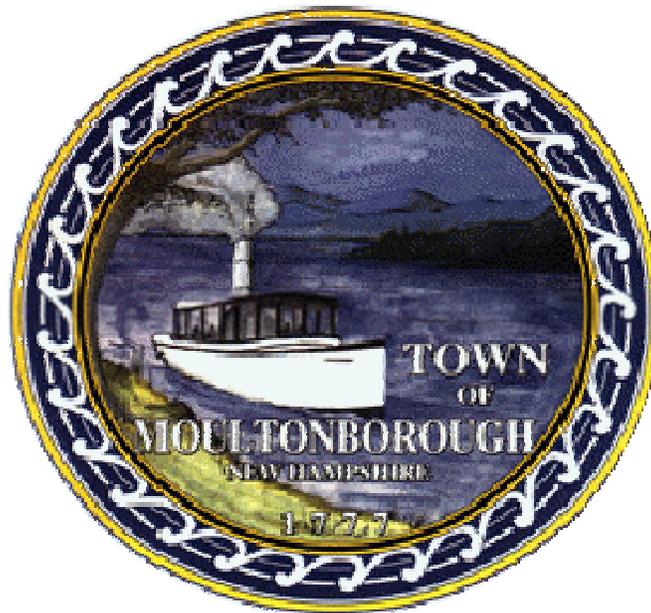


Moultonborough Master Plan Survey

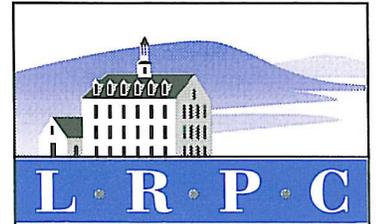
December, 2006



Prepared by
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To: Moultonborough Planning Board

From: Nancy K. Johnson
Project Planner

A handwritten signature in black ink, appearing to be 'N.K.J.', is written over the printed name 'Nancy K. Johnson'.

Re: Moultonborough Master Plan Survey

Date: December 22, 2006

The following reports the findings from the Moultonborough Master Plan Survey. Our analysis is summarized below. The data are provided in the appendix

Executive Summary

The Moultonborough Master Plan Survey had a return of 1,355. The mail returns were 1,091 and 264 respondents took the survey on-line.

A majority of the respondents were full-time residents, however, over 40% were non-residents. Our analysis did not find any statistically significant difference between answers given by the full-time residents and the part-time residents.

The greatest town assets are the scenic beauty of Moultonborough, the schools, and the quality of life.

Issues concerning the quality of the water are important to the residents and non-residents. The protection of the lakes, drinking water, and aquifers is important. Many comments were offered on the growth of milfoil in the lake. The eradication of the weeds would be a very welcomed project.

Suggested ordinances included shoreland protection and a village and/or historic district.

Between 1990 and 2000, Moultonborough's population doubled however the low number of responses on the rate of growth may indicate that respondents did not know how to respond to the question. Many comments, however, did address that there is too much development, especially along NH Route 25. Not only did they think there is too much development, but they also felt the development was unattractive and not well thought out.

On the other hand, respondents did not think Moultonborough needed more controls on growth, rather that commercial growth should occur in specifically zoned areas, such as by the airport.

The preferred nonresidential development is small retail shops and home-based craft industries; however, many feel that there is a need for a large grocery store and a pharmacy.

The library, ambulance service, fire and rescue, health & human services and the police received the highest community facilities and services ratings.

The respondents said they think the most pressing transportation need is the lack of sidewalks/pathways. Bike paths were also noted as a priority.

Upgrading the town beaches and a community center/senior center were also rated high.

Moultonborough Master Plan Survey

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I. Introduction

As part of the process of updating the Master Plan, a community survey was designed by the Moultonborough Master Plan Update Committee members. The purpose of the survey was to generate input from residents regarding the predominant issues and concerns in Moultonborough. The topics covered included general issues, land use and growth management, community facilities, transportation and recreational facilities.

The results of the survey was presented to the Moultonborough Planning Board on November 29th. At that meeting the Planning Board approved the results.

The respondents were also asked for any additional comments. These additional comments are provided at the end of the report. Every comment was included if it could be read.

The following presents the findings from the community survey.

The survey results are based on completed answers by the respondents. When appropriate, the number of “no answers” and/or “no opinions” are reported.

II. Methodology

The surveys were mailed on September 2, 2006 to all property owners. The surveys were mailed to the following zip codes: 03254 (Moultonborough), 03226 (Center Harbor), 03850 (Melvin Village), 03227 (Tuftonboro), and 3,722 were mailed to other zip codes in and out of the state of New Hampshire. The 5,893 surveys mailed included a metered returned envelope addressed to the Lakes Region Planning Commission (LRPC). The survey was also put on Moultonborough’s website. The cover letter encouraged people to take the survey on-line to minimize cost. With the metered envelope, Moultonborough was only charged postage if the survey was returned.

By the end of October, LRPC received 1,091 surveys and an additional 264 were taken on-line for a total of 1,355 completed surveys or a return of 23%. The response rate for residents is not exactly known because it cannot be assumed that a local zip code means a household is a resident. Many part-time residents temporarily forward their mail to Moultonborough. There were 2,171 surveys mailed to property owners with local zip codes (i.e., Moultonborough, Center Harbor, Melvin Village, and Tuftonboro) and 3,722 sent to property owners with other than local zip codes.

If all local zip codes represented residents, the return rate for residents was 32%. If half of the local zip codes represented residents, the return rate for residents was 64%.

The appendices contain the survey and the frequencies of all responses.

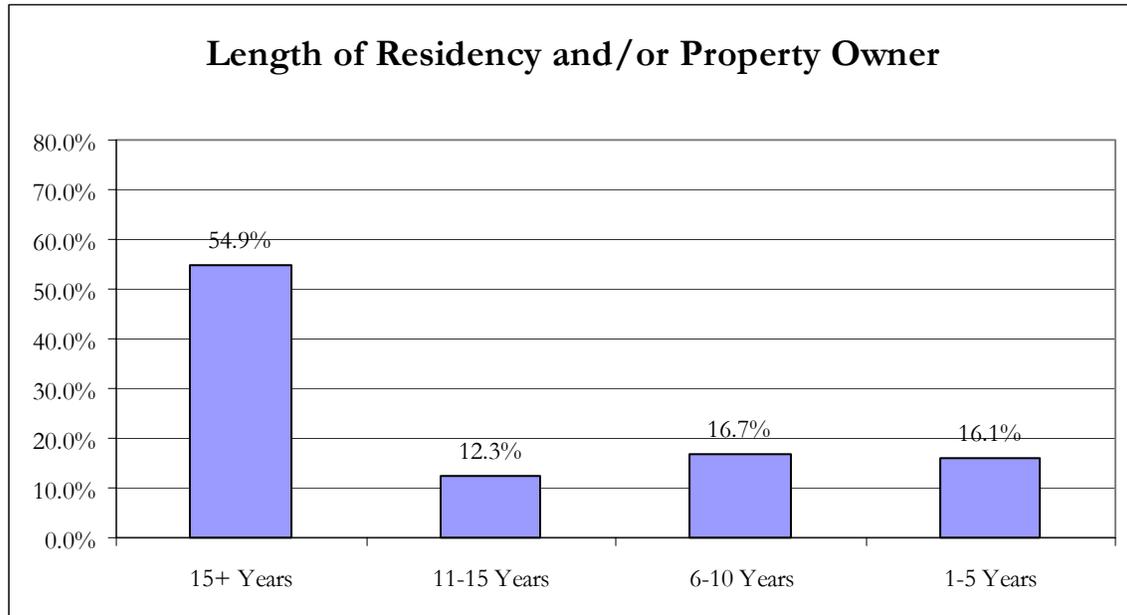
III. Demographics

A. Residency

A majority (52.4%) of respondents were residents of and/or business owners in Moultonborough. The second largest number of respondents was part-time residents (38.6%).

Residency	Frequency	Percent
Resident	634	47.8%
Business Owner	13	1.0%
Non-Resident	83	6.3%
Part-Time Resident	512	38.6%
Resident and Business Owner	63	4.7%
Other	22	1.7%
No Answer	28	--
Total	1,355	100.0%

The majority of the respondents (54.9%) said they had been a resident and/or property owner in Moultonborough for longer than 15 years.



The type of property owned by the respondents was overwhelmingly residential and 38% classified their property as waterfront.

Type of Property	Frequency	Percent
Residential	1,083	79.9%
Commercial	58	4.2%
Undeveloped	109	8.0%
Waterfront	517	38.2%

Finally, a question was asked regarding the likelihood of moving permanently to Moultonborough if the respondent was not currently a resident of Moultonborough. Almost 61% said they planned to move to Moultonborough in the future and 37.2% thought they would do so in the next 15 years.

B. Type of Housing

Over 98% of the respondents own their home and over 92% live in a single-family house.

When asked if the respondent's property contains any water frontage, 50% said yes, 36% said no and, 14% said they had deeded lake access.

C. Age Groups

Respondents were asked to indicate the number of people by age category that live in their household. The responses clearly indicate that most households have fewer than three adults and a low number of children 18 years and younger. And given the responses, it appears that a majority of respondents were 46 years old and older. This observation is consistent with Moultonborough's demographics. In 2000, the median age in Moultonborough was 46.6 and the fifth oldest populations in the Lakes Region.

Number of People in the Household	0-5 Years Old	6-18 Years Old	19-45 Years Old	46-64 Years Old	65 Years Old and Older
1	57	137	146	245	253
2	26	124	195	478	249
3	5	30	26	6	5
4	6	5	18	8	1
5	1	5	4	2	0
6 or More	0	4	11	3	0

D. Employment

The majority of the respondents (52.7%) were employed full-time, followed by retired (38.0%) respondents.

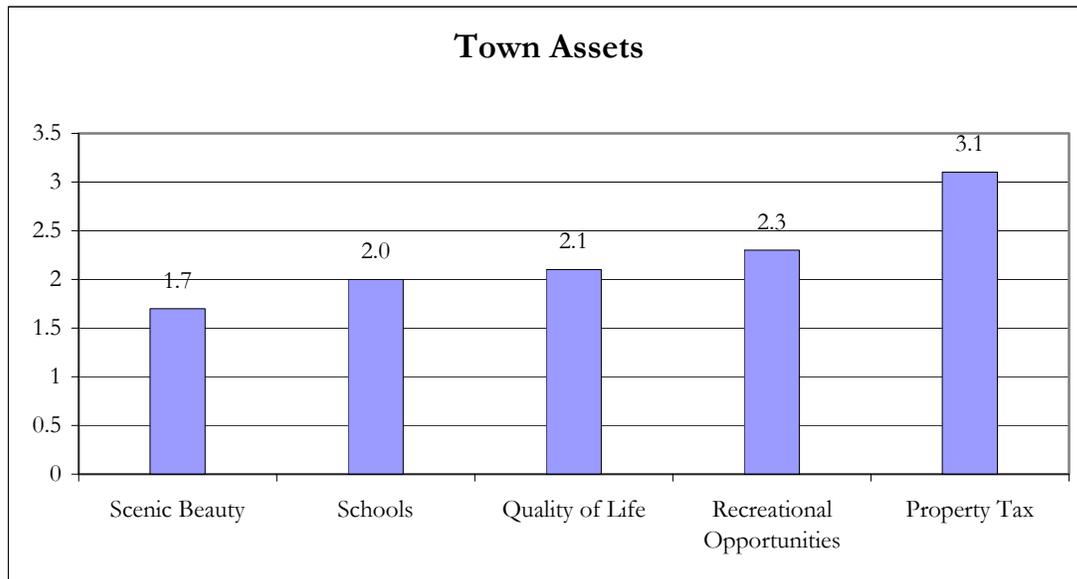
Employment	Frequency	Percent
Full-Time	695	52.7%
Retired	500	38.0%
Part-Time	108	8.2%
Unemployed	14	1.1%
No Answer	38	--
Total	1355	100.0%

IV. General Issues

A. Town Assets

Respondents were asked to rate a number of town assets as excellent (1), very good (2), good (3), fair (4), or poor (5). The lower the average, the higher the rating

The scenic beauty of Moultonborough was rated the highest, followed by the schools, and the quality of life. Property taxes in Moultonborough were rated good, but as one might expect, they rated the lowest of the five assets.



B. Challenging Issues

A series of issues were presented and the respondents were asked to rate the importance of them on a scale from very important (1), important (2), somewhat important (3), somewhat unimportant (4), to unimportant (5).

The most important issues, given the list, are the protection of the lakes and streams, and the protection of the drinking water quality and supply. The issues of property taxes and the preservation of the quality of education were each tied for the third highest challenging issues.

The protection of open spaces, agricultural lands, and historic properties and sites are also seen as important.

It should be noted that the ratings were all quite high indicating that all of the rated issues are between very important and somewhat important.

Challenging Issues	Average Rating
Protection of lakes and streams	1.3
Protecting drinking water quality and supply	1.5
Property tax	1.6
Preserving educational quality	1.6
Protecting open space	1.7
Traffic	1.8
Preserving agricultural lands	1.9
Protecting historic properties and sites	2.1
Road reconstruction and resurfacing	2.1
Development of trails/pathways	2.3
Affordable housing for working families	2.4
Growth	2.5
Development of park areas	2.6
Attracting new business	2.7
Affordable year round rental housing	3.0
Development of public access to lakes	3.0
New or upgraded town facilities	3.2

V. Land Use and Growth Management

Respondents were asked what types of nonresidential development they would like to see in Moultonborough.

The least supported type of nonresidential development is the so-called big box retail stores. The majority, however, would like to see small retail shops and home-based craft industries. Other types of nonresidential development respondents would like to see included a pharmacy and a supermarket.

