

## **APPENDIX C: SUMMARY OF COMMUNITY FORUM, APRIL 1996**

KENSINGTON PLANNING BOARD  
James B. Webber, Chairman

The survey was sent to 600 property owners in town. One hundred and forty responded many with very helpful comments. The Board hoped to determine the opinions and attitudes of all property owners regarding a full range of planning issues. The results of the survey will be incorporated into the perennial effort to redraft the Master Plan, especially the chapter on Managing Growth.

DESCRIBING WHO YOU ARE

1. Why did you choose to live in Kensington? (Vote for the three most important reasons)

Reported in Rank Order by Number of Votes

Rural atmosphere	116 votes
Friendly atmosphere	42
Proximity to major highways	41
Close to employer	40
Proximity to the ocean	36
Economy of living	30
Quality of public schools	29
Hometown	24

2. What is the size of your household?
- |    |    |    |    |   |   |           |
|----|----|----|----|---|---|-----------|
| 1  | 2  | 3  | 4  | 5 | 6 | 7 or more |
| 15 | 70 | 26 | 17 | 6 | 1 | 1         |

Reported by # of Respondents

3. How many children are in your household?
- |    |    |    |   |   |   |           |
|----|----|----|---|---|---|-----------|
| 0  | 1  | 2  | 3 | 4 | 5 | 6 or more |
| 81 | 24 | 18 | 6 | 1 | 0 | 1         |

Reported by # of Respondents

4. Are your children educated (K-12)?
- |          |           |      |             |           |
|----------|-----------|------|-------------|-----------|
| Publicly | Privately | Both | No Children | Too Young |
| 37       | 2         | 8    | 49          | 6         |

Reported by # of Respondents

5. Which best describes the source(s) of your household income?
- |                    |                    |         |       |
|--------------------|--------------------|---------|-------|
| Single wage earner | Dual income family | Retired | Other |
| 43                 | 53                 | 40      | 3     |

Reported by # of Respondents

6. How many miles do you commute to work (one way)?
- |      |          |           |           |            |
|------|----------|-----------|-----------|------------|
| 0 mi | 1-10 mi. | 11-20 mi. | 21-50 mi. | Over 50 mi |
| 34   | 32       | 22        | 35        | 9          |

Reported by # of Respondents

Comments before  
8/Respondent  
done

600 total  
140 returned  
460  
144

*Planning Bd*

# RATING TOWN ISSUES

7 At present, do you consider any of the following issues to be serious local problems? Please rate the following local problems by checking the appropriate box on each line.

*Planning*

Reported in Rank Order by Composite Score of Relative Importance

SCORE

<i>Reg</i> 1	Loss of woods/open space	360
<i>Econ</i> 2	Property taxes	351
<i>Reg</i> 3	Loss of wetlands	325
4	Crime	319 <i>TIE</i>
<i>Econ</i> 4	Increased schooling costs <i>JP</i>	319 <i>TIE</i>
5	Traffic speed on all roads <i>Polus</i>	310
6	Code (zoning) enforcement	309
7	Pedestrian safety, especially for children <i>Reg</i>	294
8	Gravel pit operations <i>AL Rd</i>	285
9	Traffic density on town roads	276
10	Road maintenance <i>C.P.</i>	275
11	Traffic density on state roads <i>\$120,000</i>	258
12	Recreation trails	251
13	Restrictions on home occupations <i>Logit Road Maint</i>	210
14	Lack of bicycle paths <i>8 hrs Re</i>	209
15	Off-road vehicle use <i>8 hrs R</i>	200
16	Lack of affordable housing <i>2 hrs sec +</i>	161
17	Preservation of snowmobile trails <i>Reg +</i>	156
18	Availability of daycare	126
19	Lack of elderly housing	105

Please note that on the last eight issues, there was 10 or more residents who expressed no opinion. In <sup>at least</sup> some cases, no opinion meant that the respondent did not know enough about the issue to rate its importance.

*Solid W*

*Code Conservation Wetland  
Rockingham East Trust & Woods  
778 08 85  
Peter Dow*

How much \$ open space  
 15% than the have  
 cost more

in land

8. Listed below are possible future Town Capital Expenditures. Please rank all of the items listed below:

Reported by # of Respondents

	VERY IMPORTANT	IMPORTANT	LEAST IMPORTANT	NO OPINION
A. Library expansion	17	57	56	7
B. Receiving gifts of land and open space	63	53	13	6
C. Purchase easements to protect streams and watersheds	64	51	17	3
D. Town recreational facilities	13	70	48	6
E. Larger town office facilities	5	31	88	10

DEFINING RURAL CHARACTER

9. Using a scale of 1 for least importance, 2 for medium importance, and 3 for high importance, please rank the importance of the following attributes of rural character:

Reported in Rank Order by Composite Score of Relative Importance Score

Natural landscapes in their natural state.	363
Historic records of change: stone walls, historic homes, old buildings.	336
Less pollution than urban areas	336
Slower pace of life, more privacy and quiet through less overall activity.	333
Safer and more wholesome, especially for children.	323
Cultural landscapes, such as farms and other land modified by human intervention.	316
Protected areas, areas of natural beauty or cultural value.	315
Uncrowded and accessible, recreational space/trails.	309
The perception that life is better in the countryside.	304
Independence and self-reliance; very local government.	296
Rural personalities	259
Individuals are more visible and there is more personal exchange.	257

Chapter 4

Archology

## RANKING PRINCIPLES OF ETHICAL LAND USE

Please rank questions 10-17 by answering yes, no, or no opinion.

