

Gilmanton Planning Board

Gilmanton Community Survey

In July and August of 1978, members of the Gilmanton Planning Board, with the help of many volunteers, distributed a community survey to all households in Town. The surveys were hand carried door-to-door and collected several weeks later. The results of the survey were laboriously tabulated during the fall, again with the help of many volunteers.

The intention of the survey was to gather information which would provide the Planning Board with a basis to begin work on a Master Plan.

Once completed, the Master Plan will be used as a policy document to guide future growth and development of the Town. Gilmanton's population increased over 70 percent in the seven year period following 1970 and continued growth is probable. The Master Plan will help the Town prepare for the future so that additional growth will neither place an undue burden on taxpayers and town facilities nor result in the loss of those things which now make Gilmanton an attractive place to live.

The survey itself consisted of forty questions. It was developed by the Planning Board working with a standard survey prepared by the Lakes Region Planning Commission. Similar surveys carried out by other towns were also reviewed.

The response to the survey was excellent. The Planning Board got back 512 completed survey forms. Of this total, 339 were from year-round households, while 173 were from seasonal or part-time residents. Since there were approximately 600 year-round households in Gilmanton in 1978, this represented close to a 60 percent response from permanent residents. About 25 percent of the estimated 700 seasonal households responded.

The information contained on the returned surveys is summarized in the narrative report which follows. A complete statistical report is attached which shows in detail the responses to each question. Responses of year-round residents are shown separately from those of seasonal residents.

The Report

1. Respondents

As might be expected, given the recent growth and influx of population, 34 percent of those year-round residents responding had lived in Gilmanton for less than 5 years. However, this was more than balanced out by the 51 percent of the respondents who indicated a residence of 10 years or longer (30% said they had been residents for more than 25 years).

The vast majority of year-round residents (84%) were owner occupants of single-family houses. Eighty-one percent of the seasonal residents owned single-family houses.

Fifty-two percent of year-round residents owned less than 5 acres of land, while 19 percent were owners of more than 50 acres. Over 80 percent of seasonal residents owned less than 5 acres - reflecting the several small-lot seasonal developments in Gilmanton.

March, 1979

The largest number of year-round residents (81) said that they worked in Laconia. The next most frequently cited location of employment was Gilmanton, with 44 responses, followed by Concord with 38. A number of people travel great distances for employment, evidenced by such responses as Boston, Waltham, Keene and Bradford, Vt. A significant number of respondents indicated that they were retired - 68 year-round residents and 64 seasonal residents.

Seventy percent of year-round residents read the Suncook Valley Sun, while 58% read the Laconia Evening Citizen - helpful information for the Planning Board in knowing how best to get out news of meetings, etc.

Responses were received from all sections of town. The most frequently cited places of residence were the Iron Works - 182, the Corners - 128 and Lower Gilmanton - 55.

By far, most people do their shopping and avail themselves of professional services in Laconia. Concord is a distant second place.

Eighty-five percent of both year-round and seasonal residents said that the rural atmosphere and scenic beauty were what they liked most about Gilmanton. There was no clear choice for the thing which people liked least - perhaps an indication that there is little about living in Gilmanton which is viewed negatively.

2. Attitudes Toward Growth

Close to three quarters of year-round residents felt that Gilmanton's growth from 1970 to 1977 was too rapid - 57% of seasonal residents agreed. Over 40% of both year-round and seasonal residents would like to see the population either decrease or remain the same - another 40% would like to see it grow only slightly. Only two responses indicated that rapid growth would be preferable.

Year-round and seasonal residents agreed on a first choice as to where they would most like growth to occur - spread evenly around town. Almost 50% picked this option. Twenty percent said that areas close to the existing village centers would be preferable.

Many people (year-round - 65%, seasonal - 59%) indicated that they would favor limiting the number of building permits issued each year as a method of controlling growth.

3. Town Services

It was apparent that many were pleased to have the opportunity to express their opinions on the adequacy of town services and the performance of town officials.

Study of the responses shows that most year-round residents feel that town services are adequate (the town dump and recreational facilities are exceptions) and that town officials are doing a good job.

Understandably, seasonal residents had difficulty answering these questions. The two services with which they were most familiar were road maintenance and the dump. Seventy percent said that they either had no opinion or didn't know about the performance of town officials.

In answer to the question "What improvements would you support with more tax dollars", the most frequently cited option was recreation.

There was no clear consensus of opinion concerning the equity of property tax assessments - over one-third had no opinion.

4. Land Use and Local Regulations

Responses to the survey make it clear that, while there is still some preference for the unregulated freedom of the past, most recognize that some controls are now needed in order to protect the desirable characteristics of the town.