Nonresidential Development	Frequencies	Percent
Small Retail Shops	785	57.9%
Home-Based Craft Industries	689	50.8%
Restaurants	493	36.4%
Other	232	17.1%
Shopping Centers	217	16.0%
Manufacturing or Industrial	194	14.3%
Motels	132	9.7%
Automotive & Related Businesses	87	6.4%
Big Box Retail Stores	65	4.8%

Respondents were also asked where they would like to see future commercial development. While not location-specific, the most commonly chosen place for future commercial development was in specifically zoned locations. The second choice was by the airport and along NH Route 25 near Center Harbor.

Future Commercial Development	Frequencies	Percent
In specifically zoned locations	747	55.1%
By the airport and around the 109 and 25 intersection	604	44.6%
Along Route 25 near Center Harbor	530	39.1%
Moultonborough Village	271	20.0%
Along the whole Route 25 corridor	252	18.6%
Evenly distributed throughout the town	167	12.3%
Moultonborough Neck and Route 25 intersection	90	6.6%
Route 109 corridor	88	6.5%
Route 171 corridor	74	5.5%
Bean road and the western base of Red Hill	45	3.3%
Around the Ossipee Mountains	43	3.2%
Along Moultonborough Neck Rd and Long Island	34	2.5%

Respondents were asked to indicate which statements best reflect their opinions on the rate of growth at the present time. More than one opinion could be checked. The overall low number of responses to these may indicate that respondents did not know how to answer these questions. The additional comments provided, however, indicated that the respondents are concerned about too much growth that would change the rural beauty that characterizes Moultonborough.

Growth	Frequencies	Percent
More controls are needed	393	29.0%
Existing controls need better implementation	338	24.9%
Growth is being managed properly	260	19.2%
Market conditions do a good job in controlling growth	224	16.5%
Growth is not a problem	146	10.8%

Some of the means of guiding growth and development of interest are establishing minimum lot sizes in specific residential zones, permitting higher residential and commercial

density, putting a cap on the number of residential building permits, and encouraging cluster development.

Over 75% of the respondents said Moultonborough should establish minimum lot sizes in specific residential zones and a majority said higher residential and commercial densities and putting an annual cap on the number of residential building permits are acceptable ways to guide growth.

Guiding Growth and Development	Yes		No		No Opinion/No Answer	
	Frequencies	Percent	Frequencies	Percent	Frequencies	Percent
Establish minimum lot sizes in specific residential zones	1,023	75.5%	128	9.4%	204	15.1%
Permit higher residential and commercial density in existing developed areas to preserve rural and/or historic character	790	58.3%	266	19.6%	299	22.1%
Put a cap on the number of residential building permits allowed each year	775	57.2%	336	24.8%	244	18.0%
Encourage cluster development to preserve open space	664	49.0%	335	26.2%	336	24.8%
Encourage higher residential density in sewerred areas	515	38.0%	358	26.4%	482	35.6%
Purchase open space with town funds if taxes are raised	487	35.9%	580	42.8%	288	21.2%

The importance of protecting the water resources in Moultonborough is critical. Respondents were asked to rate the importance of natural resources on a five-point scale where (1) was very important, (2) was important, (3) was somewhat important, (4) was somewhat unimportant, and (5) was unimportant.

Protecting drinking water supplies, protecting aquifers, protecting surface water and protecting rivers and streams are among the most important natural resource goals. In addition, the scenic beauty of the hills and mountainsides and controlling ridgeline development are important to the respondents.

While the protection of open space through acquisition of land by the town rated the lowest, it is an important issue. The protection of open space was rated between important and somewhat important.

Natural Resource Preservation	Average Rating
Protect drinking water supply	1.2
Protect aquifers	1.3
Protect surface water quality and quantity	1.4
Protect rivers and streams through riparian buffers	1.6
Protect scenic views of hills and mountain sides	1.6
Identify and protect prime wetlands	1.8
Control ridgeline development	1.8
Preserve forest land through conservation easements	1.8
Provide Sound Forest Management Practices	1.8
Protect floodplains and reduce flood hazards	1.9
Protect wildlife corridors and habitats through greenways	1.9
Protect hillsides and steep slopes (greater than 25% slope)	2.0
Preserve high quality prime agricultural lands	2.0
Protect open space through acquisition of land by the town	2.4

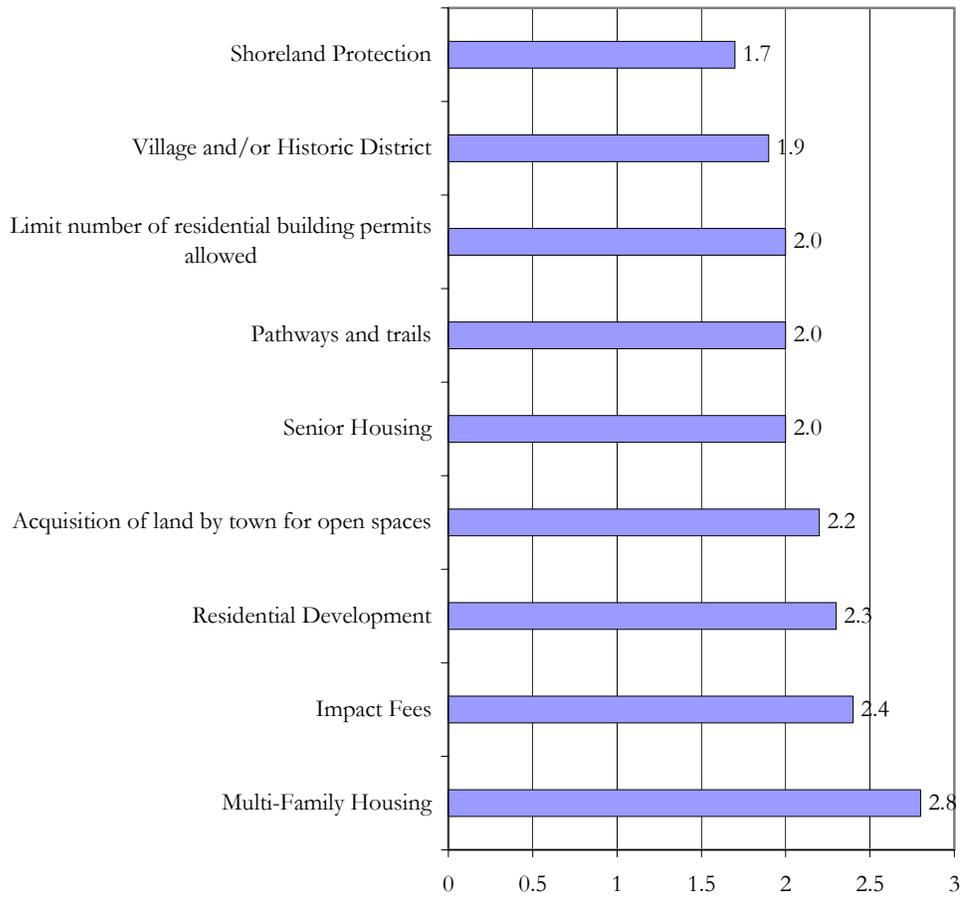
How residents can/will contribute to an open space program in Moultonborough is unclear. When asked if a program was started to acquire undeveloped land for preservation as open space, how would you be willing to participate, the majority (68.8%) said they would not or could not participate.

Open Space Program	Frequencies	Percent
I would not or could not participate	932	68.8%
By placing a legal restriction on the development of this land	215	15.9%
By selling land to the town at a minimal price	61	4.5%
By donating land to the program	53	3.9%
By donating an access easement for use	52	3.8%

When asked if additional ordinances should be developed to encourage, promote, or strengthen some specific types of development on a scale of strongly agree (1), agree (2), disagree (3), or strongly disagree (4), the top additional ordinances identified were shoreland protection and a village and/or historic district. It again should be noted all of the items offered as additional ordinances were rated between 1 (strongly agree) and 3 (disagree). Even the idea to acquire land by the town for open space was somewhat endorsed (See table, page 9).

The interpretation of the rating of “residential development” is difficult. Based on some of the comments, this rating could indicate that some respondents want affordable neighborhoods for young families with children while others do not want additional residential development for fear of destroying the character of the town.

Additional Ordinances



VI. Community Facilities and Services

Respondents were asked to rate community facilities and services as either excellent (1), very good (2), good (3), fair (4), or poor (5). The library received the highest rating, followed by the ambulance service, fire/rescue, and health & human services. The lowest ratings were for senior services and property assessing.

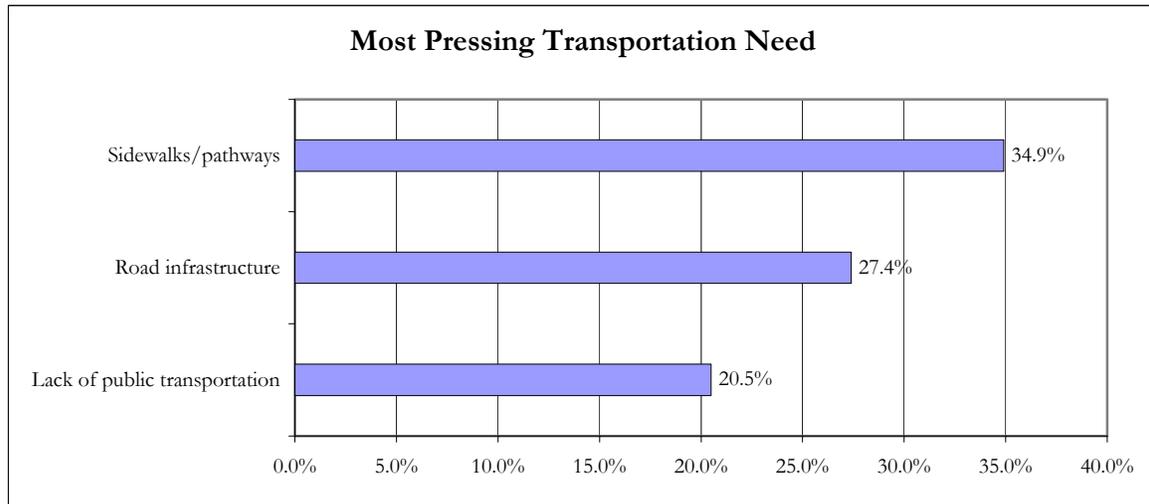
Facilities & Services	Frequencies	Rating
Library	1,062	1.7
Ambulance Service	697	2.0
Fire/Rescue	937	2.0
Health & Human Services (i.e., Visiting Nurses)	563	2.0
Police	1,098	2.1
School System	341	2.1
Transfer Station Resource Center	916	2.2
Town Clerk's Office	1,045	2.3
Public Assembly Facilities	815	2.5
Tax Collection Office	1,069	2.5
Town Cemetery Maintenance	509	2.5
Welfare Office	185	2.5
Beaches	1,108	2.6
Recreation Department	759	2.6
Recreational Facilities Outdoors	755	2.6
Recreational Programs for Youth	594	2.6
Town Administration	995	2.7
Road Maintenance & Reconstruction	1,186	2.8
Boat Launch Facilities	969	3.0
Building Inspection/Code Enforcement	876	3.0
Conservation Commission	605	3.0
Land Use Office	443	3.0
Town Docks	775	3.0
Town Web Page	540	3.0
Board of Selectmen	841	3.1
Domestic Animal Control	525	3.1
Planning Board	765	3.1
Recreational Facilities Indoors	535	3.2
Child Care	306	3.3
Recreational Programs for Adults	451	3.3
Zoning Board	592	3.3
Property Assessing	1,140	3.4
Senior Programs/Services/Transportation	434	3.4
Recreational Programs for Seniors	387	3.6

Finally, the respondents were asked which community services would they be willing to spend additional tax dollars on to improve. The three services that were chosen by approximately one-third of the respondents were road improvements, land acquisition for conservation and fire protection.

Additional Tax Dollars	Frequencies	Percent
Road Improvements	475	35.1%
Land Acquisition for Conservation	428	31.6%
Fire Protection	414	30.6%
Police Protection	373	27.5%
Senior Services	343	25.3%
Schools	341	25.2%
Community Planning	330	24.3%
Historic Preservation	320	23.6%
Rescue/Ambulance	261	26.6%
Recreational Facilities	236	17.4%
Solid Waste Disposal	228	16.8%
Public Water Recreation	209	15.4%
Recreational Programs	186	16.7%
Libraries	152	11.2%
Day Care	86	6.3%

VII. Transportation

The respondents were asked what is the most pressing transportation need facing Moultonborough. No one transportation need received a majority, but sidewalks/pathways did receive the most responses.



Respondents were given a list of locations in Moultonborough and asked which specific traffic problem they felt is the most serious. Traffic congestion is thought to be the biggest traffic problem on the NH Route 25 corridor and NH Route 25 & Moultonborough Neck Road intersection. Excessive speed is the biggest perceived problem on Moultonborough Neck Road.

Traffic Locations	Excessive Speed	Traffic Congestion	Poor Visibility	Hazardous Intersections	Other	Frequencies
Route 25 Corridor	15.5%	72.3%	2.2%	6.4%	3.7%	912
Moultonborough Neck Road	57.4%	20.9%	8.7%	4.0%	9.0%	652
Route 25 & Moultonborough Neck Road Intersection	3.3%	76.7%	2.8%	13.4%	3.9%	823
Route 25 Village Area	16.6%	45.1%	13.5%	19.7%	5.0%	638
Route 109/Route 171 Intersection	12.5%	11.9%	15.9%	51.8%	7.9%	546
Route 171	33.3%	14.5%	23.2%	10.7%	18.3%	366
Redding Lane	22.8%	14.6%	14.8%	37.8%	9.9%	465

VIII. Recreation

To help establish the recreational priorities for Moultonborough, respondents were asked to rate a series of recreational facilities on a five point scale where 1 is the highest priority and 5 is the lowest priority. The highest rated priorities were bike/pedestrian paths, upgrading town beaches and a community center/senior center. Conversely, the lowest rated priorities were additional park area, additional lake access, additional field space and ice ring improvements.

