

# Moultonborough Housing Master Plan Outreach

June 11<sup>th</sup> Open House Poster Session

Survey available online June 11<sup>th</sup> – July 11<sup>th</sup>



In 2024 Moultonborough applied for Housing Opportunity Grant (HOP) Funding from NH BEA and received a grant to complete 5 items:

- 1) A Housing Needs Assessment
- 2) A Zoning and Regulations Audit regarding Housing
- 3) Community Outreach regarding Housing Opportunities and Priorities in Moultonborough
- 4) A Housing Master Plan Chapter
- 5) An update to Zoning and Regulations based on the community feedback, the audit, and the Master Plan

Rather than hold a typical Town Hall-style meeting with a presentation, a podium, and an audience, the HOP Team chose to hold an interactive Open-House Poster Session. Attendees could browse a series of informational posters and “vote” or provide input on each poster regarding housing topics.







The event was well attended with **47 participants** signing in that night.




The Team also posted a survey version of the Poster Session on the Moultonborough Land Use Department's Website.

**Moultonborough**  
New Hampshire


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Are You in the Flood Zone?

Capital Improvements Program Committee

Code, Compliance & Health Officer

Documents

Driveway Regulations (PDF)

Earth Excavation Regulations (PDF)

**Are You in the Flood Zone?**


Find out how to determine if you live in a flood zone.

**Capital Improvements Program Committee**

A need has been identified to plan for the orderly implementation and financing of a Capital Improvement Program in a manner which meets the needs of the Town and minimizes fluctuations of the tax rate and the impact thereof upon its taxpayers.

**Code, Compliance & Health Officer**

Learn more about the Code, Compliance and Health Officer.



**Contact Us**

**Dari Sassan**

Town Planner

[Contact Dari Sassan](#)

Phone: 603-476-2347, ext. 321



The survey was open until July 11, 2025, giving folks a month after the in-person Open-House Poster Session to provide input.

## *Share your Input on the Town of Moultonborough's Housing Future!*



**We need your help shaping local housing choices for the years ahead.**

**Couldn't make the Housing Forum or have additional feedback to share? Submit your input through our [online tool](#) or through paper surveys available at the [Moultonborough Town Hall](#).**

**<https://www.surveymonkey.com/r/Moultonborough-HOP-Online-Tool>**



(Take my picture)

**Responses will be accepted until July 11<sup>th</sup>.**

# Overview of Community Feedback

## Combined Insights from In-Person Poster Session & Online Tool

- **Accessory Dwelling Units (ADUs)**
  - Broad support for ADUs, especially for housing family members and allowing multigenerational living.
  - Cost and zoning requirements (e.g., attached-only rule, septic) are key barriers.
  - Some want detached ADUs allowed; others raised privacy and overdevelopment concerns.
- **Short-Term Rentals (STRs)**
  - STRs seen as reducing year-round housing options and driving up costs.
  - Many support regulations—especially for corporate/investor-owned STRs—focused on occupancy, safety, and fairness.
  - Others view STRs as essential to covering property taxes and sustaining the tourism economy.
- **Village Housing Types**
  - ADUs and townhouses were most preferred; mixed-use and garden-style apartments were less supported.
  - Concerns about dense or urban-style buildings changing Moultonborough's rural character.
  - Several called for no new development in the villages at all.
- **Route 25 Corridor Housing**
  - Mixed opinions on housing along Route 25.
  - Strong concern about traffic, infrastructure, and maintaining rural aesthetics.
  - If housing is allowed, it should be modest, walkable, and fit New England design.

# Overview of Community Feedback (Continued)

## Combined Insights from In-Person Poster Session & Online Tool

- **Housing Affordability & Need**

- Respondents believe current housing costs are unaffordable—especially for children, grandchildren, and local workers.
- Strong interest in smaller, modest homes near the village or town center.
- Affordability concerns tied to Short Term Rental growth and lack of long-term rental options.

- **Subdivision Preferences**

- More support for cluster subdivisions than traditional layouts, but many oppose any new subdivisions altogether.
- Comments emphasized protecting open space and ensuring context-sensitive design.

- **Building Height in Village Areas**

- Split opinions on allowing 3–4 stories in village overlay districts.
- Preference for a 3-story maximum and traditional or rustic architecture.
- Calls to maintain distinct identities between Village and West Village areas.

- **Incentives & Development Tools**

- General support for using tax incentives or density bonuses to encourage housing.
- Respondents emphasized that incentives should deliver affordable outcomes and not alter rural character.

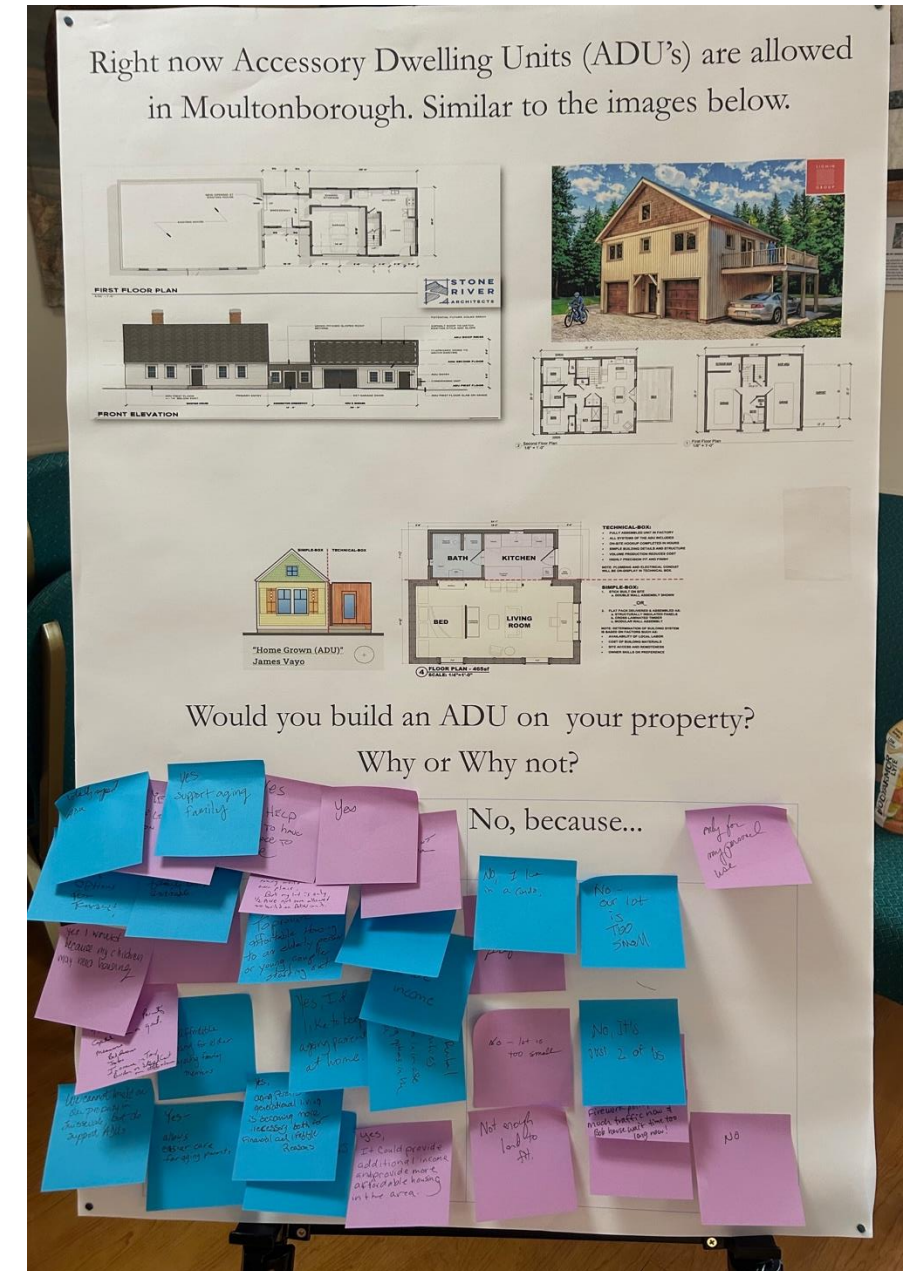


The Poster Session  
results are as follows...

**Question:** Right now Accessory Dwelling Units (ADU's) are allowed in Moultonborough. Would you build an ADU on your property?

## Results:

Yes, because...	No, because...
Yes, affordable housing for elder or young family members	No - lot is too small
Yes - allows easier care for aging parents	Not enough land to fit.No - our lot is too small
Yes. Income support for retirement years	No, I live in a condo.
Yes, aging parents and generational living is becoming more necessary both for financial and lifestyle reasons	No, it's just 2 of us
Yes, it could provide additional income and provide more affordable housing in the area.	No - personal preference
Yes for rental opportunities and to increase housing options in the area	No - don't have a reason to build an ADU.
Yes, I'd like to keep aging parents at home.	No
Yes. The code permits capital loan or grant. Measure: Bedrooms, Jobs, Increase in tax burden on school cost or utilities and sewer	No - because they rent & don't support our community, they destroy - no respect to rules or firework policy - too much traffic now & Bob house wait time too long now!
Future income	
Yes	
Yes, to provide affordable housing to an elderly person or young couple starting out	
Yes, for daughter, son, and grandchildren	
Yes, great for extra family with animals	
Yes! Need more options for tenants!	
Yes I would because my children may need housing	
Totally support ADU	
Yes. How about casita	
Yes. My mother-in-law would have a place to live. My son when he comes home from the Navy would have his own place. But my lot is only 1/2 acre not sure allowed to build an ADU on it.	
Yes to help some to have a place to live	
Yes	
Yes. Support aging family	
Yes, & less impact on environment.	
We cannot build on our property in Suissevale, but do support ADUs *	
Only for my personal use	



**Question:** Moultonborough's Median Housing Price is \$575,000.  
Could **you** afford to buy a house in Moultonborough today?

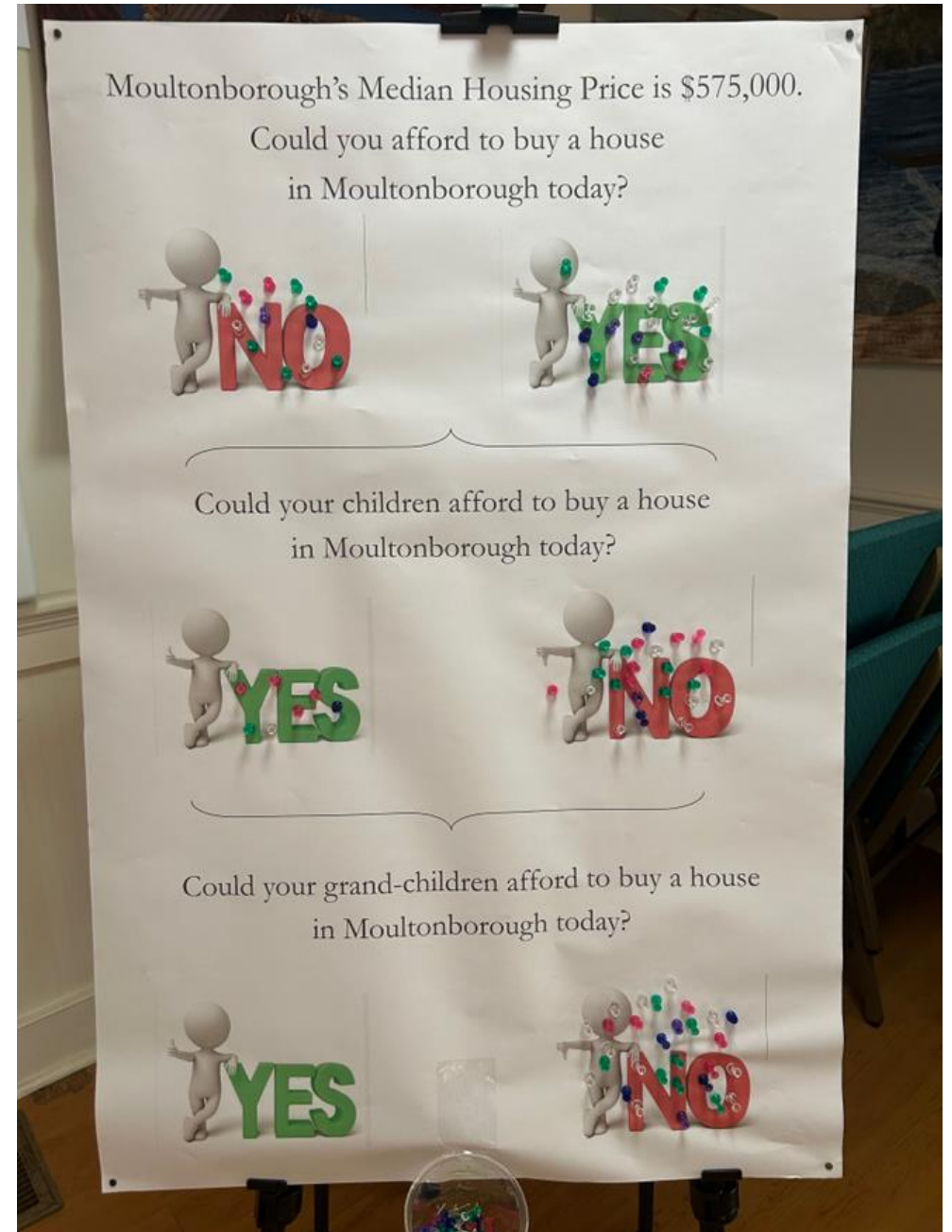
**Results:** Yes: 22  
No: 13

**Question:** Could **your children** afford to buy a house in  
Moultonborough today?

**Results:** Yes: 7  
No: 24

**Question:** Could **your grand-children** afford to buy a house in  
Moultonborough today?

**Results:** Yes: 0  
No: 29




**Question:** A traditional subdivision layout calls for all the land to be cut up into large lots for homes. A cluster or conservation subdivision layout calls for all homes to be clustered, on smaller lots, leaving more contiguous land for open space or conservation. Which subdivision approach do you prefer for Moultonborough?

**Results:**


Traditional Subdivision: 9

Cluster Subdivision: 24

A traditional subdivision layout calls for all the land to be cut up into large lots for homes. Similar to the images on the left.



A cluster or conservation subdivision layout calls for all homes to be clustered, on smaller lots, leaving more contiguous land for open space or conservation. Similar to the images on the right.



Which subdivision approach do you prefer for Moultonborough?

Traditional Subdivision

Cluster Subdivision



**Question:** Maximum building height in Moultonborough is now between 1.5 and 2.5 stories. Would you be in favor of allowing greater building height, such as 3 – 4 stories for the two Village Overlay Districts?

**Results:**

Yes: 20

No: 23

Maximum building height in Moultonborough is now between 1.5 and 2.5 stories. An example of this is the Berry Pond Corner Plaza below.



Would you be in favor of allowing greater building height, such as 3 - 4 stories for the two Village Overlay Districts, similar to the images below ?



**Question:** Moultonborough allows multifamily housing in the Village Overlay areas with Planning Board approval. Please let us know which style you would most like to see in the district and please let us know which style you would most want to live in.

## Results:

### ADU's

Want to see: 6

Want to live in: 11

### Townhouse

Want to see: 16

Want to live in: 14

### Garden Style

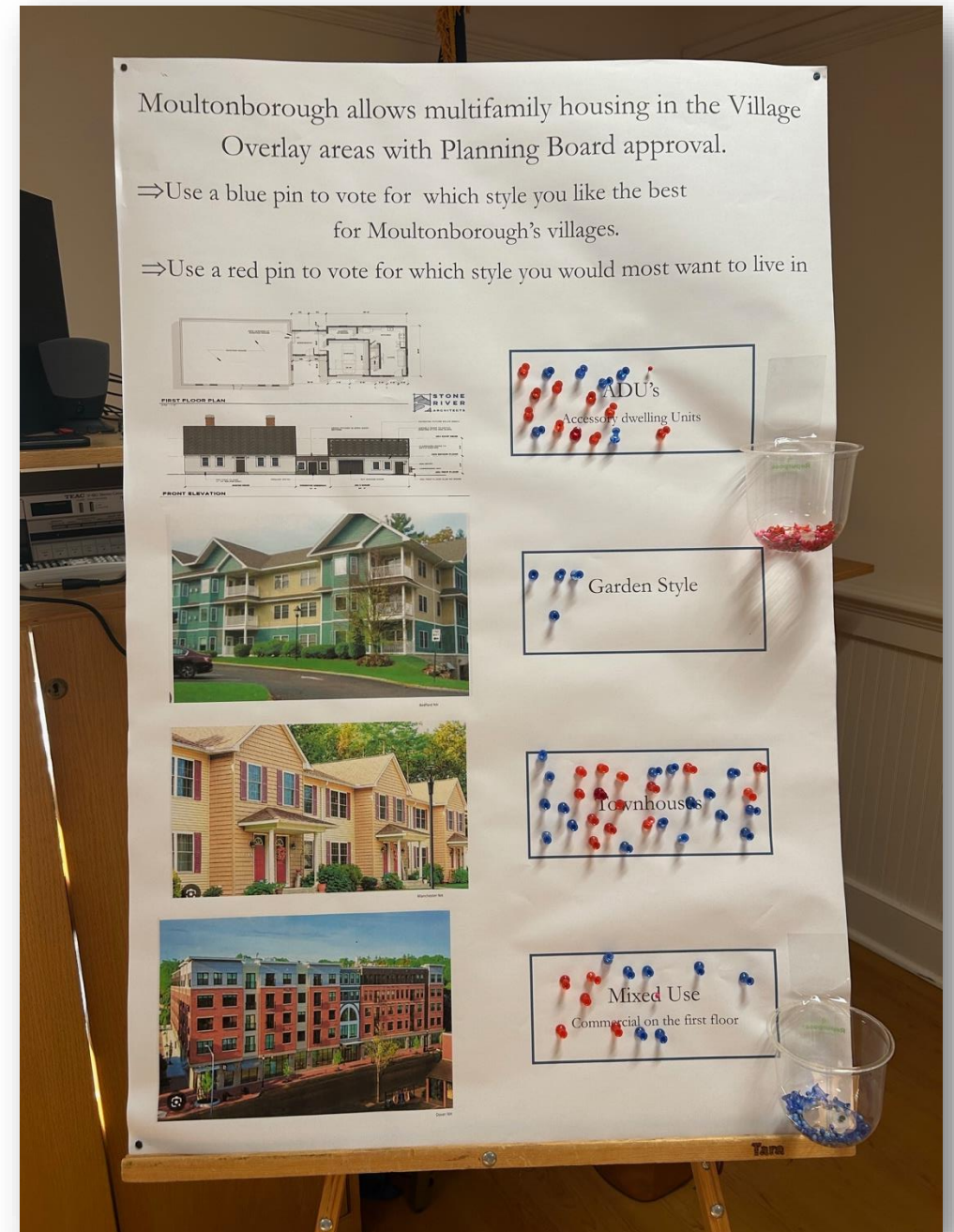
Want to see: 4

Want to live in: 0

### Mixed Use

Want to see: 7

Want to live in: 6



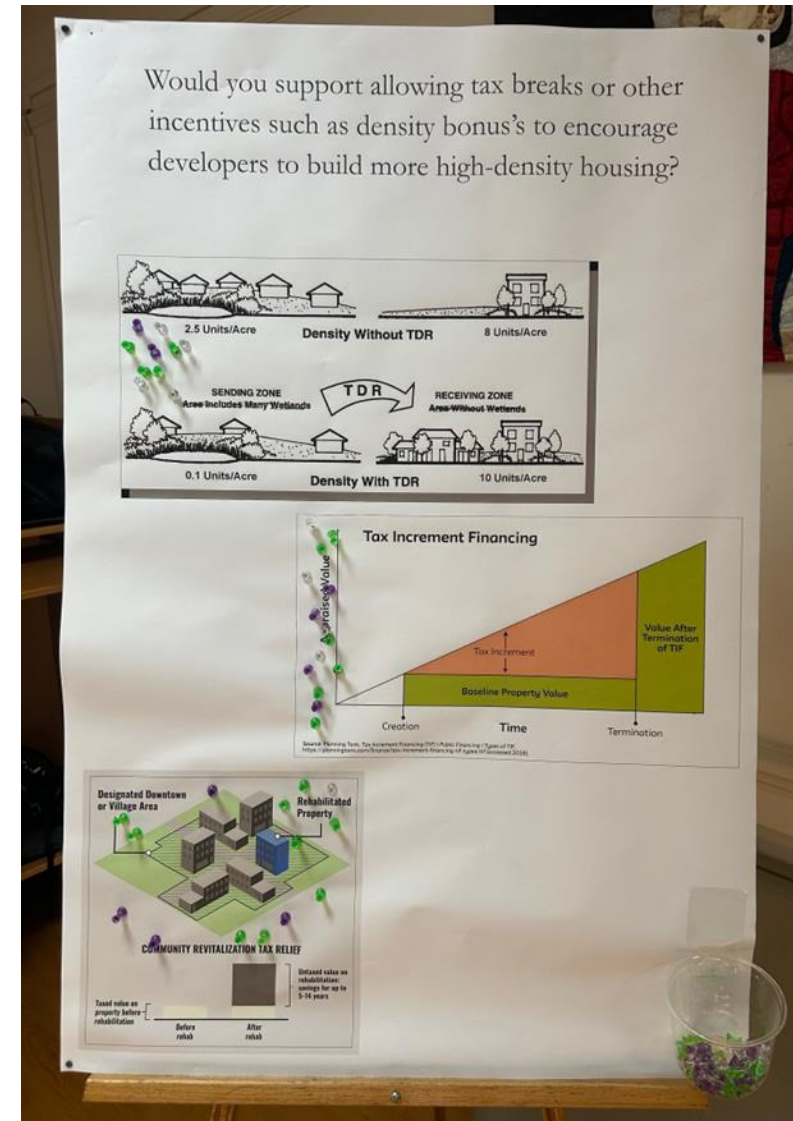
**Question:** Would you support allowing tax breaks or other incentives such as density bonus's to encourage developers to build more high-density housing?

**Results:**

Transfer of Development Rights: 10

Tax Increment Financing: 14

Community Revitalization Tax Relief or 79E: 14



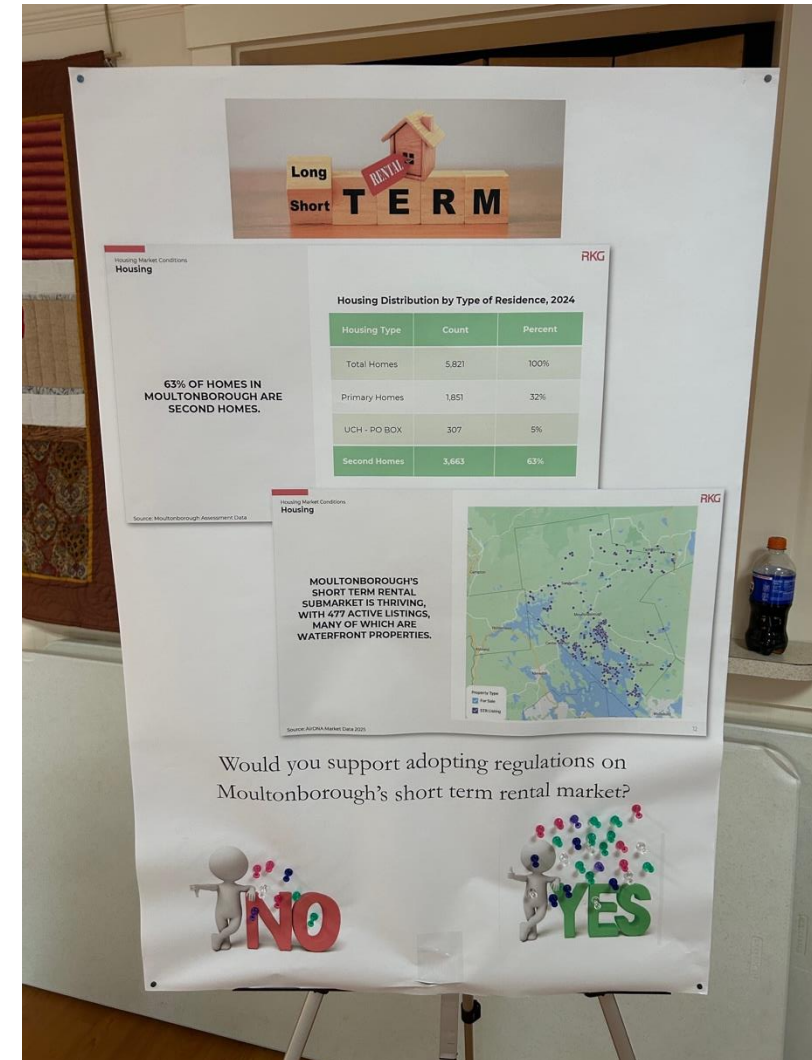


**Question:** Would you support adopting regulations on Moultonborough's short term rental market?

**Results:**

Yes: 27

No: 8





**Question:** Do you want to see more residential development along Rte 25? What would you like that development to look like?

**Results:**

Yes: 27

No: 6



**Question:** Do you want to see more residential development along Rte 25? What would you like that development to look like?



