

# Londonderry Master Plan Survey Summary

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**DECEMBER 2024**

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**Prepared by: Southern New Hampshire Planning  
Commission  
For: Town of Londonderry**

# Londonderry Master Plan

## Community Outreach

In the summer of 2024, the Londonderry Planning Board initiated the process of updating the Town’s Master Plan. To support this effort, a Steering Committee was established, with assistance from staff at the Southern NH Planning Commission. Early in its formation, the Steering Committee developed a set of Guiding Principles focused on trust, accountability, transparent communication, inclusive outreach, flexibility, and respect. The Committee emphasized the importance of ensuring public involvement through a variety of engagement methods, including meeting people where they are. To achieve this, a comprehensive outreach strategy was implemented, featuring in-person informational events, social media and website links, informational displays at key town facilities, and meetings designed to encourage public participation.

The survey data collected serves several purposes: it offers initial insights into the community's diverse perspectives on current issues, concerns, and opportunities, while also identifying areas that may require further community discussion. The findings will be integrated with other feedback to inform the development of various chapters, including land use, housing, regional assets and concerns, and the overarching vision for Londonderry. The following survey summary provides an overview of participant demographics, their aspirations for the town, and their concerns.

## Land Use, Housing & Vision Survey Summary

### Respondent Overview:

A total of 1,370 individuals participated in the Londonderry Master Plan Survey, representing approximately 5% of the town's population. Most respondents were full-time residents (98%), while 3% (or 42 participants) identified as business owners.

### Residential Distribution:

Respondents were distributed across Londonderry, with 30% residing in both North and South Londonderry, and 40% living in Central Londonderry. Most participants (89%) own their homes, while nearly 5% rent. Regarding housing types, 82% of respondents live in single-family homes, just over 7% in condominiums, and 3.5% in apartments. The remaining respondents reside in age-restricted housing (55+), townhomes, duplexes, and manufactured homes.

### Longevity and Residency Plans:

When asked about their length of residence in Londonderry, responses ranged from under one year (3%) to over 20 years (41.5%). Categories for 1-5 years, 6-10 years, and 11-20 years were fairly evenly distributed at approximately 18% each. About 19% of respondents are retired, and 40% expressed an interest in retiring in Londonderry. However, 9% do not plan to retire in the town, while 31% remain undecided.

### Living Arrangements:

Over half of respondents live with either a spouse (51.2%) or family members (49.7%), while 8% live alone.

### Age Distribution:

The age distribution of respondents is as follows: 2% were 20 years old or younger, 9% were between 21-34 years, 24% between 35-44 years, 37% between 45-64 years, and 27% were 65 years or older. This survey population is skewed towards individuals aged 35 and older. For comparison, Figure 1 illustrates the demographic breakdown of Londonderry’s population from the 2020 census alongside the survey participants’ age distribution.

This comprehensive participant profile offers valuable insights into the diverse makeup of Londonderry residents and their perspectives on the town’s future.