Recreational Facilities	Rating
Bike/Pedestrian Paths	2.4
Upgrading Town Beaches	2.9
Community Center/Senior Center	2.9
Expand/Improve Recreational Playground Area at Playground Drive	3.3
Additional Park Area	3.4
Additional Lake Access	3.4
Additional Field Space	3.6
Ice Ring Improvements	3.7

Moultonborough Master Plan Survey

Additional Comments

The following is a complete list of additional comments. Every effort has been made to read and list all of the responses. In a few cases, the comments may not be noted here if they could not be understood and/or the comments were inappropriate. The comments reported here are in random order.

Summary

Each comment is important and unique in understanding how the respondents feel and what their concerns are for the present and the future of Moultonborough. There were a number of reoccurring issues/themes.

The existence and growth of milfoil in the lake is a major concern. Many comments asked that the town take a leadership role in the lakes region to eradicate the weeds.

Many comments centered on the natural beauty of Moultonborough and need to maintain the rural character that attracted them to town in the first place. Preserving the natural resources and open space are themes throughout the survey.

Many felt that there is too much development, especially along Route 25. Not only did they think there was too much development, but they also felt the development was unattractive and not well thought out.

Property taxes and assessments were on the top of the list for many. Respondents were very concerned, especially seniors, that they will have to sell their homes because their fixed incomes cannot cover the rising taxes.

Comments were often offered regarding the need to create bike paths, construct sidewalks and provide safe places for children and people with dogs to walk.

Finally, many respondents indicated that there is a need for a large grocery store and a pharmacy.

We choose Moultonborough for a couple of reasons. The taxes are excellent and the services that we use are very good. Keep up the good work.

As a seasonal resident, I am concerned about the condition of our dirt road. They spend a lot of time and money grading the road. I would think paving it would be more cost effective. Also, the end that is paved is in poor condition. I see where many roads have

been repaved more than once and we still have potholes! I feel as a seasonal resident we do not get adequate or equal consideration.

The challenge is to maintain a “small town” feel by controlling growth.

Please encourage existing businesses expansion. Do not make it difficult.

Please stop putting the boots to the non-resident. We pay your tax rate and keep your town going. Stop and smell the roses. Moultonborough needs to work with us.

We have enjoyed being homeowners in Moultonborough for the past 32 years and appreciate the way the town has been managed and grown.

Town should only use tax to improve the intra-structure, not be in the business acquiring land. Leave that to LRCT. LRCT land is for public use.

Road maintenance on lower class roads. Mostly in the winter for those of us who need to get out for work by 5 am in the morning.

Please stop increasing our property tax. There has got to e something you can do.

We need a large chain grocery store, perhaps a clothing store?

The appraisal system is very poor. The town should take more responsibility in managing Vision Appraisal Technology. There people are very poorly trained and in some cases unprofessional. Code enforcement is a joke in this town. For all the money spent on the police department, we still have 18-wheelers coming thru the village at speed.

Overall, I think the town is managed with the public interest in mind. Thank you. This survey is a very good idea.

Being a senior citizen, I feel the seniors in this town need more attention. Senior Center. Help in and around your house at a reasonable price or at a discount. Community transportation at a reasonable price. I feel these added services, more older citizens would be able to live in their homes, not go to expensive assistant living quarters. Many are on low, fixed incomes. Cannot afford them.

Don't force seniors out with excessive property taxes.

Moultonborough needs services and entertainment opportunities to provide local options for shopping and activities without having to travel 20 miles or more for selection. We need a town swimming pool and recreation center. I had 4 children all now grown who moved out of the Moultonborough area because there were so few local opportunities for employment and recreation and affordable housing. How sad! There is literally not option for social activity in Moultonborough in the winter. Depression runs rampant.

Snowmobile trails are hard to come by, development is closing area's, snowmobiles do less damage than any other recreation vehicle? We need help in establishing permanent trails, they could be used in summer too. Also need better parking at Lee's Mills boat ramp. There should be signs at both ends of RT 25 indicating the number of accidents on that road. I am from the north shore of Boston and I can't believe the accidents on that road.

I have spent many summers at Long Island beach. It is so sad to see how neglected it is. No sand, no parking, no people!! Empty. Sad, very sad. It's a beautiful area. Maybe we should start taking care of it again.

The town does not need growth. It should be managed to remain a village with surrounding rural land. I don't think Paradise Mini Golf is an improvement. It is the completely wrong direction for this town.

Instead of senior housing, give better tax break to seniors (over 70), and full time residents in their own homes. Buy Lions Club property for senior/community needs. This town cannot keep adding everything without hurting the average homeowner. Please keep the town affordable tax-wise.

If you are going to pave a town road, pave all of it. Don't leave 100-300 yards unpaved to the road crews have to maintain it and thus keep more men on the job unnecessarily. Cut them loose and let them get other jobs and save the town those dollars. Re: the schools: they're top heavy in administration. Spending more per pupil does not necessarily improve the education they receive. The drop-out rate is too high.

The area continues to attract greater numbers of visitors, creating pressures on roads, traffic, and the quality of the natural resources (open space, lakes, wildlife). Careful planning and enforcement of state and local ordinances is critical to preserving the quality of life. Those very things that make Moultonborough such a great place. While development is necessary, it must be controlled in such a way to preserve a sense of a non-urban area. For example, it would be a shame to have RT 25 end up looking like Tenney Mountain Hwy – tacky commercialism. There is enough space to tastefully locate businesses, including natural buffers and keep the town from looking like any other place.

I feel that Vision Appraisal has no idea of the property values of Moultonborough. Send them packing.

Zoning special exceptions are a face. Why have residential and commercial zoning when it really doesn't make any difference. The town needs a community center and more adult and senior programs. The town needs to improve the dump.

Thank you for allowing me to offer my opinions. As a relatively new resident, there are a lot of issues that I'm very vague about. My parents reside seasonally on Eagle Shores Road. That intersection on Redding Land and Route 25 scares me to death. I hope the town addresses this matter.

We have let the speculators, realtors, and developers ruin a nice place to live.

Public transportation desperately needed. Maybe for example morning, afternoon and 5 pm pick-ups for doctor's appointments, grocery shopping and maybe dinner run. So people could get out and have save return trips after dinner with alcohol consumption. Also, a pharmacy in Moultonborough or Center Harbor.

It appears there is very little homes or housing for first time home-buyers in the town. A neighborhood that provides an opportunity for our young people to own a home of their own might encourage them to stay and become contributing members of the town, start businesses, address employment needs of further development, etc.

You need to watch raising taxes so high that the elderly and poorer people cannot afford to live here. Some people are on a fixed income so think of all of us not just a few.

The comments regarding "working family" housing is a deep concern. If we don't protect the homesteads, farms, and people who are the backbone of NH and sell and tax to accommodate the money coming in from Mass, we will end up just like Mass. They want all the amenities. We need some type of grandfather clause or something that protects the folks who have set up roots here for generations and have made the state what it is. Judgments in planning board meetings, tax policy, and selectmen meetings should keep this in mind. Thanks.

We would like to discourage the occurrence of big box and national chain stores and restaurants. We would like to encourage business opportunities for local business owners. We would also like to see more cultural events and family events in town. We would also like the town to acquire land on Squam Lake for a town beach and/or waling trails.

Too many police and police cruisers.

We should look very closely at the development of the RT 25 corridor so that we don't have a situation that has developed into the Conway North Conway area.

There is no "town" in the town of Moultonborough. Everything is spread out along RT 25. Anything that could be done to promote a town center would be great. At the very least future commercial development should not be allowed to occur anywhere a person chooses. Which is the perception I have about development in Moultonborough. Example: Buckey's new mini golf – ugly. The town offices need to be open either two evenings a month or two Saturdays a month. Most people work out of town and have to take time off of work to get business done.

After doing this survey, I realize there is much about town I am not aware. Do read paper, however, somehow I seem to be missing a great deal.

Close the loophole on units per lot. Must reword ordinance. Use to be one unit per 1 1/2 acres lot. Now we have 3 trailers 10 feet apart just because there is 20 acres.

This survey is too long. Plans should be made to condense it.

Updating the Master Plan is needed. However, please listen to residents, not administrators or lobby groups.

Town clerk's office open 9-5 M-F. Affordable housing for young families. Our children can not afford to come home to raise their families.

Great survey. Great town. Enjoy our Moultonborough island property, day trips, throughout the summer season. Get to our island via boat from Gilford.

Yes. There is too much development here in Moultonborough. You're running the pristine area likes, etc. Need to have a quota in Moultonborough. We loved the rural area that is being ruined by greed. So now we will have pollution problems. Also, for the seniors that live here, there should be a property freeze on their taxes when they are 65 and live here all year round. How about tax exemptions for anyone who lives here all year round. Why are seniors paying school taxes when they have no kids in school? Makes no sense. We need a senior center in Moultonborough. If these are not your issues, pass it on to who is. Let's not do like Meredith. Think before you leap. No low income houses here that ruin what we all have and strive for. Stop building. Stop polluting in the name of \$1.

Please be advised that we are only there during the summer and school vacations during the off season. However, considering we are in a very small cove with no view, our property values and taxes have escalated since we purchased in 2001. It would be nice to have a seasonal tax rate for non-residents. All in all, we love Moultonborough.

I sent a letter to the property assessment office 6 months ago and never received a response. I'm very disappointed.

I would like to see a Walmart/Market Basket Shopping Plaza. It would be a great convenient without having to travel 40 miles away. The ideal location for this plaza would be by the airport, the 109/25 area. Also, by having a business in town would contribute towards taxes, and this would help keep residential taxes down.

Moultonborough is a great town. With great taxes. I would like to see more bike/pedestrian paths along busy routes. I just love it here!

Do not over develop the town with either commercial or private housing. Try to keep country setting.

Private roads should be graded.

Keep the taxes down!!!! Raise the speed limits!!! Tax residential property of NH residents at a lower rate.

Town beaches need to be raked each spring. It would take one day of “clean-up”. This should be organized by the Recreation Department, and they should ask for volunteers and supply hot dogs, drinks and snacks. There are very few sidewalks in this town. Finding a safe place to walk/bike in the neighborhood is practically impossible! It's time this be improved! A small beach area should be named where pets are allowed to swim and owners clean up after them.

Keep Moultonborough Village as is.

Moultonborough Village would become a lot more cohesive if there were sidewalks to unify the center. Please, please do not allow Rt 25 to be one strip of ugly parking lots and lights. Cluster commercial development is very important. Protect the night sky with increased light ordinances.

I am concerned with uncontrolled commercial development. I.e., The mini golf course C. Bucky plans to develop and castle springs plant.

Moultonborough has become a high quality family-oriented residents and vacation oriented town in the past 20 or 30 years. I think we should set our goals toward this. We do not need big chain business or industrial business and over development with large condo type development. I am sure the people of our town would pay extra taxes for this.

Why does the town have to have an outside company to the assessments? Any why so often? It seems that the town spends plenty of money on their offices and public safety departments. Is this by chance why they do reassessments so often?

Town should budget on a yearly basis and tax bill should reflect 2 equal payments. Any additional funds needed should be in the next year's budget.

We would like to see controls on the building in Moultonborough. We would like to see Moultonborough keep the “charm” that is has. The last couple of years we have seen much development and the traffic is getting more congested. If someone desires McDonald's or malls, etc. there are other parts of the lakes they can travel to. We would like to see that kept to a minimum. If some types of industry is to be brought in to help off set taxes, then keep them off the road in more rural, non-frequented areas. Thank you for providing us with this opportunity.

Maximum effort should be put into expanding current sewer areas and adding additional sewer areas to protect the lakes and streams and aquifers!

I would like to see more activities for teens in area.

I would like to see a pharmacy in the town of Moultonborough as you have to drive to either Meredith or Wolfeboro to get to one. I think the roads could be in better shape. I would like to see more roads paved and resurfaced.

We also have a home in Stratham, NH. The town has acquired land to protect against further development. To my knowledge the town has not had to raise taxes much or at all in order to purchase this land. Allowing more development of homes, we were told, would cause an increase in taxes due to the demand additional residents put on schools, etc. The town of Moultonborough has seen a huge increase in tax revenue due to the dramatic rise in property values over recent years. This additional money the town has should be used to purchase/protect open space and keep development at a minimum, thereby keep demand for additional schools, etc., at a bare minimum.

Need zoning that will keep businesses in a village area and not spread out all over town. Rt 25 is becoming a mess and expect it will only get worse.

The Town Beach at State Landay Road once Shannon Brook, need to be fixed. Shannon Brook and the town beach were very nice years ago. The salmon would come up the brook to spawn. The brook is a disgrace and the beach is also full of weeds. Needs to be dredged out.

Town sewage in Moultonborough – Far Echo area.

Tax rebates for over 80 years on reasonable limited income. Medicine and health plans expensive.

In our opinion numerous questions were ambiguous and therefore difficult to respond to. As government services increase, so do taxes. Increasing taxes drain the producers, stresses families, ultimately making them more dependent of government services, thereby insuring the growth of government. I am sure you are aware of this vicious cycle. Maintain the roads, the police (don't you just love those guys!) and basic education (the three R's). Allow and encourage families to provide for themselves.

I like land preservation as much as anyone, however, we have to be realistic. Every time a piece is preserved and taken off the tax rolls (or have resources taxes) each of us has to pick up the load. A lot of preservation is not fair. Conservation easement – rich keep land, using it and having a reduced tax load. Wetlands – real wet lands re one thing but a dry area called wet lands because one or two of a certain species or plan is sighted is BS.

My husband and I have owned our home in Balmoral for over 25 years, we are mostly summer and fall residents so we didn't have too much opinions on a lot of these subjects. Thank you.

Thank you for allowing me to comment. Please remember that throwing money at a project/task often does not achieve the desired results. Success in schools is an example. I believe the school board is out of control.

Rare police presence on Long Island.

As much as possible, time should stand still. Preserve and maintain nature and the status quo. There doesn't seem to be a clue as how to assess property. The situation is bad as the ability to determine who has expertise and who does not.