3 People voted for this style.



3 People voted for this style.



19 People voted for this style.



5 People voted for this style.



1 Person voted for this style.

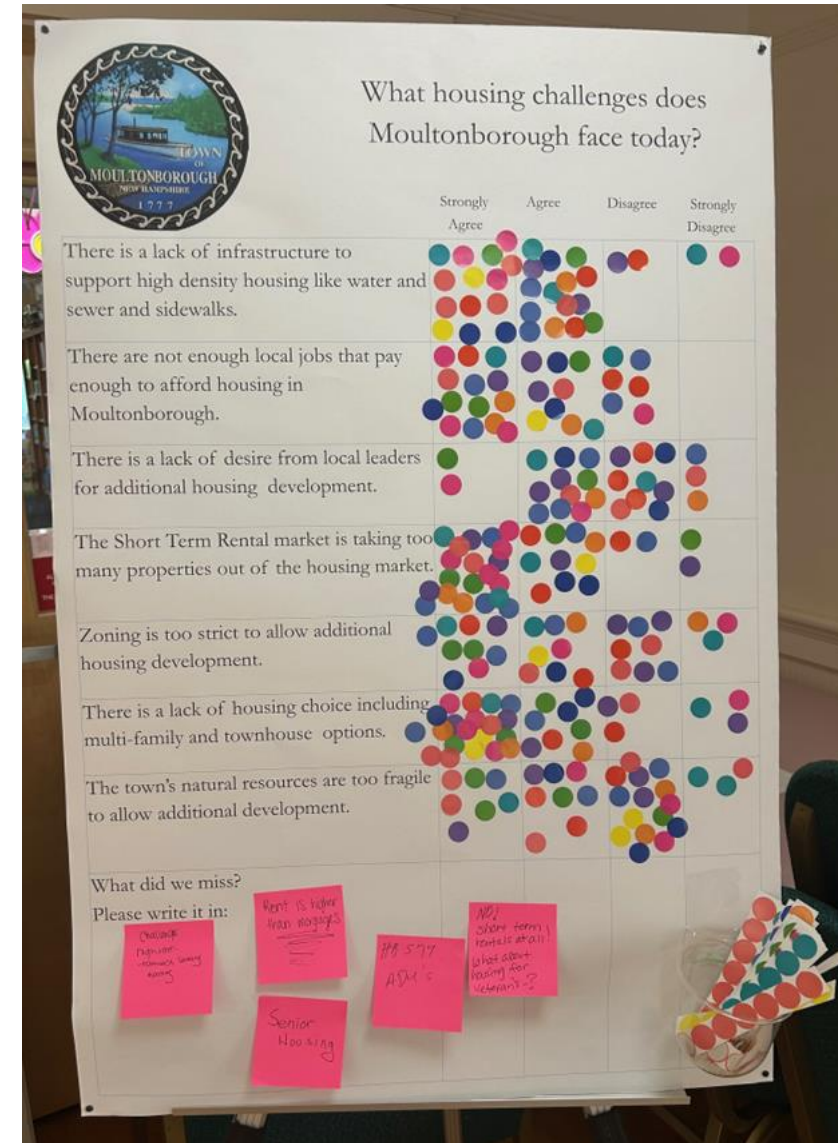


0 People voted for this style.

## Question: What Housing Challenges does Moultonborough face today?

### Results:

	Strongly Agree	Agree	Disagree	Strongly Disagree
There is a lack of infrastructure to support high density housing like water and sewer and sidewalks.	14	15	2	2
There are not enough local jobs that pay enough to afford housing in Moultonborough.	14	9	6	0
There is a lack of desire from local leaders for additional housing development.	2	11	9	3
The Short Term Rental market is taking too many properties out of the housing market.	20	10	2	2
Zoning is too strict to allow additional housing development.	9	8	8	3
There is a lack of housing choice including multi-family and townhouse options.	20	8.5	2.5	3
The town's natural resources are too fragile to allow additional development.	7	8	15	3
What did we miss? Please write in:				
High rent - too much luxury housing.		Rent is higher than mortgages.	HB 577 ADU's Senior Housing	NO! Short term rentals at all! What about housing for veterans?



# Extra Event Photos





### What are Moultonborough's Housing Priorities?

1. There is a lack of affordable housing in Moultonborough.

2. There are not enough local jobs that pay enough to afford housing in Moultonborough.

3. There is a lack of diverse local leaders in Moultonborough.

4. The Silver Line Transit Center is taking too long to build.

5. There is a need to allow additional housing development.

6. There is a lack of housing choice including rental, single-family, and multi-family housing.

7. We need to address the needs of our most vulnerable residents.

	Strongly Agree	Agree	Disagree	Strongly Disagree
1. There is a lack of affordable housing in Moultonborough.				
2. There are not enough local jobs that pay enough to afford housing in Moultonborough.				
3. There is a lack of diverse local leaders in Moultonborough.				
4. The Silver Line Transit Center is taking too long to build.				
5. There is a need to allow additional housing development.				
6. There is a lack of housing choice including rental, single-family, and multi-family housing.				
7. We need to address the needs of our most vulnerable residents.				























Would you build a  
Why

totally support  
ADU  
Yes support aging family  
Yes  
Help to have  
Yes  
more options for future  
family with animals  
Yes, I would because my children may need housing  
Yes, to provide affordable housing to an elderly person or young couple starting out  
future income  
Yes, I'd like to keep aging parents at home.  
Yes, aging parents need additional living space becoming more necessary both for financial and lifestyle reasons  
Yes, it could provide additional income and provide more affordable housing in the area.  
Yes - allows easier care for aging parents  
We'd like to see our property in the future but do support ADUs

you build an ADU on your property  
Why or Why not?

No, because...  
Yes  
No, I live in a condo.  
No - our lot is too small  
personal preference  
future income  
Yes, I'd like to keep aging parents at home.  
No - lot is too small  
No, it's just 2 of us  
Firework permit much traffic now & too long now!  
Not enough land 40 ft.  
Yes, it could provide additional income and provide more affordable housing in the area.

Would you build an ADU on your property?  
Why or Why not?

Yes  
No, because...  
No, I live in a condo.  
No - our lot is too small  
personal preference  
future income  
Yes, I'd like to keep aging parents at home.  
No - lot is too small  
No, it's just 2 of us  
Firework permit much traffic now & too long now!  
No  
Not enough land 40 ft.  
Yes, it could provide additional income and provide more affordable housing in the area.

only for my personal use

ADU Floor Plan - 465 sq ft  
SCALE: 1/4" = 1'-0"

SIMPLE BOX:  
1. ADU SHALL BE BUILT ON A LOT WITH A MINIMUM OF 10,000 SQ. FT. OF LOT AREA.  
2. ADU SHALL BE BUILT ON A LOT WITH A MINIMUM OF 10,000 SQ. FT. OF LOT AREA.  
3. ADU SHALL BE BUILT ON A LOT WITH A MINIMUM OF 10,000 SQ. FT. OF LOT AREA.  
4. ADU SHALL BE BUILT ON A LOT WITH A MINIMUM OF 10,000 SQ. FT. OF LOT AREA.

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The Online Tool results  
are as follows...



# Overview of the Online Tool

- Offered an **alternative way for community members to provide input** if they couldn't attend the in-person "Poster Session" at the Moultonborough Public Library on June 11, 2025
- Open from **June 11 to July 11, 2025**
- **Promoted through** postcards, flyers, printed surveys, email blasts to HOP Project subscribers, and outreach to local groups and committees
- **A total of 274 respondents participated in the Online Tool**
- The following section summarizes responses **by topic and question**
- Results reflect a summary of raw feedback and are **not ranked by priority**
- A **full Survey Monkey report of all raw public comments** is included in an **Appendix**

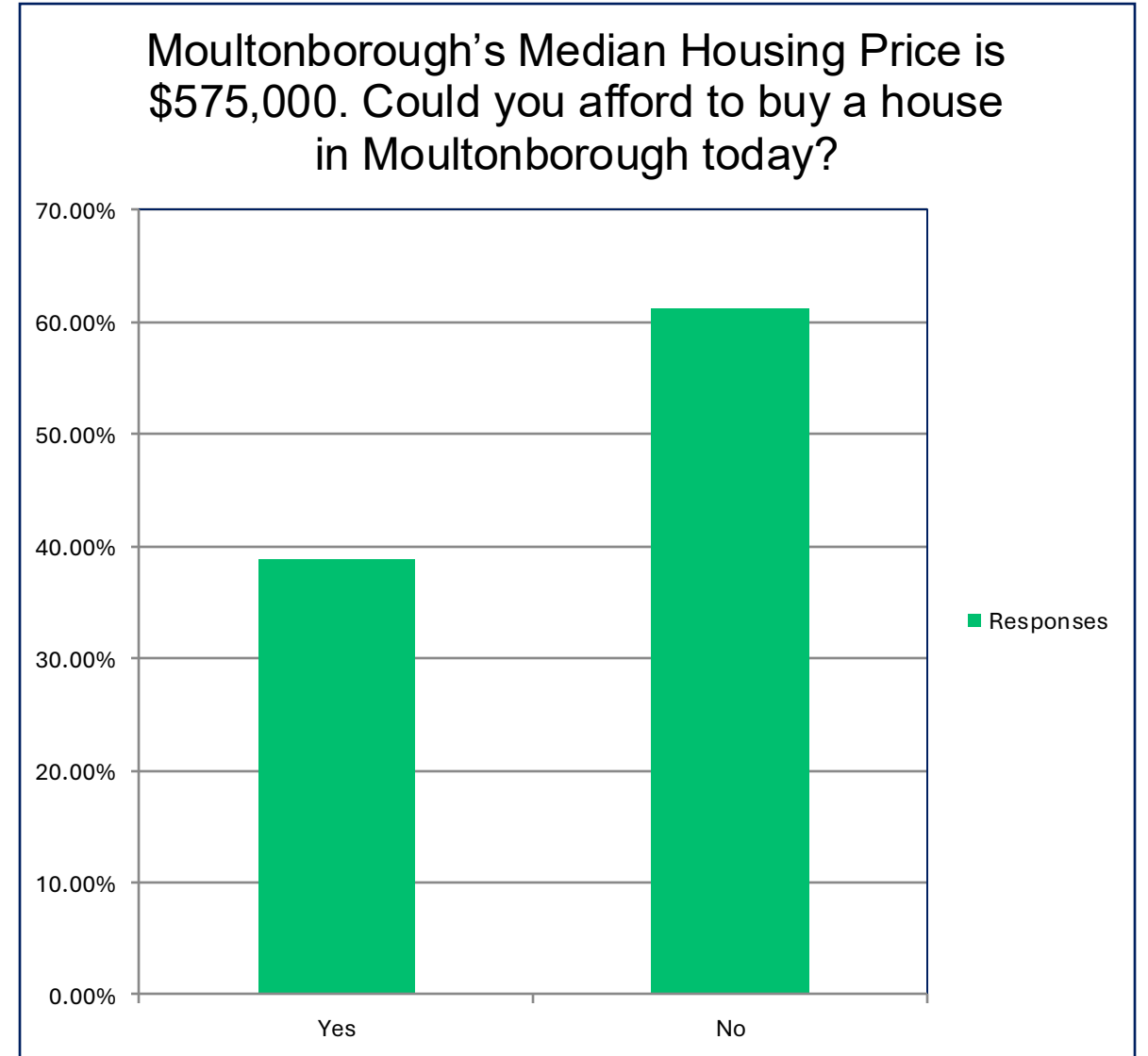
**Question:** Moultonborough's Median Housing Price is \$575,000. Could **you** afford to buy a house in Moultonborough today?

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**Results:** Yes: 104 (39%)  
No: 164 (61%)

**Answered:** 268

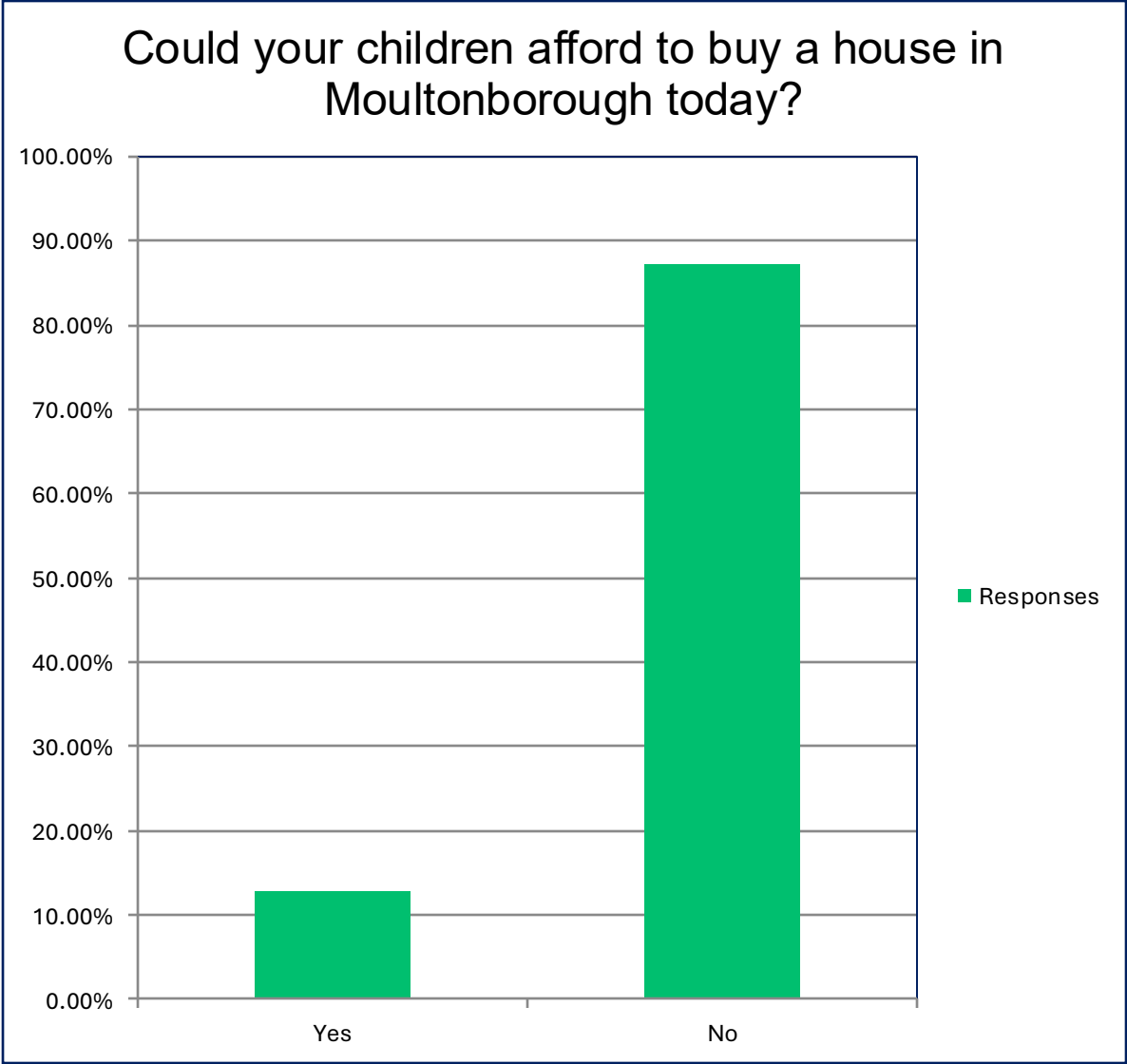
**Skipped:** 4



**Question:** Could your children afford to buy a house in Moultonborough today?

**Results:** Yes: 32 (13%)  
No: 217 (87%)

**Answered:** 249  
**Skipped:** 23



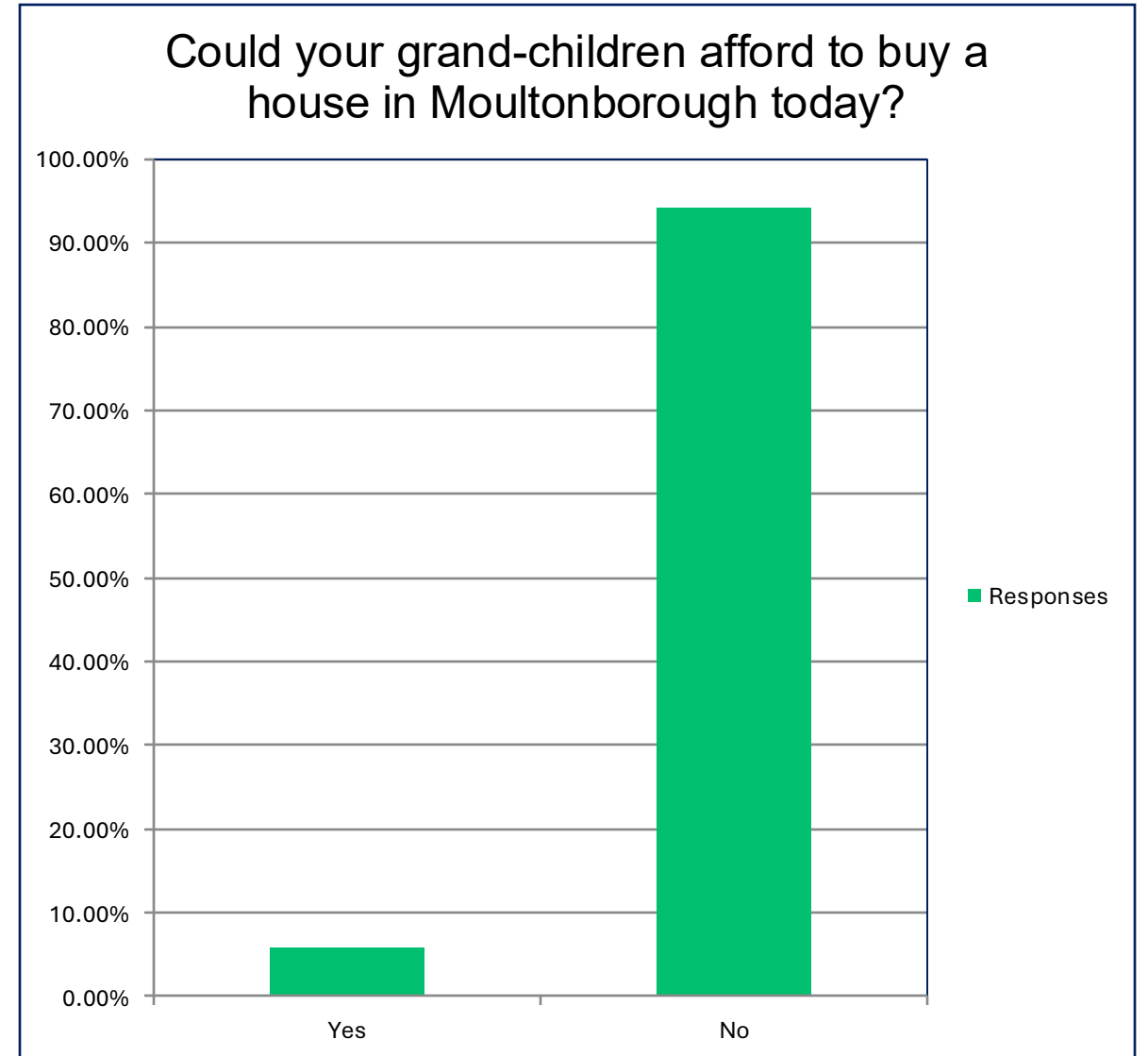
**Question:** Could your grand-children afford to buy a house in Moultonborough today?

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**Results:** Yes: 13 (6%)  
No: 209 (94%)

**Answered:** 222

**Skipped:** 50







# What are Moultonborough's Housing Priorities?

## Question: What are Moultonborough's Housing Priorities?

### Results:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Answered	Skipped
I would like the aging population to be able to downsize and stay in town.	90	125	15	10	240	32
I would like to see more young families move to Moultonborough.	137	72	16	10	235	37
I would like to provide housing that our teachers, restaurant workers, and firefighters can afford.	113	84	24	19	240	32
I would like more high-density residential development in our Village Overlay Districts.	41	88	51	51	231	41
I would like the housing in higher-density areas to be architecturally pleasing and retain the community character.	127	83	15	7	232	40
There are too many single family homes. I would like to see a mix of housing types such as multi-unit buildings and townhouses.	33	91	63	50	237	35

\* **Highlighted Green boxes** indicate the highest ranked based on the number of responses.

# Question: What are Moultonborough's Housing Priorities?

## General Comments and Feedback: What else did we miss?

Answered: 48 Skipped: 224

### Summary of Results:

- Respondents consistently emphasized the need for **more affordable housing** options for families, young adults, and town employees. Rising home prices, high property taxes, and a lack of affordable rentals were identified as key barriers.
- There was support for **duplexes, townhomes, and modest single-family homes**, especially near the village. Some advocated for **adaptive reuse** of buildings and tiny homes. Others opposed dense housing, citing infrastructure limitations and character concerns.
- Respondents frequently expressed the need to **protect Moultonborough's rural identity** and avoid large-scale developments that feel out of place. Some supported architectural flexibility; others preferred maintaining a traditional aesthetic.
- Concerns were raised about **short-term rentals and commercial buyers** reducing housing availability for locals. Respondents suggested limits or regulations to prevent workforce housing from being lost to seasonal or investor use.
- Many comments highlighted insufficient **infrastructure**—septic, roads, water, and emergency services—as a constraint on new housing. Some suggested using **impact fees** to offset the cost of growth.
- Respondents were split on the town's role in housing. Some opposed state or federal programs, while others supported **town-led solutions** such as land leasing or regional coordination.
- Some respondents prioritized housing only for full-time residents, while others called for **welcoming families and younger generations** to support a thriving, year-round community. A few also linked housing needs to **walkability, services, and community amenities**.



# What Housing



Challenges do you think  
Moultonborough Faces  
Today?



**Question:** What Housing Challenges does Moultonborough face today?

**Results:**

	Strongly Agree	Agree	Disagree	Strongly Disagree	Answered	Skipped
There is a lack of infrastructure to support high density housing like water and sewer and sidewalks.	76	97	26	10	209	63
Local jobs in Moultonborough do not pay enough for most people to afford housing in town.	90	98	21	4	213	59
There is a lack of desire from local leaders for additional housing development.	55	78	41	9	183	89
The Short Term Rental market is taking too many properties out of the housing market.	81	67	38	16	202	70
Zoning is too strict to allow additional housing development.	35	66	57	25	183	89
There is a lack of housing choice including multi-family and townhouse options.	75	96	28	9	208	64
The town's natural resources are too fragile to allow additional development.	40	42	101	18	201	71

**\* Highlighted Green boxes** indicate the highest ranked based on the number of responses.

# Question: What Housing Challenges do you think Moultonborough Faces Today ?

## General Comments and Feedback: What else did we miss?

Answered: 39 Skipped: 233

### Summary of Results:

- **Environmental Impacts**
  - Respondents expressed strong concern about the impact of housing development on lake health, water quality, wetlands, and open space. Several called for stricter enforcement of environmental regulations and a moratorium on lakefront development to protect natural resources.
- **Housing Affordability & Availability**
  - The high cost of homes, limited rental options, and shortage of smaller or modest housing types were identified as major barriers. Construction costs, land prices, and income levels were cited as additional challenges for families and local workers.
- **Governance & Funding**
  - Respondents questioned whether the town has a clear strategy or leadership commitment to address housing. There were calls to move beyond surveys and focus on funding solutions to make new housing viable for locals.
- **Short-Term Rentals & Investor Ownership**
  - Respondents noted that short-term rentals and second homes are reducing availability for year-round residents. Landscaping companies and businesses purchasing homes for seasonal employees were also seen as a key issue, with calls for limits or regulations.
- **Infrastructure & Capacity**
  - Concerns were raised about whether roads, septic systems, and public services can support additional housing. Some noted the lack of a walkable downtown and the need to match any new housing with proper infrastructure investments.
- **Concerns About Housing Types**
  - Several respondents opposed large apartment complexes or low-income housing, citing concerns about taxes, safety, and community character. Others supported small-scale multi-family housing and modest homes designed to fit the rural setting.
- **Community Identity & Growth Resistance**
  - Respondents expressed a desire to preserve Moultonborough's rural and vacation-town character, with some opposing further growth and suggesting that development be directed to other towns. Others called for balancing this identity with support for families and full-time residents.



# Moultonborough's Building Height



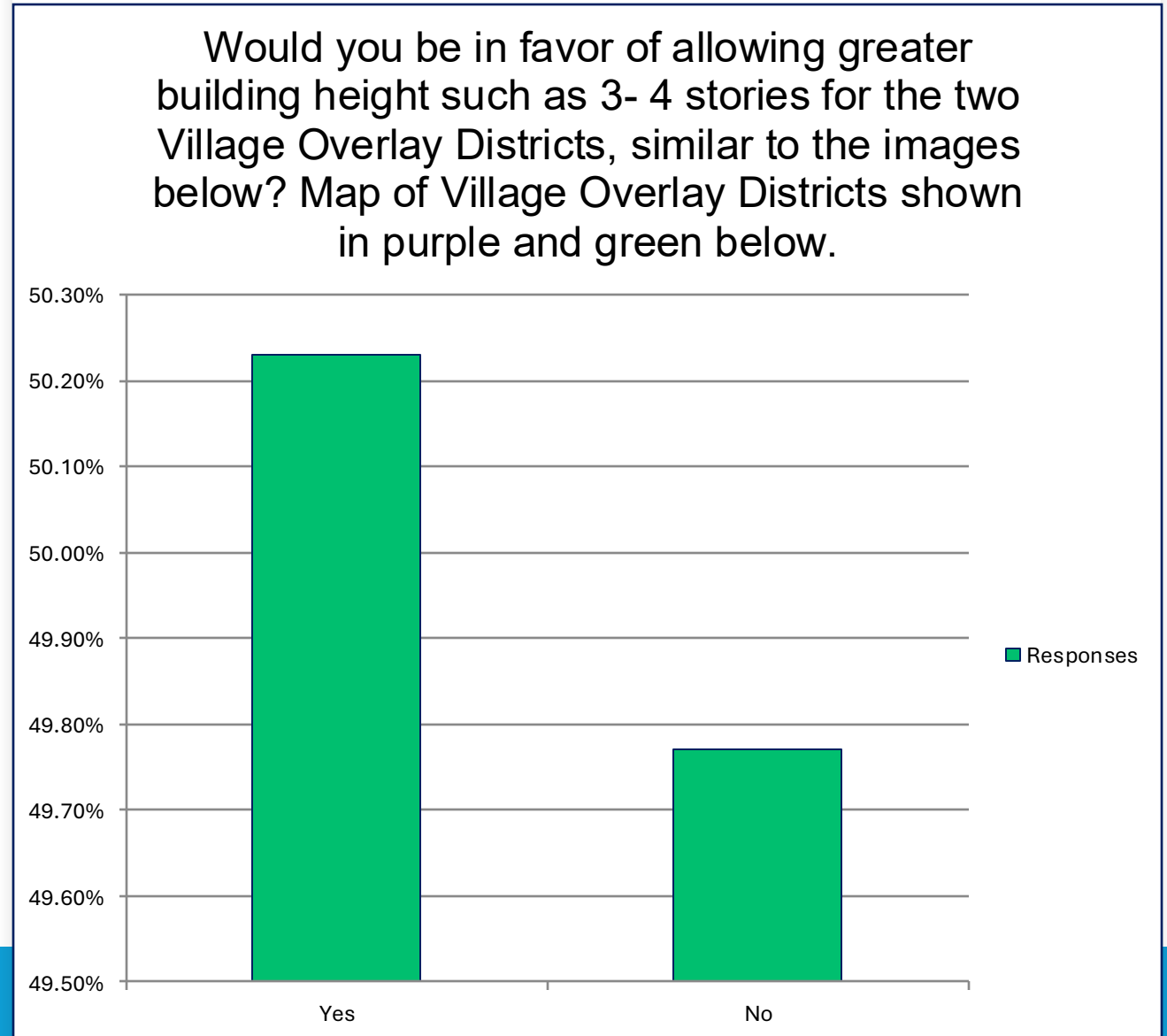
**Question:** Would you be in favor of allowing greater building height such as 3-4 stories for the two Village Overlay Districts?