While a sizeable number answered that they saw no need for changes in the current one-acre minimum lot size, 59% of year-round residents said they favored increasing lot size to 2 acres throughout the town or up to 5 acres in areas away from the villages. A majority of seasonal residents were not in favor of such changes.

There was strong opposition both to reducing lot sizes to $\frac{1}{2}$ acre and to allowing cluster development (grouping of houses on smaller lots while protecting open space). Likewise, there was opposition to increasing setback distances and required road frontage per lot.

Very strong support was expressed for regulations which would limit development in wetlands (74% in favor), in areas subject to flooding (72% in favor) and on steep slopes (64% in favor). Also favored were restrictions on sand and gravel excavation activities.

5. Open Space and Recreation

As already indicated above, the rural atmosphere of the community is something which was highly prized. The need for adequate open space and recreational opportunities was something which respondents also valued.

Over 60% of both year-round and seasonal residents felt that Gilmanton should purchase land to preserve open space and provide areas for recreation. Close to 80% favored creation of an open space zone where only agriculture, forestry or conservation uses could take place.

Sixteen persons said they would contribute open space land to the Town at no cost, 34 said they would sell some land to the Town at low cost, while 94 said they would consider placing an easement or other restriction upon their property to limit future development.

6. Agriculture

Eighty-eight percent of both year-round and seasonal residents felt that agricultural land was important to Gilmanton and over 90% felt that it was important that Gilmanton's active farms remain as operating units. A majority of respondents favored both preferential taxation for agricultural land and legislation enabling purchase of development rights as means of accomplishing the objective of keeping farms active.

7. Commercial Development

In general, both year-round and seasonal residents wanted only limited, small scale commercial activity in Gilmanton. In response to the question, "What types of businesses would you like to see in Gilmanton?", over 80% said yes to small home-based businesses and small craft industries, both of which are now permitted. Over 60% favored small retail shops. The only other categories receiving favorable responses from both year-round and seasonal residents were professional offices and automobile service garages. Fifty-two percent of seasonal residents said yes to restaurants, but 56% of year-round residents were opposed. There was uniform opposition to motels and shopping centers.

There was no consensus of opinion as to the preferred location for commercial development. Close to 50% said, however, that they did favor a mix of residential and commercial uses in the villages.

8. Industrial Development

Most Gilmanton residents don't want to see industry locate in Town. Seventy-one percent of year-round residents (67% of seasonal residents) said they were both opposed to the location of industry in the community and to changing the zoning ordinance to provide areas zoned for industrial purposes. When asked "Where would you like to see industrial development?", 51% picked the answer nowhere.

9. Housing

Gilmanton now is predominantly a community of owner-occupied single-family homes. Responses to the survey indicate that the majority would like to see it remain that way.

Almost no rental housing is available - the survey showed only 5.7% of the year-round housing stock was for rent. Ninety-three percent of homes are owner occupied: 84% single-family, 4% two-family or more and 5% mobile homes.

Given a choice of housing types which might be permitted in Gilmanton, single-family homes received an overwhelming positive response (97%). The only other choice which received more positive than negative answers was housing designed for the elderly. Multi-family housing elicited a resounding negative response. Eighty-four percent of year-round residents and 91% of seasonal residents were against apartments, while 90% and 91% were opposed to condominiums. The response to two-family houses was also negative - 52% year-round and 59% seasonal opposed. Subsidized housing for low and moderate income persons and nursing homes also drew more negative than positive responses.

Opposition to mobile homes was also expressed. Seventy-five percent of year-round residents and 68% of seasonal residents said they would not like to see them permitted. Almost 85% were against mobile home parks.

GILMANTON PLANNING BOARD

Responses to Community Survey

RESPONDENT INFORMATION:

Year-Round Residents

Seasonal Residents

1. What best describes your residency in Gilmanton?

- a. Year-round
- b. Seasonal

a. 339
b.

a.
b. 173

2. If a seasonal resident, are you registered to vote in Gilmanton?

- a. Yes
- b. No

a.
b.

a. 16 11.0%
b. 129 89.0%
145 100.0%

3. How long have you lived in Gilmanton?

- a. Seasonal only
- b. Less than one year
- c. 1-5 years
- d. 6-9 years
- e. 10-25 years
- f. More than 25 years

a.
b. 29 8.5%
c. 88 25.8%
d. 49 14.4%
e. 74 21.7%
f. 101 29.6%
341 100.0%

a. 173
b.
c.
d.
e.
f. 173

4. Presently, do you:

- a. Own your house (single-family)
- b. Own your house (multi-family)
- c. Rent a house
- d. Rent an apartment
- e. Own a mobile home
- f. Rent a mobile home
- g. Other

a. 292 84.4%
b. 12 3.5%
c. 13 3.7%
d. 6 1.7%
e. 17 4.9%
f. 1 0.3%
g. 5 1.5%
346 100.0%