As a strictly seasonal summer resident and a year round resident of a very similar size (# of residents and land #) CT town, I find the size and scope of Moultonborough's expenditures riding on the coat tails of our increasing taxes and assessments. Sooner or late the tide must turn. Though we are a large component/source of your revenues we cast no vote – but we are affected. We are observant and we are hopeful that expenditures in the future will be more conservative in nature and more sensitive to your part time residents. Thank you.

Maintain town rural qualities. Keep development in presently zoned areas – as zoned. Emphasize – low taxes!!

My family has owned land in Moultonborough since the 1890's. I had always expected to retire to NH but the prohibitive property tax destroyed that dream. When I die, my property will be subdivided to the fullest extent allowed and sold to the highest bidders – ruining animal habitat, views, quiet, etc. I love NH but simply cannot afford to live there.

There needs to be dog-friendly places to access the lake. There needs to be heavy fines for those who insist on removing posted signs.

No growth! Please. Nothing that would alter the character.

I am 76 years old, widowed for 16 years and am on a limited pension plan with no Social Security. In 1936, my dad purchased 300 feet of waterfront from Mr. Raymond. At that time, there wasn't even a road here. Since that time, we have a well-maintained dirt road. I have summered here every year since that date and in time built a structure on 9 feet of the original property with the intention of becoming a permanent resident and hopefully remaining here for the rest of my life. The increase in taxes becomes problematic. I wish that you would consider a cap on taxes when you reach a certain age (at least by age 80). I commend the town on the improvements in town facilities. I realize that they are a necessary part of growth. Hopefully you will continue to plan and maintain the scenic beauty that has been bestowed upon all of us who live and visit here.

Low taxes are a big part of our intent to move from seasonal to permanent residency. But there is way too much forested land to feel safe. Would love to see a development like Southdown Shores.

A reduction in municipal spending would be a welcomed fantasy.

Would love to see a pharmacy and grocery store in Moultonborough like a Market Basket and Walgreens or CVS. No Hannaford too expensive.

Moultonborough is a small town, it can't provide and shouldn't provide what large towns do (Meredith and Laconia). We need a real food store. The town should proceed slowly in

whatever development occurs. NH is slowly being ruined by uncontrolled building. This is not what we want.

I am not for having commercial types of stores and restaurants. I rather see mom and pop businesses. I do not mind driving to Meredith or Laconia, etc to the drugstores or other stores and to work. People live here for the small scale country charm, living city life. Please do not add more services and conveniences as that just increases taxes. Again, that's why people live here. Keep it small and simple.

Even though the tax rate is low, the taxes are very high, especially with the yearly assessments by out of town firm who don't even know or want to know # of rooms, etc. Also the new Library size is for a large city! Who dreamed that one up?

Town should consider subsidizing childcare center like Sandwich. Town officer should have better hours (i.e., evening hours maybe 1 day a week between 6-8 pm) for people who do work full-time and are not tourist. Many small towns already do this.

Seasonal residents need to have continuing input especially in view of the very high taxes paid for few services used!

High property taxes continue to drive property owners out.

We love living in Moultonborough. I would like to see some changes in the tourist traffic, and thank you for putting the right turn lane back at the corner of 25 and Moultonborough Neck Road. Last summer was a nightmare. Please, please, please consider some kind of dog park (year round) for our four legged family.

Very concerned about additional commercial expansion occurring along Rte 25. Also concerned that this will spread further to other areas of town such as Bean Road, the Neck and Rte 109. Moultonborough and the rest of the New Hampshire lakes region has attracted visitors, tourist and residential investors or generations because of its scenic beauty and tranquil environment. Curb development now to protect this area for the future generations to come.

The town of Moultonborough needs to improve its fire protection classification as determined by the Insurance Service Office. Then home insurance rates will go down for all homeowners.

Pleased you are seeking public input. Look who need to support existing community resources, such as Loon Center, Castle in Clouds, Red Hill ski area, Winnepesaukee Sportsman Club.

Excessively high property taxes are forcing many long-term vacation property owners to leave and accelerating the pace of tearing down perfectly good vacation homes and replacing them with unsightly mansions. Moultonborough needs no further development, and instead must work hard to preserve its present character and appeal.

Work with federal and state authorities to improve the Route 25 corridor.

We don't use or take advantage of the use of various facilities offered by the town as we are summer residents. Therefore I feel we shouldn't comment on many of your questions.

Private roads should be maintained as well as public or give a tax break if not. Why isn't the 100% mail delivery for everyone? We all pay the same taxes.

Nonresidential development should lower taxes! But the location and type of industry is important. Development is very important but the increase in taxes is not. So, industry can off set the cost and hold the development of school. Manufacturing of snowmobiles, ski equipment, tree farms. The area has to be clear so the type or manufacturing is critical. Keep the air clean.

Fox Hollow Road should be asphalted: the town gets a huge amount of property taxes from abutters. Most of these people are either seasonal or retirees. They usually do not have children in school system. With exception of snow plowing, they do not get any town services.

Put the controls in place before they are needed to maintain and protect the beauty of the town, its assets (resources). Stop the zoning variances. Create good/better zoning controls and by laws.

Side walks in village.

I would like to see some real estate tax relief for those of us senior citizens who own lakefront real estate. If taxes continue to escalate, I may have to consider the sale of my home, a decision I would regret.

I think the town of Moultonborough has a very serious problem with sewage disposal, particularly around the village area near the new library. The dumping of raw sewage into open pits should be halted immediately and the area should be cleaned up. Sewage should be trucked to a treatment plant. Garland Pond, Wells and other waterways are being effected by this.

Extremely important: Transportation for elderly that do not drive. Look at Lincoln MA for open space conservation. Extremely important: Do not allow Rt 25 to become another series of malls like Conway. Plan, maintain a green buffer zone and limit access. Add curve signage on Moultonborough Neck Road. I appreciate the commitment and dedication of the police and fire and rescue workers! Thank you.

Town should grade private roads in Moultonborough. I pay property taxes just like everybody else.

Another supermarket in area (particularly Market Basket)

Survey questions needed better review. How many people “pre-tested” survey?

More time should have been allowed for people to complete this form. A public meeting to explain and clarify the survey would have been helpful. The meeting that was held was not open to the general public and the few people who were invited did not represent a cross-section of the town population.

I do believe more time was required to think these questions over and give it thought. It should have been sent out sooner. There should have been more publicity and maybe a public hearing so people could be better informed to give a more thoughtful response.

No income/sales taxes are paramount for this state. Dollars are not the finite answer to education. Local attention and determination are. Should the Supreme Court control education and create a tax, the town need not worry about expensive fancy master planning, as it will become a beggar for any growth anywhere. Good planning could start with a good airport. If the airport can't be grown to good, then find a new site for a good airport, and use old airport for development.

Stop storage area buildings. Stop large advertising signs on the roadways. Get rid of the old buses on Rt 25.

The town should require developers (homebuilders) to construct roads to town specifications (paved) and the town should then take ownership of the roads (maintenance and plowing)

Moultonborough truly needs a food shopping area. A supermarket that carries wide range of products. It's very difficult to shop at Heath's in Center Harbor due to congestion and high prices and fewer brands available. Laconia is not always a good choice, especially in winter. Also Jackson Star has high prices.

Closer attention to permitting people to tear down homes and erect over large buildings on same small lot, using some septic problems.

Work with Moultonborough snowmobile club to ease access to trails on private land. Trails are in constant peril due to development of open spaces and landowner's reluctance to have trails on their lands. Dialogue needed between town, landowner and club. Speed and stop cars and trucks from using breakdown lane as a 2nd lane. Safety of pedestrians. Area from near L. Kanasatke and Center Harbor is a 4 lane highway. Use of cell phones while driving.

Please consider this an important natural habitat area for many species of animals, birds and plants. Conservation of natural environments with little human disturbance and the use of chemicals must be part of the plan.

I think the village has become less supportive than in past years. I would like to see a larger food market and a store to pick up more essential household and sewing goods. More ways to get to town would be wonderful and a community center that might help all connect. I

am always on the road to Meredith or Laconia to get things. I think the town needs to encourage more essential businesses to the village.

Very concerned with water pollution zoning and smart planning.

I think the town needs to avoid knee jerk reactions to situations that are already regulated. I.e., the shoreline protection act. Moultonborough's new law is redundant and should be repealed.

Get a taxi cab service.

I feel that the commercial zones should be more restrictive.

Sidewalks are needed in the village from the schools. Many children walk into town and to the rec dept. I have seen trucks and cars speeding past the kids on a regular basis. This is an accident waiting to happen. The boat traffic on the lake (even in the inner-most areas) has increased dramatically in the past few years. Something needs to be done to protect the rapidly eroding shoreline and the wildlife (especially the loons). Over-development is also having a negative effect on water quality.

Moultonborough is about to experience a huge wave of people looking for a nice place to retire. Some wealthy, some not wealthy. The town must be ready for the wave that will continue for about 20-30 years.

Limit growth to minimize taxes. Assessments are skyrocketing but market is stagnant. A 400k assessment offered a \$450 is really worthless if the property does not sell. Maintain historic/rural character. This is a must. There is no seasonal dependence on historic/rural character; doesn't matter if it's warm in winter or cold in summer – a nice drive through town is and always needs to be a treasure.

Moultonborough is a nice town, but I do not know much about is other than utilizing its restaurants, stores, etc. Protect your waterfront properties. Do not let buildings ruin the hill & shoreline by overbuilding. I'm from NJ and I've seen it happen here. Lake Hopatcong, NJ largest lake is now a disaster. What use to be crystal clear water that my family used to enjoy, is now choked with weed that have propagated thru nutrients flowing into the lake from lawn fertilizer, sewage run off, over building on and around the lake, too many power boats, etc. I see many lake shore homes with grass right up to the waters edge. I thought the shore preservation act was supposed to correct and prevent that problem. Keep the lake clean and enjoy Lake Winn. Neglect is and your economy will really suffer.

Updating of plan should be more frequent. Minutes of Selectman meetings should be more publicly available.

It is becoming increasingly embarrassing to tell people we live in Moultonborough due to the town's reputation: the place that spends many dollars on buildings and thinks that makes for an up-scale community. It doesn't of course and eventually the non-stop development will

spoil the whole community. Property values will decrease and we will have only ourselves to blame.

Please continue doing a great job at keeping Moultonborough a quiet, clean, nice place to live. The town office staff is very efficient and not bureaucratic. The police and fire departments are always very responsive. We would like to see Moultonborough stay the same with some growth, obviously. We just don't want to see uncontrolled growth and newcomers either full-time or seasonal, that are law breakers, disturbing the peace or are inconsiderate of others. Thanks to the town leadership and employees for doing a great job. Moultonborough is what the USA should aspire in quality of life and respect for the environment and one's neighbors.

Very opposed to growth controls. This will artificially drive up the cost of housing.

Need YMCA facility. Need supermarket in town. Encourage building of over 55 year old community.

Be concerned about allowing business that create heavy duty traffic, noise, safety issues. When making decisions be concerned about the wishes of full citizens. Support regulations to control lake traffic. Highway safety. Make Police Dept. more concerned about unsafe intersections, dangerous tailgating in town especially heavy duty trucks and school buses.

Would like to know the process of explaining property assessment increases. Not happy with sale of red hill collages to be shops that stretch of Rt 25 is already very hazardous. It is an accident waiting to happen.

Restore right of way for lake access. There are very few places you can take a dog to swim or put in a canoe. For a town with all this waterfront property, it sure is tough for us locals to even enjoy it.

Too much lakefront development.

Town needs sewers and public water supply. I think this would solve problems with lake and river protections.

Your property assessment done each year is too high. Realty has gone down. You are discriminating against seasonal lake home owners. At the rate you are assessing, no one in Moultonborough will be able to live there, seniors and young homeowners included. Only the ultra rich. You need a state income tax to fund your needs. Not use the property tax solely. Other states do this! Specifically education should not come from property tax.

Finish bike/walking path on Moultonborough Neck Road.

The appearance of recent commercial development on Rt 25 near Center Harbor is appalling. There is an abrupt transition from quaint historic structures in Center Harbor to cheesy strip mall type structures (Dunkin Donuts/car wash/Mug Rest). There should be

some architectural standards because this current practice will seriously degrade the town as Rt 25 experiences future commercial development.

Town does lots of things right – most in fact. Registering cars, split tax bills, infrastructure, re-cycling facility. Kudos. Rt 25 traffic might be made safer if it was 3 lanes wide from Center Harbor line to Green's Corner, though I even hesitate to develop that stretch more than it is. But, thanks for asking.

Moultonborough is a beautiful town, however with growth coming new programs, etc. that people demand from outer states that move in and force the NH natives to move elsewhere for incomes are extremely different.

40 mph in front of Judo's is crazy. Assessments by vision appraisal are inconsistent. Seasonal residents pay most of the taxes and receive little. There are enough police in town in fact less would be better. Hire pt seasonal cadets.

I would like to see more industry/business brought into town. Supermarket, Walmart, or drug store chain. Maybe by the airport or along Moultonborough Neck Road.

Great town. Well managed. Just continue present style and things should be fine.

I like to see more recreation such that it promotes business.

Please keep Moultonborough a rural as we found it 20 + years ago. Already there have been changes, but large retail and chain stores are not necessary for the quality of life in a small town. Large stores are a threat to small hometown businesses. They are also a deterrent for seasonal and week-end folks who come here to get away from such commercialism. Hurray for Aubachon Hardware, Health Supermarket and all the other hometown businesses.

Some of the paved roads are so bad that many of the gravel roads are in much better shape. Blake Rd and Mills Road by Loon Center are examples.

Summer and week-end traffic an issue. The wild west style out of state drivers exhibit is really dangerous. I would like to see lower speeds and enforcement along Rt 25.

The zoning change on Ossipee Park Road is not in the best interest of the town. The Planning and Zoning Boards should work together.

None at this time. We enjoy Moultonborough very much. When we are fortunate enough to stay in our home. Thank you for all your concern in trying to keep Moultonborough the nicest place to live and vacation.

We have absolutely no problem with the town as is. If it ain't broke don't fix it.