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**Results:** Yes: 108 (50.2%)  
No: 107 (49.7%)

**Answered:** 215

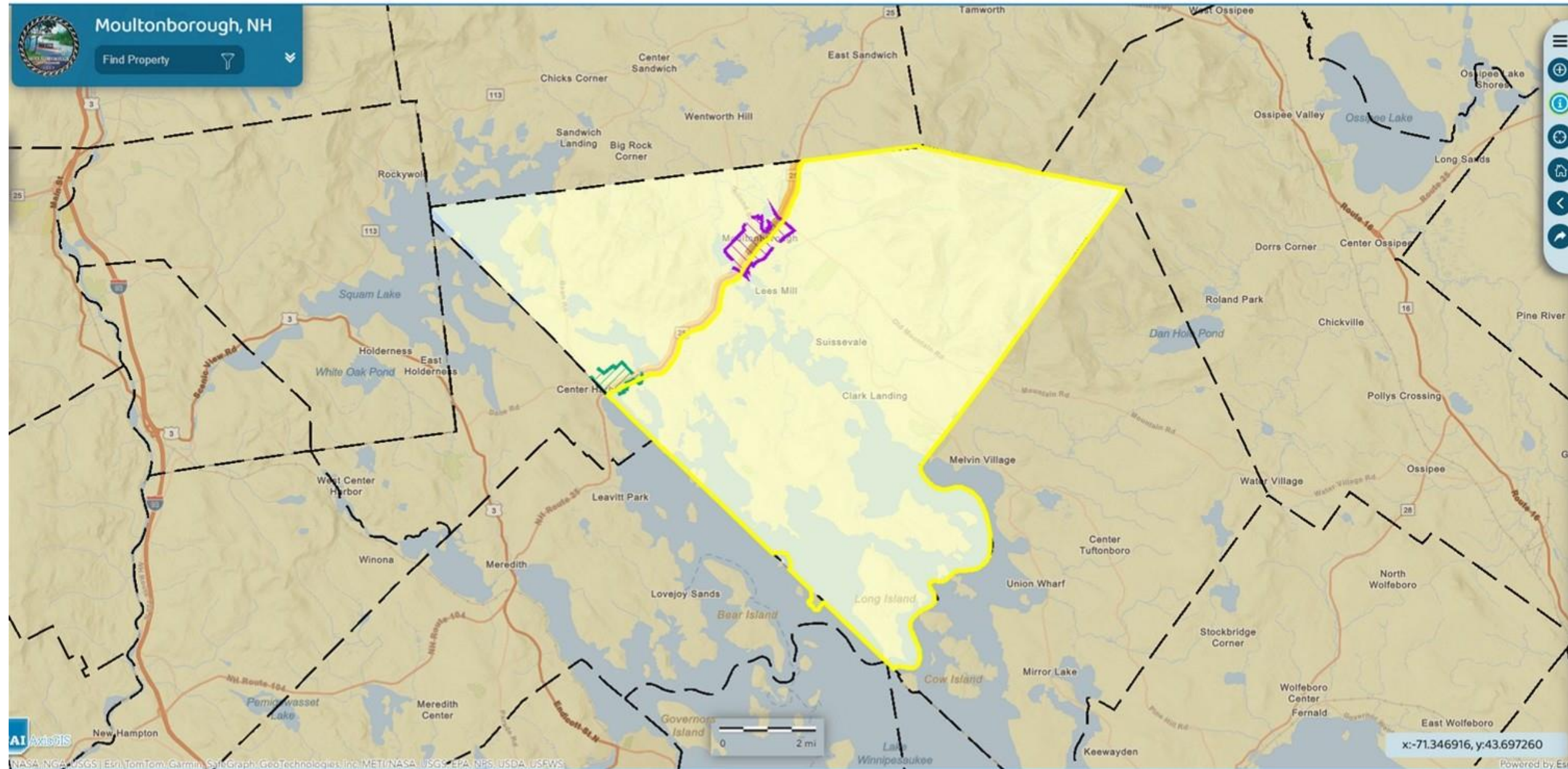
**Skipped:** 57





# Moultonborough, NH

Find Property



AI AxisGIS

NASA, NOAA, USGS, Esri, TomTom, Garmin, SkyGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

x:-71.346916, y:43.697260

Powered by Esri

# Moultonborough's Building Height

## General Comments and Feedback:

Answered: 49 Skipped: 223

### Summary of Results:

- **Building Building Height and Architecture**
  - Opposition to 4-story buildings and preference for 3-story maximum with traditional or rustic architectural style.
- **Village Overlay vs. West Village Overlay**
  - Feedback emphasized the two overlay districts are distinct and should not be combined in development decisions.
- **Character and Identity**
  - Concern that dense or modern development would detract from Moultonborough's rural, small-town, and vacation-town identity.
- **Affordable and Appropriate Housing**
  - Support for affordable multifamily housing that is well-built and visually compatible with the town.
- **Growth and Infrastructure**
  - Feedback highlighted the need for improved infrastructure, such as traffic control and sidewalks, before adding new development.
- **Short-Term Rentals and Investor Ownership**
  - Input reflected differing views on STRs and commercial purchases, with concerns about housing access and economic impacts.



# Cluster Subdivisions



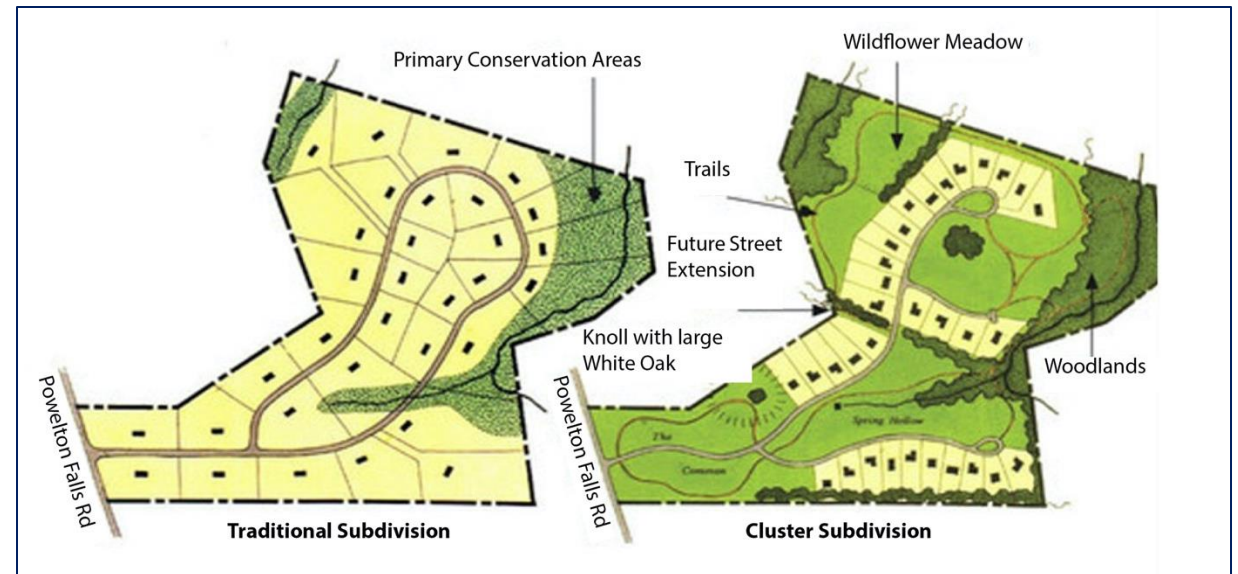
## Question: Which subdivision approach do you prefer for Moultonborough?

**Results:** Yes: 85 (45%)  
No: 106 (56%)

**Answered:** 191

**Skipped:** 81

### Which subdivision approach do you prefer for Moultonborough?



# Cluster Subdivisions

## General Comments and Feedback:

Answered: 49 Skipped: 223

### Summary of Results:

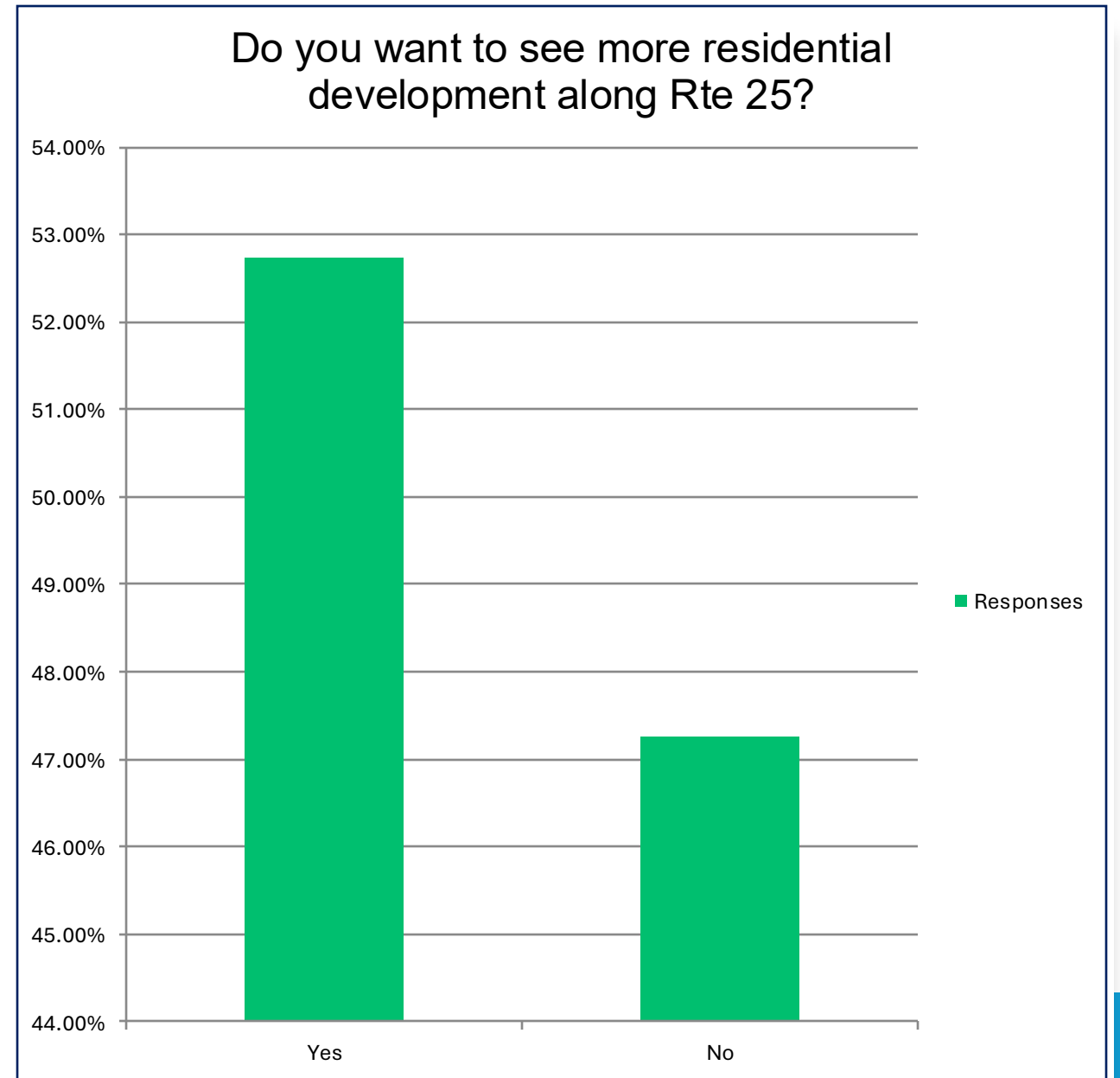
- **Desire to Avoid New Subdivisions**
  - Respondents expressed opposition to both cluster and traditional subdivisions, favoring single-family homes on large lots and limited new development.
- **Support for Cluster Subdivisions**
  - Cluster layouts were appreciated for preserving open space, protecting natural resources, and offering housing options for families.
- **Concerns About Cluster Subdivisions**
  - Feedback noted discomfort with close proximity to neighbors and concern that preserved green space could eventually be developed.
- **Support for Traditional Subdivisions**
  - Traditional layouts were favored for providing privacy, larger yards, and alignment with Moultonborough's rural setting.
- **Interest in Hybrid or Site-Specific Approaches**
  - Comments recommended flexibility, suggesting that subdivision design should respond to site conditions and community goals.

**Question:** Do you want to see more residential development along Route 25?

---

**Results:** Yes: 106 (53%)  
No: 95 (47%)

**Answered:** 201  
**Skipped:** 71





# Question: Do you want to see more residential development along Rte 25? What would you like that development to look like?

Answered: 173 Skipped: 99



Example 1

21 People voted for this style.



Example 2

20 People voted for this style.



Example 3

84 People voted for this style.



Example 4

63 People voted for this style.



Example 5

79 People voted for this style.



Example 6

11 People voted for this style.

# More Residential Development Along Rt 25?

## General Comments and Feedback:

Answered: 55 Skipped: 217

### Summary of Results:

- **Preserve Moultonborough's rural character**
  - Respondents repeatedly opposed development that would urbanize the town or detract from its small-town, New England identity; large buildings and city-style architecture were considered inappropriate.
- **Strong opposition to new residential development**
  - Many called for no more building—particularly along Route 25—and were frustrated that “None of the Above” was not an option; several explicitly stated “stop developing” or “leave the land as is.”
- **Concerns about traffic and infrastructure on Route 25**
  - Traffic safety, turning difficulty, high speeds, and lack of sidewalks were frequently raised as reasons Route 25 is unsuitable for more housing without significant infrastructure upgrades.
- **Support for smaller-scale, traditional housing styles**
  - If any development occurs, it should be limited to modest homes like duplexes, townhouses, or example #5 (Townhouses), with design and scale that match the town's existing built environment.
- **Need for housing affordability and options for locals**
  - A few respondents supported affordable housing for seniors, workers, and families, especially if integrated thoughtfully or located off Route 25 on side streets or repurposed buildings.
- **Design matters: maintain New England aesthetics**
  - Respondents consistently called for traditional or rustic styles with garages, green space, and architectural features that blend with the surrounding landscape and don't look “urban.”



# Housing in Moultonborough's Villages



# Question: Which housing style you like the best for Moultonborough's villages? (Check all that apply)

**ADU Example**



96 People voted for this style.

Answered: 178 Skipped: 99

**Townhouse Example**



99 People voted for this style.

**Garden-Style Apartment Example**



39 People voted for this style.

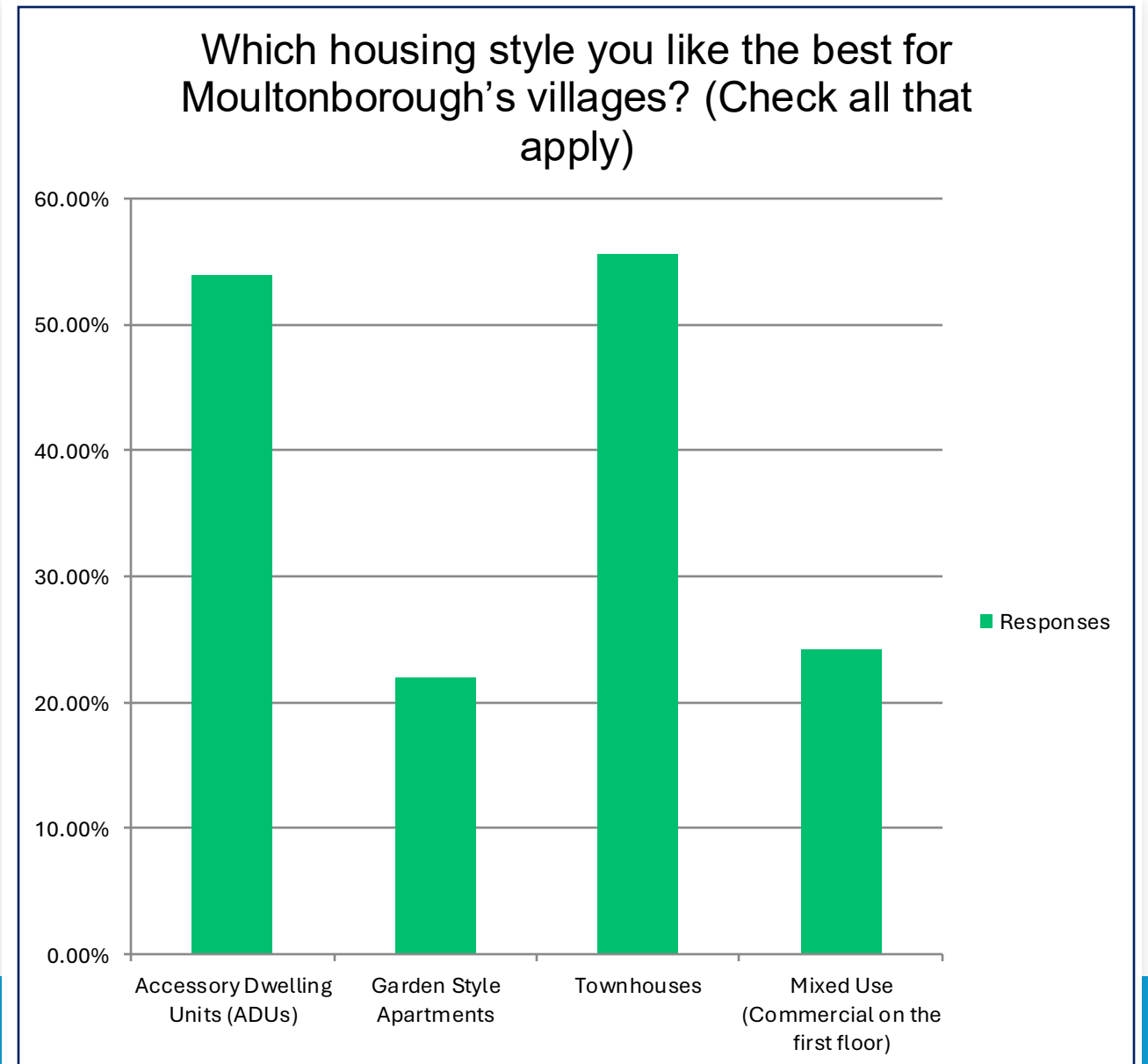
**Mixed-Use Example**



43 People voted for this style.

**Question:** Which housing style you like the best for Moultonborough's villages? (Check all that apply)

- Accessory Dwelling Units: **54%**
- Garden Style Apartments: **22%**
- Townhouses: **57%**
- Mixed Use: **24%**



# Question: Which style housing would you would most want to live in? (Check all that apply)

**ADU Example**



87 People voted for this style.

Answered: 171 Skipped: 101

**Townhouse Example**



95 People voted for this style.

**Garden-Style Apartment Example**



27 People voted for this style.

**Mixed-Use Example**



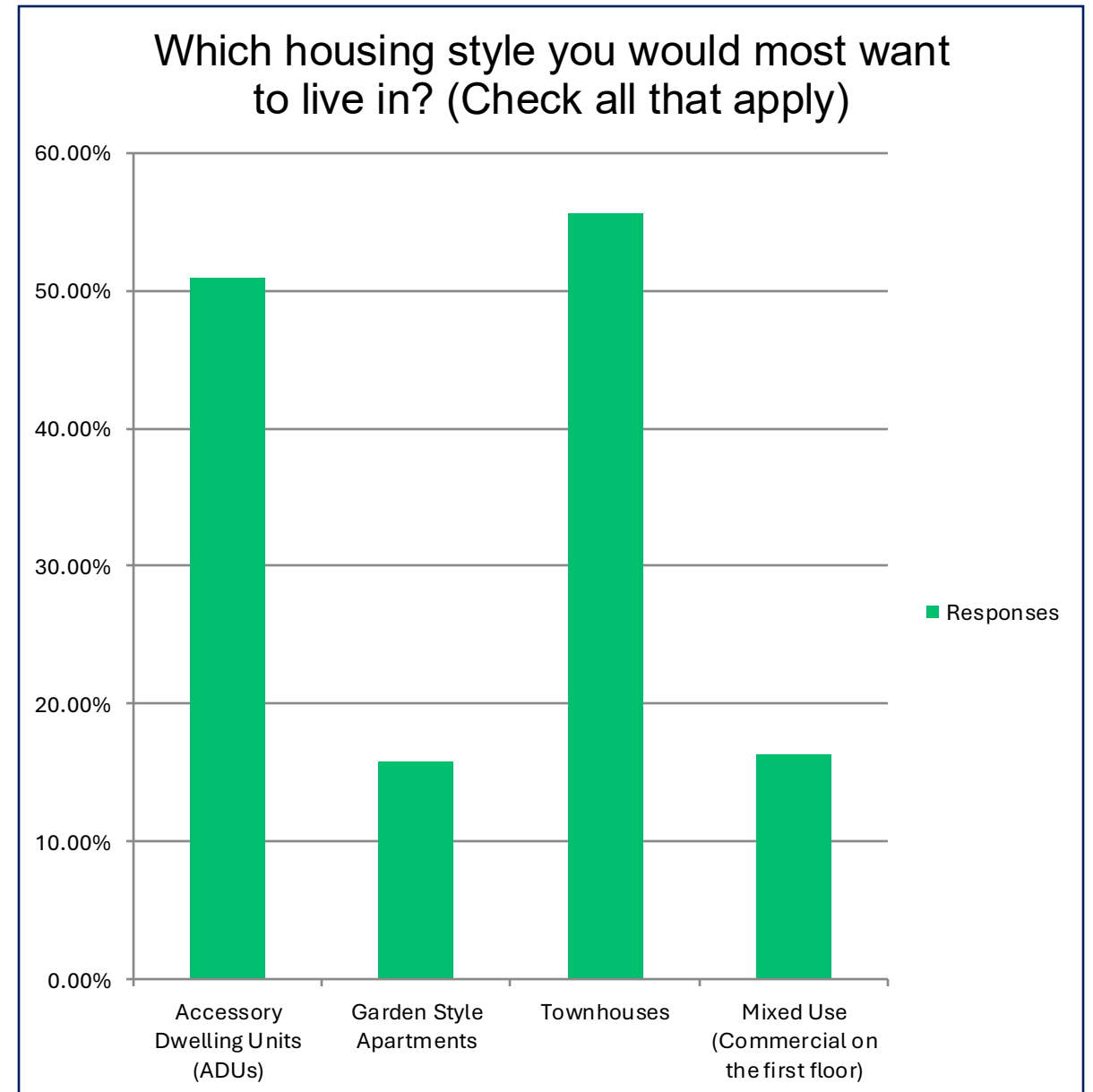
28 People voted for this style.



**Question:** Which housing style you would most want to live in? (Check all that apply)

---

- Accessory Dwelling Units: **51%**
- Garden Style Apartments: **16%**
- Townhouses: **55%**
- Mixed Use: **16%**



# Housing in Moultonborough's Villages

## General Comments and Feedback:

Answered: 55 Skipped: 217

### Summary of Results:

- **Strong opposition to dense or multi-family housing types**
  - Many respondents opposed townhouses, garden-style apartments, and mixed-use buildings, saying they are too large, out of scale, or urban in appearance for Moultonborough's rural character. Even limited support for mixed-use was conditional—only if sidewalks are added, if there's real demand for commercial space, and if development respects village scale and setting.
- **ADUs seen as the most acceptable and appropriate option**
  - ADUs were consistently supported as a housing type that fits Moultonborough's rural identity and allows families to stay together or age in place, without significantly changing neighborhood character.
- **Desire to stop or limit new development altogether**
  - Several respondents called for no further development in the village or anywhere in town, citing concerns about preserving rural character, protecting lakes and wetlands, avoiding overburdened infrastructure, and maintaining school and tax stability.