a. 141 81.0%
b. 2 1.1%
c. 7 4.1%
d. 2 1.1%
e. 14 8.1%
f.
g. 8 4.6%
174 100.0%

5. How much land do you own in Gilmanton?

- a. None
- b. Less than 5 acres
- c. 5 - 10 acres
- d. 10 - 50 acres
- e. Over 50 acres

a. 26 7.6%
b. 151 44.3%
c. 46 13.5%
d. 52 15.2%
e. 66 19.4%
341 100.0%

a. 8 4.6%
b. 131 75.7%
c. 10 5.8%
d. 13 7.5%
e. 11 6.4%
173 100.0%

6. Number and age of persons in your household?

- a. 0 - 5 years old
- b. 6 - 18 years old
- c. 18 - 45 years old
- d. 45 - 65 years old
- e. Over 65

a. 82
b. 218
c. 363
d. 194
e. 123
980

a. 14
b. 97
c. 176
d. 167
e. 90
544

	<u>Year-Round Residents</u>	<u>Seasonal Residents</u>
7. In what Town do you work?		
a. Specify the town:	Laconia-81; Gilmanton-44; Concord-38; Location varies-17; Manchester-12; Pittsfield-12; Gilford-6; Belmont-5; Boston-5; Alton-4; Tilton-4; Dover-2; Portsmouth-3; Farmington-3; Bow-2; Franklin-2; Meredith-2; Epsom-1; Barnstead-1; Hooksett-1; Nashua-1; Canterbury-1; Keene-1; Loudon-1; Ossipee-1; Hillsboro-1; Penacook-1; New Durham-1; New Hampton-1; Kittery, ME-1; Bradford, VT-1; Waltham, MA-1.	a. <u>Not Tabulated</u>
c. Not working	c. <u>10</u>	c. <u>8</u>
d. Retired	d. <u>68</u>	d. <u>64</u>
8. Which newspapers do you read?		
a. Manchester Union Leader	a. <u>142 41.9%</u>	a. <u>47 25.4%</u>
b. Laconia Evening Citizen	b. <u>195 57.5%</u>	b. <u>60 32.4%</u>
c. Suncook Valley Sun	c. <u>240 70.8%</u>	c. <u>35 18.9%</u>
d. Rochester Courier	d. <u>58 17.2%</u>	d. <u>9 4.7%</u>
e. New Hampshire Times	e. <u>106 31.5%</u>	e. <u>22 11.9%</u>
f. Concord Monitor	f. <u>45 13.4%</u>	f. <u>12 6.5%</u>
9. In what section of Town do you live?		
Iron Works	<u>111</u>	<u>71</u>
Corners	<u>101</u>	<u>27</u>
Sawyer Lake	<u>5</u>	<u>13</u>
Shellcamp	<u>11</u>	<u>39</u>
Loon Pond	<u>11</u>	<u>10</u>
Lower Gilmanton	<u>50</u>	<u>5</u>
Rocky Pond	<u>7</u>	
Middle Route	<u>12</u>	<u>2</u>
Frisky Hill	<u>6</u>	
Stone Road	<u>1</u>	
Smith Meeting House	<u>2</u>	<u>1</u>
Route 140	<u>3</u>	
	<u>320</u>	<u>168</u>

10. Where do you usually go for the various goods and services?

Year-Round/Seasonal

	Gilmanton	Laconia	Alton	Pittsfield	Concord	Rochester	Manchester	Boston	Other	Total Answers
Weekly Food	59 51	280 118	13 24	66 18	27 5	7 6	9 3	1 7	13 15	475 247
Clothes		237 62		20 3	101 17	10 5	79 12	30 28	22 23	499 150
Furniture		174 48	2	5 3	62 12	7 1	31 8	12 20	30 26	323 118
Appliances		197 61	2 1	9 2	78 12	6 1	31 9	7 18	19 18	349 123
Hardware		243 76	26 25	55 8	58 10	8 1	11 2	2 8	16 15	419 152
Doctor		209 51	15 7	70 12	40 9	3 1	8 7	6 27	22 24	373 138
Dentist		177 34	2 1	68 8	37 7	6 1	8 6	6 27	31 29	335 113
Banking		238 56	16 3	64 12	50 10	4 1	11 7	2 26	31 27	416 142
Prescription Drugs		239 60		59 8	41 8	3	5 6	2 25	18 26	367 133

