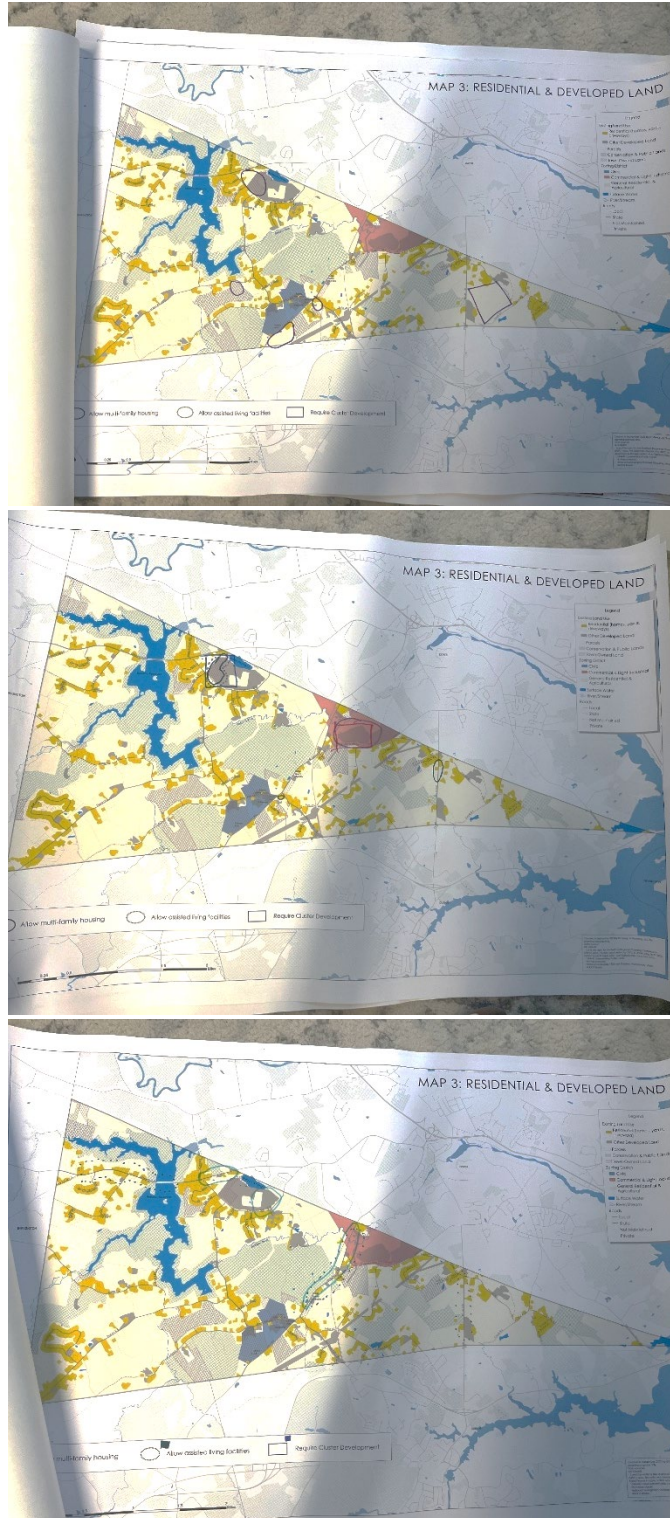