# Short Term Rentals in Moultonborough



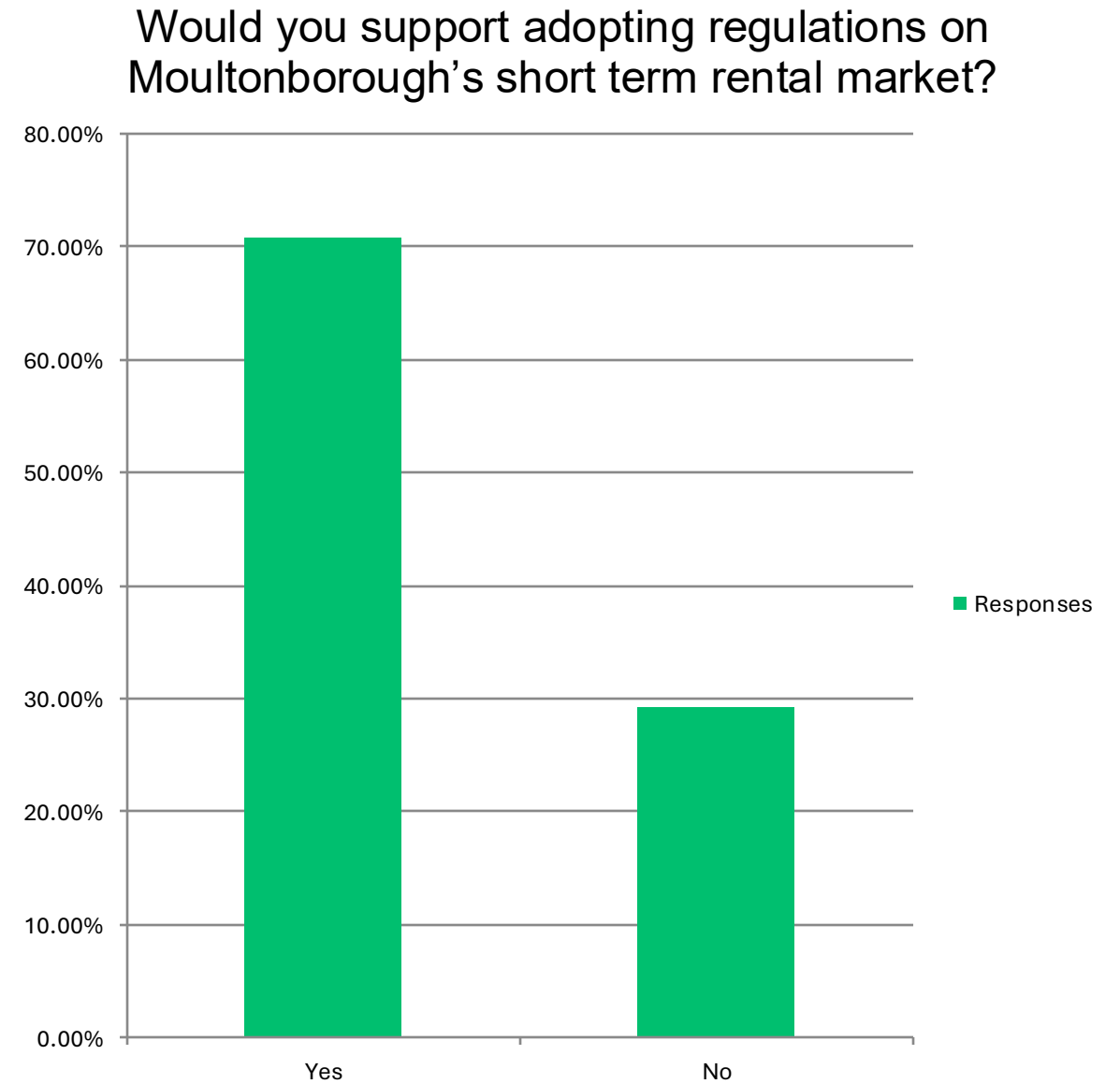
**Question:** Would you support adopting regulations on Moultonborough's short term rental market?

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**Results:** Yes: 133 (71%)  
No: 55 (29%)

**Answered:** 188

**Skipped:** 84



## General Comments and Feedback:

Answered: 55 Skipped: 217

### Summary of Results:

- **STRs are reducing year-round housing options and should be better regulated**
  - Many respondents said STRs, especially those owned by investors or corporations, are making it harder for local families, workers, and younger residents to find long-term housing.
- **Regulations are supported, but should focus on scale, ownership, and safety**
  - Respondents favored rules that distinguish between occasional family-run rentals and large-scale operations, and suggested tools like registration, inspections, and occupancy limits.
- **STRs are seen by some as essential to affording property and supporting the local economy**
  - Others defended STRs as a way for homeowners to pay high property taxes and argued they bring valuable tourism dollars to the town.
- **Some respondents want STRs severely limited or eliminated entirely**
  - A notable portion of feedback reflected strong opposition to STRs overall, citing their impact on housing access, community character, and the loss of long-term residents.



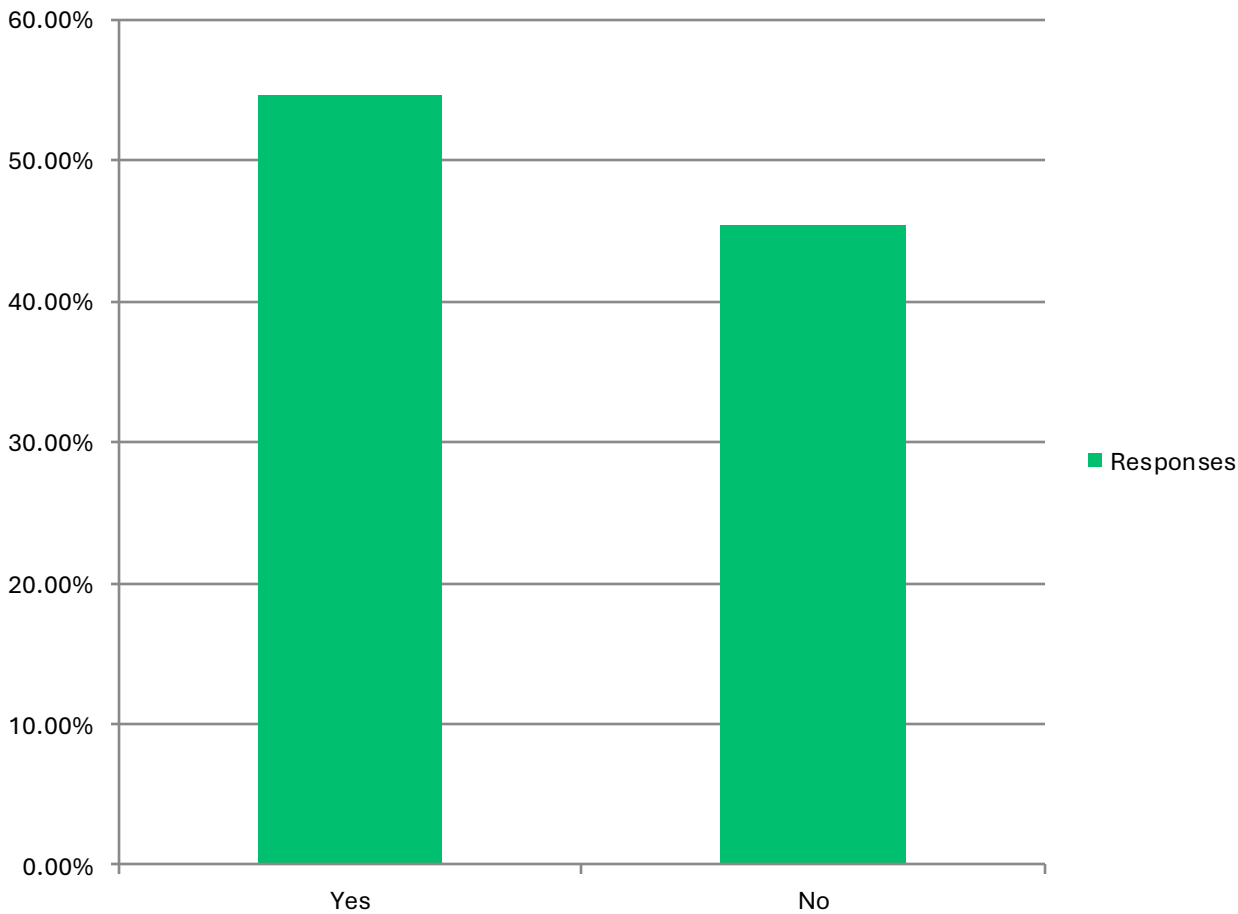
# Housing Development Incentives

**Question:** Would you support allowing tax breaks or other incentives such as density bonuses to encourage developers to build more high-density housing? Please refer to the images below for more context.

**Results:** Yes: 96 (55%)  
No: 80 (45%)

**Answered:** 176  
**Skipped:** 96

Would you support allowing tax breaks or other incentives such as density bonuses to encourage developers to build more high-density housing? Please refer to the images below for more context.







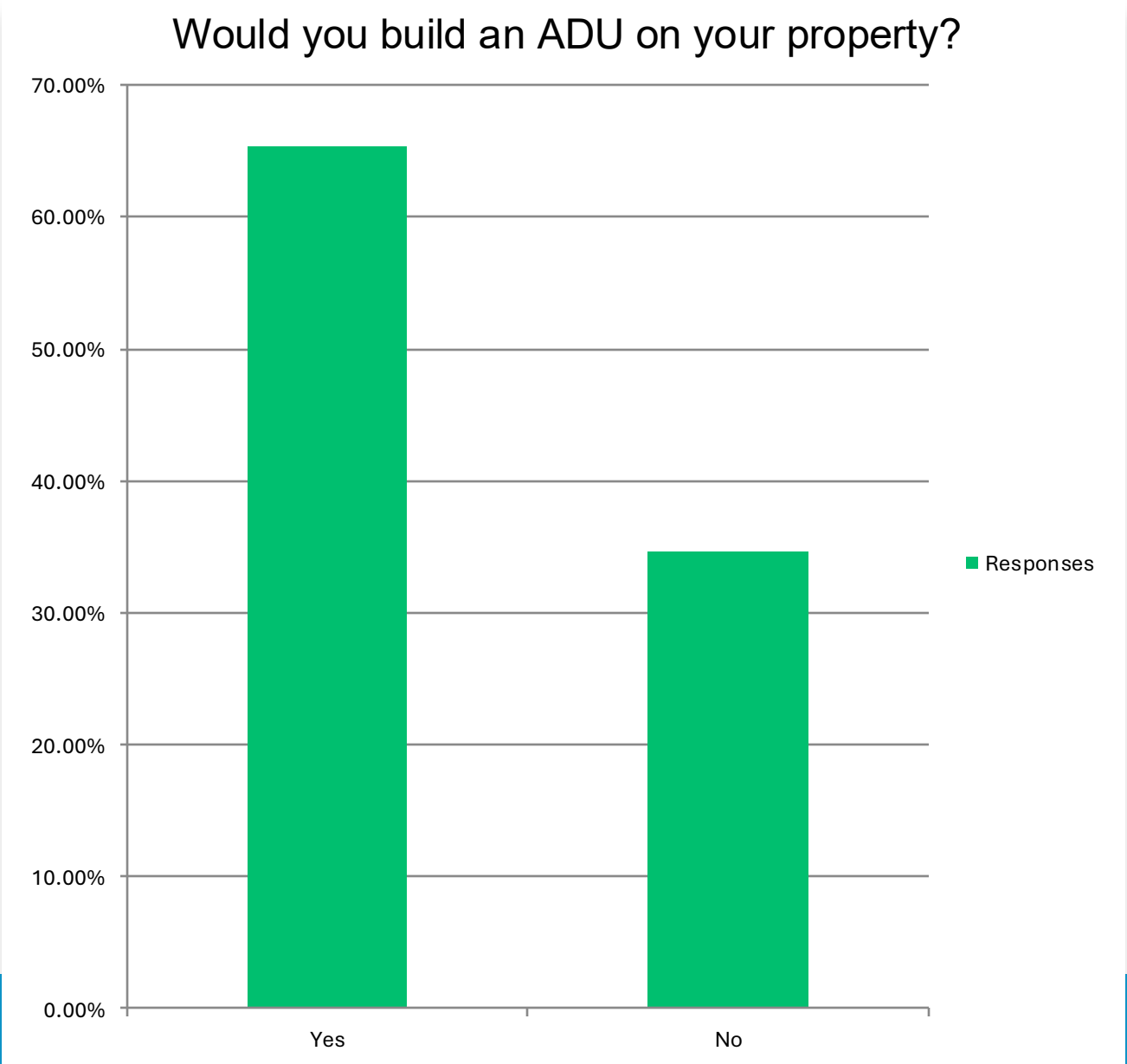
# Accessory Dwelling Units (ADUs)

**Question:** Would you build an ADU on your property?

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**Results:** Yes: 119 (65%)  
No: 63 (35%)

**Answered:** 182  
**Skipped:** 90



## Would you build an ADU on your property? Why or Why not?:

### Summary of Results:

- **Strong interest in ADUs to support family and multigenerational living**
  - Many respondents said they would build an ADU to house adult children, aging parents, or other family members who cannot afford to buy in Moultonborough—citing family unity, caregiving, and affordability as drivers.
- **Costs and regulatory barriers are major obstacles**
  - A significant number said they would like to build an ADU but cannot afford it, or face barriers such as restrictive zoning, septic limitations, or a requirement for the ADU to be attached.
- **Lack of space or unsuitable lot conditions prevent building**
  - Many respondents noted their lot was too small, unbuildable, located in a condo or association that prohibits expansion, or had environmental constraints like wetlands or septic limits.
- **Some support ADUs for rental income, with caveats**
  - A smaller group mentioned interest in using an ADU for rental income or AirBNB, though a few specified they'd prefer to rent only to someone they know or if tax incentives were offered.
- **Others opposed ADUs due to privacy, crowding, or rural character concerns**
  - Respondents who opposed said they moved to Moultonborough for peace, space, and privacy and viewed ADUs as contributing to overdevelopment or altering the small-town feel.



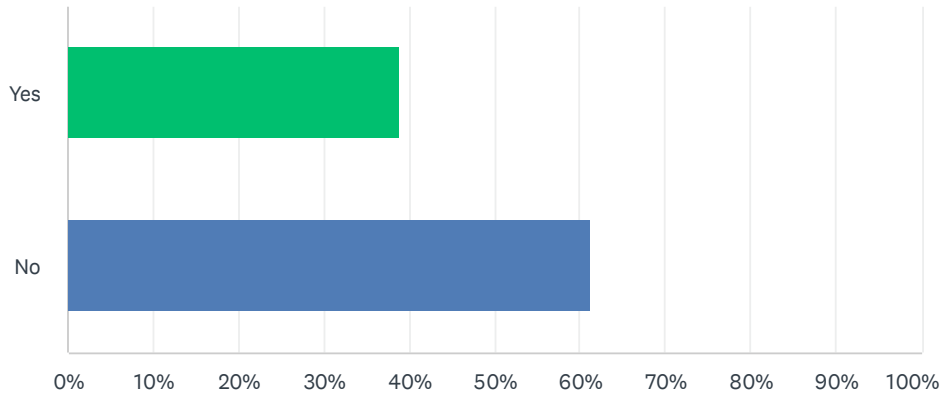
*That's all Folks!*



Moultonborough  
HOP Project  
Raw Outreach  
Results for the  
Online Tool Survey

## Q1 Moultonborough's Median Housing Price is \$575,000. Could you afford to buy a house in Moultonborough today?

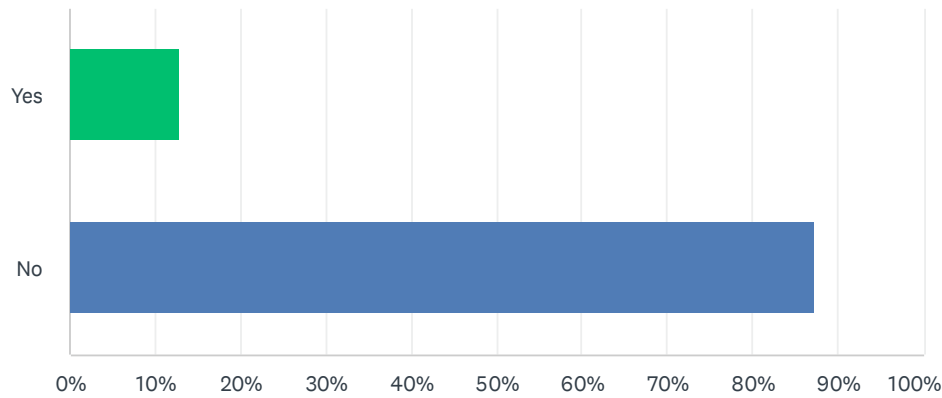
Answered: 268 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	38.81%	104
No	61.19%	164
TOTAL		268

## Q2 Could your children afford to buy a house in Moultonborough today?

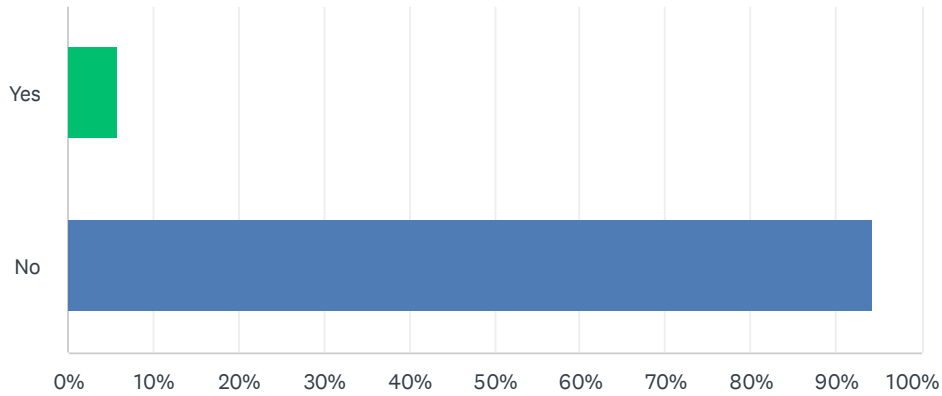
Answered: 249 Skipped: 23



ANSWER CHOICES	RESPONSES	
Yes	12.85%	32
No	87.15%	217
TOTAL		249

### Q3 Could your grand-children afford to buy a house in Moultonborough today?

Answered: 222 Skipped: 50

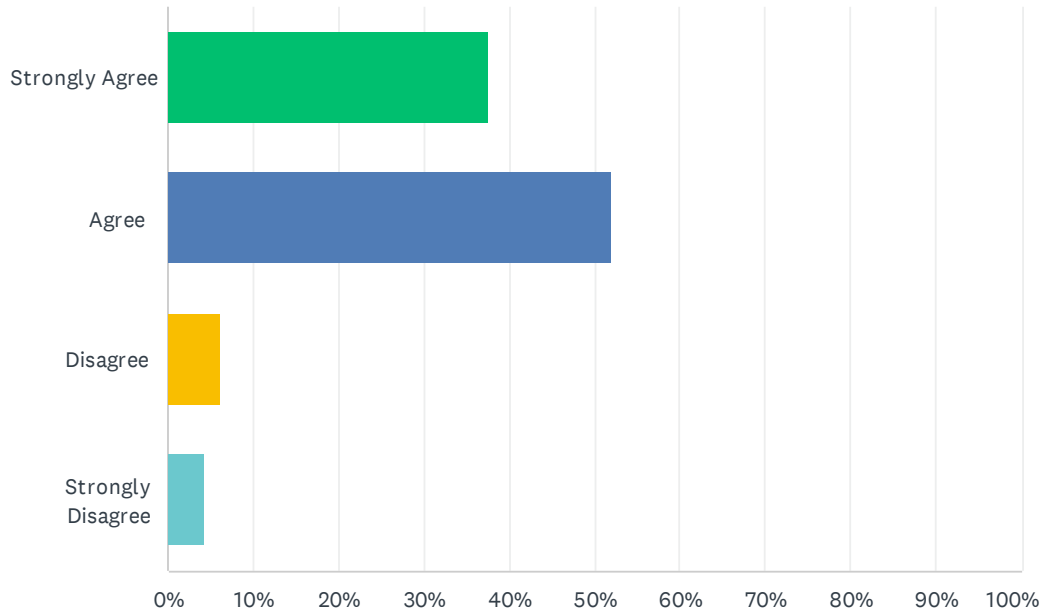


ANSWER CHOICES	RESPONSES	
Yes	5.86%	13
No	94.14%	209
TOTAL		222



## Q4 I would like the aging population to be able to downsize and stay in town.

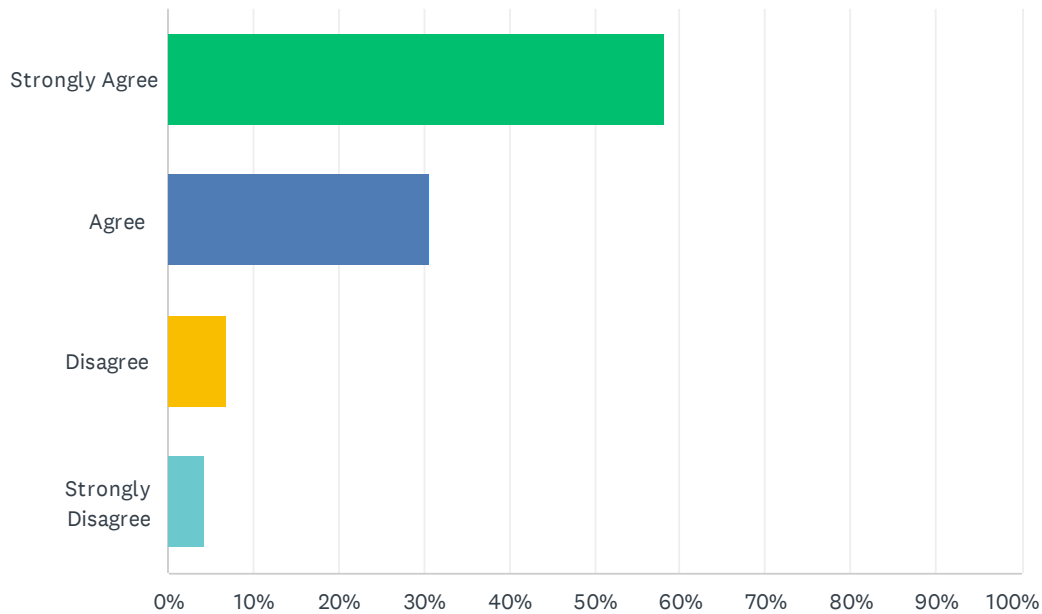
Answered: 240 Skipped: 32



ANSWER CHOICES	RESPONSES	
Strongly Agree	37.50%	90
Agree	52.08%	125
Disagree	6.25%	15
Strongly Disagree	4.17%	10
TOTAL		240

## Q5 I would like to see more young families move to Moultonborough.

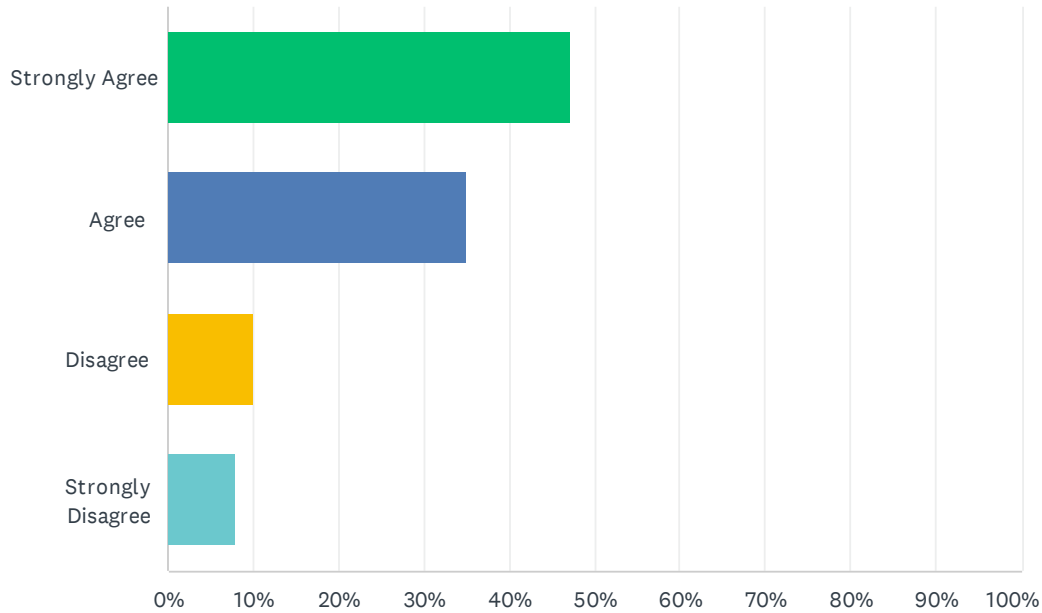
Answered: 235 Skipped: 37



ANSWER CHOICES	RESPONSES	
Strongly Agree	58.30%	137
Agree	30.64%	72
Disagree	6.81%	16
Strongly Disagree	4.26%	10
TOTAL		235

## Q6 I would like to provide housing for our Teachers, Restaurant Workers and Fire Fighters to live in-town.

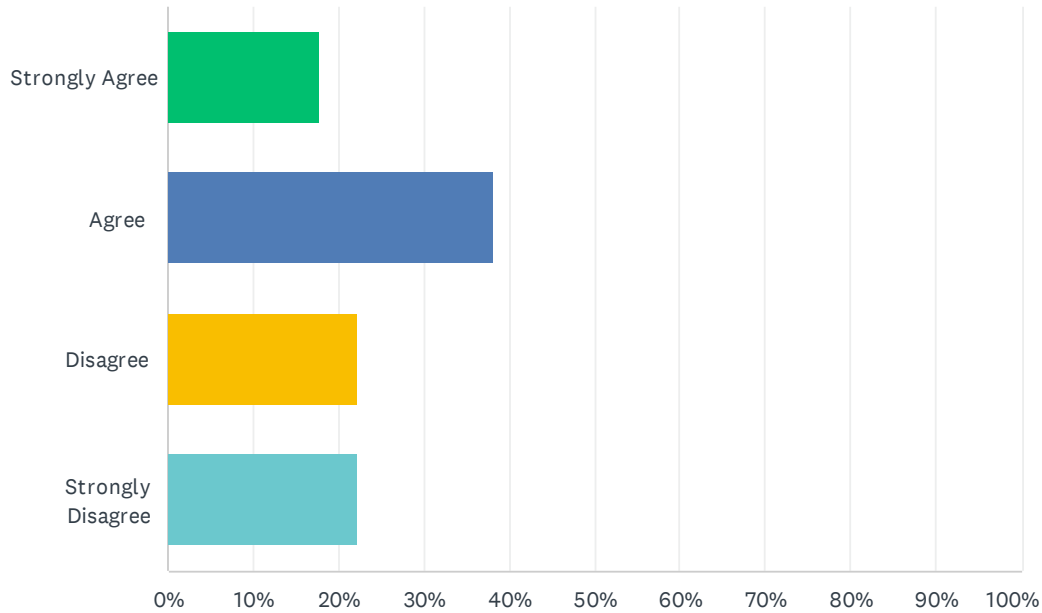
Answered: 240 Skipped: 32



ANSWER CHOICES	RESPONSES	
Strongly Agree	47.08%	113
Agree	35.00%	84
Disagree	10.00%	24
Strongly Disagree	7.92%	19
TOTAL		240

