



MADBURY MASTER PLAN AND LAND USE SURVEY

The Town is updating the Vision and Land Use Chapters of its Master Plan and collecting public input on various land use topics. Please take this XX-minute survey and let us know what you think about different types of housing and non-residential development and your vision for Madbury.

You can take this survey online at the project website at [\[insert link\]](#) or by scanning this QR code:

Your input will guide the development of these chapters. All responses will remain anonymous.

Thank you in advance for completing this survey!

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 smaller lots be allowed in certain areas of the town?



- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

DRAFT 1

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?
- a. Strongly agree
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly disagree



DRAFT 1

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
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Comments: _____



DRAFT 1

4. This home on Champernowne Road has about 100 feet of road frontage. Would you be comfortable seeing this lot width in certain areas of Madbury?
- a. Strongly agree
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly disagree

Comments: _____



5. 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
 - b. Agree
 - c. Neutral
 - d. Disagree
 - e. Strongly disagree



Comments: _____

DRAFT 1

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



- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Comments:

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

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

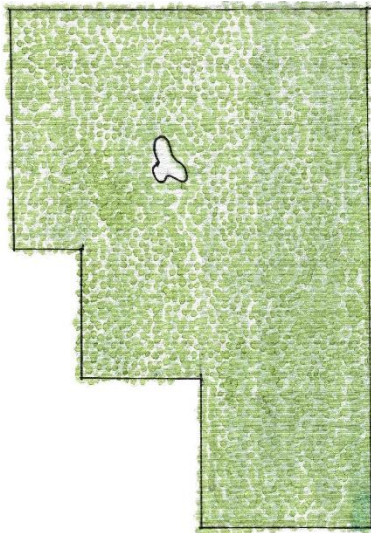
Comments:



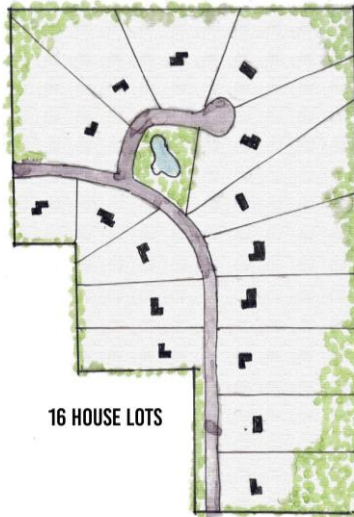
DRAFT 1

8. In the future, market demand will likely bring more residential development to Madbury. Which subdivision layouts would you prefer to see? (refer to image below)

- a. Conventional subdivision layout
- b. Residential Cluster Development subdivision layout (also called Conservation or Open Space Subdivisions)



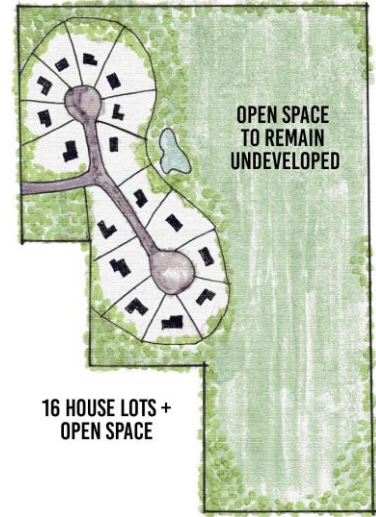
EXISTING LOT



16 HOUSE LOTS

A- CONVENTIONAL SUBDIVISION

2 ACRE LOTS
(CURRENT MINIMUM LOT SIZE)

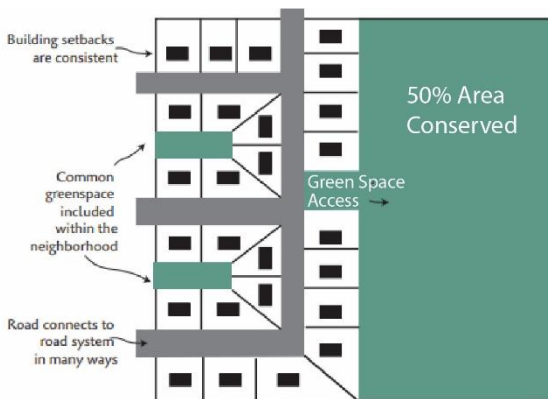


16 HOUSE LOTS +
OPEN SPACE

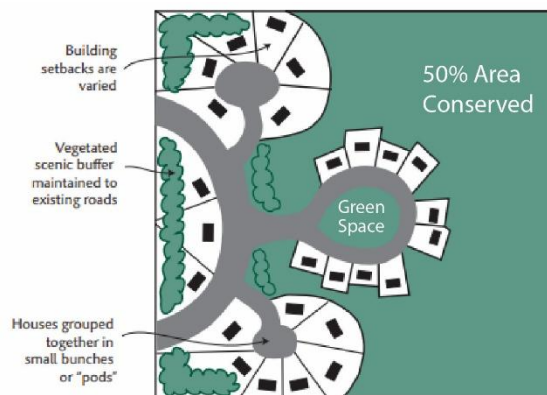
B- RESIDENTIAL CLUSTER DEVELOPMENT

9. The images below are both types of Residential Cluster Development (also called Conservation or Open Space Subdivisions) in which 26 house lots are proposed and 50% of the land area is left undeveloped and preserved. Which layout do you prefer? (refer to image below)

