



State of New Hampshire Town of Kensington

95 Amesbury Road
Kensington, NH 03833

KENSINGTON PLANNING BOARD COMMUNITY SURVEY

This survey is being sent to you by the Kensington Planning Board in an effort 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 Master Plan.

This survey is distributed to recipients of US Mail within Kensington. If your household would like additional surveys, copies can be obtained at the Town Office.

COMPLETED SURVEYS MAY BE RETURNED BY PLACING IT IN ONE OF TWO COLLECTION BOXES LOCATED AT THE TOWN OFFICE, AND THE LIBRARY; OR VIA U.S. MAIL to the Town Office at 95 Amesbury Road, Kensington, NH 03833.

PLEASE RETURN YOUR COMPLETED SURVEYS NO LATER THAN FRIDAY, DECEMBER 11TH, 1998. THANK YOU FOR PARTICIPATION!

DESCRIBING WHO YOU ARE

1. Why did you choose to live in Kensington?
(CIRCLE THREE MOST IMPORTANT REASONS)
 - A. Rural atmosphere
 - B. Quality of public schools
 - C. Close to employer
 - D. Economy of living
 - E. Hometown
 - F. Friendly atmosphere
 - G. Proximity to major highways
 - H. Proximity to the ocean
2. What is the size of your household?
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7 or more
3. How many children are in your household?
 - 0
 - 1
 - 2
 - 3
 - 4
 - 5
 - 6 or more
4. Are your children educated (K-12):
(CIRCLE ONE)
 - A. Publicly
 - B. Privately
 - C. Both
 - D. No children

5. Which best describes the source(s) of your household income?

- A. Single wage earner
B. Dual income family
C. Retired
D. Other _____

6. How many miles do you commute to work (one way)?

- A. 0 miles
B. 1-10 miles
C. 11-20 miles
D. 21-50 miles
E. Over 50 miles

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.

		VERY IMPORTANT	IMPORTANT	LEAST IMPORTANT	NO OPINION
A.	Lack of affordable housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B.	Lack of elderly housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C.	Increased schooling costs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D.	Loss of woods/open space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
E.	Loss of wetlands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
F.	Gravel pit operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
G.	Off-road vehicle use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
H.	Road maintenance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I.	Traffic density on town roads	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
J.	Traffic density on state roads	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
K.	Code (zoning) enforcement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
L.	Property taxes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
M.	Traffic speed on all roads	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
N.	Crime	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
O.	Pedestrian safety, especially for children	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
P.	Lack of bicycle paths	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Q.	Restrictions on home occupations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
R.	Preservation of snowmobile trails	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
S.	Recreation trails	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
T.	Availability of daycare	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
U.	Other (explain)				

taxing it at the lowest range followed by the state & to
then farm land should be taxed even lower & anyone
with an old barn or their land should not be taxed at
all as an out-building - maybe owners would be
encouraged to maintain these unique New England
landscape buildings.

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

	VERY IMPORTANT	IMPORTANT	LEAST IMPORTANT	NO OPINION
A. Library expansion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Receiving gifts of land and open space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Purchase easements to protect streams and watersheds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Town recreational facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Larger town office facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

A. Natural landscapes in their natural state.	1	2	3
B. Cultural landscapes, such as farms and other land modified by human intervention.	1	2	3
C. Protected areas, areas of natural beauty or cultural value.	1	2	3
D. Historic records of change: stone walls, historic homes, old buildings.	1	2	3
E. Less pollution than urban areas.	1	2	3
F. The perception that "life is better in the countryside".	1	2	3
G. Individuals are more visible and there is more personal exchange.	1	2	3
H. Independence and self-reliance; very local government.	1	2	3
I. Slower pace of life, more privacy and quiet through less overall activity.	1	2	3
J. Safer and more wholesome, especially for children.	1	2	3
K. Uncrowded and accessible, recreational space/trails.	1	2	3
L. Rural personalities	1	2	3

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 ☐ No ☐ No Opinion ☐
11. Should all land-use decisions incorporate consideration of their cumulative, long-term effects on future generations?
Yes ☐ No ☐ No Opinion ☐
12. Should land-use policies protect social and environmental rights due every individual without respect to income or social position?
Yes ☐ No ☐ No Opinion ☐

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 ☒ No ☐ No Opinion ☐
14. Should land-use policies establish and promote a certain physical community character while allowing for a diversity of life styles? Yes ☐ No ☐ No Opinion ☐
15. Should obligations such as affordable housing, waste disposal, open space and recreation be planned for and provided both locally and regionally. Yes ☒ No ☐ No Opinion ☐
16. Should land-use policies be formulated through a fair, equitable process which incorporates the needs of all community interests? Yes ☒ No ☐ No Opinion ☐
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 ☒ No ☐ No Opinion ☐

PREVENTING SPRAWL

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.
Agree ☐ Disagree ☒ No Opinion ☐
19. Sprawl provides the greatest opportunity for landowners to make money from the development of land.
Agree ☐ Disagree ☐ No Opinion ☒
20. Sprawl development has been the American way for the last 50 years and should continue.
Agree ☐ Disagree ☒ No Opinion ☐
21. There are economic costs to sprawl; new school buildings, student bussing costs, and road construction and maintenance.
Agree ☒ Disagree ☐ No Opinion ☐
22. The rural landscape that attract dispersed suburban development is destroyed by it.
Agree ☒ Disagree ☐ No Opinion ☐
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.
Agree ☒ Disagree ☐ No Opinion ☐

24. Zoning ordinances that mandate large lot sizes (2 acres in Kensington) throughout the town can unintentionally promote sprawl. Agree ☒ Disagree ☐ No Opinion ☐
25. Sprawl harms the environment through increased air pollution, fragmentation of wildlife habitat and increased water pollution. Agree ☒ Disagree ☐ No Opinion ☐
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. Agree ☐ Disagree ☐ No Opinion ☐

GIVING DIRECTION TO THE PLANNING BOARD

27. Should the Master Plan focus on the prevention of sprawl? Yes ☒ No ☐
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 ☐
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 ☐
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 ☐
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 ☐

COMMENTING

32. If you wish to expand on your answers or would like to make any other suggestions or observations regarding the future of Kensington, please comment:

Thanks again for completing the Planning Board's
1998 Survey!