Plan for good growth by imposing and controlling building and zoning restrictions. No neon signs. Preserve the historical feeling of Moultonborough. Help businesses develop a building plan. To attract new businesses maybe develop a program to assist them/give them

resources for new business owners/support network. We strongly support laws to prohibit landscaping with rubbish. I believe Vermont has laws like this and it works.

Put a concrete ramp at Harilla Landing or deepen and improve ramp near Long Island Bridge. I moved from Gilford for the peace and quiet of Moultonborough. I like the small town look and hope it stays like this for years to come.

Moultonborough is a great town but lacks important services. We have no trash collection, no sidewalks, very little sewer and water for residential homes. Yet we as a donor town give to communities that do have these services. Isn't it about time we spend more in our community? If we did, we would no longer be a donor community, probably a receiver.

Should have bigger and better launch ramps similar to Center Harbor with more parking. Elementary school needs more parking. Sidewalks should be put in the village for the safety of children.

Need more beach sand at town beach!!

I would like to see the town take over the responsibility to clean up properties that are full of trash and unregistered vehicle that are conducting repair shops in residential areas.

Lee's Mills should be Moultonborough residents only or start to charge a fee for launching boats for non-residents. A lot of traffic for Redhill hiking trail the corner between Redhill and Sibley is very dangerous.

Thank you for elderly consideration.

The leadership and management failed drastically in the design and costly construction of the new library. Wasted space with high ceilings, expensive costs to maintain and old library still has stench (smell) to it which should be addressed.

No more traffic lights. More affordable housing. More rental housing.

Eliminating nepotism, favoritism and conflict of interest within the BOS, Zoning, and Planning Board would be a good place to start the master plan. Question 4 is rigged to come up the answer you want.

Some decent shopping, especially a good food market between Rt 16 and Center Harbor.

The town does not need to buy open space land as the Lakes Region Conservation Trust has done enough of that. Our waterfront taxes keep going up but our value goes down as the weed growth gets worse. With the big money the town gets from water front property owners it is time for the town to step in and help with milfoil issue.

Student population is declining. We don't need to expand recreational facilities. We don't need a community center like Meredith. Bigger isn't always better. Have extra money to

spend? Why isn't the town hall offices open during lunch hour? Can't folds rotate shifts to service the residents. Which they are supposed to be doing. We have the ability to flex hours, do it.

Thank you for including us in giving us the opportunity to express our views.

The state DOT should be encouraged to widen RT 25 with additional shoulders for those areas that are not already done. By allowing larger expensive homes to be built on small waterfront lots you are driving older retired residents out of their older homes on the lakes. In many cases I do not believe the small lots allow sufficient room for septic systems to work properly.

A plan needs to be set in place for houses that look really bad, have lots of things outside in the yards and are really eye sores – it brings down the overall wonderful feel of your town.

Legislate a code for the appearance of buildings along Rt 25 corridor – A code that preserves the New England architectural tradition – like Meredith. It is disappointing to drive thought Meredith to then continue on Rt 25 to see the hodgepodge of ugliness that has been allowed to be built and/or expanded.

The beginning of this survey seems to be biased in favor of development . I think that the biggest problem facing Moultonborough is housing much of the present housing that is only in seasonal use will over the next 10 yrs become year round housing for families with children and they will need schools to expand. Preservation of the quality of life in Moultonborough will depend on conserving large blocks of land, scenic views and farmlands.

Something has to be done so that we don't have another mistake like the water bottling plant. The town was pushed around and we were too compliant. Has anyone noticed the serious increase of 18 wheelers on Rt 25? Tough on the roads, not to mention the intimidation factor. This is not what the folks want!

Town needs a mooring area on the lake for year-round residents who don't live on the water. The lake belongs to all residents, not just those who live on the water. We need a bike path from Center Harbor up Rt 25 to the school. We should eliminate the zoning loophole that lets developers further expand existing non-conforming structures. This is a giveaway to developers and makes no sense from a policy point of view. See how far this one gets in our development dominated town!

Reduce visual pollution ie.signs, displays, abandoned vehicles, other surplus property.

Keep the beauty of Moultonborough. Keep our taxes down. I would like to see a bigger market for competition reasons, but I would not like to see the development of shopping malls. I love the community. Keep up the good work.

I know I'm being redundant. We use state's landing boat ramp and beach frequently. I find it disturbing to see the condition. This beach facility should be an attraction for all to enjoy.

Ash Cove has a horrible milfoil problem. Something other than the bi-yearly bandaid effect must be done to eradicate the milfoil. It gets caught in props and then is spread around other parts of the lake.

Let's demand enforcement of the Zoning Ordinance with strict statutory construction, minimal exceptions based upon legitimate hardship, professional planning with a rational basis and disclosure of conflicts of interest before Board members vote on proposals that continue to decimate the town's rural character.

Boaters that come from all over to the beach use our porta poties and leave their trash behind. Also there is a big problem with dogs. I walk bare foot and do not wish to step into anything. Boaters move and tie off to the swim lines, fuel boats from hand and some spend the night. Boaters take dogs off of boats and go over to the Long Island Park where the sign says not dogs. How about some enforcement of the laws already in place at Long Island Beach. Life guards are useless. They think the job is a joke and get paid for what.

Schools should be highest priority. Protecting water sources and wetlands, keeping housing affordable, strong infra-structure, and keeping open space through thoughtful zoning and purchase of land.

Sidewalks on Neck Road. Thanks

The pace of development threatens the charm, beauty, and appeal of Moultonborough. Efforts should be directed toward preserving what we have, rather than encouraging development. The tearing down of perfectly good structures and replacing them with much larger luxurious ones, should be discouraged (along the lake shore).

I live in Balmoral and would like to see the Police clear everyone off the beach at 10:30 which I believe the sign reads. I know you cannot be everywhere, but would like to see the police drive through at will and not wait for a phone call. We are part of Moultonborough too. It's getting better every year. Thank you.

Too much growth will spoil Moultonborough. Man ruins all, water, air. The greed to build more to exhaust resources and to create revenue to spend with no limit. Living for the present and not thinking of the children, like Brazil's land clearing.

Second home residents are vital to the success of the town. The tax increases of the past few years, if continued at the present speed, will force out long time owners or prevent them from upgrading their residence. I feel we are being taken advantage of. Values are going up but that doesn't mean cash flow is going up at the same rate for owners who don't want to sell out!

Recreational facilities, playground/ice rink etc. are great, as is the library. Transportation, in comparison with city, Moultonborough traffic is very light, so few problems most of the time.

Resolve school funding issue – finally!! Once and for all! Control shoreline expansion/building upgrading by part time residents. Moultonborough's biggest asset is its waterfront. Must be protected, managed, preserved. The lake is not what it once was. Too crowded, poorer fishing, over expanded locals are ever increasingly not able to use the lake yet are getting pressured for more tax money because of the lake.

I think we need a town planner. I also think the issues with the bottling plant were not resolved to the benefit of the town.

The town continues to spend too much money on huge unneeded town office, fire station, etc. Growth needs to be controlled.

Traffic control does not exist. We need 24 hour police coverage. Speed and drunks on the road.

Would love to extend the bike path on Moultonborough Neck Road. Would like evening lighting (street lamps) on Moultonborough Neck Road.

Moultonborough is fortunate to have so much waterfront property. School enrollment is going down from what I read. Town shouldn't try to find ways to spend all the tax money they collect. Please consider retirees with modest incomes. Just because we purchased 2nd home over 20 years ago doesn't mean we are wealthy. We did it rather than spend on trips and luxurious items. Real estate taxes are very important!

Tax assessments are too high on smaller, older, waterfront homes. Need to raise assessments on large, newer homes, balance better.

Place for seniors to have meals and socialize with their own.

It is extremely important to preserve the reason we live here - the environment (lakes, rivers, mountains, watershed, wilderness). It is disturbing beyond words to have out-of-state land developers and commercial enterprises with their attorneys assert their right to ruin our environment, life style, quality of life and land values.

Eliminate milfoil, etc. from lake. Lake front property in coves along the lake are becoming infested with milfoil and other weeds. If this continues, the value of the lake front property – already assessed at very high rates – will diminish and create a tax base crisis. Somehow this has to be addressed quickly and not as a bureaucracy – every year it grows very/greatly worse. Traffic in the month of July is terrible, and also on Motorcycle Week.

I would like to see all roads in town be safe for pedestrians and bicycles. Rt 25 has many road and bicycle races and there is not enough room for vehicles and pedestrians/bikes on the road.

God's not making anymore land so you better really think it over every time you hand out a building permit. Preserve, preserve, and preserve some more folks. Again, this is not a dress rehearsal!

Try to upgrade appearances of businesses on Rt 25 to a level of those in Center Harbor and Meredith. Keeping the area upscale and beautiful brings in tourist money and improved standard of living. The improved library and town safety buildings in Moultonborough are a great asset to the town. Well done!

Would like to see a senior recreation center.

Road repair to unpaved roads (we also pay taxes)

Thanks for doing a good job for Moultonborough.

Find a way to tax each bottle of water. Put this money into an escrow account that can be used only for the people who loose their wells!

Thanks for asking for our input.

Pathways and trails. Must road maintenance must. Full home delivery to all. Wider roads.

Property values need to be held in check. Fire and police protection need to be increased especially during summer months when population explodes.

Consistent application of rules/laws. It seems that some things get "in" via loophole (i.e., building on the side of mountain) and the area behind a metal gate near campground on 25 – the area is downtown Moultonborough is a little nondescript – not sidewalks, etc. And it could be made more attractive, encourage more business to have it be a destination – surrounded by tan buildings – could be made more useful – safe and attractive. Great possibilities.

We need x walks to go from one side of the street to the other near Old Country Store and the church. Thank you.

Moultonborough needs a rural town center (like Center Harbor and Meredith), less storage areas and equipment businesses around center. We need a drug store.

No new residential or commercial buildings on hillsides above a certain elevation.

The town should consider a tax abatement for full time senior residents (homestead act type).

Increase speed limit on Neck Rd to 45 MPH. Reduce number of employees at transfer station, total waste of money and they do a poor job. Reduce number of cops. No need to

have two or three on Neck Rd. Tax waterfront property by water frontage rather than lot size. Vision Appraisal doesn't seem to have a clue.

I strongly feel that the town of Moultonborough should institute fees for boat launches. Moultonborough is one of the very few towns that do not have boat launch fees. As a result, more and more boats are being launched at town access sites. Perhaps the fees collected from the launching of boats could be designated for maintaining local/town beach areas. Launch fees for town full time residents could be waived or discounted.

Please consider water purity, quality, and environmental issues as a priority.

We would like to see fewer tractor trailer trucks on Rtes. 109/171. These routes are rally showing wear and tear. Sometimes the trucks seem to be going faster than the speed limit posted. Thank you. Also, the new addition to the library is wonderful and the staff are all friendly and helpful.

Overhaul the recreation. Time for change!

Slow down development. Just because we have high property values does not mean we need huge town halls, libraries, police/fire facilities, etc. This is no longer a quaint New England town. It has quickly become like a small Cape Cod. It almost seems as if people at Town Hall sit around and think about how to waste our tax dollars. I fail to see how a huge town hall, library, police/fire station, police dog and school auditorium has made my life any better. The commercial development on Rt 25 is insane. I'm just waiting for the town to approve a new Home Depot or shopping mall. In town Rt 25 between the Center Harbor town line and the Neck Rd is like North Conway. Please slow down development.

This effort/program should be very high priority until completed. An agreed upon set of goals for the town is critical; otherwise, any road will get us there, and we will continue in a reactionary mode vs. a more disciplined, and predictable mode.

Cap taxes, especially on seniors!

There are too many police officers for this town. Save money by cutting down a little. Taxes are getting high for a town that offers little or not utilities (sewer, gas, trash, etc.). Increase speed limit on the Neck. 40 is much too slow.

Road paving. It is my impression that on new road paving, it appears that the road is paved except the last 100 or so feet. I have spoken to the town manager and he always has some excuse as to why the last 100 or so feet are not paved. He also told me that there are more than 50 such unfinished roads. This means our town Highway Department must maintain these small dirt roads at great expense. To me, this is featherbedding to the ridiculous. Unnecessarily keeping road maintenance costs excessively high,

Zoning rules (or enforcement) need to be better. I drive by an abandoned bus and house on Rt 109 (next to #402) everyday. Inquiries at town hall said nothing could be done. This needs to be fixed in the future, is not immediately.

Development, both residential and commercial is out of hand and must be stopped. Rt. 25 is well on the way to becoming one long strip of stores. Selectmen should reverse this. The quaintness and natural beauty are both diminishing. Traffic congestion alone Rt 25 is strictly seasonal so don't add traffic lights. The town has for too strong of a police force. Employees of fire department should be terminated since every house that catches fire burns to the ground and they do not do anything all day other than make work things. The bike path is an incredible waste of money. Beef up the parks and recreation department. It is not the job of government to provide a community center for seniors as this would be catering to a special interest group; nor is the function of government to provide visiting nurses. If you want to see forest management just look at the disastrous job done by Wentworth Acres.

Great town, people and wonderful place to live.

Police have no concept of traffic handling when an accident occurs on Rte 25. They just let traffic build up rather and try and get it moving.

Most important to us would be to control and restrict development. The charm, beauty, farms, forests, small village life are important to us. Please! Don't allow big box stores. Thanks.

Reduce services if necessary to keep taxes down.

The rural and undeveloped wooded land parcels are the attributes that makes Moultonborough a desirable place to reside. Keeping and maintaining development in harmony with the natural beauty is important.

I would be shocked if you slowed development because you want the dollars from the tax revenue. The water quality in Center Harbor Bay, Meredith Bay and Moultonborough Bay is getting worse due to all the landscaping.

Slow down residential and commercial building before Moultonborough becomes a city and traffic congested. Preserve open space land.

Retaining a town atty. who specializes in municipal law. Better inter-department communication and cooperation. More frequent, more informative newsletter. Developing a natural resources inventory. Boards implementing the Master Plan, performing as they are obligated to, by the citizens of the town.