Year-Round Residents

Seasonal Residents

11. What do you like most about Gilmanton?

- Rural atmosphere and scenic beauty
- Access to employment opportunities
- Schools
- Outdoor recreation
- Tax rate
- Available housing
- Other

a. 281 84.6%
b. 4 1.2%
c. 10 3.0%
d. 9 2.7%
e. 15 4.5%
f. 0
g. 13 3.9%
332

a. 156 85.2%
b. 0
c. 1 0.5%
d. 20 10.9%
e. 4 2.2%
f. 0
g. 2 1.1%
183

12. What do you like least about Gilmanton?

- Access to employment opportunities
- Schools
- Shopping facilities
- Taxes
- Available housing
- Municipal services
- Other

a. 36 13.6%
b. 10 3.8%
c. 57 21.5%
d. 47 17.7%
e. 8 3.0%
f. 28 10.6%
g. 79 29.8%
265

a. 10 6.6%
b. 0
c. 42 27.8%
d. 52 34.4%
e. 1 0.7%
f. 20 13.2%
g. 26 17.2%
151

	<u>Year-Round Residents</u>	<u>Seasonal Residents</u>
13. What kind of town would you most like Gilmananton to be in the future?		
a. Rural community	a. 283 84.7%	a. 112 60.5%
b. Recreational and second-home community	b. 10 3.0%	b. 45 24.3%
c. Employment center with industry	c. 12 3.6%	c. 0 0
d. Retirement community	d. 16 4.8%	d. 26 14.1%
e. Other	e. 13 3.9%	e. 2 1.1%
	334	185

GROWTH:

14. Between 1970 and 1977 the population of Gilmananton increased from 1,010 to 1,719. This is an increase of 70% in 7 years, or about 10% a year. During this same period the State of New Hampshire grew 21%, or about 3% a year. Do you feel that the increase in population in Gilmananton is:		
a. Too rapid	a. 243 72.3%	a. 96 57.1%
b. About right	b. 91 27.1%	b. 69 41.1%
c. Not fast enough	c. 2 0.6%	c. 3 1.8%
	336	168
15. In the next ten years, would you like to see the population of Gilmananton:		
a. Decrease or stay the same	a. 136 40.6%	a. 73 42.0%
b. Grow slightly	b. 131 39.1%	b. 71 40.8%
c. Grow moderately	c. 67 20.0%	c. 29 16.7%
d. Grow rapidly	d. 1 0.3%	d. 1 0.5%
	335	174
16. Assuming growth does occur, where would you like to see new development take place?		
a. Close to the existing Village Centers (Gilmananton Corners, Gilmananton Iron Works, Lower Gilmananton)	a. 68 20.9%	a. 35 20.7%
b. Along the main roads	b. 36 11.1%	b. 21 12.4%
c. Along side roads and in undeveloped sections of town	c. 52 16.0%	c. 26 15.4%
d. Spread evenly around the town	d. 150 46.2%	d. 84 49.7%
e. Other	e. 19 5.8%	e. 3 1.8%
	325	169
17. Would you favor limiting the number of building permits issues each year in Gilmananton to control the rate of growth?		
a. Yes	a. 213 64.7%	a. 101 58.7%
b. No	b. 79 24.0%	b. 41 23.8%
c. No Opinion	c. 37 11.3%	c. 30 17.5%
	329	172

ASSESSMENT OF TOWN SERVICES:

Please insert the number that best expresses your opinion (Questions 18 & 19):

- | | |
|--------------|-----------------------------|
| 1. Very Good | 4. Poor |
| 2. Good | 5. No opinion or don't know |
| 3. Fair | |

18. How do you rate the following community facilities and services:

		Year-Round										
		1		2		3		4		5		Total
a.	Road Maint. (summer)	13.7%	41	42.8%	128	29.1%	87	11.7%	35	2.7%	8	299
b.	Road Maint. (winter)	19.4%	58	45.8%	137	19.1%	57	11.4%	34	4.3%	13	299
c.	Fire Protection	41.9%	116	40.8%	113	14.8%	41	2.5%	7	10.0%	28	277
d.	Rescue/Ambulance Svs.	44.2%	133	27.2%	82	9.0%	27	4.3%	13	15.3%	46	301
e.	Police Protection	17.4%	52	32.2%	96	27.9%	83	12.8%	38	9.7%	29	298
f.	Town Dump	15.3%	47	30.3%	93	23.1%	71	28.0%	86	3.3%	10	307
g.	Recreational Fac.	5.9%	17	13.9%	40	21.5%	62	43.4%	125	15.3%	44	288
h.	Libraries	5.7%	16	29.2%	82	22.8%	64	20.6%	58	21.7%	61	281
i.	Schools	21.2%	61	47.6%	137	15.3%	44	1.7%	5	14.2%	41	288