## Q7 I would like more high-density residential development in our Village Overlay Districts.

Answered: 231 Skipped: 41

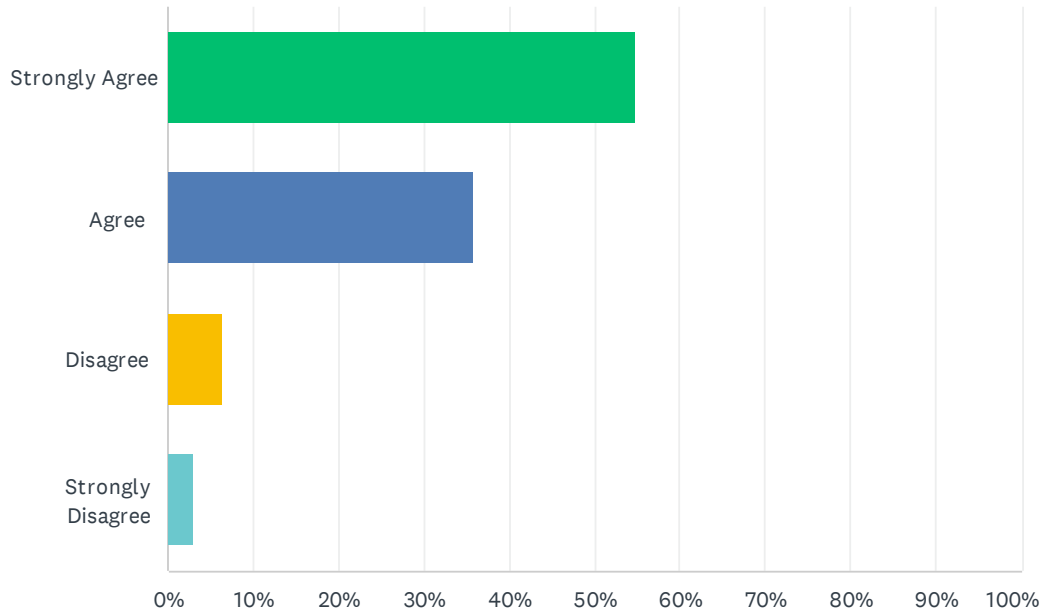


ANSWER CHOICES	RESPONSES	
Strongly Agree	17.75%	41
Agree	38.10%	88
Disagree	22.08%	51
Strongly Disagree	22.08%	51
TOTAL		231



## Q8 I would like housing in higher density areas to be architecturally pleasing and retain the community character.

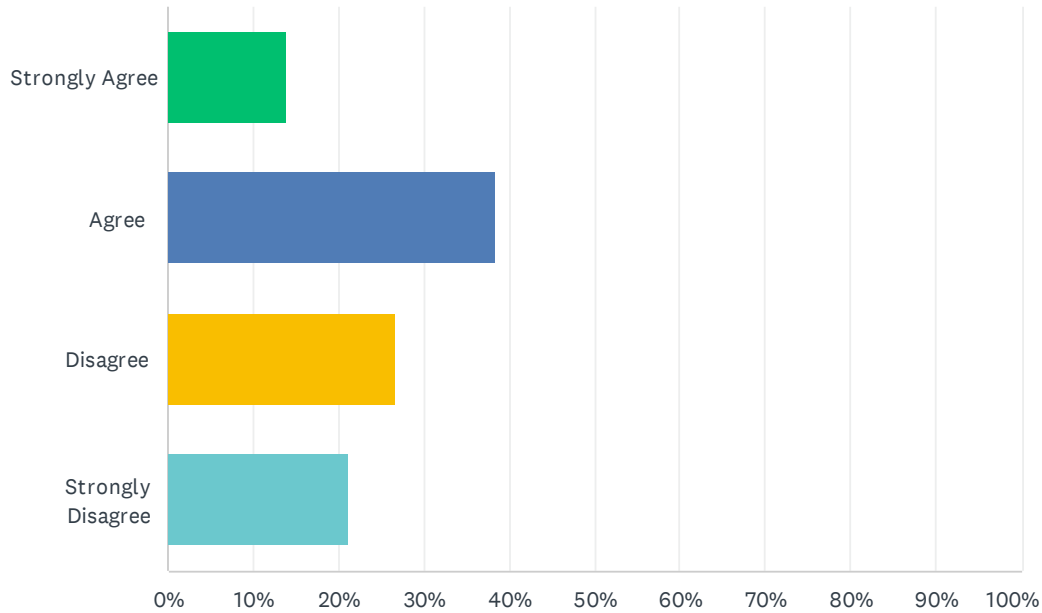
Answered: 232 Skipped: 40



ANSWER CHOICES	RESPONSES	
Strongly Agree	54.74%	127
Agree	35.78%	83
Disagree	6.47%	15
Strongly Disagree	3.02%	7
TOTAL		232

## Q9 There are too many single family homes. I would like to see a mix of housing types such as multi-unit buildings and townhouses.

Answered: 237 Skipped: 35



ANSWER CHOICES	RESPONSES	
Strongly Agree	13.92%	33
Agree	38.40%	91
Disagree	26.58%	63
Strongly Disagree	21.10%	50
TOTAL		237

## Q10 General Comments and Feedback: What did we miss?

Answered: 77   Skipped: 195

#	RESPONSES	DATE
1	our community home owners/voters should invite and support families by being behind and funding affordable child day care, community wellness, social recreational setting like many communities who fund community centers for people of all ages. Our school system is of high quality but for those who read letters to the editor many point out flaws which doesn't capture the overall outstanding schools we have. someone who reads this from out of town may not get a true picture.	7/10/2025 9:05 PM
2	Dont Massachusetts our Moultonborough. I just moved here bc my town was excessively building. 500 units of "affordable" (lie) to impact the schools police fire roads and infrastructure. My kids were in a classroom with 18 kids had we stayed in MA would have been 24. NO THANK YOU. I lived this. Want to see a small town feel disappear....allow this to happen!	7/10/2025 6:16 PM
3	Rental versus Owned and types of apartments	7/10/2025 4:27 PM
4	property taxes are getting too much for many in the area	7/10/2025 4:03 PM
5	Two cluster condo developments from the 1980s should be seen as examples of attractive/appropriately sized housing (now highly desirable): Land's End on Long Island and Windward Harbor on Moultonborough Neck. It seems that the Town no longer actively promotes such appropriately scaled development, which is much more compatible with existing rural character and the traditional built environment. Instead we are seeing inappropriate and crowded housing complexes (market rate) as seen on Lake Shore Drive. Also unclear question above: does 'provide housing' mean that the Town should provide housing, or does it mean that we would like such affordable housing to exist/be available to teachers, firefighters, and others working in service jobs?!	7/10/2025 3:04 PM
6	Love Moultonboro and the taxes. But housing here and in the area is just too high.	7/10/2025 12:37 PM
7	There are so many more questions I have to ask.	7/10/2025 12:13 PM
8	Stop letting landscape companies and rentals buy up the homes.	7/10/2025 12:10 PM
9	I would like to see multifamily housing spread out throughout Moultonborough, not just in the Village Overlay district.	7/10/2025 11:54 AM
10	For the time it takes and cost it takes to get town approvals for such projects down.	7/10/2025 11:09 AM
11	What are the potential downsides of higher density housing? It would be essential to keep the character of the town, but also to create the infrastructure to support more people living here.	7/10/2025 8:52 AM
12	We already have too many people in Moultonborough than the current infrastructure (roads, businesses, public areas, etc.) can comfortably support. Inviting more through creative housing options isn't "progress"...it's destroying Moultonborough.	7/9/2025 10:52 PM
13	In the five years since we moved to Moultonborough, our 2 bed, 2 bath, 1,200 sq ft home has (without any improvements) has more than doubled in value. This seems completely crazy to me. We recently looked at a home (in Moultonborough), 2 bed and 1 incredibly tiny bathroom that needed a ton of work. This home was listed for over 300k. It was on a small piece of property and needs at least 100k worth of work to make it livable. This is why young people can't purchase homes.	7/9/2025 7:32 PM
14	Can we stop local businesses from scooping up all the houses and housing 25 people in them for the summer? Its ridiculous how they have affected the locals from buying homes. Stephen's landscape, lake life realty in cahoots. Time to look at their piggy banks.	7/9/2025 5:39 PM
15	No more building in Moultonborough	7/9/2025 2:05 PM
16	I would love to see more grocery shopping options for this area to make food more affordable.	7/9/2025 1:59 PM
17	We definitely need more single family homes. Affordable homes	7/9/2025 12:38 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

18	Affordable housing specific to younger generations	7/8/2025 7:42 AM
19	I feel people who want to work in Moultonborough need to find their own housing. They can commute to M'boro if needs be. I do not want to see dense housing in our town.	7/8/2025 7:03 AM
20	I do NOT want the federal or state involved in Moultonborough's housing issues....not HOP OR HUD. Once government gets involved they start to control the issues. I moved to Moultonborough many years ago because small population. More housing, more police, more firemen, more schools, etc. if population increases.	7/8/2025 6:07 AM
21	Drinking water in the Village District is NOT fit to drink. Not in favor of condos or townhouses, duplexes are more desirable. Not in favor of government housing Grants too many strings and quotas.	7/7/2025 7:15 PM
22	In my opinion, the only way for the town to promote affordable housing is to purchase the land and lease it to builders. The town may even be required to be a landlord. Otherwise, market pressures will overtake affordable needs. We are a resort town.	7/7/2025 9:40 AM
23	Weekly rentals need to be limited. Those are the housed that newer buys can afford and they are being scooped up for weekly rentals, taking housing from teachers and workers in town. Tasteful duplexes need to be built, small groups like those on Ben Berry Road.	7/7/2025 8:40 AM
24	More affordable housing for families.	7/3/2025 10:40 PM
25	I am concerned that the new housing will not be truly affordable. I have seen in other towns in Carroll County where affordable housing prices were promised but retiree housing was delivered at rates that only out of staters could afford. This did not serve our local retirees, new families, or our work force.	7/2/2025 11:41 AM
26	I think we do need a mix of housing types so that we can offer affordable housing for people in different situations (downsizing pensioners, young people, key workers). Diversity is good for our town.	7/1/2025 4:11 PM
27	I DO NOT WANT LOWER INCOME HOUSING	7/1/2025 1:27 PM
28	I am very much in favour of making Moultonborough village a walkable area with attractions such as cafes and restaurants that can be walked to from shops. We also need to link up the library and school and make all these facilities accessible all year round. This will make everyones life better and create additional local tax revenues from the businesses we will attract.	7/1/2025 1:20 PM
29	Single professionals or couples without children are also valuable members of a community and also need housing, particularly those who are not highly paid such as town/school employees. \$300,000 would be too much for many in the workforce. The \$575,000 question made me laugh.	6/30/2025 3:59 PM
30	Housing for single professionals that don't make very much (town/school employees for example) is needed. Even \$300,000 would be a high price for some. The \$500,000 question made me laugh. One concern based on past experience, for affordable condos/townhouses, etc. that have association fees, the fees also need to be affordable. And how do you present cash paying wealthier people from buying up the lower cost options when those of lower income might need to obtain loans?	6/30/2025 3:48 PM
31	We don't have the septic requirements for multi unit buildings. It would cost millions to support that. Not practical. Also there is a problem with people buying all the houses for Air B+B's and many are out of state buyers. So no local young people are able to buy an older couples house that maybe down sizing etc. This state has always been for Tourists.	6/30/2025 10:23 AM
32	We don't need to turn our town into a concord or conway NH. Also, it's not my responsibility to house teachers, firemen and the rest.	6/29/2025 10:05 PM
33	Would the high density housing be a walkable distance from the village?	6/29/2025 8:29 PM
34	Would a community or regional housing authority facilitate the development of low income/affordable	6/29/2025 1:42 PM
35	Mention of the median housing price, bit no mention of affordable housing. This is something that needs to be addressed as well.	6/29/2025 11:18 AM



## Moultonborough Housing Opportunity Planning (HOP) Grant

36	Cheaper apartments would be good but no section 8 housing	6/29/2025 11:14 AM
37	Stop businesses from buying up all the single family homes and housing tons of employees not from this area. I've lived in three different rentals in Moultonborough and walk our dog every morning and night and in all those three places we pick up trash everyday and end up with a five gallon bucket full. We've noticed it's the people that don't live here that toss their trash it's sad and we feel helpless. But we still pick up their trash because we want our kids to grow up in a clean place and teach them what's right and wrong.	6/29/2025 6:53 AM
38	This is not a community with high demand jobs to require attracting younger people. This is a destination vacation community. I work hard to afford to live here full time. Let the surrounding towns provide lower income housing.	6/28/2025 10:23 PM
39	I would like to see the Academy converted to senior or disabled housing .huge waste of money for such a small population of students	6/28/2025 2:17 PM
40	We have to many vrbos/airbnbs...if those were limited there would be more long term rentals for our community...unfortunately with vrbo etc Greed, corporate greed are ruining small towns everywhere	6/28/2025 1:49 PM
41	I would like more affordable housing units but would not like to see the over building that is happening near Wrirs Beach.	6/28/2025 1:45 PM
42	It would be nice to have two and three bedroom duplex townhomes in the village center that reflect the character of the town.	6/28/2025 1:24 PM
43	#6. 'Provide housing for' teachers, first responders, restaurant workers'? If developing a the presence of affordable houses and mortgages is the request, that's understandable, but providing homes is not going to be well-received.	6/28/2025 1:19 PM
44	& for the locals.	6/28/2025 10:40 AM
45	Stop wasting the towns money	6/28/2025 8:44 AM
46	Who is this housing really for ? This is not about the elderly.	6/27/2025 4:34 PM
47	Moultonborough has changed much since I moved here as a kid and it has not been for the better. I do not want to see major development in this town. I would like to see the burden on existing residents lessened by not spending money to provide others housing. The existing residents are being pushed out due to high taxes. Put this money towards lowering those taxes.	6/27/2025 4:34 PM
48	Please do not build low income housing or apartments here in town. It will bring trouble and drugs. Just look at other towns like ossipee and Laconia! Please no! 🙏	6/27/2025 12:59 PM
49	Our town is not just for the rich and retired!! Families and children count!! WE ARE IMPORTANT! The mentality in this town needs to shift and affordable housing is a GREAT place to start!!	6/27/2025 12:48 PM
50	"pleasing" architecture is subjective, I put disagree as I feel most residents would conflate "pleasing" with "rustic" and I feel more open to varying architectural styles and feel the government should have less say in aesthetics.	6/27/2025 12:11 PM
51	Do what has to be done to enable more housing that is accessible to working people.	6/25/2025 12:04 PM
52	Some of my answers to use of housing could not be sufficiently answered by parameters offered. Basically I would like to see more housing opportunities for family's teachers civil service workers and drop the workforce housing overrunning Moultonborough housing that could be for the above mentioned demographic	6/25/2025 10:04 AM
53	Skewed questions in some case.	6/24/2025 10:25 PM
54	Short term rentals reduce the available workforce housing stock. Establish regulations for short term rentals.	6/24/2025 3:36 PM
55	#9 - I agree to an extent. Townhouses and duplexes would help create workforce housing and maintain the character of our town. Many large apartment buildings could take away from the character of our town. Also, as a 25 year full-time resident of Moultonborough, I firmly believe that multi-generational and stable communities are a huge benefit to the health and wellness of	6/24/2025 11:39 AM

## Moultonborough Housing Opportunity Planning (HOP) Grant

individuals and the community as a whole. My kids - in their 20's with full-time jobs - cannot even afford to rent in Moultonborough, let alone buy a home.

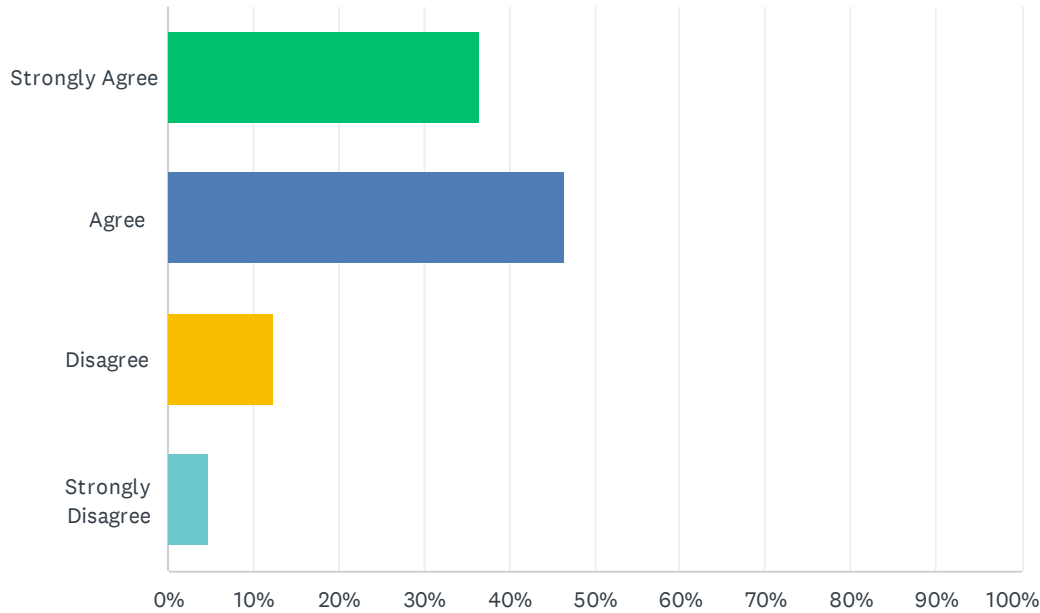
56	This town must stop alienating young people and families.	6/23/2025 6:53 PM
57	Tiny homes. Time to GET ON BOARD	6/21/2025 9:24 AM
58	I have to emphasize price- again! I'm looking to down size- kids have moved on. With interest rates and cost of houses it makes zero financial sense to do that! We need less people from out of state buying the few houses on the market. I would like to see a 55+ community/development in town. Smaller, free standing homes with zoning regulations so additions can't be made. I would like to see Moultonborough progress and I'm ok if my taxes go up a bit to make that happen: AKA- Community Center... make it happen for ALL ages!	6/21/2025 6:21 AM
59	Limit on short term rentals. Especially those that are allowing under age parties, they are very taxing on the towns resources.	6/20/2025 8:11 AM
60	What about providing house for police officers	6/20/2025 8:00 AM
61	I don't live in mountainboro but what I suggest you look into is the pine hills development in Plymouth Mass stages 1 through 3 was exactly what you're looking for	6/19/2025 7:20 PM
62	I worry that mixed types of housing can bring a more severe strain on the public resources that are already stretched thin. The staffing for first responders is already strained, and the lack of adequate medical facilities and doctors to support the current population is already problematic.	6/19/2025 7:03 PM
63	We need more affordable housing	6/19/2025 5:34 PM
64	I have an economics background and will just say that the more supply of housing there is, the cheaper the housing overall will become. More housing supply would not only likely make the housing that is developed to be cheap, but the houses in general to be cheaper because of the higher supply.	6/19/2025 5:00 PM
65	Taking an existing building like the high school and making it into housing (for elderly and disabled) with Moultonborough residents having preference, would make single family homes available, and the school costs would be greatly lowered (if kids went to Interlakes, administration costs etc go down). Don't reinvent the wheel. Taxes need to go down. Our school is sadly underutilized and over administered. Elderly are being forced out of homes they have been in for years. Get creative, fight the urge to spend to fix the problem.	6/19/2025 9:22 AM
66	I don't believe young families want to live in apartments or condos. They want single family homes. But those homes have to be in the \$200-\$300,000 range for them to be affordable.	6/19/2025 8:34 AM
67	This issue can't be solved at the town level. It's a regional problem demanding a cooperative approach which doesn't place the entire burden for change, solutions, and cost upon our town. Also, realize that the solutions being contemplated—market controls and subsidies for certain housing types, will also fall prey to rising costs.	6/19/2025 6:12 AM
68	Protect low property tax for the elderly and young families already here and for second home owners as they provide support to the town but do not put a burden on services since they are not residing here full time.	6/18/2025 10:11 PM
69	Prohibition of landscaping companies buying up single family houses and using them for workforce housing without increasing septic capacity	6/18/2025 11:52 AM
70	Your zoning regulations are prohibitive for promoting affordable housing options. In general, Minimum lot size requirements are ridiculous.	6/18/2025 8:35 AM
71	We keep saying we want families to move here but there is no affordable housing, locals, here for generations, can't afford to stay in their homes. Too many large waterfronts polluting the lakes with the chemicals for their green lawns. Traffic is getting worse due to all the building. I don't think there is an easy solution but glad the town is talking about it!	6/16/2025 5:22 PM
72	How much land is available in Moultonborough for housing! 40% is in Current Use. Also, much land is Conservation land. The Conservation Committee is trying to minimize available land for housing. The school district and the town own a lot of land that could be used for housing.	6/16/2025 2:27 PM
73	Hopefully, these housing opportunities would be affordable so that a person selling their home would not have to have a mortgage to be able to purchase a new residence.	6/16/2025 2:14 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

74	There is not enough affordable long term rentals units in town available, even for town and government employees that work for the town.	6/15/2025 8:40 AM
75	High density housing only makes sense with support for road and schools. If the plan is to allow high density to lower costs, have developers (paid by owners/renters) pay impact fees that are directly used to expand roads and schools.	6/12/2025 7:52 PM
76	You can have ample single family homes and still add a mix of housing types. I would not like to see 3+ story apartment complexes in Moultonborough, but certainly mixed use developments off the lake, affordable townhouses, etc. Colorado has residential developments of "tiny houses" for veterans <a href="https://www.veteranscommunityproject.org/longmont">https://www.veteranscommunityproject.org/longmont</a> - maybe we could support this type of initiative	6/12/2025 8:05 AM
77	You did not miss anything What did I miss?	6/11/2025 11:47 AM

## Q11 There is a lack of infrastructure to support high density housing like water and sewer and sidewalks.

Answered: 209 Skipped: 63

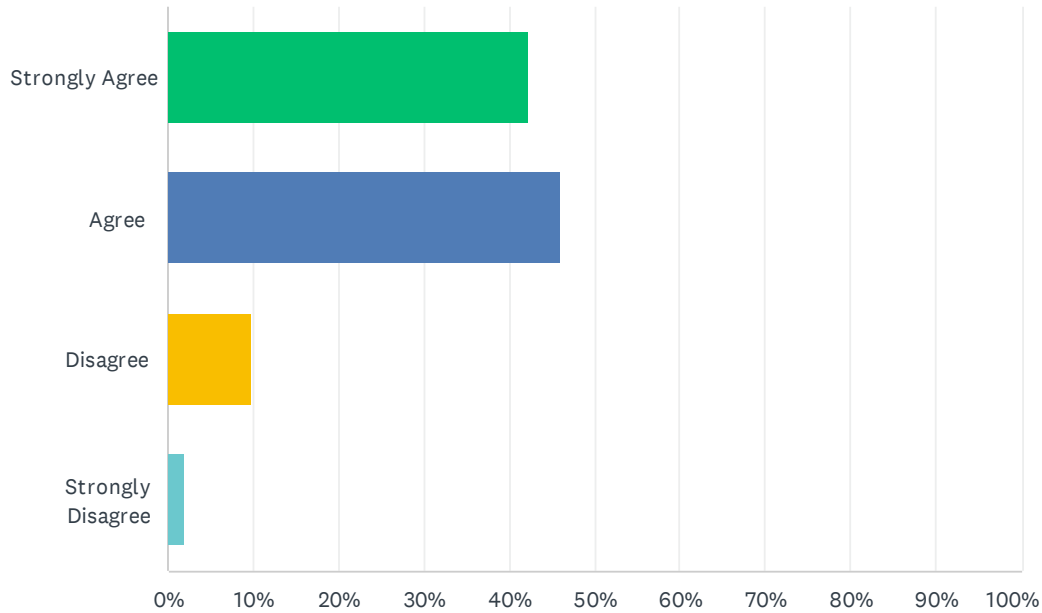


ANSWER CHOICES	RESPONSES	
Strongly Agree	36.36%	76
Agree	46.41%	97
Disagree	12.44%	26
Strongly Disagree	4.78%	10
TOTAL		209



## Q12 Local jobs in Moultonborough do not pay enough for most people to afford housing in town.

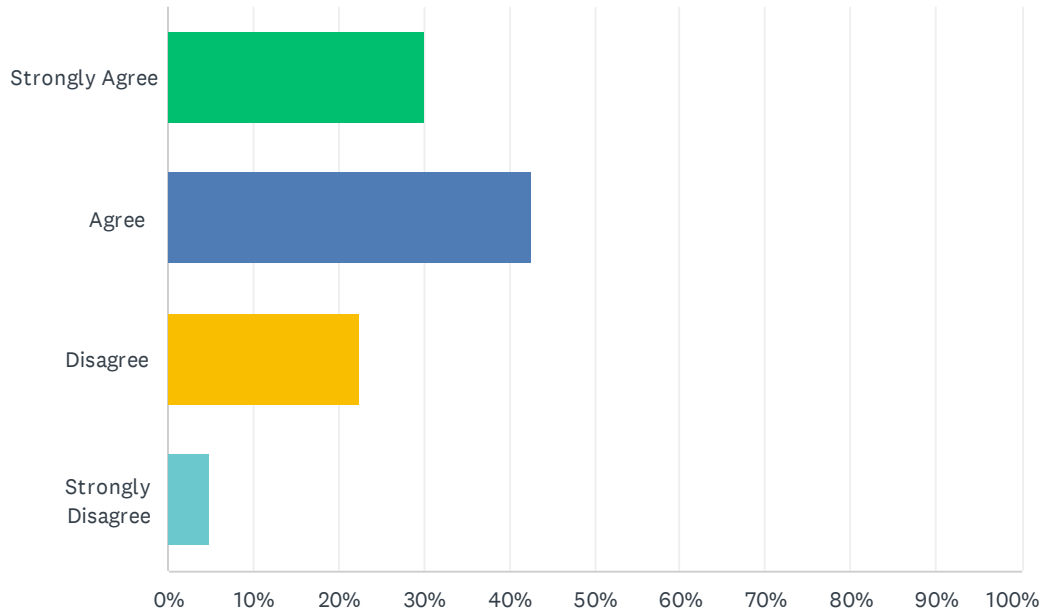
Answered: 213 Skipped: 59



ANSWER CHOICES	RESPONSES	
Strongly Agree	42.25%	90
Agree	46.01%	98
Disagree	9.86%	21
Strongly Disagree	1.88%	4
TOTAL		213