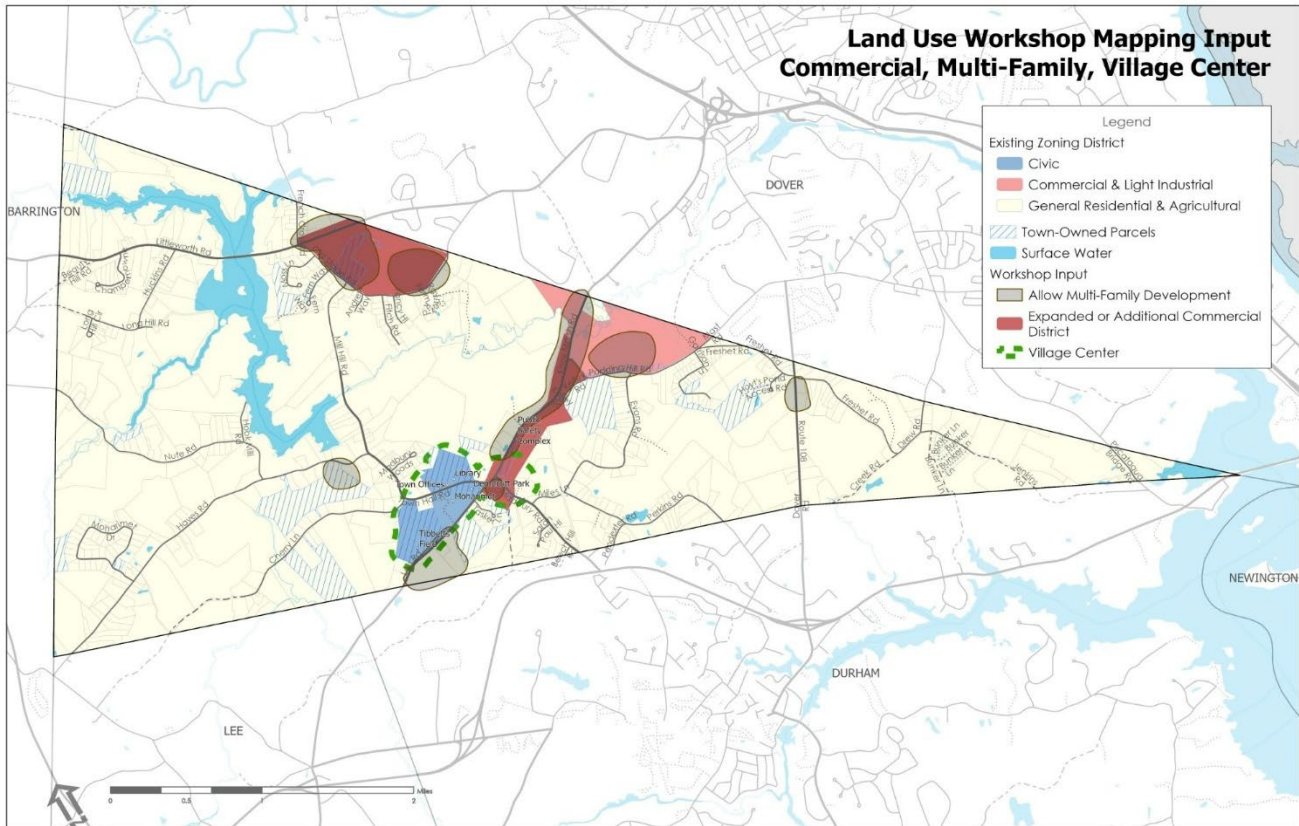






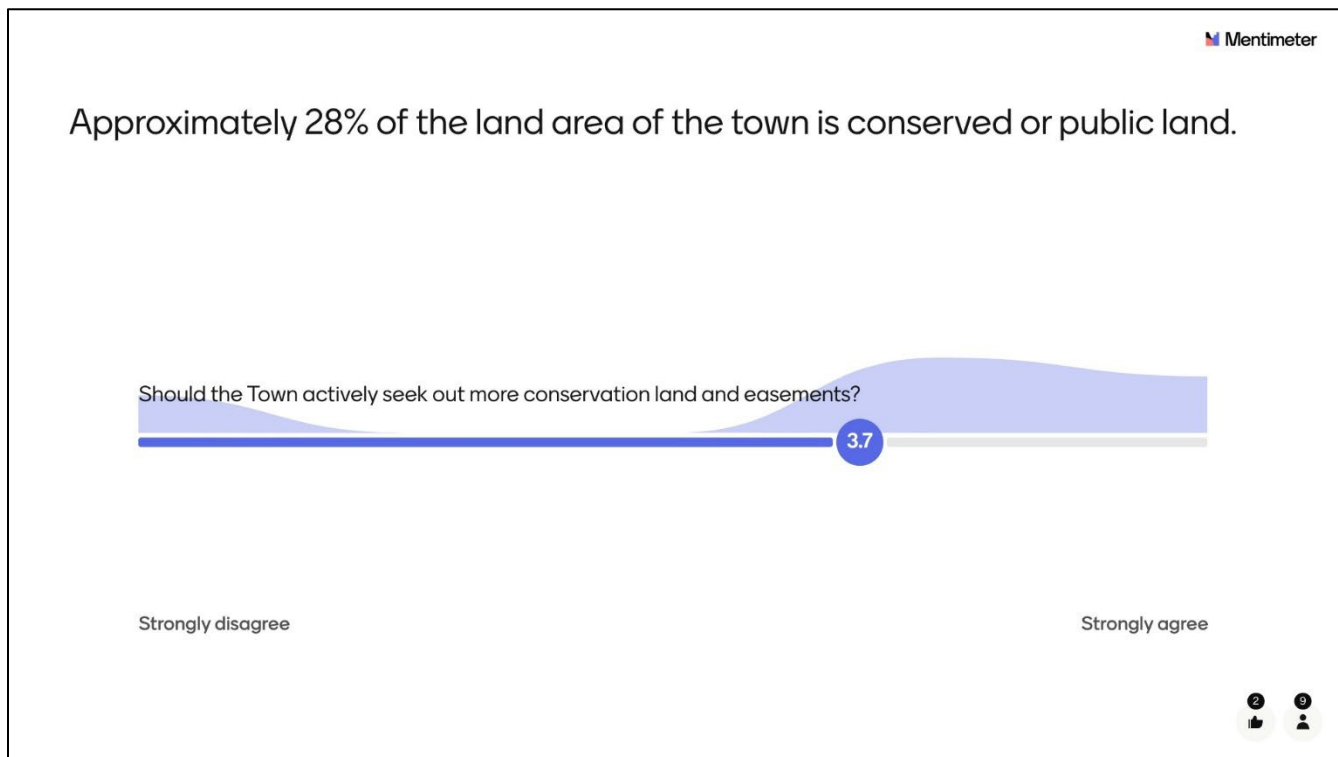