Water front and other scenic view property are greatly over-assessed. Our view of the Ossipees is lively, but the absurd increase of our assessment is shameful! Shame on Moultonborough. Shame on the Massachusetts assessing company. Shame on the Board of Selectmen, which will probably ignore these comments!

Seasonal property shoulder a huge burden of taxes for zero services received. You could at least provide free dump stickers! Our home in Bedford does not charge for stickers. We do love Moultonborough. Summer resident since 1949.

Safe bike path long the lake and villages. A lot of people would like to enjoy the beautiful area we are so blessed to have. With no safe paved bike paths to ride on; it is very dangerous for both bikers and drivers. Thank you.

Goals: 1. Lower taxes 2. Reduce spending 3. Get a more friendly staff in town hall and 4. open land fill 7 days a week.

We would like to see one shopping center for affordable clothes, household goods, etc. so we don't have to go to Tilton or Laconia.

Protect the availability and quality of groundwater and surface waters. Protect the wetlands surrounding Benny Pond and the unique habitat surrounding it. Protect the shoreline around the lakes. Identify and eliminate nutrient pollution in the lakes and ponds.

Thank you for allowing me to offer my opinion on the proposed master plan for Moultonborough.

Residential lots which are densely concentrated should be restricted to residential. Agricultural lots should require a minimum of 10 acres of land.

Great town run by great people. Please keep property tax low. I want to be able to keep my home as I get older and retire. Make provisions for retired senior citizen to pay all property tax who have lived in Moultonborough say 20 years or more. Thanks.

Too many accidents. Too many deer.

Fair taxation and careful spending by town. In a survey Moultonborough is the number 1 town in NH in real estate values and with lakeside trophy homes being built by the wealthy. This is also true of off lake mountain views. The main issue I see is the lowering of property taxes or at least maintaining current levels. Heavy taxation effects all homeowners both on and off the lake. Fair market value and comparable prices is the most fair way to tax, but the tax rate must be affordable for all to be able to keep their homes. What troubles me and should trouble the commission is reports of homeowners forced to sell their homesteads because property taxes are too high. The commission has done a good job on this survey.

Very concerned of vegetation growth in lake. In twenty years on water, never had problem with water weeds growing so close to shore. Also noticed a great deal algae. Sandy bottom covered in algae. When disturbed, breaks up into little green pods that float around until it re-settles. Never had this problem before.

Issues of traffic safety on non-town roads. Private roads serving 10 plus residences needs town ordinances on minimum standards such as sightlines, width, surface, shoulders, ditches to save guard proper access for town safety vehicles as well as general public.

Need competent zoning and planning. Enforce junk yard ordinance (Bean Rd). Limit view of cars in front yard to 2 only.

Avoid excessive population growth.

In summary I believe that: 1. Retail and commercial use should be zoned to central areas not spread out along main roads – Rte 25 between towns should not be continuous stores. 2. Adequate funding/staffing should be provided for Code Enforcement – not rely on neighbors informing upon neighbors. 3. That building permits should only be issued upon receipt of a signed plot plan survey also showing proposed expansion or building foot print with set-backs and signed by licensed land surveyor or PB. 4. Zoning requirements should include a review of grade changes and drainage impact on adjacent properties as well as building height limits. There seems to be no limit on the amount of fill that a builder can place on a property prior to erecting a structure.

Preventing the erection of enormous houses on the lakeshore especially by better zoning rules on lot coverage and height! Also on tree removal! Regarding the looks of the town, I would say that not nearly enough emphasis is placed on preserving the beauty and appeal of the town. Requirements for landscaping and/or screening of commercial properties are sadly lacking. Trees and other enhancing growth should be of utmost importance along our roads. Tourist attracting shops should be more concentrated not spread all along the roadways. Tourists come to see beautiful scenery, not unattractive buildings which are not screened or landscaped! Example: Self-storage facilities should be attractively screen and large billboards should be outlawed!

It is becoming harder to keep water front property with the continuing increase in evaluation. We are concerned with the tearing down of camps and replacing with mansions. Not much you can do. We now own a million dollar tear down we are trying to keep.

Hate to see the beautiful mountains ruined with houses!!! Keep house on the lower streets.

Over regulation sometimes makes the town unaffordable for our children to live here.

The recent re-evaluation was over-inflated for assessed value compared to comparable values. No one saw my home to my knowledge, certainly not inside. Let's face it, this is a means to get more tax dollars for town. Needed to vent.

The evaluation process should be done with great care and common sense as it relates to the future: 5 years, 10 years, 50 years from now. The plan should be updated and then implemented. We often procrastinate and then time goes by and much is forgotten and little done.

Make the transfer station more user-friendly.

We could use a chain drug store and eye doctor so we don't have to travel so far.

You should not penalize water front homeowners by doubling or raising taxes.

The town of Moultonborough should take the full responsibility of eradicating or controlling milfoil in the lake water.

After school and summer programs for kids that cover parents working hours. We need a bigger and better facility indoors for the kids. I think parents are willing to pay what it takes to accomplish this.

Town is managed well financially. Would like to see character of town preserved – controlled growth, safety, open space. Town beach could be improved.

The property assessment should match the property value that is going down.

We would like to see Moultonborough stay a small town as much as possible. Keeping growth under control with no large businesses, factories, etc.

We need sidewalks. I shudder to see the children walking to school in the road.

Town boards should utilize fee information services available. Town boards should follow laws, rules, and ordinances in place. Should consider what the townspeople want to see before making decisions on development. Town should have town planner to oversee town growth and development.

I have lived in this town all my life and have seen much growth and am worried that it will grow too much and lose its much loved charm. A lot has gone already and that saddens me tremendously. We do need a larger and better community center for our youth and seniors. I am disappointed in the library with so much wasted space with a tall ceiling and no 2nd floor. I enjoyed the old library much more.

Need to pave upper parking lots at central school. Need more bus service for schools!!!!
Need stronger dress codes at schools for students and teachers! Village needs some work.
Looking run down.

No residential buildings on any of our beautiful surrounding mountains.

Stop spending wastefully.

Moultonborough needs to make cleaning up the milfoil in our waters a priority. Join forces with lakes associations and be a leader in acquiring funds and knowledge with state agencies and other state groups who are attempting to rid their bodies of water from milfoil. Milfoil can destroy the quality of our coves. This will decrease our property values.

Thank you for this opportunity!

Better communication to residents – publicize all programs, happenings, activities. Also better public relations. Better beach management – soliciting info from beach users.

Why is the town pushing so hard for open space?

There are many dirt roads with traffic problems. A plan is needed to upgrade and pave them.

Please monitor the water company as to how many trucks are being used daily and how much water is being taken. If the company is building additions and other buildings without permits have somebody put the foot down. The planning board and zoning board should all resign.

Parking lots big enough for cars at an event. When doing a project, do it right. Example: Parking lot for school on Blake Road is now worse than before upgrade. Less visibility.

It seems to me that over a period of years money could be saved by paving some of the dirt roads. Case in point, I live on Echo Landing Road. The highway department comes approximately 8 times per year to grade. This is costly. Wear and tear on equipment plus cost of manpower etc. I am sure there are many similar situations, just a thought.

Moultonborough already exceeds normal expectations for community services and adding any additional services would be excessive. Thank you.

The Recreation Department needs an overhaul. The roads aren't safe for pedestrians or bikes (create opportunities for alternative transportation and exercise.). Traffic patterns in the summer are horrid!

We are paying higher taxes because we have water frontage on Ash Cove. Yet our property value has decreased due to the milfoil problem in Ash Cove. What is the town doing about getting approval to use 24D to treat the milfoil? If the town will not treat the milfoil and get rid of it, then I would expect my taxes to be lesser.

We do not need to expand government. Our grand array of town ordinances have already infringed on the property owner's rights to the place that the rich can get anything they want but the older town residents have their hands tied if they want to develop their property. The live Free or Die State is becoming the bastion of the handcuffed and pry. The Master Plan is just another encroachment of Big Brother into our lives.

Need to install one, large supermarket somewhere on Rte 25 towards the village. A small shopping center associated with as well. No more restaurants. No more miniature golf. Also, dump hours need to be extended to summer holidays as most of those holidays are when summer residents head home.

Real estate market is in a down turn (fact) and no tax reassessment is being done. Only when market goes up (fact).

Back in 1971 our town looked like Tuftonboro. Now we are bringing in the North Conway Rt 16 look on Rt 25. Please stop building. Next we'll have a Walmart. Many thanks for reading this.

Lake access to Squam Lake.

Launch ramp at Long Island needs work. Nothing has been done in 2 years. Taxes go up 20% a year. I see nothing improving as far as dirt roads and particularly on the Neck Road.

We need a drug store.

Milfoil problem in the lake. Keep taxes reasonable so people will seek to build and move to Moultonborough. Get away from the mentality of resident and nonresident. Call everyone landowners or real estate owners. After all, we all pay the taxes. Give nonresidents a tax credit for services not used all year.

There should be an area on Rte 25 designated for commercial use.

We live in a wonderful community but we are behind in the times. We are in desperate need of growth. More, many more neighborhoods are needed. We need a larger home but we want to live in a real neighborhood. And there are not any. That is very sad. Allow developers to come in and build more neighborhoods for families. Our town also needs more, larger stores such as , a super WalMart, food stores, pharmacies and such. It would help our citizens financially if they didn't have to travel so far to get to these places. Your consideration is greatly appreciated.

Upgrade some of the widely used private roads to town and public roads, like Fox Hollow area.

How do we get it across to the people who work in the town hall that we love the town as is, but protecting all our resources including people – without huge expansion. Take care of what we have. Make improvements as needed. Never overspend. Do not be pressured by what outsiders say you should do or not do. Do you need assistance?

We have been part time and full time residents for 25 years. I do not think the population has gone up 15% in 25 years. With recent property valuations, I feel the town has more money than they know what to do with!! The area in which we live is why we come here. The lake, land, and small town flavor is why we like it. We do not need more commercial expansion or storage units, more traffic congestion. No more trucking on 171 and 109.

If you can't attract business/industry to area, young families will not be able to live here.

Affordable housing for year round residents who have children. More activities for children – summer program 9-12??? Forget about working parents??

Watch costs and do things gradually. Find out if there is really a need before going ahead and doing things. Other than that, a pretty decent job.

All three town launch ramps should have their whole lots paved and driveways paved down into the water. You need a 4 wheel drive truck to launch. Huge washouts are dangerous at Long Island ramp. Boat trailer parking should be allowed at ramps M-F for boats. The point of land next to Long Island beach should be developed as a park-like picnic area. Thank you for a chance to express our opinions. We appreciate it.

I would like to see someone following up on building/remodeling plans. And that people are continuing to have at least 50% of their land be grass, as I know at least 1 property on Lake Shore Road that doesn't follow these procedures and it appears that no one in the town cares!!

Considering large proportion of high value seasonal waterfront property – tax rate is excessive and burden on lakefront owners excessive.

Would very much like to see an indoor ice skating rink on Playground Drive.

No condo building on the lake. We are not like Florida. Shame on those who allowed condos on the lake. Move to Florida. Property tax – poor planning. Why hire out of town assessors who place a scenic beauty tax on our property. I can't eat a scenic beauty tax. Home based craft industries – hire locals as antique dealers/wood etc.

The advantage of living in Moultonborough (part time – 30 years) has been its relatively undeveloped nature – until recent times. Soon, at the current pace of development – both residential and commercial (as well as government/schools/fire/police/library), Moultonborough will be just another summer town. I hope not a Hampton Beach or The Weirs.

A local trolley or small bus from the library to Meredith. You should get an engineer lesson to learn how to put in parking lots. The library, Jackson Star, Heaths parking lot. Whats with such poorly executed parking lot plans with all the land we have. Little kids at the library are going to get hit in the head trying to walk to the library door entrance.

Tax rates for water front property are too high. Many retired people no longer can afford to keep their home due to high tax rates.

We rented here for 20 years and then bought property 5 years ago. We love the area and plan to retire here. Please do not over develop the area. We need to preserve the open space. If we over develop the land we will lose its charm and attraction. McMansions and Big Box stores are not the answer. They are the source of our problems. Will the next stop be Maine?

In general, we are happy with Moultonborough. We recognize that there is a need for a reduced cost of living by people live/work and service the summer people. Help!!

Seek federal assistance to build alternate road from homes on Long Island to Meredith to bypass Rt 25 and the Neck Road. Improve hiking trails with better marking and have \$ donations envelopes available at trail heads. Add local walk in medical facility as a branch of LRGH.

Town facilities (newer town hall, police and fire, library) are the best around the entire lake.

We feel that water front properties have been unfairly assessed in many past years. The town assesses properties too often also. Many of us part time residents are on fixed incomes and that isn't taken into consideration for water front owners. We don't want to ask for rebates every tax year. The criteria for water front property assessments change some years also. I.e., front footage on the lake or view assessments, etc. Please address these situations in the future. Water front owners are paying the bulk of Moultonborough taxes and most of us don't utilize the school system and many other services the town provides. Plus as out of state residents we don't get much say in town policies. We love the area and the lake, but are not happy with how we are treated by the town!

During the last five years, you have increased values of lake front properties by up to 25 %. Also back lot properties by up to 180%. Now that the bubble has burst are we to get any relief by down valuing?

Should put money into milfoil control. Wish you would have different property assessor company. These are rude and inefficient.

We have a few problems. On Rt 25 we need a bike or jogging path on the sides of the road. Its dangerous when there is traffic coming on N and S lanes. You can't even walk or take your dog out for a walk. There is plenty of room on both sides of the road for these paths. Second problem, we need a shopping center. There is land for sale on Rt 25 where a Market Basket or a super Walmart could go in. People wouldn't have to travel to Ossipee or North Conway or Gilford. Think of the revenue it would bring in and employment to the area. Third and last, we need a small hospital in the area for emergencies instead of going to Wolfeboro or Laconia. It also could save a life. Thank you.