## Q13 There is a lack of desire from local leaders for additional housing development in Moultonborough.

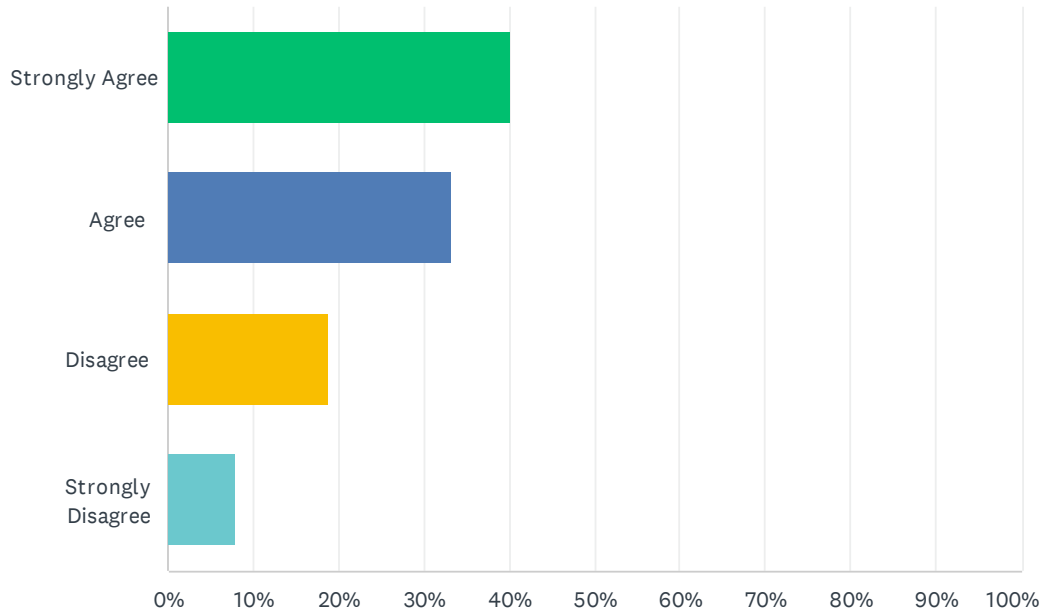
Answered: 183 Skipped: 89



ANSWER CHOICES	RESPONSES	
Strongly Agree	30.05%	55
Agree	42.62%	78
Disagree	22.40%	41
Strongly Disagree	4.92%	9
TOTAL		183

## Q14 The Short Term Rental market is taking too many properties out of the housing market.

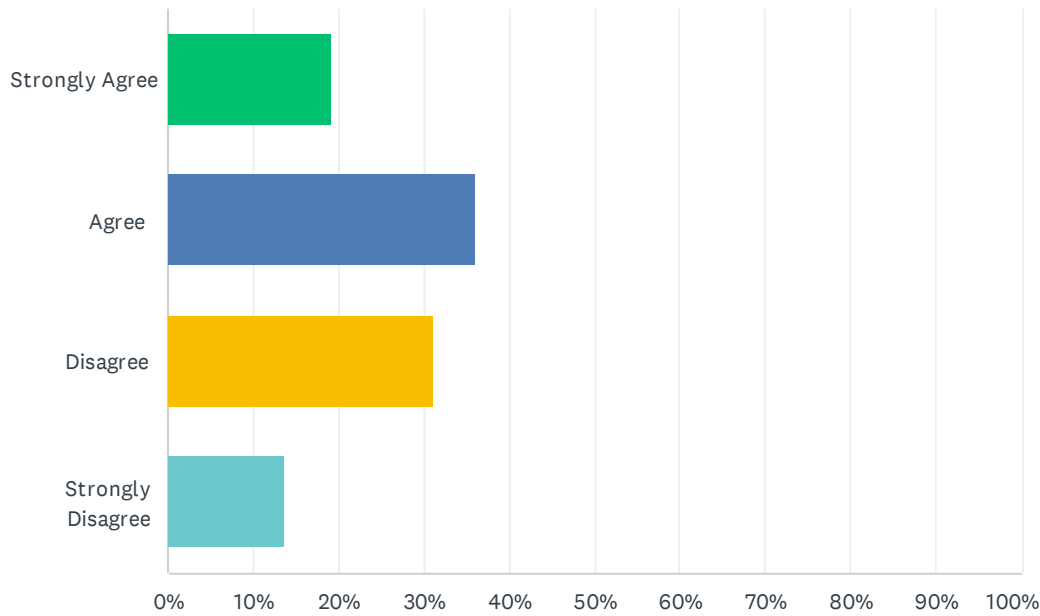
Answered: 202 Skipped: 70



ANSWER CHOICES	RESPONSES	
Strongly Agree	40.10%	81
Agree	33.17%	67
Disagree	18.81%	38
Strongly Disagree	7.92%	16
TOTAL		202

## Q15 Zoning is too strict to allow additional housing development.

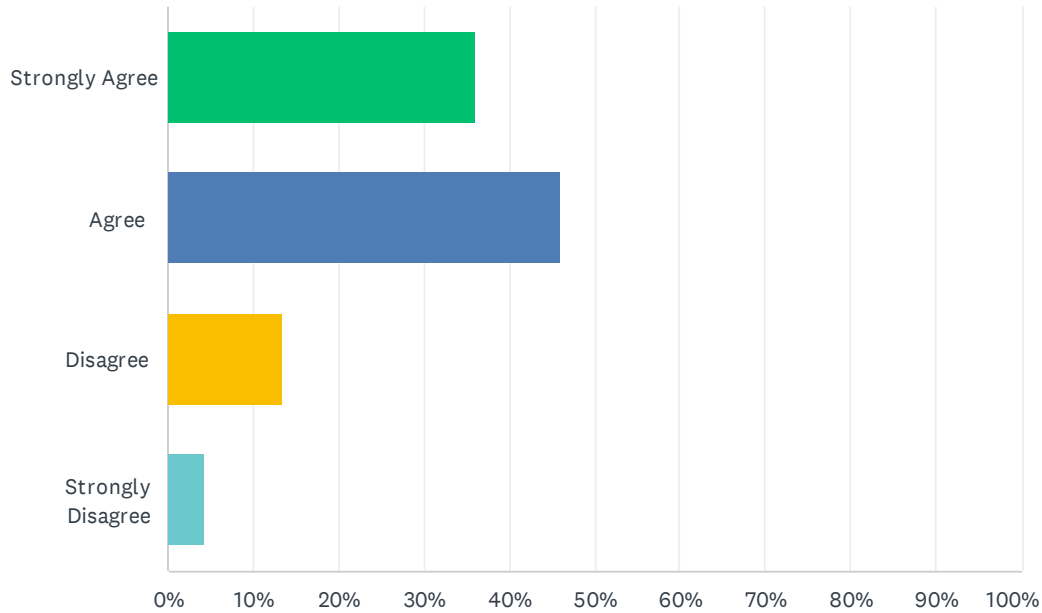
Answered: 183 Skipped: 89



ANSWER CHOICES	RESPONSES	
Strongly Agree	19.13%	35
Agree	36.07%	66
Disagree	31.15%	57
Strongly Disagree	13.66%	25
TOTAL		183

## Q16 There is a lack of housing choice including multi family and townhouse options.

Answered: 208 Skipped: 64

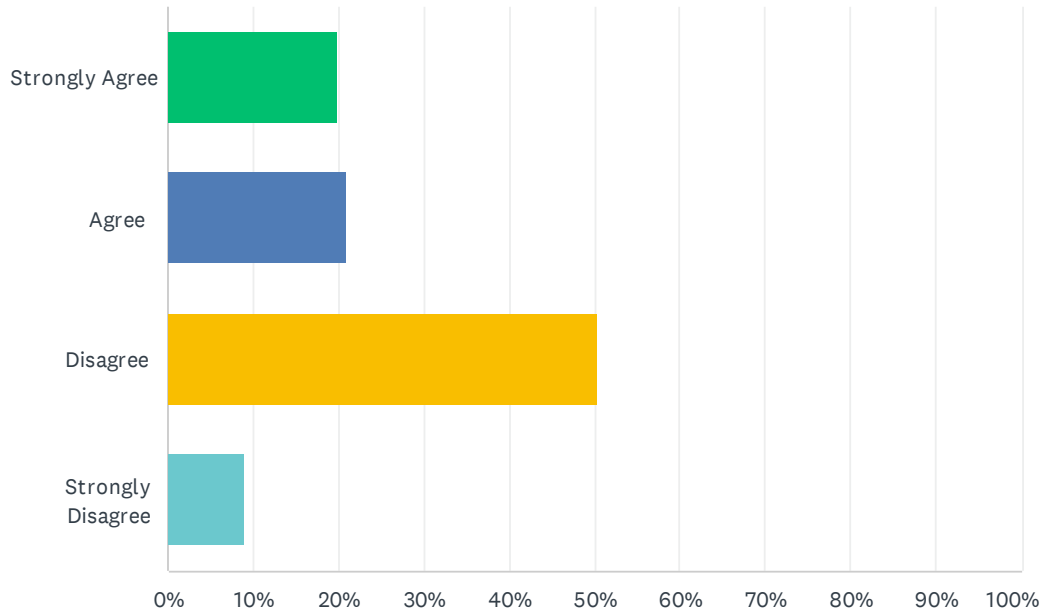


ANSWER CHOICES	RESPONSES	
Strongly Agree	36.06%	75
Agree	46.15%	96
Disagree	13.46%	28
Strongly Disagree	4.33%	9
TOTAL		208



## Q17 The town's natural resources are too fragile to allow additional development.

Answered: 201 Skipped: 71



ANSWER CHOICES	RESPONSES	
Strongly Agree	19.90%	40
Agree	20.90%	42
Disagree	50.25%	101
Strongly Disagree	8.96%	18
TOTAL		201

## Q18 General Feedback and Questions: What did we miss?


Answered: 48   Skipped: 224

#	RESPONSES	DATE
1	waterfront properties have been maxed out. pollution with sewage and poor septic inspections contribute to cyanobacteria	7/10/2025 9:05 PM
2	Lakefront development is out of control with no enforcement of existing regulations (contractors and landscapers). The predictable consequences on water quality (milfoil, now cyanobacteria) are a red flag, and the town should consider a moratorium on lakefront development until addressing this.	7/10/2025 3:04 PM
3	So many young people and families would like to live here, but it's too costly and there aren't enough small homes, and rentals..it's sad!	7/10/2025 12:13 PM
4	Stop letting landscape companies and rentals buy homes.	7/10/2025 12:10 PM
5	Multifamily housing units, if spread out throughout the town, should not negatively impact town natural resources. Suggest only small multi-family units, not huge apartment buildings.	7/10/2025 11:54 AM
6	Don't have enough information to answer question 17.	7/9/2025 7:32 PM
7	No more building in Moultonborough	7/9/2025 2:05 PM
8	Definitely to many short term rental houses taking away homes from people/families who want to live here. Which drives the prices of the few homes available way out of reach.	7/9/2025 12:38 PM
9	Both municipality and state regulators are far too lenient with enforcement of environmental regulations. Issues include non site specific run off, lawns and fertilizers at lake side, adequate septic system inspection and replacement regulations. A small fine and slap on the wrist with little correction is a significant detriment. The lake is our lifeline and it is and has been severely compromised. Moultonborough does not look as if it has an actual downtown with the usual residences and amenities like a "lived in" town.	7/8/2025 1:39 PM
10	I do not know what our leaders feel about housing. Some jobs pay enough for people to live here, some do not. Again, commutation from neighboring communities, ie., Laconia are an answer.	7/8/2025 7:03 AM
11	Moultonborough is a rural community. Today's construction costs are high. Good paying jobs are limited. Home owners and renters can't always afford to live in the communities they desire.	7/7/2025 7:15 PM
12	I don't know enough about the views of town officials, level of income in the town, or how long term rentals affect availability of housing.	7/7/2025 1:28 PM
13	The natural resources issue is a big one. Building in wetlands or steep slopes is not acceptable.	7/7/2025 9:40 AM
14	Properties on our water bodies need more laws governing what they can put on their lawn that gets into the lake.	7/7/2025 8:40 AM
15	Our village 'downtown' would benefit from sidewalks. I think we do need housing development but must be sensitive to environmental concerns as well. We should be looking at alternative energy as well.	7/1/2025 4:11 PM
16	WE HAVE RUINED OUR LAKES FROM ALL THIS DEVELOPMENT AND NEED TO SLOW DOWN growth AND PRESERVE NATURAL CONSERVATION EFFORTS, GREEN SPACE IS IMPORTANT LONG TERM! New developments are in neighboring towns and ruined pristine lands.	7/1/2025 1:27 PM
17	development needs to be paired with environmentally responsible measures that protect wildlife. Additionally by making walking easier we will make everyone healthier and create less pollution.	7/1/2025 1:20 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

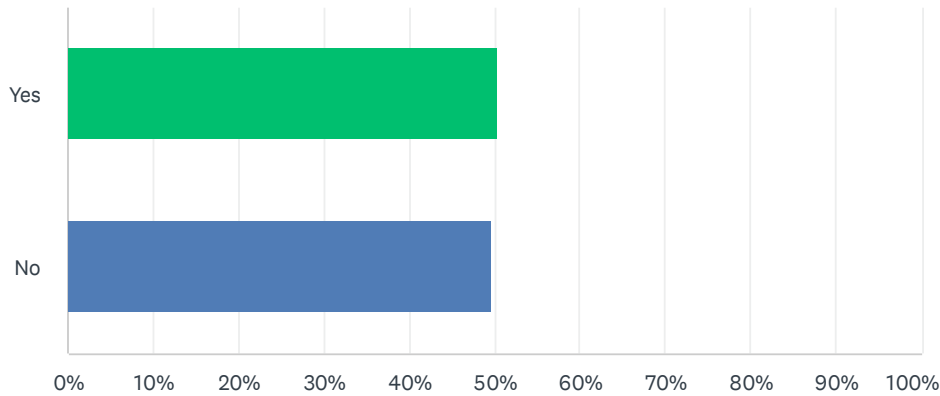
18	Different types of housing such as condos and townhouses for those who are unable to do a lot of property maintenance on their own would be great. Any association fees would also need to be affordable. How do you keep wealthier people who are able to pay in cash from buying up any affordable housing when many workforce members need to take out loans?	6/30/2025 3:59 PM
19	Any development needs to protect our lakes - lack of sewage treatment and reliance on septic in so many parts of the town is a risk to the health of the lakes as the town grows.	6/30/2025 10:24 AM
20	Your questions do not have an appropriate response for those that do not want apartments, affordable housing and such.	6/29/2025 10:05 PM
21	How do we limit short term rentals? Bar Harbor has a limited number of short term rental permits. That might work.	6/29/2025 8:29 PM
22	One person or business should only be allowed to own a certain amount of properties so they can't buy any and all that come on the market to house seasonal workers	6/29/2025 11:14 AM
23	No apartments now low income housing we do not want to draw people that are only going to be a tax burden.	6/28/2025 10:23 PM
24	We don't need townhouses, just smaller homes that people can afford. The Wentworth Acres development was designed for this purpose	6/28/2025 8:15 PM
25	There is plenty of land within two miles of the town center that could be acquired and improved to build two or three bedroom townhomes. No frills - just a quality-built development that could be affordable to young, working families.	6/28/2025 1:24 PM
26	Considering the Winnepesaukee Alliance findings, these bacterial threats to our lakes should be weighed & taken into consideration	6/28/2025 1:19 PM
27	Short term rentals are the vacation homes on the water- not necessarily the same long term affordable rentals folks are looking for.	6/28/2025 12:34 PM
28	Meredith, Gilford, parts of Laconia have just as much if not more "fragile natural resources" but they're desirable development areas	6/27/2025 5:34 PM
29	You build complexes you will need more services to support it which will increase taxes exponentially. You will also increase traffic.	6/27/2025 4:34 PM
30	Please do not allow low income housing or apartments to be built in town! Just look at Laconia and Ossipee! Our town is safe and let's keep it that way!!!!	6/27/2025 12:59 PM
31	I don't know that short term rentals are specifically cutting into housing stock, but I do believe that a high percentage of second homes is a problem facing those locals still without a first home, though there may not be an easy solution to that. I feel leadership in town feign desire for development outwardly, but face internal conflict with worries of ecological damage, sometimes well-founded, other times not. lastly (man I hope there isn't a character limit): There exist a number of contamination sites in town beyond the Town's control or jurisdiction that present some form of additional hidden costs and barriers to development in our two villages and also around Greene's Corner.	6/27/2025 12:11 PM
32	Figure it out, that's why we voted for you.	6/25/2025 12:04 PM
33	I believe Texan keep the charm of Moultonborough village while developing tasteful multi unit housing housing and creating residential neighborhoods	6/25/2025 10:04 AM
34	We don't need Moultonborough to become Laconia.	6/24/2025 10:27 PM
35	The landscaping companies buy up houses very quickly taking opportunities away from people and families just starting out.	6/23/2025 6:53 PM
36	I am not familiar enough with the Town to answer some of the questions but I will devote time to investigate	6/19/2025 7:20 PM
37	Our primary resource is the lake here in Moultonborough. There are lands that could be developed but first we need to overcome the roadblocks:: cost of said lands, building restrictions, and housing construction costs. Real need is to find the monies to make it happen. Survey after survey will not resolve the issue unless the mommies can be found to make it happen. We need to understand that aside from those who have deep pockets, others who own land cannot afford to sell their lands without a profit of some kind.	6/19/2025 10:06 AM

## Moultonborough Housing Opportunity Planning (HOP) Grant

38	We are a vacation community. Face it! Let the other towns build up. Our school is our problem. Send the kids to Interlakes for more opportunities and reduced spending. Use the school for housing. Housing problem fixed. 	6/19/2025 9:22 AM
39	I don't believe we should be building new homes. Moultonborough is a tourist destination only because of its natural resources. We need to preserve those if we want to keep our tourism up. We should just limit second homes and short-term rentals so normal families can have affordable options here again.	6/19/2025 8:34 AM
40	The prevailing attitude in town and on the planning board is anti-affordable housing that might bring young families with children	6/18/2025 11:52 AM
41	There are some questions I did not have enough knowledge to answer comfortably	6/18/2025 11:30 AM
42	I don't know enough about whether the infrastructure could handle dense housing. I believe it is the current road system cannot handle much more traffic.	6/17/2025 12:24 PM
43	Support 2025 NH HB 577 for detached ADU's. Petition Gov. Ayotte to sign the bill passed by the NH house and Senate.	6/16/2025 2:27 PM
44	Some of these questions are too difficult to answer, because being retired and on a fixed income I don't have enough knowledge of the background to answer them.	6/16/2025 2:14 PM
45	There is more then enough land and area in town that can allow for multi family affordable housing and affordable single family housing. 2 large landscape companies in town buy any affordable single family homes and turn them into seasonal rentals that house the employees of those companies. They also house far more employees in one single family house then are meant to live in that size of a house.	6/15/2025 8:40 AM
46	This isn't a high density town.	6/12/2025 7:52 PM
47	Really don't have enough knowledge to answer most of these questions.	6/12/2025 8:05 AM
48	Nice job guys.	6/11/2025 11:47 AM

**Q19 Would you be in favor of allowing greater building height such as 3- 4 stories for the two Village Overlay Districts, similar to the images below?**  
**Map of Village Overlay Districts shown in purple and green below.**

Answered: 215 Skipped: 57



ANSWER CHOICES	RESPONSES	
Yes	50.23%	108
No	49.77%	107
TOTAL		215



## Q20 General Feedback:

Answered: 39 Skipped: 233

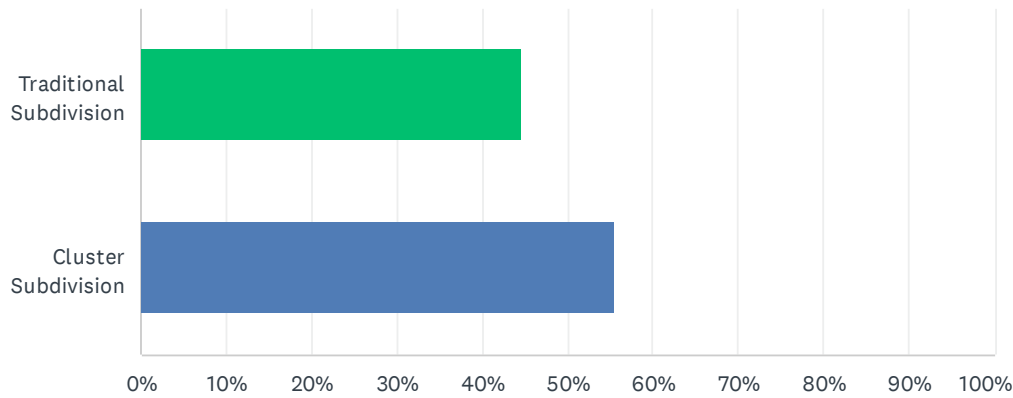
#	RESPONSES	DATE
1	traffic control and safe sidewalks would compliment further development	7/10/2025 9:05 PM
2	More meetings for Seniors and Young people to ask questions regarding existing housing	7/10/2025 4:27 PM
3	The two overlay districts are very different and should not be combined in the same question! The VCOD is the historic Village and much more attention should be paid to building height and architecture. It appears that the WVOD is already a lost cause in terms of appearance, since prior approvals have resulted in oversized and unattractive strip buildings.	7/10/2025 3:04 PM
4	That is a yes and no. I don't want to many but I want the exterior to look like the town. Not to modern and have that New England touch	7/10/2025 12:37 PM
5	Stop letting landscape companies and rentals buy homes.	7/10/2025 12:10 PM
6	Multifamily housing with adequate play and parking areas would help working/younger families. Developers need to make units affordable and well built. No cutting corners so they are cheaply built.	7/10/2025 11:54 AM
7	There should be other density housing areas besides those two	7/10/2025 11:09 AM
8	Only if it was residential not commercial.	7/9/2025 5:39 PM
9	No more building in Moultonborough	7/9/2025 2:05 PM
10	Agree to the greater height with adequate egress and not the reason for a ladder truck at the FD.	7/8/2025 1:39 PM
11	Our town has a small town atmosphere; many people come here to retire and support the town financially. Many of them moved from towns that changed with more dense housing and rising taxes. Let's not let that happen to Moultonborough.	7/8/2025 7:03 AM
12	Not in favor of high density building in the Village Overlay District.....priority and focus should be on the quality of the water in our lakes and streams which is deteriorating at an alarming rate.....	7/7/2025 7:15 PM
13	Definitely not 4 stories! Possibly 3 stories	7/7/2025 1:28 PM
14	Making the downtown more "downtown", including dense housing and encouraging more business is a big change - but one that would help the town improve.	7/7/2025 9:40 AM
15	It would be a very big mistake to not allow short term rentals, people need to make ends meet! And tourism helps the economy.	7/2/2025 9:25 PM
16	I think 2.5 stories is ample for our village.	7/1/2025 4:11 PM
17	I think our small town needs to have some improvement with charm and not huge ugly buildings like Miracle farms new building.	7/1/2025 1:27 PM
18	Moultonborough is falling behind. Tamworth and Meredith have both created much more attractive town centres. We will fall further behind without action. People want to move to towns that have both real centers they can use and socialise in and affordable housing and taxes. These are achievable with some common sense changes.	7/1/2025 1:20 PM
19	That would mean moultonborough would have to purchase a ladder truck forever fire department and additional training	6/29/2025 11:14 AM
20	I think there could be opportunities outside the village for mult unit dwellings too	6/28/2025 5:06 PM
21	I think as long as the building style/architecture is in keeping with the historic nature of The Village I would be I favor for a 3-4 story structure.	6/28/2025 2:07 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

22	Three stories should be allowed but not four. It should not look like an out of place box of apartments. Look into Placid Woods in Goffstown. That was built in the 1980's but it was no-frills apartments for the elderly and had a woodsy/contemporary vibe.	6/28/2025 1:24 PM
23	Four might be too a bit high	6/27/2025 5:34 PM
24	You will kill the charm of this town.	6/27/2025 4:34 PM
25	I would be very against allowing for 3-4 story buildings. Many people do not want complexes here.	6/27/2025 4:34 PM
26	Please do not allow apartments here!!!! It will bring bad people, trouble and drugs	6/27/2025 12:59 PM
27	I believe any height over the maximum should be allowable under a Special Exception or perhaps a Conditional Use Permit.	6/27/2025 12:11 PM
28	I say No with exception. I believe there is room for exceptions if presented	6/25/2025 10:04 AM
29	No more than 3.5 stories, though, please.	6/24/2025 11:39 AM
30	Once you add height, the local character of the town will change. Also the requirement for additional equipment will cost tax payers such as fire trucks	6/20/2025 9:19 AM
31	I don't see any images below, so I can't answer the question.	6/19/2025 3:30 PM
32	Would not want to see the building character changed to something that is not in keeping with Village character. However, I would be in favor of 3 story buildings in more remote residential areas of the town.	6/19/2025 10:06 AM
33	We are a town. A vacation town. A small town. A beautiful town. A town rich in natural resources. Keep it that way.	6/19/2025 9:22 AM
34	All buildings built along Route 25 should retain rustic character. People will not want to visit Moultonborough if we lose rural charm.	6/19/2025 8:34 AM
35	Yes, if allowed will the town purchasing the fire department a ladder truck to reach the increased building height, Chief Plaisted and Chief Bankson both have gone on record that this would be needed if height were increased	6/18/2025 11:52 AM
36	It is only fair to include housing for those who cannot currently afford Moultonborough's real estate prices, but the current road systems will not be able to handle more traffic.	6/17/2025 12:24 PM
37	???	6/16/2025 2:14 PM
38	Building height can increase, provided it is done in conjunction and with input from public safety officials. Maybe increase building height max but keep the current max height for sleeping areas.	6/15/2025 8:40 AM
39	Nice work!	6/11/2025 11:47 AM