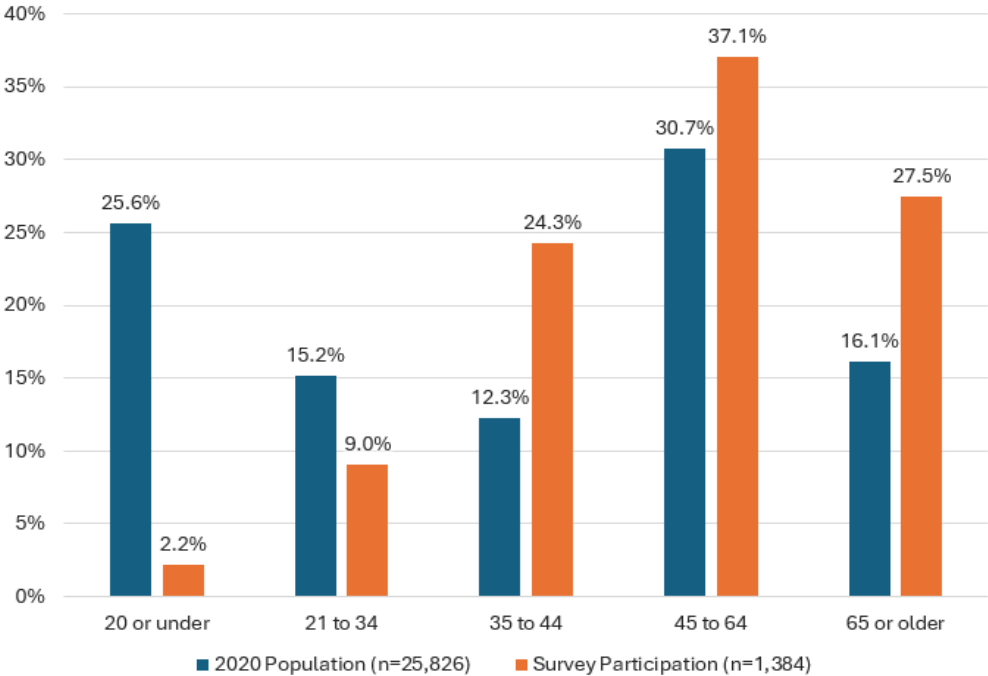


Figure 1: Londonderry’s Population Age and Survey Participation Age Comparison

## Londonderry's Future, Thoughts on Preservation, What Makes the Town Unique:

Questions 9-11 sought participants' opinions on what they would like Londonderry to be known for, what should be preserved, and what makes the town unique. Common themes emerged from the responses, including a strong appreciation for Londonderry as an ideal place to raise a family. Respondents also expressed a deep respect for the town's historic charm, rural character, and apple orchards. Additionally, family-friendly community events, outdoor activities, and access to nature were highlighted as cherished aspects of life in Londonderry.


## Big Picture Considerations:

Questions 12-14 focused on broader town-wide initiatives, regional assets, and the potential impacts of various issues such as pollution and traffic on Londonderry. The top priorities for town-wide initiatives were maintaining a low tax rate, preserving historic properties, enhancing school facilities, and sustaining active community spaces. Other initiatives identified as important, though not as high a priority, included fostering a thriving business community, investing in town facilities and infrastructure, and improving communication infrastructure.

Respondents highlighted several key regional assets, including agriculture, the town's historic New England character, recreational opportunities such as the trail network, proximity to healthcare, and access to highways and the broader road network. Concerns about potential threats to Londonderry included watershed contamination, the loss of agriculture and farms, environmental pollution, increased traffic, and urban sprawl.

## Land use and Growth:

Question 15 focuses on the level of importance that the town should give to land use development methods for guiding future growth in Londonderry. Preserving wooded areas and rural character was ranked by far the most important guidance. Ranking as a medium priority for future growth was creating walkable neighborhoods, promoting a vibrant and walkable village center that allowed mixed uses, providing incentives for age-friendly housing, allowing mixed uses in and near the airport, and ensuring new residential developments have on-site amenities such as playgrounds and multiuse trails to reduce impact on town facilities.



*"It feels growth in town has been exponential. How can we support all these new residents and keep the same feel for existing NH neighborhoods?"*

Overall, the responses indicate a complex balancing act between accommodating growth, preserving community character, and ensuring that developments serve the broader population effectively.

Question 16 asked participants to identify the most important land use issues that the town departments and boards should focus on. This was an open-ended question that participants could write in responses. Again, a strong sentiment towards maintaining Londonderry's identity as a small, family-friendly town amidst pressures for growth and development was common among all participants. An overview of common themes included:

Community Character and Culture	Preservation of Open Space
Balanced Growth and Regulatory Concerns	Affordability and Housing Diversity
Infrastructure Concerns	Resistance to High-Density Housing
Traffic and Safety	Walkability

*Age Specific Concerns:* Within the context of land use and growth, several issues were identified by specific age groups.