		Seasonal										
		1		2		3		4		5		Total
a.	Road Maint. (summer)	17.0%	29	36.3%	62	29.8%	51	14.0%	24	2.9%	5	171
b.	Road Maint. (winter)	18.6%	29	31.4%	49	9.6%	15	8.3%	13	32.1%	50	156
c.	Fire Protection	30.5%	50	38.4%	63	9.1%	15	1.8%	3	20.1%	33	164
d.	Rescue/Ambulance Svs.	34.2%	55	28.6%	46	4.3%	7	1.2%	2	31.7%	51	161
e.	Police Protection	13.3%	22	30.9%	51	18.8%	31	14.5%	24	22.4%	37	165
f.	Town Dump	17.5%	29	38.0%	63	15.7%	26	21.7%	36	7.2%	12	166
g.	Recreational Fac.	10.6%	17	15.0%	24	16.9%	27	22.5%	36	35.0%	56	160
h.	Libraries	8.0%	12	18.7%	28	10.7%	16	10.7%	16	52.0%	78	150
i.	Schools	7.2%	11	19.7%	30	3.3%	5	0.7%	1	69.1%	105	152

19. How do you rate the performance of the Boards and officials which make up Town Government:

Government:		Year-Round										
		1		2		3		4		5		Total
a.	Selectmen	21.5%	64	45.5%	135	20.5%	61	2.0%	6	10.5%	31	297
b.	Planning Board	16.4%	48	33.4%	98	19.8%	58	5.1%	15	25.3%	74	293
c.	Zoning Board	12.3%	34	23.1%	64	18.8%	52	6.9%	19	39.0%	108	277
d.	Town Clerk	45.6%	134	35.4%	104	8.2%	24	1.7%	5	9.2%	27	294
e.	Tax Collector	46.1%	135	34.8%	102	7.5%	22	1.0%	3	10.6%	31	293
f.	Town Treasurer	37.0%	104	30.2%	85	5.0%	14	0.4%	1	27.4%	77	281
g.	School Board	11.1%	32	32.3%	93	27.1%	78	5.2%	15	24.3%	70	288
h.	Health Officer	11.1%	30	23.7%	64	15.2%	41	3.3%	9	46.7%	126	270
i.	Cons. Commission	11.2%	31	25.2%	70	19.8%	55	4.3%	12	39.6%	110	278
j.	Road Agent	14.7%	42	32.6%	93	24.2%	69	16.8%	48	11.9%	34	285
k.	Parks & Recreation	5.1%	14	20.6%	57	25.3%	70	13.7%	38	35.4%	98	277
l.	Budget Committee	12.1%	34	35.9%	101	21.7%	61	2.1%	6	28.1%	79	281
m.	Historic Dist. Comm.	12.1%	34	20.4%	57	17.5%	49	23.2%	65	26.8%	75	280
n.	Building Inspector	12.0%	33	31.5%	87	15.6%	43	5.1%	14	35.9%	99	276

		Seasonal										
		1		2		3		4		5		Total
a.	Selectmen	12.4%	18	24.1%	35	6.9%	10	2.1%	3	54.5%	79	145
b.	Planning Board	7.5%	11	15.1%	22	6.8%	10	0.7%	1	69.9%	102	146
c.	Zoning Board	6.3%	9	9.2%	13	5.6%	8	1.4%	2	77.5%	110	142
d.	Town Clerk	18.9%	28	21.6%	32	4.1%	6	1.4%	2	54.1%	80	148
e.	Tax Collector	19.6%	29	27.0%	40	4.7%	7	0	0	48.6%	72	148
f.	Town Treasurer	11.8%	17	14.6%	21	1.4%	2	0.7%	1	71.5%	103	144
g.	School Board	5.0%	7	8.6%	12	2.1%	3	0.7%	1	83.6%	117	140
h.	Health Officer	3.5%	5	9.2%	13	4.9%	7	0	0	82.4%	117	142
i.	Cons. Commission	5.7%	8	7.1%	10	4.3%	6	4.3%	6	78.7%	111	141
j.	Road Agent	8.4%	13	19.5%	30	7.8%	12	7.1%	11	57.1%	88	154
k.	Parks & Recreation	3.5%	5	7.8%	11	5.0%	7	4.3%	6	79.4%	112	141
l.	Budget Committee	4.3%	6	8.6%	12	3.6%	5	1.4%	2	82.1%	115	140
m.	Historic Dist. Comm.	6.2%	9	9.7%	14	4.1%	6	6.2%	9	73.8%	107	145
n.	Building Inspector	5.2%	8	10.5%	16	12.4%	19	2.0%	3	69.9%	107	153