## Q21 Which subdivision approach do you prefer for Moultonborough?

Answered: 191 Skipped: 81



ANSWER CHOICES	RESPONSES	
Traditional Subdivision	44.50%	85
Cluster Subdivision	55.50%	106
TOTAL		191

## Q22 General Feedback:

Answered: 49 Skipped: 223

#	RESPONSES	DATE
1	Neither	7/12/2025 3:53 PM
2	-	7/10/2025 9:05 PM
3	Moultonborough does not need any subdivisions. Single family homes on large lots are fine.	7/10/2025 7:51 PM
4	Question 21 is misleading as it doesn't give an option for NONE OF THE ABOVE	7/10/2025 6:16 PM
5	And we don't need any subdivisions. Individual homes on large lots are best.	7/10/2025 6:08 PM
6	Confused by the way the questions are asked	7/10/2025 4:27 PM
7	Not every potential geographic site of land lends itself to one particular subdivision. Many considerations are involved; soil content, ledge, septic designs, drilling for water quality, etc.	7/10/2025 3:10 PM
8	Stop letting landscape companies and rentals buy homes.	7/10/2025 12:10 PM
9	Hybrid approach, homes not as close together as cluster, but lots not as large as traditional. By keeping lot sizes a little smaller, homes may be more affordable. Also, lessen the open space to allow for more homes. Keep neighborhoods smaller to keep the small-town feel.	7/10/2025 11:54 AM
10	Either subdivision approach, whichever is most cost effective	7/10/2025 11:09 AM
11	Subdivisions of either type bring more people. Stop encouraging and promoting that.	7/9/2025 10:52 PM
12	There's no place for wildlife at this point. We need to think about their needs as much as ours. No one needs lawns up here.	7/9/2025 5:39 PM
13	None No more building in Moultonborough	7/9/2025 2:05 PM
14	Obviously, it depends on the site.	7/8/2025 1:39 PM
15	Once you cluster houses and leave large open spaces, you lose home ownership pride. NH residents love their land and that they own it.	7/8/2025 7:03 AM
16	NO SUBDIVISIONS, NO MATTER HOW YOU PUT IT	7/8/2025 6:07 AM
17	Moultonborough is a rural mainly summer and retirement community. Many residents who live here are snowbirds. Not in favor of large subdivisions and cluster subdivisions.	7/7/2025 7:15 PM
18	Smaller subdivisions of less than 20 homes. Probably traditional layout.	7/7/2025 1:28 PM
19	Dense housing but environmental friendly is a hard balance - but one to strive for.	7/7/2025 9:40 AM
20	The cluster subdivision would be particularly beneficial for young families.	7/2/2025 11:41 AM
21	I prefer cluster subdivisions that do not require as much clear cutting and also go further to preserve the natural character of our town.	7/1/2025 4:11 PM
22	We need more green space, less homes overall.	7/1/2025 1:27 PM
23	usable public spaces close to peoples homes are so good for social interaction, young and old, sports and just hanging out.	7/1/2025 1:20 PM
24	That's a hard question. The green space looks much better and anyone can hopefully take advantage of it in the cluster version. However, living too close to neighbors can cause other problems such as noise which is not something you come to a small town for.	6/30/2025 3:59 PM
25	I'm concerned that over time, the green space in the cluster subdivision would just be built on.	6/30/2025 10:24 AM
26	None. Why is none not an option for a response.	6/29/2025 10:05 PM
27	We can use both , we need to see where we can use cluster.	6/28/2025 8:15 PM

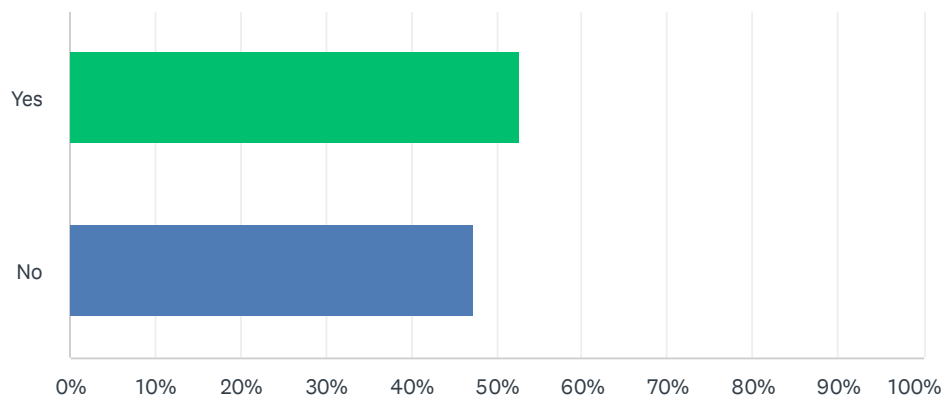
## Moultonborough Housing Opportunity Planning (HOP) Grant

28	The cluster subdivision is being incorporated successfully in towns such as Concord, MA - a very historic town, architecturally.	6/28/2025 2:07 PM
29	Privacy,green space..1 acre per dwelling	6/28/2025 1:49 PM
30	I'd want more space between my house and my neighbors and a larger yard to make my own gardens and private relaxation areas rather than communal spaces where other people would irritate me or that I'd never use. But, hey, that's why we bought a house in a NH suburb and then in Moultonborough instead of a city.	6/28/2025 12:34 PM
31	Clusters Seems like a good way to keep large amounts of undisturbed land visible	6/27/2025 5:34 PM
32	None	6/27/2025 4:34 PM
33	I do not want to see more subdivisions in Moultonborough.	6/27/2025 4:34 PM
34	None!!!!!!	6/27/2025 12:59 PM
35	I feel there are still scenarios in which traditional subdivisions are better / just as good given site specifics, but generally speaking clusters do a better job of addressing both the environmental concerns and the needs of the people.	6/27/2025 12:11 PM
36	I want to respect the green space but know on roads like Lee Rd the current lot size could allow for duplexes	6/25/2025 10:04 AM
37	I appreciate that a cluster approach protects more land from development and protects wildlife.	6/24/2025 11:39 AM
38	I'm ok with smaller lots, but houses should not be on top of each other. I would like to see lots no smaller than 1/3 - 1/2 acre, with planned natural areas throughout the development.	6/21/2025 6:21 AM
39	Pine hills development in Plymouth Mass is a great example of a mix of both of these examples	6/19/2025 7:20 PM
40	It depends on the area. Both types of subdivisions have their place.	6/19/2025 3:30 PM
41	I believe both subdivisions are possible while giving consideration to the geographical landscapes considered. Wentworth Acres is a good example of a subdivision for the geographical landscape.	6/19/2025 10:06 AM
42	No subdivisions are best.	6/19/2025 9:22 AM
43	We already have enough housing, it is just too expensive for locals to afford. The only people who can afford them live out of state and buy them as "investment properties" or second homes.	6/19/2025 8:34 AM
44	Cluster subdivisions are more likely to be affordable as wealthy people don't want other people that close	6/18/2025 11:52 AM
45	Both should be available opportunities and easier to develop.	6/18/2025 8:35 AM
46	No subdivision is appealing	6/14/2025 7:10 AM
47	While cluster can make sense with smaller lots to keep costs down, there needs to be a lot of open space retained to maintain the town.	6/12/2025 7:52 PM
48	I'm assuming we're talking about affordable housing here.	6/12/2025 8:05 AM
49	Hooray!	6/11/2025 11:47 AM



## Q23 Do you want to see more residential development along Rte 25?

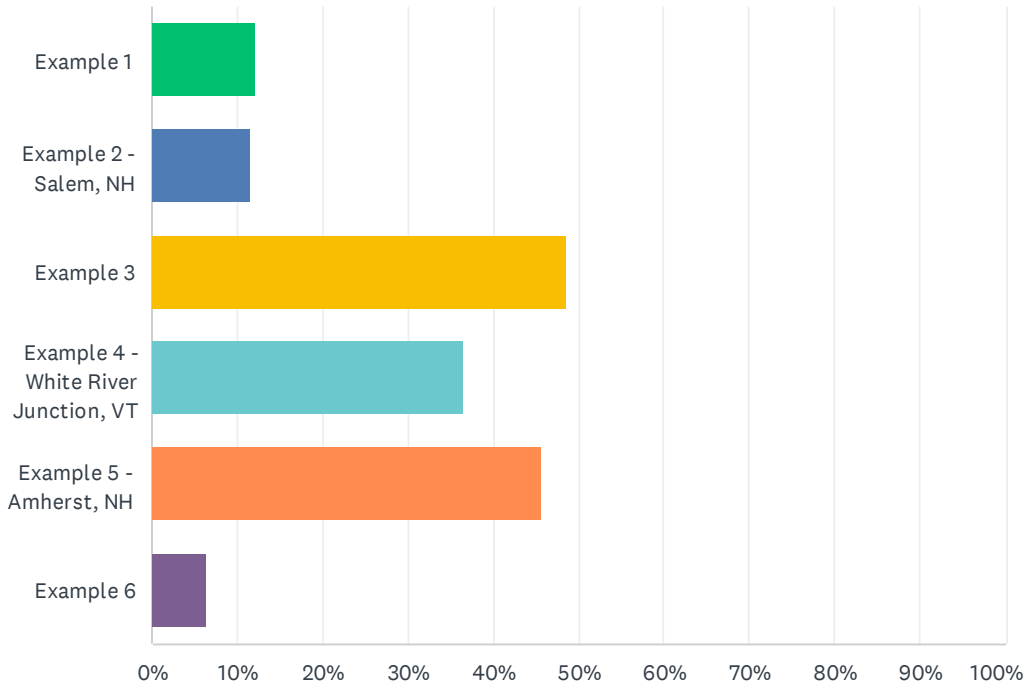
Answered: 201 Skipped: 71



ANSWER CHOICES	RESPONSES	
Yes	52.74%	106
No	47.26%	95
TOTAL		201

## Q24 What would you like that development to look like? Please select your top choices from the following sets of images. (Check all that apply)

Answered: 173 Skipped: 99



ANSWER CHOICES	RESPONSES	
Example 1	12.14%	21
Example 2 - Salem, NH	11.56%	20
Example 3	48.55%	84
Example 4 - White River Junction, VT	36.42%	63
Example 5 - Amherst, NH	45.66%	79
Example 6	6.36%	11
Total Respondents: 173		

## Q25 General Feedback:

Answered: 55 Skipped: 217

#	RESPONSES	DATE
1	summertime traffic challenges includes turning in and out and inadequate walking, running, biking. safety sidewalks are essential	7/10/2025 9:05 PM
2	Again question 24 does not give an option for NONE OF THE ABOVE!	7/10/2025 6:16 PM
3	This is not a very good survey	7/10/2025 4:27 PM
4	These visual examples are all too large for a rural community like Moultonborough! We are not a former mill town with existing large buildings (like Franklin, Laconia). We are not a bedroom community or exurbia/suburbia, even though we're stuck with the oversized CruCon building on Route 25. Please look at the examples of village-scale and style housing in Plan NH 2012 and 2018 charrette reports.	7/10/2025 3:04 PM
5	Number 5 for sure. Looks like a cute cozy duplex with a New England touch. But this doesn't need to always be on a main drive like 25.	7/10/2025 12:37 PM
6	Do I need to say it again??	7/10/2025 12:10 PM
7	Limit building size of example 4. Make sure all multifamily units have 2 parking spaces since most people have 2 vehicles. Plus additional parking for guests.	7/10/2025 11:54 AM
8	development right along 25 is less desirable for families, elderly etc.	7/10/2025 11:09 AM
9	None of the above...stop developing. Leave the land as it is.	7/9/2025 10:52 PM
10	No more building in Moultonborough	7/9/2025 2:05 PM
11	Three story max. Bay District sewer extension. Sidewalks in higher density areas.	7/8/2025 1:39 PM
12	Rte 25 is already too busy. The only place for additional bldg. would be in the town central and near Center Harbor line. However, the speed limit is already too high for the amt. of bldg. and entrances onto Rte 25. IMO the state should lower the speed limit from CH to M'boro school area to 35 mph, down from 45.	7/8/2025 7:03 AM
13	NONE	7/8/2025 6:07 AM
14	None of the above.	7/7/2025 7:15 PM
15	Absolutely no developments like number 6. Single building as in number 3 or 5.	7/7/2025 1:28 PM
16	Example 1 - with businesses and apartments above is an attractive option -	7/7/2025 9:40 AM
17	While I think residential development is necessary, I don't believe it makes sense along route 25, which would be better suited to commercial development, given the roadside visibility. Businesses depend on that, whereas a residential property is going to appeal to housing seekers who want to be in Moultonborough, regardless of physical location of the building.	7/7/2025 9:27 AM
18	This would be great for single people and the labor force	7/2/2025 11:41 AM
19	We have #5 on Ben berry road....	7/2/2025 9:04 AM
20	I think this would depend a bit on WHERE on Rte 25 and on whether we have sidewalks. Example 1 would only work, I think, within the village overlay and with sidewalks.	7/1/2025 4:11 PM
21	I would prefer no new development at this time.	7/1/2025 1:27 PM
22	24 - I do not want to see anything like the photos. If it had to be built, example 5 looks best.	6/30/2025 8:28 PM
23	A garage is much needed.	6/30/2025 3:59 PM
24	Example 3 is at least lower and looks more like single family homes. The more dense apartment buildings are inappropriate for the town.	6/30/2025 10:24 AM

## Moultonborough Housing Opportunity Planning (HOP) Grant

25	These will all be purchased by out of state like every all that are all ready built around the area.	6/30/2025 10:23 AM
26	None. Again, why is none not an option.	6/29/2025 10:05 PM
27	None	6/29/2025 8:39 PM
28	It's important for us to not have city looking architecture	6/29/2025 8:29 PM
29	garages are important so cars are not parked all over the place.	6/29/2025 7:38 AM
30	Nond	6/28/2025 4:47 PM
31	If 25 is developed better access in and out should be planned for higher traffic	6/28/2025 4:06 PM
32	The 2 I selected seem not too big or small and visually pleasing.	6/28/2025 2:13 PM
33	None..we are a small rural town..people bought here for rural!!!	6/28/2025 1:49 PM
34	Stick with New England aesthetics	6/27/2025 5:34 PM
35	None of the above. Traditional single family dwellings or a duplex.	6/27/2025 4:34 PM
36	I do not want to see residential development in Moultonborough. I see what happened at the Weirs with their condos and it totally ruined the feeling of the town and traffic has gone up. This would only help the landscaping companies. Very against this!!	6/27/2025 4:34 PM
37	None please!!!!	6/27/2025 12:59 PM
38	I see apartments with retail etc below closer to the village and buildings like Cru-Con could be converted into affordable or senior housing We need to welcome families and honor our aging citizens	6/25/2025 10:04 AM
39	None of the above.	6/24/2025 10:27 PM
40	Example #5 is more closely aligned with the current aesthetic of town and maintains the rural character while providing green space. #4 is a close second due to the trees, green space, and architectural features of the construction.	6/24/2025 11:39 AM
41	Doesn't matter	6/21/2025 9:24 AM
42	None of the above! Single family, free standing homes for 55+. None of these pics resemble Moultonborough.	6/21/2025 6:21 AM
43	More single family affordable homes	6/20/2025 2:24 PM
44	Again see pine hills Plymouth	6/19/2025 7:20 PM
45	Not sure what is meant by, "Along route 25". Set back such as the apartments currently in town or a setback of 400'-500' or more?	6/19/2025 10:06 AM
46	None. This is absurd! Use the school if anything for housing. Housing costs will go down if we stop spending money on stupid things. Including surveys.	6/19/2025 9:22 AM
47	None they are all eye sores.	6/18/2025 11:42 PM
48	#5	6/18/2025 1:12 PM
49	Any affordable housing would be beneficial	6/18/2025 11:52 AM
50	Need better density bonuses for affordable housing and open space conservation ie cluster and PUDs	6/18/2025 11:30 AM
51	And elsewhere, not just along Rte 25. All are appropriate.	6/18/2025 8:35 AM
52	It would be better to have living space on one floor rather than a lot of stairs.	6/16/2025 2:14 PM
53	Route 25 needs expansion to atleast allow for a middle "suicide" lane to move cars into a different turning lane, as well as to assist with pulling out while taking a left turn from side roads. Housing directly on route 25 would further restrict any future widening of the road, but housing directly off of Route 25 on side roads would be beneficial.	6/15/2025 8:40 AM
54	Town houses preferred over apartments	6/12/2025 7:52 PM

55

I like 6. This type of housing, along with trendy bars, restaurants and shops, mixed with an open-minded planning board will attract a young workforce.

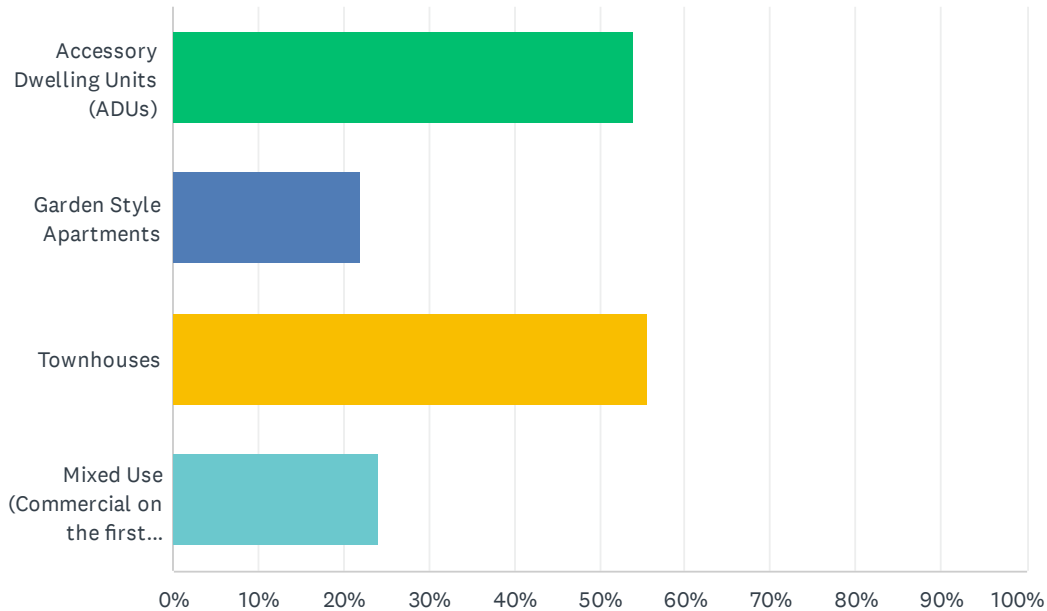
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6/11/2025 11:47 AM



## Q26 Which housing style you like the best for Moultonborough's villages? (Check all that apply)

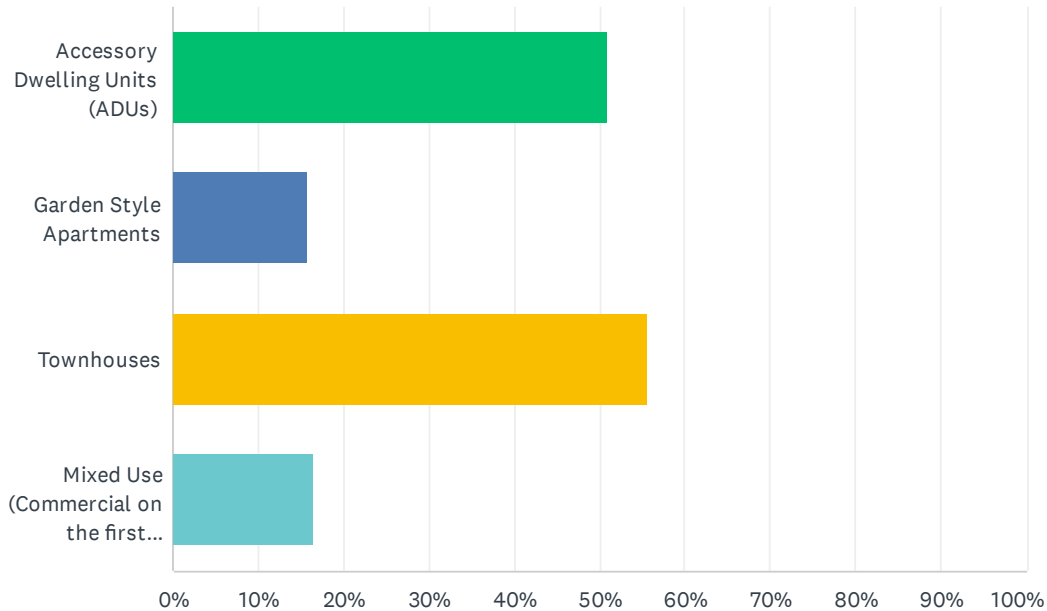
Answered: 178   Skipped: 94



ANSWER CHOICES	RESPONSES	
Accessory Dwelling Units (ADUs)	53.93%	96
Garden Style Apartments	21.91%	39
Townhouses	55.62%	99
Mixed Use (Commercial on the first floor)	24.16%	43
Total Respondents: 178		

## Q27 Which housing style you would most want to live in? (Check all that apply)

Answered: 171 Skipped: 101



ANSWER CHOICES	RESPONSES	
Accessory Dwelling Units (ADUs)	50.88%	87
Garden Style Apartments	15.79%	27
Townhouses	55.56%	95
Mixed Use (Commercial on the first floor)	16.37%	28
Total Respondents: 171		

## Q28 General Feedback:

Answered: 35 Skipped: 237

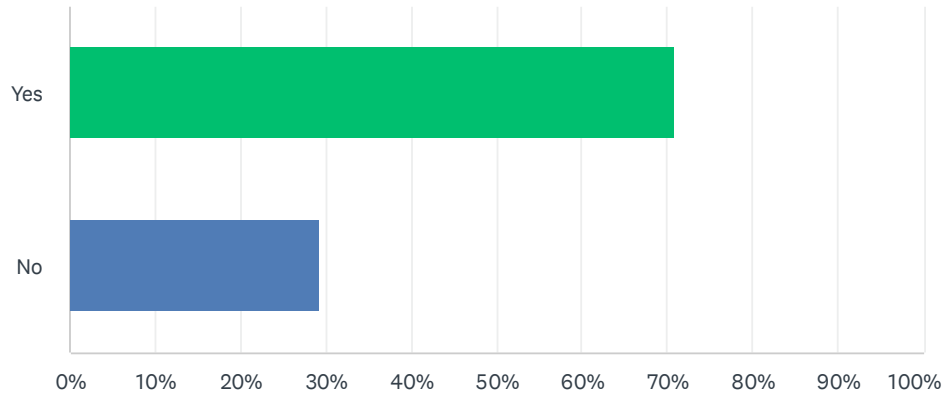
#	RESPONSES	DATE
1	these setting need to be accessible for people of all ages. plus expanded outdoor space	7/10/2025 9:05 PM
2	I don't want any further development here.	7/10/2025 7:51 PM
3	26 and 27. NONE OF THE ABOVE	7/10/2025 6:16 PM
4	the style needs to fit the setting and location so it depends on where and what conditions for building exist	7/10/2025 4:27 PM
5	Again examples are oversized for our town - the mixed use may work in Newmarket or Franklin, but it is out of scale here. The Garden Style apartments is OK for Laconia but again out of scale for our rural community. The ADUs are the best fit, townhouses even too large - where are the bungalow style cluster examples (think Taylor Community)?!	7/10/2025 3:04 PM
6	Garden style (maybe 2) for adults only - no pets in one. Townhouse style for families and not necessarily in the village overlay districts. I suggest no pets to avoid pet issues in multifamily housing.	7/10/2025 11:54 AM
7	None of the above. Please avoid multi-family housing as described.	7/9/2025 10:52 PM
8	No more building in Moultonborough	7/9/2025 2:05 PM
9	none	7/8/2025 6:07 AM
10	None of the above. Water in the Village District is NOT good. For high density housing Sewer is needed. Community sewer, i.e such as in Sandwich has not proven successful.	7/7/2025 7:15 PM
11	Some of the new zones are in wetlands - those should continue to be off-limit.	7/7/2025 9:40 AM
12	Again the Mixed Use style would only work if we had sidewalks I think. Plus I'm not sure we can sustain much more commercial real estate, even with additional housing.	7/1/2025 4:11 PM
13	Neither	7/1/2025 2:34 PM
14	I would prefer no new housing, as the Lakes are effected by cyanobacteria and Lake Kanasatka has fragile stability with all the new developments and there is an old pit out there on this plotted area with fuels and oils, I dont think thats appropriate to house people near or expose more trauma to the land and run off issues	7/1/2025 1:27 PM
15	Living above a business wouldn't feel like a home.	6/30/2025 3:59 PM
16	I am very concerned about development near Lake Kanasatka which is sensitive to Cyanobacteria outbreaks and cannot risk additional phosphate loading or other pollution.	6/30/2025 10:24 AM
17	None. Why is none not an option for an answer?	6/29/2025 10:05 PM
18	The problem with town houses or units that require stairs between bathroom/ kitchen and a bedroom is that they are not suitable for people to age in place.	6/29/2025 8:29 PM
19	None of the above, certainly not commercial with apt above	6/29/2025 7:38 AM
20	Developers should help pay for improved road and the influx to our schools	6/28/2025 4:06 PM
21	Adu is a great way to keep families together throughout the years	6/28/2025 1:49 PM
22	No one is asking for this. The residents of Moultonborough do not want these developments.	6/27/2025 4:34 PM
23	Please do not ruin our town!!!! Our schools are perfect and it will bring trouble!!!! We do not want to become Laconia....	6/27/2025 12:59 PM
24	Again, small free standing homes. The development does not need to be within the Village!	6/21/2025 6:21 AM