Environmental Sustainability: The 45-64 and 65 and older age groups are concerned with protecting water sources and addressing pollution.

Transit Options: (34 and under) A recurring concern within this age group is the lack of alternative transit options.

Civic Engagement and Planning: 65 and older respondents feel that local governance has not adequately addressed their concerns.

### Housing:

The remaining survey questions had to do with various aspects of housing. When asked what type of housing was needed, none of the choices had overwhelming results.

Single-Family	54.53%
None- Londonderry has enough housing	38.33%
Affordable Housing	38.28%
Accessory Dwelling Units	36.34%
Age-Friendly Housing	36.20%

When asked about how fast Londonderry was growing, 60% of participants felt the growth was too fast, 19 % just right, 6% too slow and the remainder were unsure.

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Questions 19 and 20 specifically inquired about the availability and affordability of housing options for two distinct groups: younger adults seeking their first home and older adults looking to downsize. Regarding the first group, nearly 67% of participants felt that there were insufficient housing options, while just over 16% believed there were adequate choices. For older adults, 31% of respondents felt there were enough housing options, while 47% indicated that there were not enough choices.

Question 22 also addressed housing, asking respondents to identify the most pressing housing issues that town departments and boards should prioritize. The responses collectively emphasized a strong preference for sustainable growth that aligns with community needs, affordable housing, and the preservation of Londonderry's distinctive character.

### Age Specific Housing Concerns:

Several key themes emerged that were specific to different age groups.

For the group aged 34 and younger, two main concerns were raised. First, there was a call for more flexible zoning regulations to accommodate a variety of housing types that would better meet the needs of younger residents. Second, there was concern about the impact of senior-only housing developments, particularly 55+ communities, which were seen as limiting the influx of younger families.



*“As a young person making a good salary, it's hard to afford much in Londonderry besides a condo or mobile home. I would like the town to consider prioritizing affordable home options. I like the idea of homes you can own that have even a small plot of land or are at least surrounded by lots of green space that families can use.”*

For the group aged 65 and older, three distinct concerns were identified. First, there was a strong emphasis on the need for housing with accessibility features, such as age-friendly or universal designs. Second, respondents highlighted the need for additional community services to better support seniors. Lastly, unlike their younger counterparts, the 65+ group expressed a preference for stricter zoning regulations.

## Aging in Place for Londonderry's Older Residents:

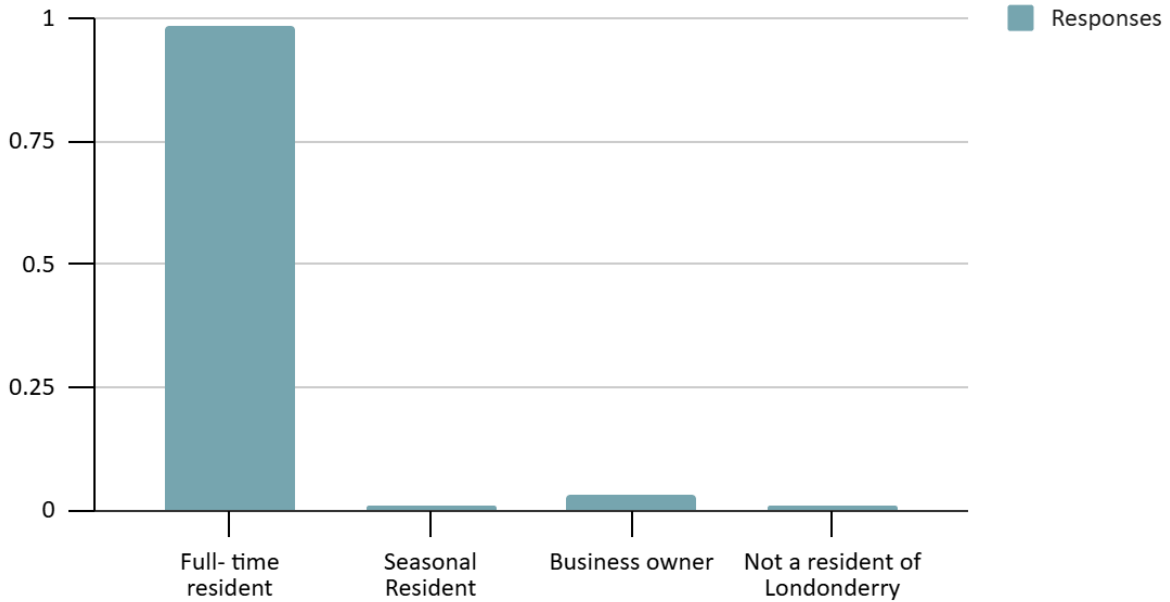
Question 21 was to identify specific needs for older adults as they age-in-place. The elements that rose to the top were in-home services, assistance in getting places, and making connections to family and friends.