20. What improvements would you support with more tax dollars?

	Year-Round	Seasonal
Recreation	38	18
Fire Department	8	4
School	30	4
Police	6	12
Roads	28	17
Libraries	10	2
Dump	12	11
None	27	12
Planning	2	--
Sidewalks	2	--
Restore Academy	3	1
Historic Preservation	4	--
Conservation	3	2
Services to Elderly	2	2
Rescue/Ambulance	2	--
Miscellaneous (one vote apiece)	4	8
	(full-time Selectmen, Town Clerk, Services, No Parking signs 106)	(general services, clean Shellcamp Pond, better lights - Gilmanston Corner, cultural events, rural transportation, public assistance, laundromat, public water)

21. Do you feel the present property assessment is conducted on a fair and equitable basis?

	Year-Round Residents	Seasonal Residents
a. Yes	121 37.1%	62 37.4%
b. No	89 27.3%	48 28.9%
c. No Opinion	116 35.6%	56 33.7%
	326	166

LAND USE AND LOCAL REGULATIONS:

Year-Round
Residents

Seasonal
Residents

22. Gilmanston's present zoning ordinance requires a minimum of one acre for each building lot (soil conditions permitting). Do you feel that the ordinance should be amended to incorporate the following changes:

(1) No change - maintain current requirements.

- a. Yes
- b. No
- c. No Opinion

a.	98	50.3%	a.	70	58.8%
b.	80	41.0%	b.	32	26.9%
c.	17	8.7%	c.	17	14.3%
	195			119	

(2) Provide for smaller lot sizes, such as 1/2 acre, in certain areas.

- a. Yes
- b. No
- c. No Opinion

a.	35	17.8%	a.	39	35.5%
b.	153	77.7%	b.	62	56.4%
c.	9	4.5%	c.	9	8.1%
	197			110	

(3) Provide for a larger minimum lot size, such as 2 acres throughout the Town.

- a. Yes
- b. No
- c. No Opinion

a.	126	59.4%	a.	41	42.7%
b.	71	33.5%	b.	39	40.6%
c.	15	7.1%	c.	16	16.7%
	212			96	

(4) Provide for a minimum lot size of five acres or larger in areas away from the village centers.

- a. Yes
- b. No
- c. No Opinion

a.	129	59.2%	a.	35	38.5%
b.	71	32.6%	b.	42	46.2%
c.	18	8.2%	c.	14	15.3%
	218			91	

23. Would you favor amending the zoning ordinance to permit cluster development (allows houses to be grouped on smaller lots while protecting areas of common open space)?

- a. Yes
- b. No
- c. No Opinion

a.	65	20.2%	a.	29	17.4%
b.	243	75.5%	b.	122	73.1%
c.	14	4.3%	c.	16	9.5%
	322			167	

24. Would you favor requiring greater setbacks from the road for houses (the current ordinance requires a 35-foot setback)?

- a. Yes
- b. No
- c. No Opinion

a.	103	31.8%	a.	39	23.3%
b.	190	58.6%	b.	100	59.9%
c.	31	9.6%	c.	28	16.8%
	324			167	

Year-Round
Residents

Seasonal
Residents

25. Do you feel that the current requirement of 125 feet of frontage for a building lot should be increased?

- a. Yes
- b. No
- c. No Opinion

a. 115 36.1%
b. 158 49.5%
c. 46 14.4%
319

a. 41 25.5%
b. 92 57.1%
c. 28 17.4%
161

26. Would you favor adopting regulations to limit development in the following areas?

(1) Wetlands

- a. Yes
- b. No
- c. No Opinion

a. 231 73.8%
b. 46 14.7%
c. 36 11.5%
313

a. 119 73.5%
b. 25 15.4%
c. 18 11.1%
162

(2) Areas subject to flooding

- a. Yes
- b. No
- c. No Opinion

a. 202 71.9%
b. 50 17.8%
c. 29 10.3%
281

a. 105 71.9%
b. 27 18.5%
c. 14 9.6%
146

(3) Steep slopes

- a. Yes
- b. No
- c. No Opinion

a. 190 64.4%
b. 68 23.1%
c. 37 12.5%
295

a. 90 64.3%
b. 25 17.9%
c. 25 17.9%
140

27. Would you favor the adoption of a local health ordinance which would require stronger control (stronger than the State now requires) over the installation and maintenance of septic systems?

- a. Yes
- b. No
- c. No Opinion

a. 116 36.1%
b. 168 52.3%
c. 37 11.6%
321

a. 70 42.9%
b. 67 41.1%
c. 26 16.0%
163

28. Should Gilmanston adopt restrictions on the removal of topsoil and sand & gravel deposits for use outside of the Town?

- a. Yes
- b. No
- c. No Opinion

a. 211 65.3%
b. 79 24.5%
c. 33 10.2%
323

a. 110 67.1%
b. 28 17.1%
c. 26 15.8%
164

29. Do you feel that Gilmanston should purchase undeveloped land to preserve open space and provide areas for recreation?