- |     |   |            |           |                   |
|-----|---|------------|-----------|-------------------|
| 10. | A landowner has the right to grow and harvest trees and crops, to sell or otherwise transfer ownership of the land, and the rights to mine, subdivide and develop. Given these rights, should private land ownership be subject to constraints and restrictions imposed by society. | Yes<br>77% | No<br>20% | No Opinion<br>3%  |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |
|     |   |            |           |                   |
| 11. | Should all land-use decisions incorporate consideration of their cumulative, long-term effect future generations?   | Yes<br>94% | No<br>5%  | No Opinion<br>1%  |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |
|     |   |            |           |                   |
| 12. | Should land-use policies protect social and environmental rights due every individual without respect to income or social position?   | Yes<br>90% | No<br>5%  | No Opinion<br>5%  |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |
|     |   |            |           |                   |
| 13. | Should land use policies be designed to protect people and the environment; those who fail to meet these policies should be held accountable?   | Yes<br>88% | No<br>4%  | No Opinion<br>8%  |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |
|     |   |            |           |                   |
| 14. | Should land-use policies establish and promote a certain physical community character while allowing for a diversity of life styles?  | Yes<br>80% | No<br>8%  | No Opinion<br>12% |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |
|     |   |            |           |                   |
| 15. | <u>Should obligations such as affordable housing, waste disposal, open space and recreation be planned for and provided both locally and regionally.</u>  | Yes<br>79% | No<br>8%  | No Opinion<br>13% |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |
|     |   |            |           |                   |
| 16. | Should land-use policies be formulated through a fair, equitable process which incorporates the needs of all community interests?   | Yes<br>89% | No<br>8%  | No Opinion<br>3%  |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |
|     |   |            |           |                   |
| 17. | Does the Planning Board and the Zoning Board of Adjustment have a responsibility to uphold the desires of the community through the careful development of their land use regulations, Master Plan, and through their decisions?  | Yes<br>92% | No<br>5%  | No Opinion<br>3%  |
|     | <b>Reported by % of Respondents</b>   |            |           |                   |

50 to 200 frontage helps makes sprawl

## PREVENTING SPRAWL (Unmanaged Growth)

Experts on rural land-use acknowledge that you cannot stop population growth, but you can prevent sprawl. Sprawl means spreading development out in an awkward way, taking up more land than necessary. It is a pattern of development that leap-frogs beyond existing population centers into the rural countryside. Residential sprawl consumes large amounts of land, prematurely converting rural land to suburban uses. Sprawl changes the rural landscape, in Kensington's case, from a working town to a commuting town. Land previously used for production and active use, such as farming, forestry, gravel excavation, workshops of all types and recreational uses such as hunting and snowmobiling is increasingly used for consumption; the buying and selling of house lots.

To test your feelings about suburban sprawl in Kensington, please indicate your agreement with the following statements as to whether you agree, disagree, or have no opinion.

18. There are benefits to sprawling residential developments for the new homeowner; privacy on a large lot, affordable land on which to build, and a sense of being in the country.

	Yes	No	No Opinion
Reported by % of Respondents	57%	31%	11%

19. Sprawl provides the greatest opportunity for landowners to make money from the development of land.

	Yes	No	No Opinion
Reported by % of Respondents	46%	37%	17%

20. Sprawl development has been the American way for the last 50 years and should continue.

	Yes	No	No Opinion
Reported by % of Respondents	13%	74%	12%

21. There are economic costs to sprawl; new school buildings, student bussing costs, and road construction and maintenance.

	Yes	No	No Opinion
Reported by % of Respondents	90%	10%	0%

22. The rural landscape that attracts dispersed suburban development is destroyed by it.

	Yes	No	No Opinion
Reported by % of Respondents	80%	15%	5%

23. Sprawl results in a decline in the quality of life; increasing isolation-especially for the elderly as friends are often too far away to "drop-in", increasing commuting time and increasing time for all activities.

	Yes	No	No Opinion
Reported by % of Respondents	47%	37%	16%

Unwanted Planning  
Big Concern to  
Residents

24. Zoning ordinances that mandate large lot sizes (2 acres in Kensington) throughout the town can unintentionally promote sprawl.

	Yes	No	No Opinion
Reported by % of Respondents	41%	43%	16%

25. Sprawl harms the environment through increased air pollution, fragmentation of wildlife habitat and increased water pollution.

	Yes	No	No Opinion
Reported by % of Respondents	67%	23%	10%

26. As suburban sprawl increases, productive rural land uses such as agriculture, gravel excavation, hunting and forestry are deemed unattractive and squeezed out-of-town.

	Yes	No	No Opinion
Reported by % of Respondents	75%	19%	6%

### GIVING DIRECTION TO THE PLANNING BOARD

27. Should the Master Plan focus on the prevention of sprawl?

	Yes	No
Reported by % of Respondents	82%	18%

28. Should the Planning Board modify the Subdivision Regulations to allow for development of different land types, such as Town Center, farmland, woodlands, etc, and not mandate uniform development everywhere?

	Yes	No
Reported by % of Respondents	80%	20%

29. Should the Planning Board allow new roads to be as narrow, winding and steep as attractive and workable existing roads, rather than requiring suburban-style wide, flat roads?

	Yes	No
Reported by % of Respondents	77%	23%

30. Do you think that Kensington's zoning should facilitate housing affordability, by allowing appropriately scaled multi-family housing, accessory apartments, small-lot development, factory built housing, or other lower cost forms of housing?

	Yes	No
Reported by % of Respondents	26%	74%

31. Should the Planning Board's criteria for development approvals include studies of impacts on wildlife habitat, historic and archeological assets, and scenic views?

	Yes	No
Reported by % of Respondents	84%	16%

*a confusing*

*Chapter 4*

*Ph. Worden*

*Needs  
Plans  
By Webb*

*Consent  
Provisions  
Use*

## **APPENDIX D: COMMUNITY SERVICE SURVEYS**

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