The following pages summarize the survey results. A PDF of the full survey response data will be available on the Town website.

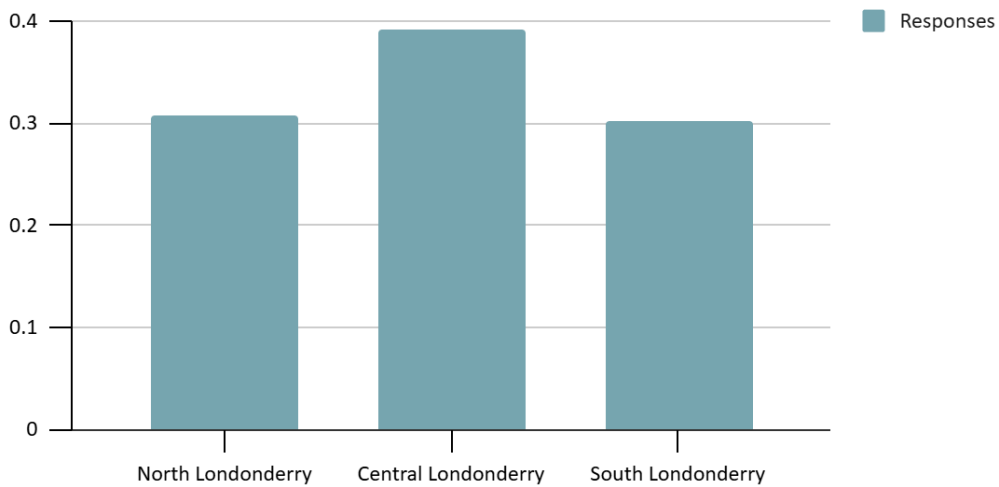
**Question 1 | Answered: 1370 - Skipped: 28**

Are you a Londonderry:(Please check all that apply)