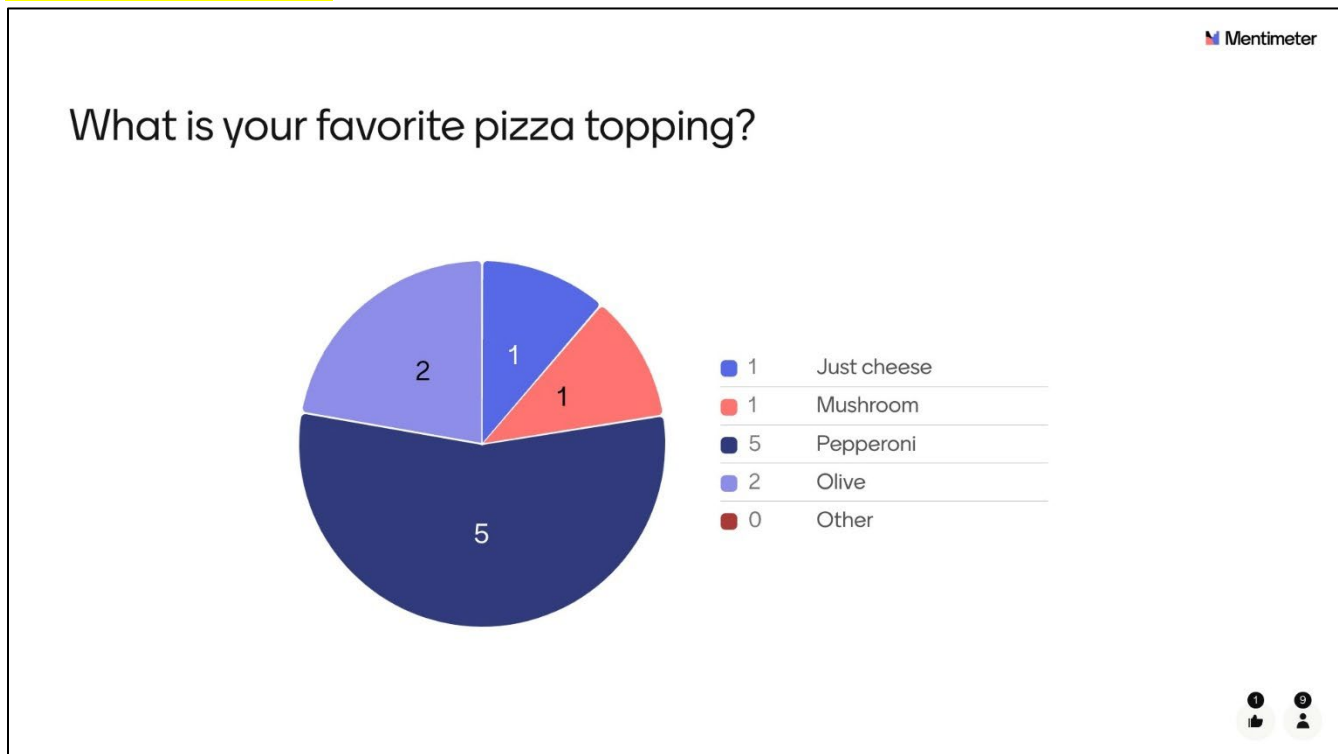