- a. Village style layout
- b. Rural pod layout



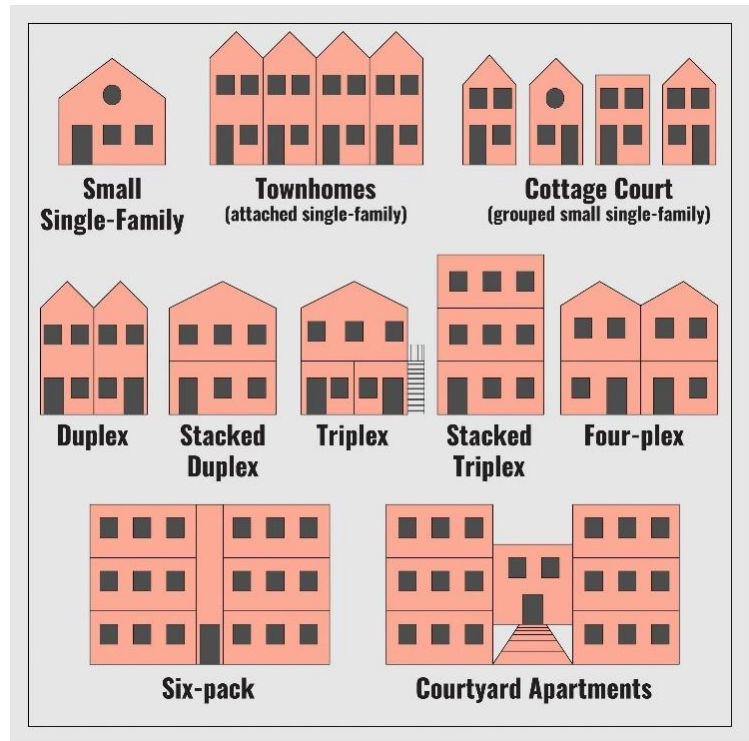
A- VILLAGE STYLE LAYOUT
26 HOUSES LOTS



B- RURAL POD LAYOUT
26 HOUSES LOTS

DRAFT 1

10. Do the housing types to the right fit in certain areas of Madbury? Please indicate your responses in the table below. Mark one circle per row.



Housing Types	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Small Single-family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhomes (attached single-family)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cottage Court (grouped small single-family)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stacked Duplex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Triplex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stacked Triplex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Four-plex	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Six-pack	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Courtyard Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

DRAFT 1

11. Where in Madbury would small-scale retail be appropriate? (refer to sample images below)



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

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Comments: _____



DRAFT 1

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

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Comments: _____



14. Where would assisted living be appropriate in Madbury? Why? (refer to sample images below)



DRAFT 1

15. 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
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Comments: _____



DRAFT 1

16. The images below are examples of mixed-use structures with commercial space on the first floor and residential dwelling(s) above. Would this type of development be appropriate in certain areas of Madbury?

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Comments: _____



17. This is an example of a multi-tenant commercial development. Would this be appropriate in certain areas of Madbury?



- a. Strongly Agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly Disagree

Comments: _____

DRAFT 1

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

19. Currently, non-residential uses are allowed in a limited area on NH Rt 155 near the Dover border. Should the Town explore options to expand where certain types of commercial uses are allowed?

- a. Strongly Agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly Disagree

Comments: _____

20. 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
- ___ Landscaping and site design
- ___ The type of use that is allowed in a building
- ___ Traffic safety
- ___ Walkability
- ___ Connectivity
- ___ One stop shopping with multiple stores
- ___ Impacts on natural resources
- ___ Creation of new recreational amenities
- ___ Impacts on tax rate

21. Currently, about 30% of the town's land area is protected. Should the Town work to protect more land?

- a. Strongly agree
- b. Agree
- c. Neutral
- d. Disagree
- e. Strongly disagree

Comments: _____

DRAFT 1

22. In 10 years, what words would you choose to describe Madbury? Choose up to 5.

- a. Resilient
- b. Agricultural
- c. Rural
- d. Connected
- e. Safe
- f. Welcoming
- g. Diverse
- h. A steward of natural resources
- i. Innovative
- j. Affordable
- k. A leader
- l. Rooted in history
- m. Civically engaged
- n. Other: _____

23. 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.

- a. Weekend morning
- b. Weekend afternoon
- c. Weekend evening
- d. Weekday morning
- e. Weekday afternoon
- f. Weekday evening

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

THANK YOU FOR COMPLETING THIS SURVEY!

Completed paper copies of the survey can be returned to the Madbury Town Offices or the Madbury Library.

Please visit the project website at www.bit.ly/MadburyHDmasterplan to learn more about updating the Master Plan and updates to the Zoning Ordinance that the Planning Board will be working on this year.