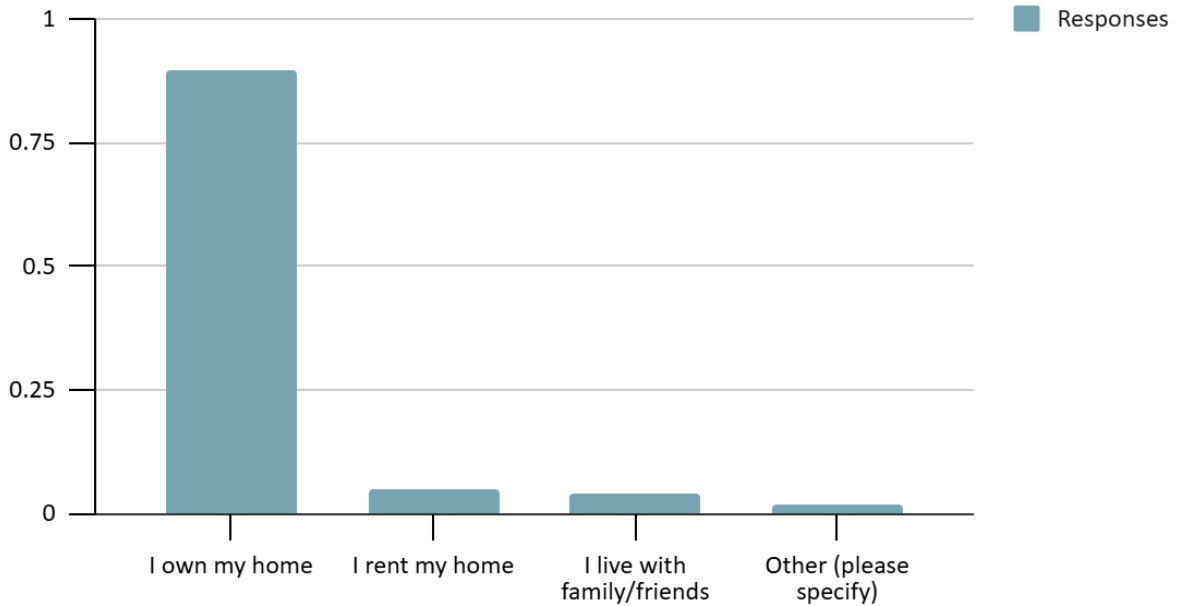
**Question 2 | Answered: 1359 - Skipped: 39**

Where do you live? See the map below for reference. Map of Londonderry



**Question 3 | Answered: 1370 - Skipped: 28**

Which of the following applies to you?