Shoreline protection needs much more enforcement and additional regulations. Builders are essentially clear cutting lots to build very long homes, especially when allowed to use existing footprints near shore front.

I very much appreciate Red Hill. I'm concerned about the view being degraded by the construction of more mansions up there. Count me as one peasant unimpressed by the lord's manors. It's idiotic how towns here, such as in the west bound land on Rte 25 at Redding Lane – don't add extra pavement for cars to pass. The law stipulates that I can't pass by driving onto dirt, which is often pockmarked with ruts the size of Kansas. A community center – where are the children to hand out? They're bored – a condition humanity can't tolerate – and some turn to drugs and alcohol. We can never pay our policemen and women enough or have too many of them.

Conserve and protect. Do not be swayed by greed. Make this town a place to be admired not avoided.

Preserving architectural integrity of New England as opposed to Weirs Beach. Another challenging issue that needs seniors addressing. Signs and advertising. Is Moultonborough vying to replicate the Weirs or Tilton or might we strive to honor the usual pleasures of small towns as does Sandwich.

I think you do a heck of a great job except for the water bottling plant, awful eye sore behind Buckys. Love the new library and the speed in which it was constructed.

Focus should be on preservation of our beautiful environment. Development, both residential and commercial should be closely monitored.

My permanent residence is in MA, but we love Moultonborough and the lake.

We live in the "lakes region". We need better public lake access. Lake shore parks?

Too much development, too fast. Long time residents are finding it very difficult to stay here with traffic problems and lack of facilities for seniors.

Milfoil threatens to destroy our lakes. We must be proactive. Master Plan must take into consideration protection of our ponds.

Higher residential density in sewerred and good soil areas

The questions were slanted toward preservation, against development.

Some building sites look like wetlands. How come? Why is there no blinking sign or other warning on the long curve where so many people (M. Neck Rd) die or get hurt? (Where the plastic flower remembrances are)

Where sewer or excellent soils – greater density must be permitted (senior housing, affordable housing, etc.)

Need for cluster housing were sewer/soil conditions permit - maximum land use.

Property taxes too high. Force families to move.

I think you should take a very close look at any additions along the water front area. In the past the town has allowed indiscriminate additions at the expense of others on the lake. You really should have very strict building regulations especially in a high density area/land front.

Protection of lakes is important. There is too much boat traffic and too big of boats on lakes. It's only a matter of time before lakes become polluted. Also road congestion is

beyond horrible. Trying to get onto Rte 25 from side roads is sometimes unbearable. There are too many people taking changes and more accidents are occurring.

There already is enough controls in place for development.

Rental housing: Tenant rights have gone overboard. Tenants abuse properties without serious consequences. As a result, we do not rent ever if we have the ability. There is not protection for the home owner. Roads – Paving done when not needed.

I really feel strong that the public landings at Lees Mills should be by permit only. It is one of the only free places on the lake that people can put their boat in. There are a lot of weekends in the summer that residents can't park and use our landing because everyone else is parked with their trailers. It could be controlled if you were required to have a Moultonborough dump permit on your vehicle.

Consider charging for out of state boaters using the Long Island boat ramp in the summer. Clean up water quality in Lees Mill. Enforce code laws regarding zoning. Keep Moultonborough Center as a historic district. Put commercial development near Center Harbor line – do not spot zone. Increase lot sizes especially on slopes. Do not allow mansions on small lots. Appoint someone to control shore line projects, wall, docks, beaches, boat houses, etc.

The meals program has grown very fast in the last year and a half. I believe we need a building where we can expand and also have equipment for exercising especially during the winter months. We need programs for the seniors.

Like all planning for the public good, a balance has to be practiced between public and private use. We need to keep the open fields open, allow cluster development with guide lines, encourage cluster businesses (to save on gas), have pathways throughout town, encourage cooperation among town departments, school groups, church groups, private groups, and recreational groups.

Regulation of boating/speed and enforcement of boating regulation should be a priority. Somewhat concerned with lack of medical facilities available in Moultonborough. Concerned about housing costs for seniors and working full time residents of area.

Milfoil is now overwhelming in many places and should be an important issue for the town in an effort to protect water front homes that have high taxes. Town could appoint special commission to assist home owners in clearing water of these obnoxious weeds. Moultonborough needs to set a model for other towns around the lake.

Allow for more marinas/public docks.

Stop raising the property rates and start limiting the amount of houses near swamps, ponds and streams.

Don't want to see the town over development. Don't use beach or water access. I have land and plan to build, clearing as little as needed. I don't have young children as far as use of parks/recreational facilities.

We can't stress enough how important it is to keep open land open. It's sad to see large homes developed on Rand Hill. The survey had not opinion/reflection of lake speed, no wake areas, control of jet skis, enforcement of lake speed, etc. We are seeing danger to wildlife with boat speed, jet skis non-observance of rules, and in front of our camp, we are less than 150 feet from boat channel and we'd like to see no wake, as the land is being eroded by wakes. People roar through and the large wakes constantly erode the land's edge.

We need to provide ways for the few farm area to be protected and continue to be used as they were for the last 100 years.

Master plan is an excellent project for the town. Thank you!

Moultonborough is a very lovely small town. A nice place to get away to. Keep growth under control. Your services are excellent. Police, fire, town hall, library, scenery. I am sure your schools are excellent as well. I own rental property year-round and my success of continued rentals is due to the beauty of the area, the people, the businesses, the services, the recreation, shopping, etc. Rapid uncontrolled growth will bring down the area. I live in CT in a town that saw uncontrolled growth bringing with it more problems – traffic, poor roads, no open space, and crime.

Town of Moultonborough has developed excellent codes but total lack of ability to enforce restrictions rendering them useless. I believe the town should take a more proactive stance in enforcing building codes, conservation measures, and against noise and light pollution whenever/wherever possible.

We are summer and weekend residents. We currently live in a community that uses state grant money and resident donations to purchase large parcels of land for preservation (Boxford, MA). We willingly donate because it enhances our quality of life – our community is rural – yet within a 30 minute drive to Boston. It is a wonderful investment. We would very willingly donate money to a Moultonborough land trust to preserve the beauty and quality of life we experience there. Rt 171 is an absolute treasure. We travel it probably more than a majority of Moultonborough residents. To lose even an acre of it's beauty to commerce would be a travesty. The last place Moultonborough should want to become is a Massachusetts community!!

The biggest problem we have with the town of Moultonborough and the state of New Hampshire is the milfoil problem. We are very much in favor of treating the milfoil. We feel it has decreased our home's value significantly, yet taxes and appraisals keep going up.

I feel very strongly that the town of Moultonborough must protect our wetlands, forest areas, scenic beauty from over development. Say no a lot more. Sandwich and Center Harbor have protected itself from over development and commercialism, Moultonborough

needs to as well. There should be a minimum of 2 acres per lot. There should be a buffer zone between properties where trees must remain. The Land Use office needs friendlier personal. Moultonborough is beautiful but it will turn into a Nashua if the town offices don't do more to protect our natural resources. Route 25 should go back to residential zoning and special exceptions should not be allowed anymore. It is just used to bend the rules that were set for a reason. Thank you!

You have to put a \$3 million bond on the ballot in March. This is a must to save the town, so I can afford to retire out here in this town. The taxpayer will vote for it. Do your homework. Call town of Pelham Planning Department. They have all your information. Pelham will have over 1,000 acres. It's the only growth control a town can do legally.

Thank you for including part time residents/landowners in this process. We have felt left out for many years but meanwhile we have paid the town hundreds of thousands of dollars in taxes.

Happy with the town as is. Minimize property tax.

I hope it's not too late to turn this in. It was a really big form which I received on 9/21/06. Due to the deadline, I didn't fill it out because I figured it was too late, but I think it's great that you want input so I filled it out anyway. Moultonborough village should be fixed up. The white house with cones in front of it really brings it down.

Take care of the lake.

Thank you for asking for opinions. It would be nice to see more money spent on the town with the amount of money collected from all the water front property owners that isn't a primary residence, you would think we'd have the cash to do a lot more in our town.

Tax of the water front houses is too high and out of proportion with other houses. Requests that were made to the property assign to correct mistakes were ignored.

I live on Randall Road which is paved 50% and dirt 50%. Drainage is poor and the paved part reportedly sits on a ledge but boasts some major frost heaves. I've come across many other roads like this and requests permanent repair. I've seen Rte 25 paved many times.

Policy should encourage businesses diversity and broader tax base. Leverage seasonal tax base in 2006 to build successful community for future. Encourage technology based businesses with infrastructure and incentives.

The zoning board has granted too many special exceptions. In 40 years, taxes have increased 40 fold. This is unconscionable for retired, elderly on fixed income, shorefront McMansions, while funding the town budget, is forcing long-time owners to move. Lake quality (water) has become awful. Noise, speed, congestion.

Here in Moultonborough 45 years. Wife and I worry about paying taxes every year. What can we do?

Post office – town clerk office should never be closed at lunch – working population often use lunch time to do errands. Resource Park should be open extra day during the week in the summer.

Moultonborough's Planning and Zoning Board has permitted Red Hill – a natural beauty – to be gorged-out in the center with what appears to be a grand scale sandpit and further allowing a massive, private home – now for sale – was a travesty. Shame on the board for permitting such. Employees at Town Hall and the Transfer Station need to be trained in customer service and the importance thereof. Taxation without representation for summer residents. Not services for summer residents. Enough said.

Septic control to save the lake from pollution.

The master plan should strive to keep Moultonborough's unique character. Many other lakeside towns have undergone excessive development which has destroyed their rural character.

The is far to many questions.

As we have only been owners of a home in Moultonborough for 2 years and are there only part-time, we cannot comment on many of the services offered by the town because, we have had no contact with them. In general, we have found those programs we have used i.e., dump, town hall, library, fire department, building inspector's office, etc to be very courteous, helpful and professional. What attracted us to buy in Moultonborough, after 4 years of looking at properties in the region, is its beauty, charm, and uniqueness - mainly because it is still a small town with friendly atmosphere. For this reason we encourage conservation of open space, water protection, historic preservation and education at all levels as our priorities. Sorry this is late. Thank you for giving us the opportunity to participate.

Please preserve the character. Don't let people build mansions on 200' of waterfront. Don't let people clear all the trees off the waterfront. Limit development and tear downs.

As development occurs I believe that in order to retain the integrity of the town that there should be some sameness and quaint country feel to storefronts and businesses. I especially am in favor of clusters of businesses.

Reduce taxes.

No more ugly tin buildings. Keep a New England feel and not RI look!

We need a master long term plan. The town looks and feels like it just happened without direction. You would not know or believe that we have the largest water front on the state's lakes. Do we want to be Weirs North or Wolfeboro?

Moultonborough is a great town with unique natural resources. Let's not spoil it. Schools are important, but we spend significantly more per pupil than other NH towns. This is the principal cause of the high taxes. More should be invested in enhancing the natural attractiveness of our town; open space, trails and bike path, lake access. Growth is good, but planned and controlled. New library is great!

I believe part time residents should be able to vote in local elections. It is our tax dollars being spent as well and we have no day in how.

My main infrastructure concern is for more and safe bike and pedestrian walk-ways, paths, and sidewalks.

Overall, very desirable place to live. Control of growth, land use, and public facilities are the key issues.

Zoning improvement and enforcement e.g., disable vehicles and junk accumulation on property, eye sore to community.

The illegal pipes on motorcycles drive me crazy. I live close to Bean Road. The motorcycles drivers – many of them- make as much noise as they can...early a.m. to late evening. Their modified cycles are illegal! Let's see some enforcement.

I have been part-time resident since 1988. Since then, I have seen many improvements in Sussevale (where I live) and in Moultonborough. One comment I would like to make is that the town seemed to spend a lot of money for the public safety building. Too much, in my opinion.

Moultonborough is a large scattered community with a very large percentage of part time residents. It does not have a Main Street or real village or core central area. Given the above, it is very difficult to define the character of the town and maintain a sense of community. What Moultonborough does provide is a scenic, peaceful and safe environment for families and seniors. The town beach is a prized asset as is the recreational field for our children. The school has a good reputation.

The area is beautiful. I do not live there year round. I hate to see too much industry come but I understand living is difficult. I do not wish to see the beauty destroyed. I also feel that too many places for public swimming also destroys areas of the lake.

Nice survey !!!!

I believe Moultonboro needs to retain its rural status and not become a Gilford. We don't need a billion MORE rules, just simple limits on new buildings and *especially* subdividing. If people want to improve existing housing, great, just no condos/slab cities/dense growth areas which bring traffic/crime/city problems. Moultonboro was once an attractive small town, we are rapidly becoming a small overtaxed city. I don't like driving in town during summer weekends anymore. Unchecked this all will just get worse. Our properties-houses

will be more valuable with the supply limited as the demand will always be high. I could ramble more, but I will spare you - for now.. haha

We are slowly becoming like a suburb of Boston. We need to keep our backwoods nature to maintain our appeal and value. Having a gigantic town value with ant farm housing is not what we were about. Those that want to move here for large stores, crowds of people and lake access can move to Wolfeboro or Laconia, we are loosing our rural charisma. We need to drastically slow new construction and these endless subdivisions.

This town already has enough laws and regulations. They need to be enforced fairly and equally or removed form the books. This survey clearly shows a slant to the questions so that it will produce a predetermined outcome. "BIG BOX STORES", etc.

Town wide garbage pickup? The summer time population already strains our town services and the demureness of the permanent residents, we don't need to encourage growth at all, in fact we need to limit it. We need to remember the reason people buy in Moultonboro, it isnt for traffic jams, summer attitudes and looking out your windows into a neighbors house. We need large minimum lot sizes (like 10 acres) and a limit on the number of new buiding permits (like 2 per month). We have something that is very unique and desirable now, lets not turn into a Laconia in 10 years.

We looked to purchase property in Moultonborough for several years. We like the way it looks...operates...feels. We love it here and wouldn't like to see it change.

Student enrollment declining. Let's not spend money for a community center similar to Meredith. It's not needed. We don't need a beautiful building.