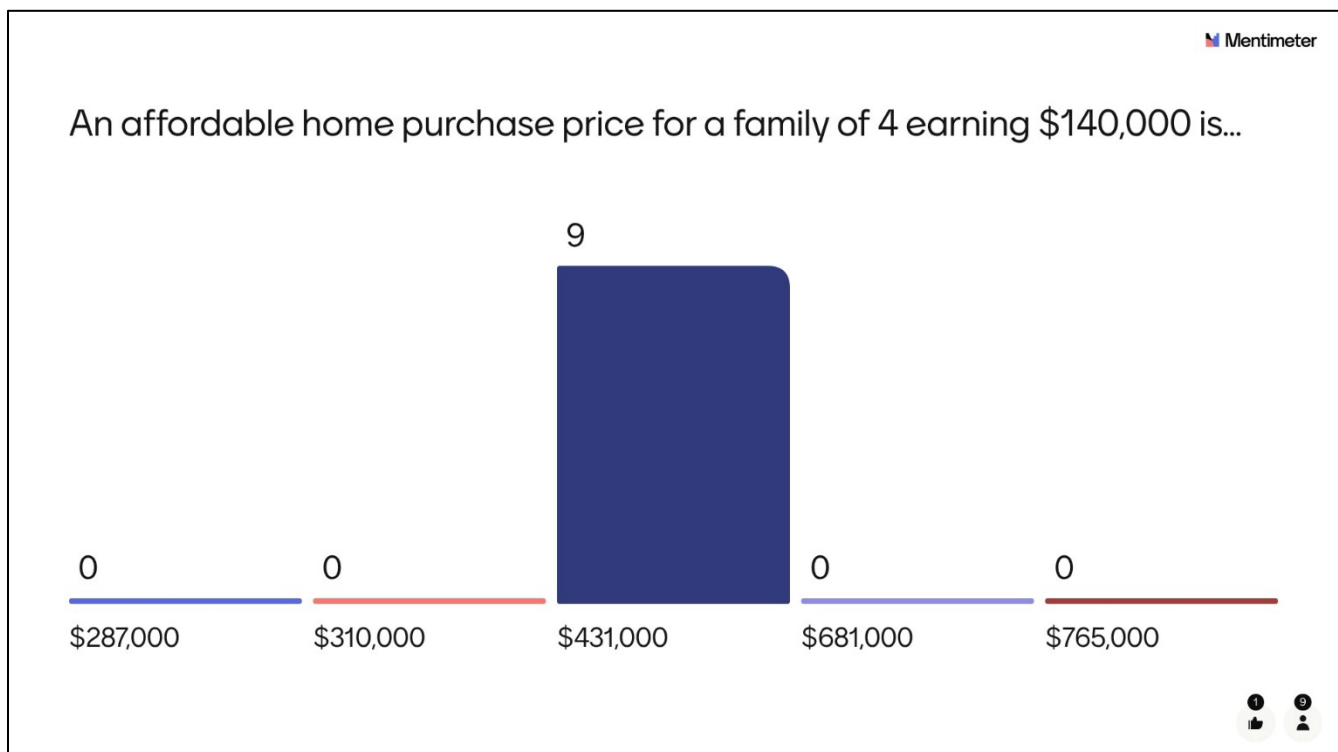
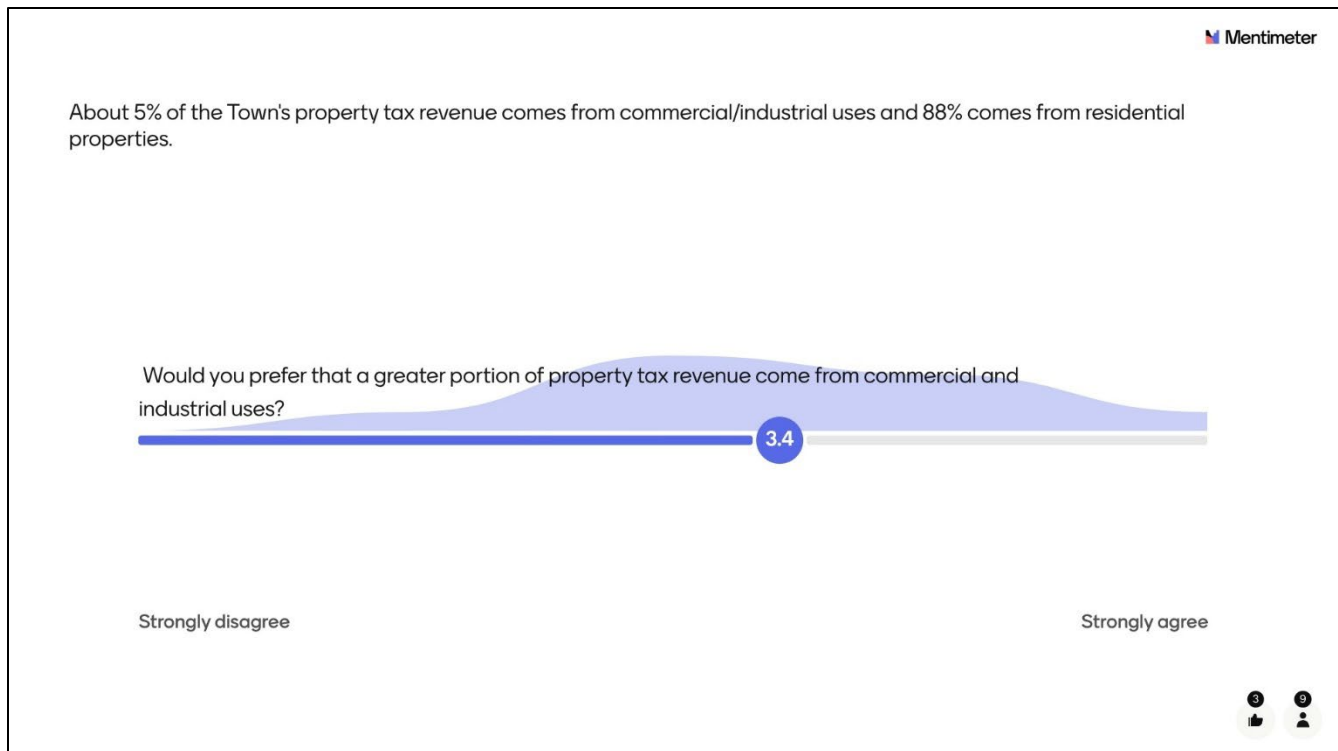