- a. Yes
- b. No
- c. No Opinion

a. 204 64.2%
b. 85 26.7%
c. 29 9.1%
318

a. 107 62.9%
b. 37 21.8%
c. 26 15.3%
170

30. In order to preserve open space, would you consider any of the following for land that you now own?

(1) Contribute some land to the Town at no cost

- a. Yes
- b. No
- c. No Opinion

<u>Year-Round Residents</u>		<u>Seasonal Residents</u>	
a.	12 4.4%	a.	4 3.2%
b.	195 72.2%	b.	96 77.4%
c.	63 23.4%	c.	24 19.4%
	<u>270</u>		<u>124</u>

(2) Sell some land to the Town at low cost

- a. Yes
- b. No
- c. No Opinion

a.	17 6.5%	a.	17 12.5%
b.	183 70.4%	b.	97 71.3%
c.	60 23.1%	c.	22 16.2%
	<u>260</u>		<u>136</u>

(3) Place an easement or legal restriction upon my land (to limit future development)

- a. Yes
- b. No
- c. No Opinion

a.	68 24.4%	a.	26 20.5%
b.	137 49.1%	b.	69 54.3%
c.	74 26.5%	c.	32 25.2%
	<u>279</u>		<u>127</u>

31. Presently, all of Gilmanton is zoned for residential/agricultural use (with the exception of Route 106 which is zoned for business and industry. Would you favor changing the zoning ordinance to permit certain other areas of Town to be designated for:

(1) Commercial Use

- a. Yes
- b. No
- c. No Opinion

a.	89 32.2%	a.	49 34.5%
b.	167 60.5%	b.	83 58.5%
c.	20 7.3%	c.	10 7.0%
	<u>276</u>		<u>142</u>

(2) Industry

- a. Yes
- b. No
- c. No Opinion

a.	70 24.9%	a.	36 26.1%
b.	199 70.8%	b.	93 67.4%
c.	12 4.3%	c.	9 6.5%
	<u>281</u>		<u>138</u>

(3) Multi-family housing (apts., condominiums)

- a. Yes
- b. No
- c. No Opinion

a.	35 12.7%	a.	14 11.8%
b.	228 82.9%	b.	98 82.4%
c.	12 4.4%	c.	7 5.8%
	<u>275</u>		<u>119</u>

(4) Mobile home parks

- a. Yes
- b. No
- c. No Opinion

a.	31 11.7%	a.	14 10.7%
b.	222 84.1%	b.	111 84.7%
c.	11 4.2%	c.	6 4.6%
	<u>264</u>		<u>131</u>

(5) Open space (for such purposes as agriculture, forestry or conservation uses)

- a. Yes
- b. No
- c. No Opinion

Year-Round Residents	
a.	229 80.6%
b.	40 14.1%
c.	15 5.3%
	<u>284</u>

Seasonal Residents	
a.	101 78.3%
b.	21 16.3%
c.	7 5.4%
	<u>129</u>

(6) Mixture of commercial & residential uses (in the villages)

- a. Yes
- b. No
- c. No Opinion

a.	139 48.2%
b.	126 43.8%
c.	23 8.0%
	<u>288</u>

a.	80 55.2%
b.	54 37.2%
c.	11 7.6%
	<u>145</u>

32. Would you like to see any of the following types of business in Gilmanston:

(1) Small home-based businesses

- a. Yes
- b. No
- c. No Opinion

a.	245 80.1%
b.	44 14.4%
c.	17 5.5%
	<u>306</u>

a.	104 78.8%
b.	18 13.6%
c.	10 7.6%
	<u>132</u>

(2) Small craft industries (pottery, woodwork)

- a. Yes
- b. No
- c. No Opinion

a.	260 85.5%
b.	30 9.9%
c.	14 4.6%
	<u>304</u>

a.	115 81.0%
b.	18 12.7%
c.	9 6.3%
	<u>142</u>

(3) Small retail shops

- a. Yes
- b. No
- c. No Opinion

a.	187 62.8%
b.	94 31.5%
c.	17 5.7%
	<u>298</u>

a.	97 68.3%
b.	39 27.5%
c.	6 4.2%
	<u>142</u>

(4) Motels

- a. Yes
- b. No
- c. No Opinion

a.	43 14.8%
b.	239 82.1%
c.	9 3.1%
	<u>291</u>

a.	29 22.7%
b.	91 71.1%
c.	8 6.2%
	<u>128</u>

(5) Restaurants

- a. Yes
- b. No
- c. No Opinion

a.	115 39.5%
b.	162 55.7%
c.	14 4.8%
	<u>291</u>

a.	75 52.4%
b.	62 43.3%
c.	6 4.3%
	<u>143</u>

(6) Shopping Centers

- a. Yes
- b. No
- c. No Opinion

a.	48 16.4%
b.	236 80.5%
c.	9 3.1%
	<u>293</u>

a.	45 35.2%
b.	78 61.0%
c.	5 3.9%
	<u>128</u>

(7) Manufacturing or Industry

- a. Yes
- b. No
- c. No Opinion

Year-Round Residents		Seasonal Residents	
a.	71 24.7%	a.	34 27.0%
b.	205 71.2%	b.	85 67.5%
c.	12 4.1%	c.	7 5.5%
	288		126