## Moultonborough Housing Opportunity Planning (HOP) Grant

25	More single family affordable homes	6/20/2025 2:24 PM
26	I'm not for any of these developments.	6/20/2025 8:11 AM
27	What will be the rental or purchase cost of these units? Through all of this we need to keep in mind the affordability of those who are or would be seeking housing..	6/19/2025 10:06 AM
28	None of these will work. ADU's will become vacation rentals. All the other options increase costs to the town exponentially causing taxes, utilities, etc. to increase, causing housing to get more expensive. Just stop! Close the school. Issue fixed!	6/19/2025 9:22 AM
29	All of the choice listed are acceptable, most all would be applicable in the west district. The Village Center lacks a style definition, some might say there are historic homes, but they are nothing different than what you would find in any rural NH town. There is not a identity in the village, just an assortment of mixed buildings, create a village vision and allow housing unit, townhouses, garden apartments, commercial with housing above, just do something	6/18/2025 11:52 AM
30	All are appropriate.	6/18/2025 8:35 AM
31	I do think a mix of all the types you have shown would be best. Only one type of housing does not meet everyone's needs/preferences.	6/17/2025 2:01 PM
32	Townhouses seem to be the most balanced options between those in town that dont want anymore expansion and want to restrict any further people moving into or building any housing besides high end luxury housing, and those that need starter more economical housing.	6/15/2025 8:40 AM
33	None of the above options should be built in moultonborough	6/14/2025 7:10 AM
34	I'm a mixed use fan for allowing good use of available land if there's a need for commercial space also. Don't know if Moultonborough has the need, but I'd rather shop in town than go outside of town. In my earlier days, I would have loved living in a mixed use area. In my older days, I'd rather live in a townhouse.	6/12/2025 8:05 AM
35	Mixed use is fun, lively, green and affordable.	6/11/2025 11:47 AM

## Q29 Would you support adopting regulations on Moultonborough's short term rental market?

Answered: 188 Skipped: 84



ANSWER CHOICES	RESPONSES	
Yes	70.74%	133
No	29.26%	55
TOTAL		188



## Q30 General Feedback:

Answered: 37 Skipped: 235

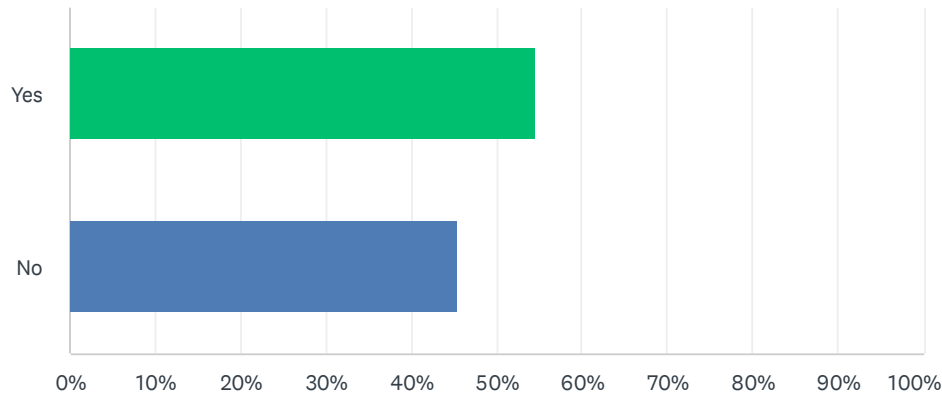
#	RESPONSES	DATE
1	People own their homes, ou shouldn't tell them how they can use them.	7/11/2025 11:32 AM
2	short term rentals owned by corporations or real estate entities should be treated differently than a single or family owned property renting short term to help pay the skyrocketing taxes.	7/10/2025 4:27 PM
3	Depcome to be !ending on what the Regulations	7/10/2025 3:10 PM
4	Unsure about how to answer this. I'd like more info on what regulations would be proposed	7/10/2025 12:37 PM
5	Limit short term rentals for year-round homes. Seasonal camps are fine as short-term rentals.	7/10/2025 11:54 AM
6	Our roads can't even keep up did you see the exodus on the neck fourth of July between 1030 and 12? It was ALL rentals leaving! They should pay a toll to the road use!	7/9/2025 5:39 PM
7	To hell with airb&b	7/9/2025 2:49 PM
8	No more building in Moultonborough	7/9/2025 2:05 PM
9	Wondering if the STR number includes the second homes rented occasionally short term. Again STR's take away homes from families who want/need to live here.	7/9/2025 12:38 PM
10	Short term rentals reduce homes available to working and lower income families and individuals and increase costs. Personal rights are a question of debate but something must be done. It's obvious there are far more haves who have the means to then have nots who pay the price.	7/8/2025 1:39 PM
11	It depends on what the regulations are?	7/8/2025 7:42 AM
12	Prevent Airbnb expansion. Renters must live in the area for at least half of the year. In other words, they own the home, live there and rent when they are away.	7/8/2025 7:03 AM
13	question 29 is to vague, what kind of regulations? Could the town face possible litigation over proposed regulations?	7/7/2025 7:15 PM
14	Short term rentals is important to the value of shorefront properties - which is critical to the town value and not relevant to affordable rentals.	7/7/2025 9:40 AM
15	Short term rentals are a drain on the housing supply	7/5/2025 8:57 AM
16	it would be a very big mistake STR, people need it to make ends meet.	7/2/2025 9:25 PM
17	The real answer is MAYBE. Because obviously it would depend on what those regulations are. There are upsides and downsides.	7/1/2025 4:11 PM
18	While many homes are offered as short term rentals, these are mainly lake front and allow the opportunity for Moultonborough to charge large taxes. If you regulated this, the lake home prices would drop and the permanent residents of Moultonborough would have to pay more taxes to get the excellent services the town provides today.	6/30/2025 10:24 AM
19	The shortest term rental market is harming our community and putting the freedom of out of state owners to turn a profit off of our community ahead of the needs of our community.	6/29/2025 8:29 PM
20	Short term rentals in moultonborough should be halted	6/28/2025 3:22 PM
21	Some rent for thousands a week. While others are less. Locals can't find rentals for a reasonable length such as yearly.	6/28/2025 2:13 PM
22	No corporation owing multiple rentals!!!!	6/28/2025 1:49 PM
23	Not in favor. Most property owners who offer short term vacation rentals have to keep up their property to attract renters. Renters support local businesses.	6/28/2025 1:24 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

24	Water front properties are vacation rentals, which help drive summer economy. Not the same as long term residential rentals.	6/28/2025 12:34 PM
25	Short term rentals is how people pay their taxes on their property. Leave it alone.	6/27/2025 4:34 PM
26	Most of these are family homes that people rent out to pay the taxes here!	6/27/2025 4:34 PM
27	I grew up with come on Winnepesaukee. Short term rentals are different now and should have strict regulation	6/25/2025 10:04 AM
28	Homes that used to be long-term rentals have become short-term rentals, and I know families that have been forced out of Moultonborough as a result. The lack of affordable long-term rentals is negatively affecting staffing at the schools, as new teachers and support staff cannot find an affordable place to live. Short-term rentals also prevent community connections, which are important for a thriving town. I don't recommend eliminating short-term rentals, but thoughtful regulations to preserve housing and our town character makes sense.	6/24/2025 11:39 AM
29	To discourage out of staters from buying up the market for income purposes.	6/21/2025 6:21 AM
30	Definitely restrict STR. They take away homes from families who actually want or need to live here	6/20/2025 2:24 PM
31	Short term rentals help people keep their home! And pay their outrageous taxes. Leave them alone.	6/19/2025 9:22 AM
32	Adopting regulations for second homes and short-term rentals is the most effective way to give locals a chance to stay in Moultonborough. We are losing entire generations because they can't afford to live here.	6/19/2025 8:34 AM
33	Registration of short term rentals, inspections by health, code enforcement/zoning, and fire/police to ensure septic system viability, parking and occupancy capacity	6/18/2025 11:52 AM
34	Moultonborough wants and needs vacationers who use short term rentals. Hotels are few and costly	6/17/2025 12:24 PM
35	Basic regulations should be in place to limit the amount of people that can occupy a certain unit or house cor both short term and long term rentals.	6/15/2025 8:40 AM
36	Would like to see more folks committed to our town year-round. Appreciate a good community.	6/12/2025 8:05 AM
37	Vacation Free or Die	6/11/2025 11:47 AM

**Q31 Would you support allowing tax breaks or other incentives such as density bonuses to encourage developers to build more high-density housing? Please refer to the images below for more context.**

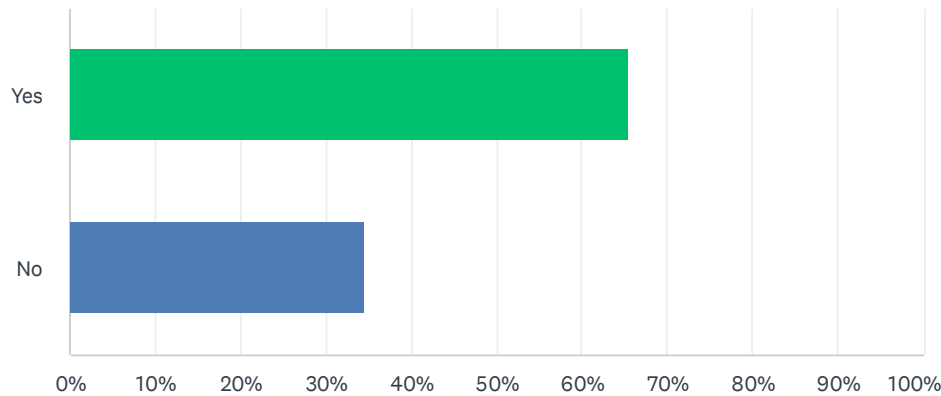
Answered: 176 Skipped: 96



ANSWER CHOICES	RESPONSES	
Yes	54.55%	96
No	45.45%	80
TOTAL		176

## Q32 Would you build an ADU on your property?

Answered: 182 Skipped: 90



ANSWER CHOICES	RESPONSES	
Yes	65.38%	119
No	34.62%	63
TOTAL		182

#	WHY OR WHY NOT?	DATE
1	Can't	7/12/2025 3:53 PM
2	More permanent living space that is not seasonal.	7/12/2025 3:16 PM
3	Requirement for the ADU to be attached is undesirable.	7/11/2025 1:16 PM
4	costs for building is a major obstacle.	7/10/2025 9:05 PM
5	I moved from MA to get away from all this.	7/10/2025 6:16 PM
6	Family that cannot afford to build in Moultonborough is reaching retirement age. I know of others who are in the same situation where children who grew up or summered would like to retire in Moultonborough.	7/10/2025 4:27 PM
7	Probably so but am more in favor of subdivision development .	7/10/2025 3:10 PM
8	Cannot afford to create an ADU since it's too expensive with current restrictive regulations. Detached ADUs should be allowed (there are plenty already that function as short term rentals) but there is much justified concern about septic and environmental impacts.	7/10/2025 3:04 PM
9	Seems conventional and practical	7/10/2025 12:37 PM
10	No room on my lot. Allowing this on homes in rural parts of town is OK. Again, maintaining the small town feel is important. Having buildings crowded against neighbors makes it more city-like. We do not want to be city-like. Also, for tax breaks or other incentives. They should only go to builders who guarantee to keep rental prices low enough so working families can afford to rent them for at least 20 years. If the rents are too high, no tax breaks or incentives!!	7/10/2025 11:54 AM
11	Lot is too small. Don't even have a garage or shed.	7/10/2025 5:52 AM
12	Maybe....it depends on when and why I'd need an ADU. Regardless if I did choose to build an ADU on my property it would be for my own personal use and no one else's business.	7/9/2025 10:52 PM
13	For in-laws; children	7/9/2025 7:53 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

14	For elderly parents and/adult children	7/9/2025 7:32 PM
15	I would like to provide housing on my property for my daughter and grandchildren.	7/9/2025 4:58 PM
16	We have the space and it gives social support to all parties	7/9/2025 2:31 PM
17	No more building in Moultonborough	7/9/2025 2:05 PM
18	So my children/grandchild could afford to have their own home	7/9/2025 12:38 PM
19	Lot is large enough, house is too big for older people, family unity for assistance.	7/8/2025 1:39 PM
20	IWe moved here for a rural atmosphere and privacy. Current restrictions on lot size is bad enough. Like I said before; people like their land and privacy.	7/8/2025 7:03 AM
21	if I wanted to live in a crowded area, I would have stayed in MA	7/8/2025 6:07 AM
22	We prefer privacy	7/7/2025 7:15 PM
23	No room	7/7/2025 9:40 AM
24	I see no reason why not.	7/7/2025 9:27 AM
25	I don't have enough space/desire	7/5/2025 8:57 AM
26	In laws or second rental income potential	7/3/2025 1:04 PM
27	Because I'm poor	7/2/2025 9:04 AM
28	We definitely have the space for it and it would not impede our views or those of our neighbors. It would provide a potential housing solution for someone.	7/1/2025 4:11 PM
29	Maybe, I'm not sold one way or the other at this point.	7/1/2025 3:17 PM
30	For family I would, not as a rental income with renters	7/1/2025 1:27 PM
31	I can't afford property, but if I could probably not - I don't want to be a landlord.	6/30/2025 3:59 PM
32	We could rent it out as an AirBNB	6/30/2025 10:24 AM
33	I have no desire to be a landlord.	6/29/2025 8:29 PM
34	Permit more housing in town, and create income stream for housing owners	6/29/2025 6:02 PM
35	I have the acreage and would built to fit into the neighborhood and with my current house.	6/29/2025 4:50 PM
36	Not enough space to do so	6/29/2025 11:18 AM
37	Affordable for older children or rental	6/29/2025 11:14 AM
38	Not what I want for Moultonborough. I moved to Moultonborough 40 years ago to get away from city, do not want a more crowded town. Nor do i want HUD or government involved in town housing	6/29/2025 7:38 AM
39	To have an extra place for my children to live while going through college or for my parents to live in so they wouldn't have to go to a facility	6/29/2025 6:53 AM
40	For children or aging family members that cannot afford to rent or buying a home in Moultonborough	6/28/2025 5:20 PM
41	Possibly should be an option. I would like to have the option to do so	6/28/2025 5:06 PM
42	Tiny lot..no room	6/28/2025 2:17 PM
43	I'm not really sure I would or wouldn't. I think I would need more information. The same goes for the tax relief for builders.	6/28/2025 2:13 PM
44	If we could find an area that's not wet.	6/28/2025 2:07 PM
45	Because families are important...	6/28/2025 1:49 PM
46	My lot would not accomate one	6/28/2025 1:45 PM
47	Absolutely, if a family member or friend needed a long-term place to stay.	6/28/2025 1:24 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

48	No space	6/28/2025 12:53 PM
49	No buildable space	6/28/2025 12:34 PM
50	Serves a practical purpose.	6/28/2025 12:34 PM
51	My current deed does not allow for that but I would love to build a small ADU for my elderly Mom since she cannot use the bathroom on the 1st floor of my home and we cannot expand that bathroom.	6/28/2025 11:30 AM
52	As a rental	6/27/2025 9:11 PM
53	I want privacy	6/27/2025 7:16 PM
54	Children who cannot afford to buy and also as a rental income	6/27/2025 5:54 PM
55	For my child.	6/27/2025 12:59 PM
56	We rent	6/27/2025 12:48 PM
57	Families are creating multi generational home due to aging of parents and economic factors. I do not support ADU for rental purposes in residential areas or waterfront	6/25/2025 10:04 AM
58	Not necessary.	6/24/2025 10:27 PM
59	Currently in a condo association that prohibits expansion of units.	6/24/2025 3:36 PM
60	We are already considering this kind of option to provide a long-term housing option for one of our adult kids, or for a new teacher/police officer/young professional who needs a way to find affordable housing. We seriously considered an ADU for my 84 year-old mother, but chose a different plan. Upfront costs are high, though.	6/24/2025 11:39 AM
61	I am renting an apartment on Whittier Highway, therefore cannot make that decision	6/24/2025 3:42 AM
62	This is probably the only way my adult children can have a home in Moultonborough	6/23/2025 6:53 PM
63	So kids can afford to 'live alone'	6/21/2025 9:24 AM
64	I would as my kids won't be able to purchase a home if they want to stay in Moultonborough. I would also consider it for aging parents.	6/21/2025 9:02 AM
65	I already have the structure for one and it is the only way I see my kids being able to afford to stay in Moultonborough. Personally, I would be very selective on who to rent it to if it wasn't family.	6/21/2025 6:53 AM
66	My kids have no interest in living In Moultonborough. In addition to the price of housing, which they cannot afford, they feel there are no opportunities for them here.	6/21/2025 6:21 AM
67	If I needed one	6/20/2025 9:19 AM
68	Great opportunity for seniors one floor living.Age in place.No connecting walls equals less neighbor complaints and offer privacy.	6/19/2025 7:20 PM
69	I have four young children and would like additional dwelling space for them as they become young adults, until they can buy into the expensive housing market, if they chose to stay in the area.	6/19/2025 7:03 PM
70	May be a risky investment especially if we are potentially in a housing bubble.	6/19/2025 5:00 PM
71	I would love to but can the septic tank handle it? No. This is not a solution to the housing problem. It is another income for some residents. And it can be abused.	6/19/2025 9:22 AM
72	I would if I had space, however, my family has long outgrown our "starter home" which will probably be the only home we can ever afford, and there is no room to even put on an ADU. The American Dream is dead.	6/19/2025 8:34 AM
73	Don't need	6/18/2025 6:38 PM
74	For family use	6/18/2025 1:55 PM
75	This is way over my head, but I'll stay connected. Thanks for your hard work.	6/18/2025 1:12 PM
76	Because our children cannot afford to purchase a home in New Hampshire and we want them	6/18/2025 11:52 AM



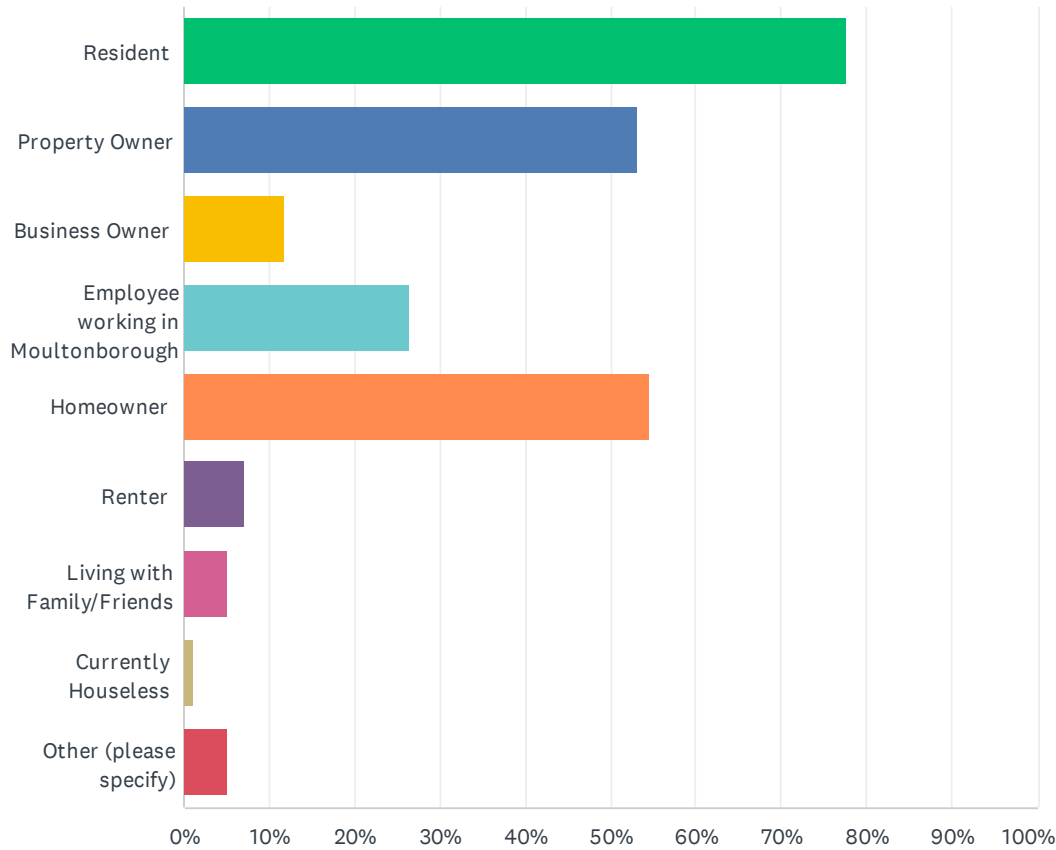
## Moultonborough Housing Opportunity Planning (HOP) Grant

to be able to live near us, so we can give them child care and they can provide us with elder care.

77	Not enough land area	6/18/2025 11:30 AM
78	I don't have room, otherwise yes, I would.	6/18/2025 8:35 AM
79	If needed to keep family nearby to help with day to day living.	6/17/2025 2:01 PM
80	Not allowed.	6/17/2025 1:42 PM
81	I live in a condominium and an ADU is not allowed. If I had a private home , yes I would consider an ADU.	6/17/2025 12:24 PM
82	They don't look bad.	6/16/2025 5:22 PM
83	Can't afford to build	6/16/2025 3:10 PM
84	I use a garage and a full house is too unaffordable for me to build.	6/15/2025 8:40 AM
85	Space for visitors	6/12/2025 7:52 PM
86	We have a garage/apt unit and would consider, with a tax break, putting a detached ADU example 1. We are set up to eventually sell this property to someone who would build a single family home on the other part of the property.	6/12/2025 8:05 AM
87	If the need for family to live on my land I would happily build.	6/11/2025 7:23 PM
88	Maybe	6/11/2025 1:52 PM
89	So I can make money	6/11/2025 11:47 AM

## Q33 Are you a (please check all that apply)

Answered: 196 Skipped: 76



ANSWER CHOICES	RESPONSES	
Resident	77.55%	152
Property Owner	53.06%	104
Business Owner	11.73%	23
Employee working in Moultonborough	26.53%	52
Homeowner	54.59%	107
Renter	7.14%	14
Living with Family/Friends	5.10%	10
Currently Houseless	1.02%	2
Other (please specify)	5.10%	10
Total Respondents: 196		

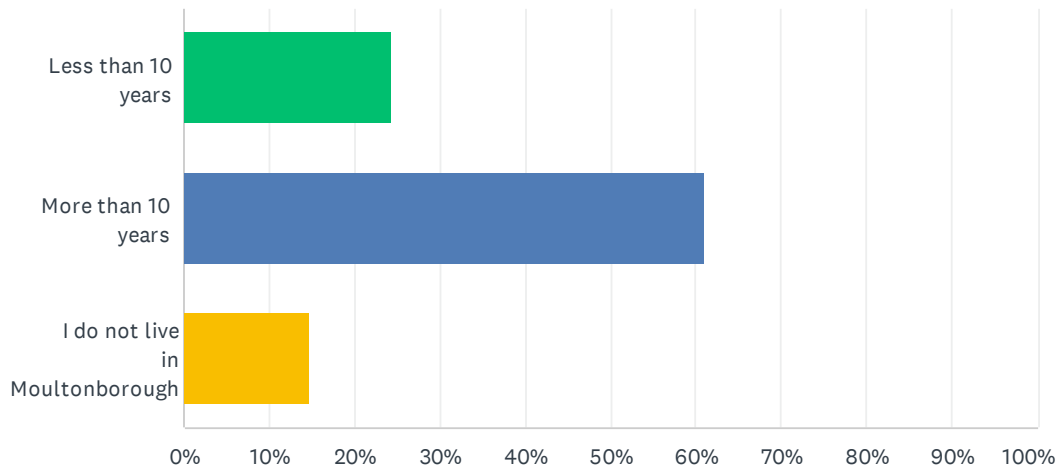
#	OTHER (PLEASE SPECIFY)	DATE
1	Retired business owner	7/8/2025 1:39 PM

## Moultonborough Housing Opportunity Planning (HOP) Grant

2	I help people and families find in Moultonborough that have been displaced or are being threatened to be displaced due to family violence	7/2/2025 11:41 AM
3	Disabled	6/28/2025 1:49 PM
4	Building a house now in Moultonborough. Planning to live there year round starting in 11/2025.	6/28/2025 1:24 PM
5	Used to live in Moultonborough and want to move back with my young family	6/27/2025 1:24 PM
6	Connect through business	6/25/2025 12:04 PM
7	I believe in the creation of neighborhoods and progress for Moultonborough to sustain our economy	6/25/2025 10:04 AM
8	Resident of a condominium association	6/17/2025 12:24 PM
9	I am a FF in town and live 2 towns away renting	6/15/2025 8:40 AM
10	Will be renting a new apt over a garage at the end of summer.	6/12/2025 8:05 AM

## Q34 How long have you lived in Moultonborough?

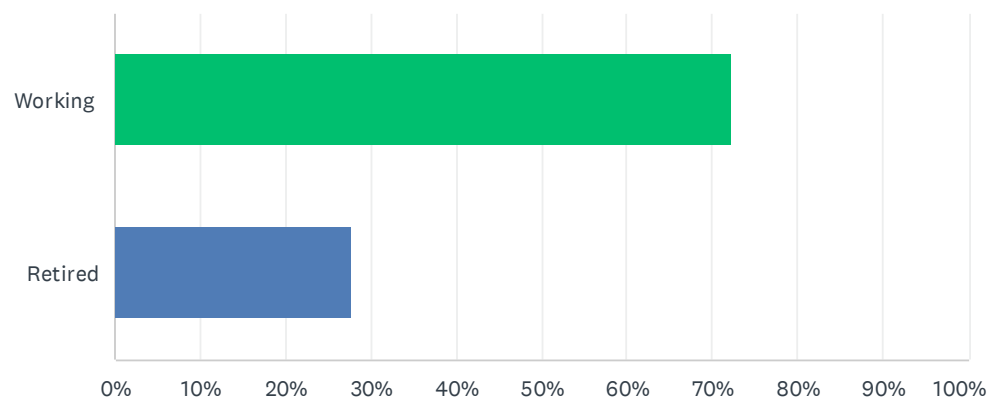
Answered: 197 Skipped: 75



ANSWER CHOICES	RESPONSES	
Less than 10 years	24.37%	48
More than 10 years	60.91%	120
I do not live in Moultonborough	14.72%	29
TOTAL		197

## Q35 Are you:

Answered: 198 Skipped: 74



ANSWER CHOICES	RESPONSES	
Working	72.22%	143
Retired	27.78%	55
TOTAL		198