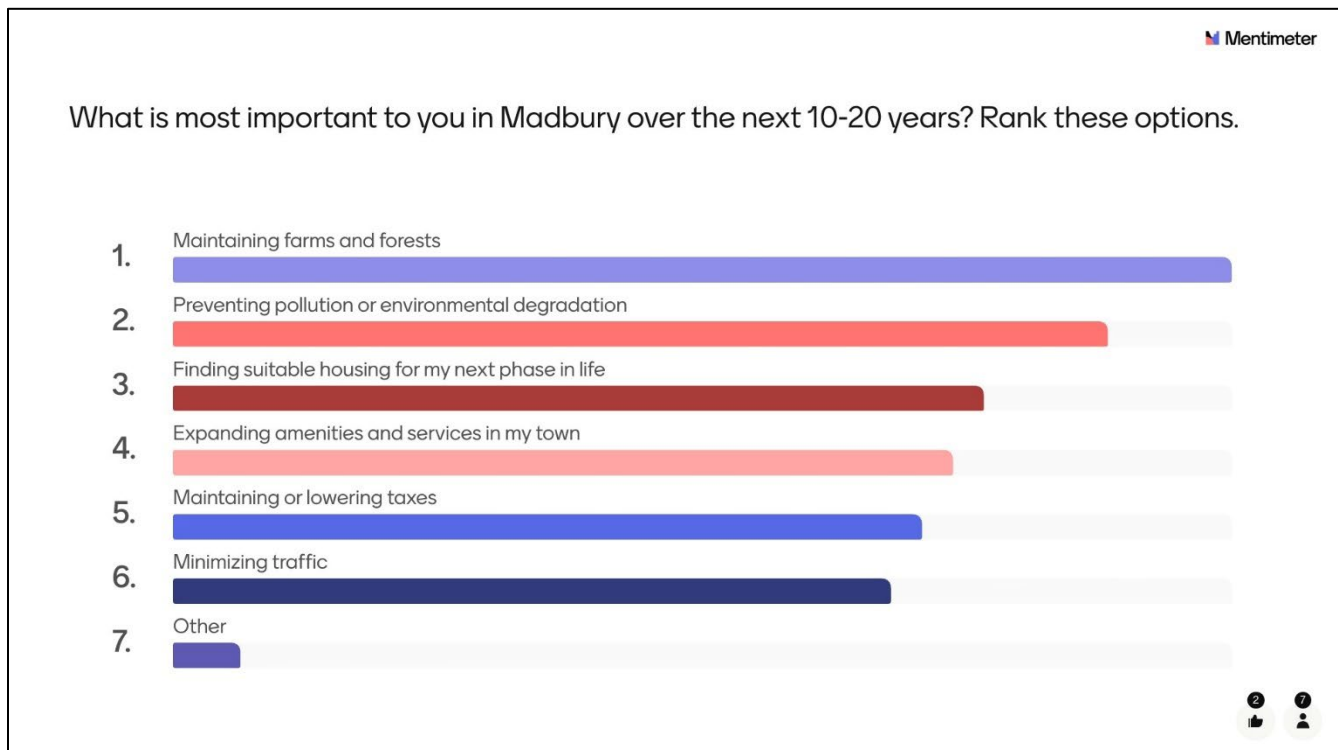