(8) Automobile service garage

- a. Yes
- b. No
- c. No Opinion

a.	186 62.8%	a.	95 69.3%
b.	95 32.1%	b.	34 24.8%
c.	15 5.1%	c.	8 5.8%
	296		137

(9) Professional offices (doctor, dentist, etc.)

- a. Yes
- b. No
- c. No Opinion

a.	236 75.9%	a.	115 82.1%
b.	59 19.0%	b.	17 12.1%
c.	16 5.1%	c.	8 5.8%
	311		140

33. Where in Town would you like to see commercial development?

- a. Anywhere
- b. Around village centers (Corners, Iron Works, Lower Gilmanton)
- c. Along State roads (Route 106, Route 140, Route 107)
- d. In designated shopping areas
- e. Nowhere
- f. Elsewhere

a.	10 2.9%	a.	5 2.5%
b.	84 24.1%	b.	55 27.0%
c.	111 31.8%	c.	64 31.4%
d.	28 8.0%	d.	33 16.2%
e.	108 30.9%	e.	44 21.6%
f.	8 2.3%	f.	3 1.5%
	349		204

34. Where in Town would you like to see industrial development (not including home-based and craft industry)?

- a. Anywhere
- b. Along State roads (Route 106, Route 140, Route 107)
- c. In designated industrial areas
- d. Nowhere
- e. Elsewhere

a.	8 2.6%	a.	3 1.7%
b.	58 18.5%	b.	46 26.6%
c.	69 22.0%	c.	46 26.6%
d.	161 51.4%	d.	78 45.1%
e.	17 5.5%	e.	
	313		173

35. Approximately 7.5% (2,800 acres) of Gilmanton's land area is made up of soil that is considered "prime" for agricultural use. What are your thoughts on the future of this land?

(1) Is agricultural land important to the Town?

- a. Yes
- b. No
- c. No Opinion

a.	275 87.9%	a.	137 88.4%
b.	18 5.8%	b.	3 1.9%
c.	20 6.3%	c.	15 9.7%
	313		155

(2) Are you in favor of preferential taxation for active agricultural land?

- a. Yes
- b. No
- c. No Opinion

<u>Year-Round Residents</u>	
a. 200	66.0%
b. 65	21.5%
c. 38	12.5%
<hr/> 303	

<u>Seasonal Residents</u>	
a. 108	71.5%
b. 19	12.6%
c. 24	15.9%
<hr/> 151	

(3) Would you support legislation that would help preserve agricultural land (an example would be legislation with funding that would provide for the purchase of development rights).

- a. Yes
- b. No
- c. No Opinion

a. 165	58.7%
b. 57	20.3%
c. 59	21.0%
<hr/> 281	

a. 90	63.4%
b. 20	14.1%
c. 32	22.5%
<hr/> 142	

(4) Gilmanston presently has as many or more active farms than any other town in Belknap County. Do you feel it important that these farms continue to remain as operating units?

- a. Yes
- b. No
- c. No Opinion

a. 299	95.5%
b. 5	1.6%
c. 9	2.9%
<hr/> 313	

a. 145	90.1%
b. 3	1.7%
c. 13	8.1%
<hr/> 161	

(5) Is the Town's rural atmosphere a factor in either bringing you here as a new resident or an incentive that has encouraged you to live here as a long-time resident?

- a. Yes
- b. No
- c. No Opinion

a. 288	93.5%
b. 8	2.6%
c. 12	3.9%
<hr/> 308	

a. 143	91.7%
b. 5	3.2%
c. 8	5.1%
<hr/> 156	

HOUSING:

36. Would you like to see the following types of housing permitted in Gilmanston?

(1) Single-family houses

- a. Yes
- b. No
- c. No Opinion

a. 316	96.6%
b. 4	1.2%
c. 7	2.2%
<hr/> 327	

a. 149	96.8%
b. 0	
c. 5	3.2%
<hr/> 154	

(2) Two-family houses

- a. Yes
- b. No
- c. No Opinion

a. 122	41.6%
b. 151	51.6%
c. 20	6.8%
<hr/> 293	

a. 46	35.1%
b. 77	58.8%
c. 8	6.1%
<hr/> 131	