I think we need a new (not additional) director for the recreational department.

A municipal water system and sewer system along the Route 25 corridor would attract businesses to this area. creation of affordable housing would provide people for our volunteer organization i.e. Lions Club, fire department, senior assistance. Without affordable housing we will end up with a full-time fire department, a dwindling student population at our schools. th Towns needs to attract clean industry and businesses that need affordable labor.

NO COMMUNITY CENTER

Regulate/control what can be built within the village "No Eye Sores". Center Harbor, Meredith have done a nice job!! There should be a theme, a plan, not just a "mish-mash" of COLORS, ex. Gilligans.

We should not be permitting commercial complexes in residential areas.

The lake is our primary resource, and it is the #1 priority for protection and enhancement

I feel Moultonborough has reached the point where it is starting to become suburbia as opposed to a nice, no hassle, rural town. We need to think of the town in terms of the size

of its peak (summer) population and realize we are maxed out on our roads and what our citizens are willing to tolerate. We need to limit and control the run away building (maybe a new building permit every month, max?) and these subdivisions. We need to consider the *hardship on the town (tax wise and infrastructure wise)* that both new residences and subdivisions are causing.

I completed the survey earlier and pushed the "continue" button before including my written comments. These comments follow: . Too often surveys are limiting towards full expression or may be self-serving to certain causes. Indeed, the prime problem with surveys is that there is no good way to project relative value among such causes/choices. Nowhere are there distinctive "price tags" applied to such well-intentioned services or causes. No one "wants" to critique or say NO to a decent cause until real choices of affordability HAVE to be made. But, enough about surveys. . A Master Plan must be developed with certain realities recognized and a realistic strategy embraced. Some realities include: - the realization that natural obstacles (mountains, lakes, state highways, etc.) absolutely limit the scope of growth for Moultonborough. Our state roads (25, 109, and 171) are primarily access roads to/from other and mostly larger communities. Already, seasonal traffic is terribly congested and sometimes dangerous. Permitting and construction , especially along Route 25, MUST be limited, more concentrated, or sometimes refused. The commercial sprawl along 25 is already unsightly, dangerous, and debilitating to traffic flow. - It is critically important to understand the communities population profile. A simple fact is that users needs/demands from Moultonborough change radically on a seasonal basis. Yes, town revenues are heavily generated from town taxpayers who are only part-time or non-residents. Such taxpayers pose little burden on Moultonborough's services. These non-residents truly want good schools, proper safety, safe roads, a library, recreation access, etc.; but vast majority of town services is either unnecessary or unavailable to them. . Route 25 CANNOT support any kind of a major commercial location. Big Box establishments such as Walmart, Target, Home Depot, etc. would be a disaster given our very limited road infrastructure. Neither do we need more restaurants, hardware stores, craft shops, etc. What residents in the Moultonborough Area (and the entire north side of Lake Winni) DO NEED is a high-quality, broad-lined supermarket(such as Shaw's, Market Basket, or Haneford's) This would preclude residents from making expensive, time-wasting and road-clogging trips to Tilton or Guilford. A small shopping center with one of these super marts could be realistically accommodated at the airport site at routes 25 & 109. Please don't say that Heath's Market in Center Harbor "fits this need". It doesn't! . Lastly, taxpayers, voters and (yes) governmental officials simply must say NO to the litany of semi-worthy causes of well-intentioned people if the revenues are not there to support them. And neither is it fair for non-resident and waterfront owners to carry an outsized tax burden for services they will never use and for which they have no say in the election or decision process. Thank you.

I love Moultonborough because of the low tax rate and the remoteness of the area compared to the congested parts of the lake. I would love to see traffic decreased and the land to remain as free and open as it is now for many years to come.

I think that hiking, biking & canoe/kayaking activities (these activities don't seem to impact the resources in Moultonborough as much as motorized toys. Also growth control along with maintaining open space are important.

Lets Not start a "Wiers Beach atmosphere up in Moultonborough" Tacky Mini Golf!!

Affordable housing is very important in order to have a diverse community. Continued support of our excellent schools is very important. Tasteful commercial development, no strip malls.

No provision needed for protecting historic buildings & property not in a village or district, since many are quite rural

Very pleased with tax rate compared to other cities & towns in NH I would like to keep it that way

Keep up the good work!

Just don't over build with homes, I like the animals to live in there home as well
The need for a human resource dept. at the town and a complaint system that does not pose a threat to the residents who complain.

Although very different with Moultonborough, Meredith has developed its identity as a destination point with great planning and development. We should try to emulate the principles of town pride.

Paving so called private roads.

Too many day people come and use the boat ramp on long island which makes water traffic unbearable for residents!

Bike paths & trails are very popular and should be increased. Preserving the small town atmosphere is also important, so both commercial and residential growth should be held in check. I'd like to see encouragement of small technology based businesses.

We need a large grocery store in Moultonborough, any such plans in the works?
Zoning/planning boards need to have members who do not have conflicts of interest eg. people engaged in real estate or land development should not be members of boards whose decisions impact their business. Zoning boards should regard residential zoning w. a higher priority than commercial development. Strip development along rt. 25 is turning Moultonborough into Weirs Beach. Thank you for asking residents for their opinion.

Need to stop strip development on Route 25 all the way to Center Harbor. Too many empty stores and little centers. Looks tacky.

We enjoy your area very much.

I would like to see the straight pipe motorcycle exhaust law enforced, so that we can enjoy our businesses and homes without the rude interruption. The law is never ever enforced!

Control how much junk a person can collect on there property. Some people for some reason can just collect stuff in there yard which MUST reduce the value of your house if you neighbor is a junk collector on LAKE SHORE DRIVE. What a dump

Keep Moultonborough government small and don't raise taxes
Keep up the GOOD WORK with our Taxes---Great; but at the same time keep up with school, police & fire protection, and urgent town needs.
We love the town just the way it is, low taxes, no frills, but great coverage on priority issues like fire, transfer station, police
Consider a conservation fund supported by a small tax on real-estate purchases (modeled on that of Martha's Vineyard, MA).

I would like to see additional social activities in town during the winter to get people out of their homes or visit the town. I would like to see the town have a fireworks committee.

I already filled out the survey but I wanted to add. I would like to see the waste facilities open on wed. or thurs. Is it possible to rotate schedules so it wouldn't be closed two days in a row. I understand why it's done but even facilities that are closed on Sundays are open 5 days a week plus Saturday.?

Town beautification, get rid of the old bus on 109 and no more mini-golf courses!!!!

We were attracted to the town by its quite rural qualities and it historical sites. we want to preserve these attributes. - we do not want significant commercial or retail development. We would be willing to pay a higher tax rate to preserve lands by having the town buy back open space and for improved education.

Would like to emphasize that town is primarily residential. Services needed should be limited to small stores, restaurants, gas stations, etc. Industrial developments, amusement parks, shopping centers, etc. are not needed. We have more than adequate tax rates to pay for municipal services and schools without excessive real estate taxes. Let's keep our quality of life without letting developers take over our lives!!!!

Keep Commercial initiatives in commercially zoned area and stop destroying residential areas. Please do not add more services, or build more town facilities for a while. All increase our taxes. We live here for the small town atmosphere. We hope it does not change.

Is this plan, and comments by the townspeople going to be ignored as has the existing one?

Keep Commercial businesses out of residential areas.

WHY HAVE THE TOWN BOARDS DISREGARDED THE EXISTING MASTER PLAN AND WHY IS THERE SO MUCH COMMERCIAL DEVELOPMENT IN THE RESIDENTIAL ZONE?

Cut down the trucks at the bottling plant next to Castle.

The greatest problem that needs to be addressed is the stretch of road between Center Harbor and Moultonborough Village. If we do not control growth of businesses in this area, we may end up with a situation like the one that exists in North Conway. I don't wish to see Moultonborough inundated with shopping malls and large business entities. All that is in close proximity and we don't need it. Also I would like to see better enforcement of ordinances pertaining to shorefront protection. More enforcement of rules pertaining to single residences on a waterfront lot needs to be a priority. There are way too many places where additions like garages have turned into just another residence on the upper floor or what is described as a bunk house becomes a home.

Stop Commercial businesses from building in residential areas

I don't believe that the three boards have paid much attention to the current Master Plan . As a result I'm not so sure that they will follow the new plan.

I have not had an opportunity to avail myself of many of the services and therefore could not assess them fairly. I am very satisfied with the town and what it offers so far. Let's SLOW DOWN the growth in Moultonborough and keep it COUNTRY!!!

We need a full time Town Planner. Better implementation of existing Town codes and ordinances. Tighter building control. We don't need any more Bars or Restaurants. The town needs major planning for town beautification and charm ...like Meredith 30 years ago I bought my house on the lake and my taxes were \$210! I considered that fair since I had no trash pickup, no town water, no town sewerage, no children in the school system, but I did have road maintenance and for \$10, the town plowed my driveway. Today I still do not have town water, town sewerage, trash pickup, or children in the school system and now I no longer have my driveway plowed AND I have to pay to maintain my road and my taxes are now over \$4000!!! Something wrong with this picture.

Moultonborough is a great town and a great place to live. Keep up the good work.

Limit growth. Do not turn Moultonborough into Meredith.

The town boards need to follow the existing regulations and not rubber stamp. There needs to be consequences for property owners who DON'T follow town rules (\$\$\$???) Other towns have not allowed fast food places to come into town. Can we think about this? There are plenty of box stores in the area...we don't need them. How can we move traffic through or preferably around town that is headed north? We need a town planner to facilitate growth management.

Building site codes need to be enforced for developers as well as individuals regarding setback from water. I was denied permission to replace a cottage near the water with an approximately 2000 sq. ft. home while I see developers building very large homes extremely near the water. WHY?

Unless the Planning and Zoning Boards enforce the existing zoning regulations, this exercise will be a complete farce as the problem is that the last master plan was never fulfilled. Just look around the town at the schizophrenic development. for evidence of this failure.

I think the town is great and has a lot to offer. I believe its greatest asset is its natural beauty and charm, and these features should be preserved.

Stop making exception to the regulations that allow commercial business to destroy residential areas or we could end up like the Weirs Area!!!!

Try preserving the small town atmosphere/priorities which is why we all live here and why people visit here. If we lose that we are left with a place that "was once a great place to live" there are a lot of those places in NH Balance development and conservation. Asking those of us who live here, not part timers, would go a long way in that balancing act. This survey could help if it is used properly, BIG IF.

No. This survey was well prepared. Thanks!

Infrastructure in the Lakes Region needs to be improved in order to attract businesses that can support YEAR ROUND employment for perm. residents of the community. People of the region deserves jobs that are NOT reliant upon tourism.

I truly feel fortunate to live in Moultonborough. The school system brought us here. Being part of the great outdoors makes us want to stay. Preserving the beauty but also allowing some growth to help the tax burden on the families is a delicate balance. Thank you for letting me have my input to the master plan. Please keep the communication going.

The hodgepodge of growth along 25 is increasingly contributing to a negative "visual image" of the town. A vision of how this corridor should develop to enhance rather than detract from the experience of visiting Moultonborough is long overdue

Senior tax relief and senior services are needed in the town

The lake is overcrowded, especially with jet skis. Jet skis routinely cut in close to the shore, damaging the shoreline and upsetting the loons, etc. They are noisy and operated (often) in an aggressive manner. We used to enjoy kayaking/canoeing more, but find that the boat traffic makes it dangerous. The larger boats get up on plane and fly around the lake at high speeds. We don't like seeing our children in the sunfish have a 'cigarette' boat blowing by them a few feet away. We live near a cove which frequently has a pair of loons nesting. Water skiers regularly shoot through the cove to ski because of the flat water. Jet skis and tubers go flying through as well. The loon chicks are being killed by boat collisions. The shoreline is being eroded by wakes. 2 cycle engines are polluting the water. I have spent 40+ years in Moultonborough and the conditions on the lake have deteriorated badly . . . it's a circus out there in the summer.

Land Use Office is very uncooperative & arrogant. THEY do not want to do more than the minimum of their job, not helpful at all.

Growth seems uncontrolled. Lake front property owners seem to pay for the bulk of services in the town. Town seems to spend indiscriminately.

Moultonborough is a great place to have a home. We love the area and appreciate the opportunity to own property in the town.

We as a family strongly believe Moultonborough will only be successful in the long run if a firm and clear zoning plan is put into effect that controls the building and development of property.

The housing around Lake Kanasatka is completely developed; the Town roads there should be paved.

As very part-time residents, we are not very familiar with town facilities or services. Coming from an urban area, the questions about traffic problems seem slightly ridiculous. And by the way, we didn't receive the questionnaire until September 22, the date you asked to have it back.

Town should look into charging a fee to use the Lee's Mill boat launching/parking area. Those who use it should contribute to the cost of maintaining the area and road.

It is a great town. Please keep the Air Port as an important issue in the future.

Expand route 25, get a shopping center and drugstore in this town, expand playground areas

My comments are based on vacation visits to the town. I have not experienced use of most town services.

Brownie Jones in the assessors office does a fantastic job for this community
I would appreciate it if the town notified the residents if any residential zoning is going to change in the next 5 years.

There needs to be a fund that would help waterfront homeowners protect from erosion brought on by the excessive number of watercraft.

Wonderful place to spend a month each summer!

In regards to the town buying open space. The issue I have is tax revenue. Conservation Easements are the answer. The property is still owned by an individual and taxes are paid, even current use taxes. Hitting the waterfront owners to make up for the lost tax revenue is only going to go so far. It will be the small land owners that will eventually be hurt.

The need for professional planning is now acute - uncontrolled growth and too many commercial developments are spoiling the town - look to Tuftonboro and Sandwich and other area towns – Moultonborough is becoming the ugliest town in the Lakes Region
I'm pleased to see Moultonborough make such a great effort to get feedback from residents.
Good job!

Growth and lack of planning / vision seem to be a problem in the time that we have been coming here - Moultonborough is losing much of its charm because of badly planned commercial development in residential areas (and ugly signs).