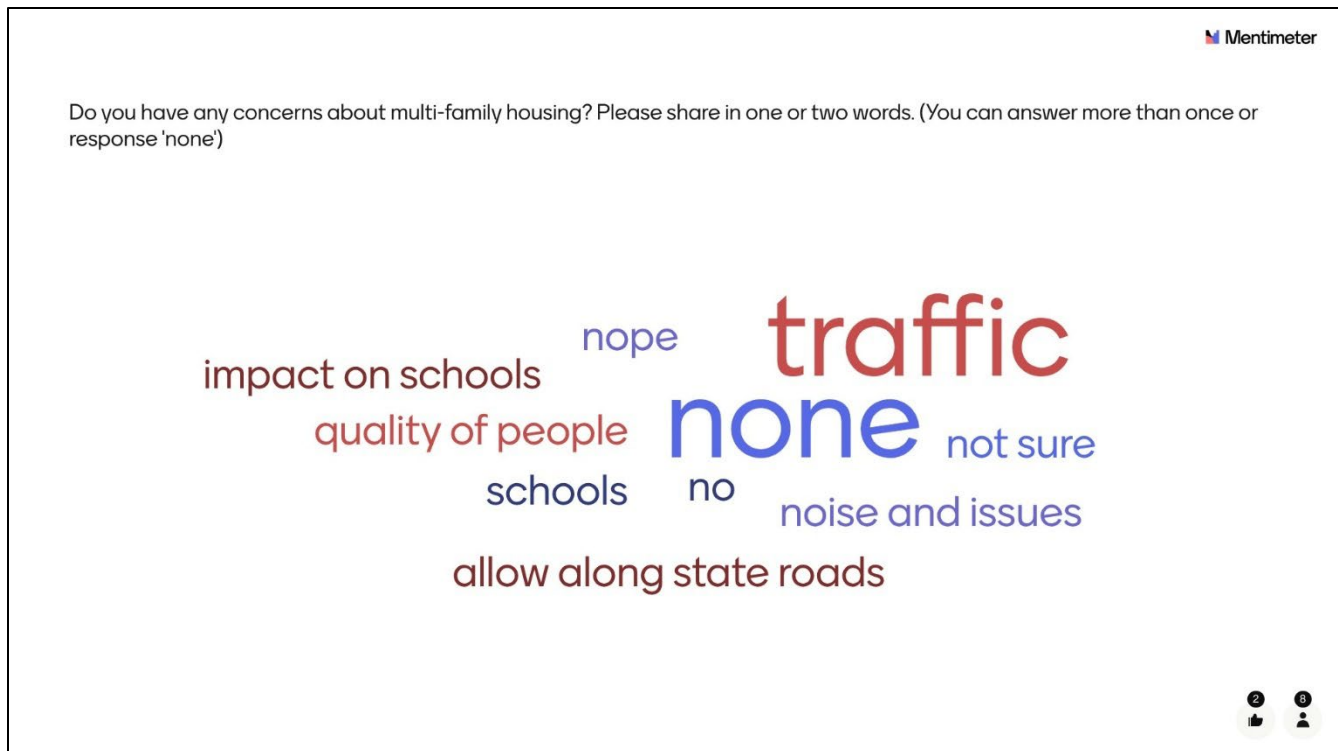


LIVE POLLING

****Add paper survey input**









What planning opportunities or challenges are you most interested in seeing addressed in the Land Use Chapter?

Location of the Madbury social district	?	Drinking water protection	Coordinating with surrounding communities around affordable housing
Community center	How to make large lots accessible for residential development	Affordable housing, recommended zoning updates	Maintaining open space, reducing property taxes so people can stay in their homes without having to sell off






What planning opportunities or challenges are you most interested in seeing addressed in the Land Use Chapter?

Challenging to do open ended ideas




Mentimeter

What questions to you have?

No	Nope	None	What is next, how is this input used?
Thank you Liz	Madbury's greatest susceptibilities based on outdated zoning regulations	How do you accomplish goals considering current owner	

1 5

JOINT PLANNING BOARD & SELECTBOARD DISCUSSION

Future Land Use Work Session

Joint Session – Planning Board and Selectboard

April 1, 2026

BOARD AND RESIDENT INPUT

Town-Owned Property Discussion

Iofolla

- Pike Industries continuing indefinitely
- Tax base help
- 55+
- Current access from Old Stage, access from gate off Rt 9 uncertain and would require legal review
- Asked SRPC about a feasibility study
- Talk that Pike could give land for access to water
- Access to Barbados Pond
- Neighbors encroaching on land near Barbados Pond
- Old Stage Road is very residential, commercial access should only be via Rt 9
- Some kind of fleet type business with vehicle registrations may be a source of revenue
- Ex Stonewall Kitchen type business
- Solar development opportunity, would want to develop regs first
- Aquifer overlay
- Contaminated soil, water
- Tourism, hotel
- Recreational space (ex. mountain bike park)

9 Town Hall Rd

- The well and well equipment for the field is in the building/on the lot
- Small parking area, other parking nearby
- Currently leasing for \$950/month to ORYA, which uses it for primary office space and for meetings, etc
- Existing trails in back
- Convenience store/coffee shop
- Town could rent out the space for a coffee shop or similar business
- Abuts Town-owned land – so valuable to keep
- Rent for event space for teams, etc. , rent as a celebratory space, some renovations would be required
- Sports rental equipment

Former Fire Station

- Being assessed for use for public works related uses
- Can be conditioned space
- Need fuel tank, plumbing, etc
- Has a cesspool, septic needed, shallow well

- Houses some Rotary Club items
- People have asked about using this space for vehicle storage
- Historic town pound, school, parish house
- Madbury museum if there wasn't a space
- Historical society looked into using space years ago, renovations would be required, could look for grant opportunities

Other land/locations

- Forest Society (SPNHF?) – looking at conservation of Crosby property on Cherry Lane
- Civic District – community garden doesn't have a parking lot

Land Use Discussion - Commercial/Industrial

- Why multi-family on Hayes Road (in reference to public work session map input)? Possibly because there is an existing duplex
- All areas on 155, 108, 9 with existing mixed use – rezone to make conforming
- Why doesn't 108 have proposed commercial (in reference to public work session map input)?
- PFAS concern
- Zoning careful about allowing multi-family development like Rt 9 in Barrington
- Be aware of what is happening across town line
- Multi-family in Dover and surrounding areas meeting demand
- Schnitzer land/Mad Metals property area, former pit/industrial space similar to Newmarket industrial parks and other areas that have been mined, land could be valuable for warehouse, 2 story office, less idea for multi-family
- Proximity to Dover water and sewer
- Redesign of intersection at Town Hall Rd/155/Madbury Road – redirect Town Hall Rd around school, create less travel on Town Hall Rd
- Town-owned lot with solar/public safety, use for commercial/general store