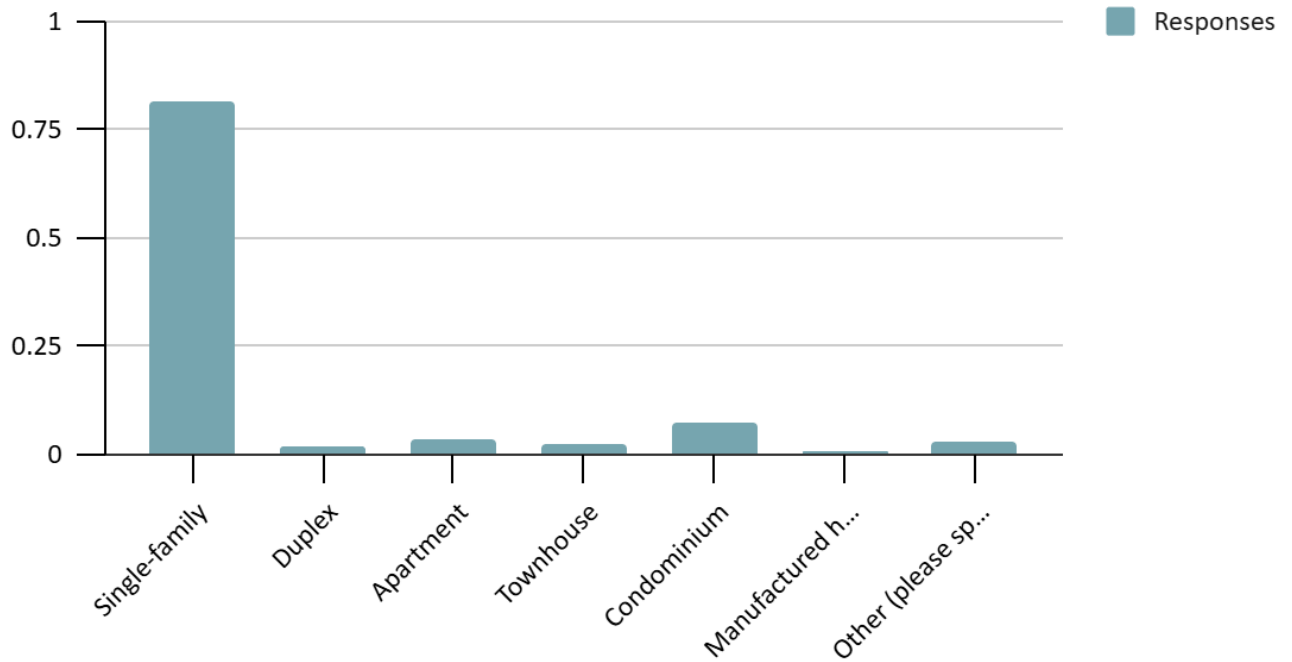


**Question 3 | "Other" Responses**

Theme	Responses
Age-Restricted Development	15
ADU	2
Rent	2
Live with Family/Friends	1
Employer Housing	1

**Question 4 | Answered: 1370 - Skipped: 28**

What type of home do you live in?

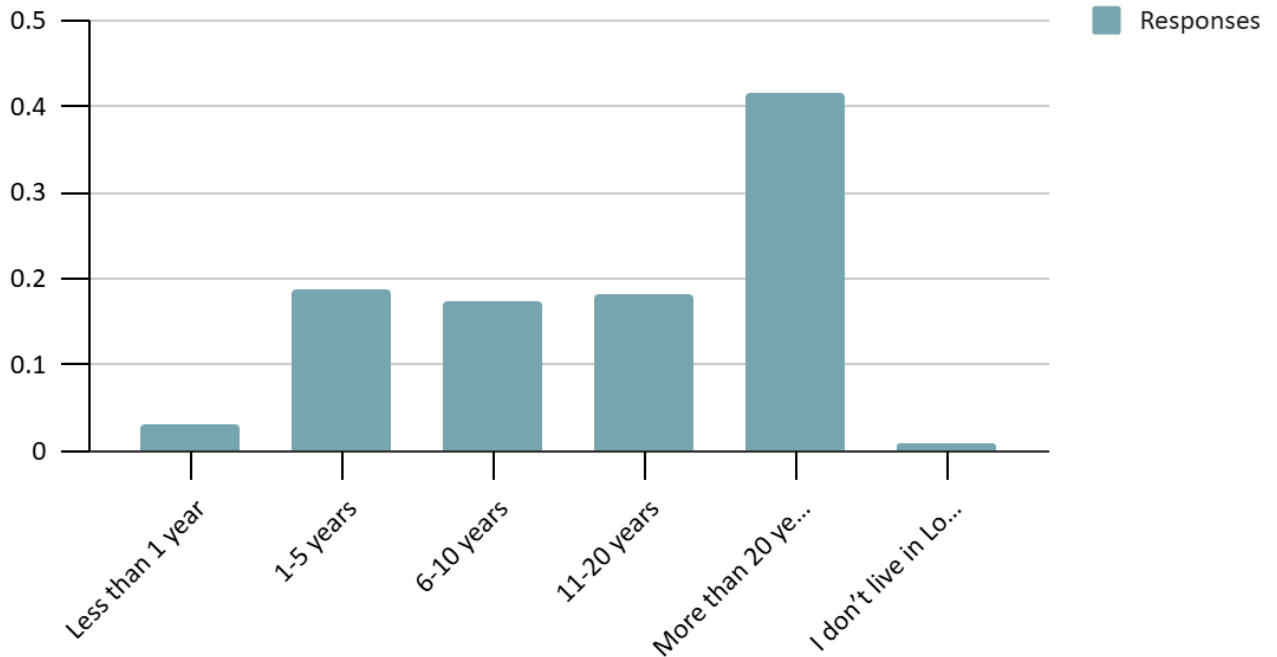


**Question 4 | "Other" Responses**

Theme	Responses
Condominium	22
Single-Family with ADU	7
Apartment	3
ADU	2
Duplex	2
Manufactured Home	1

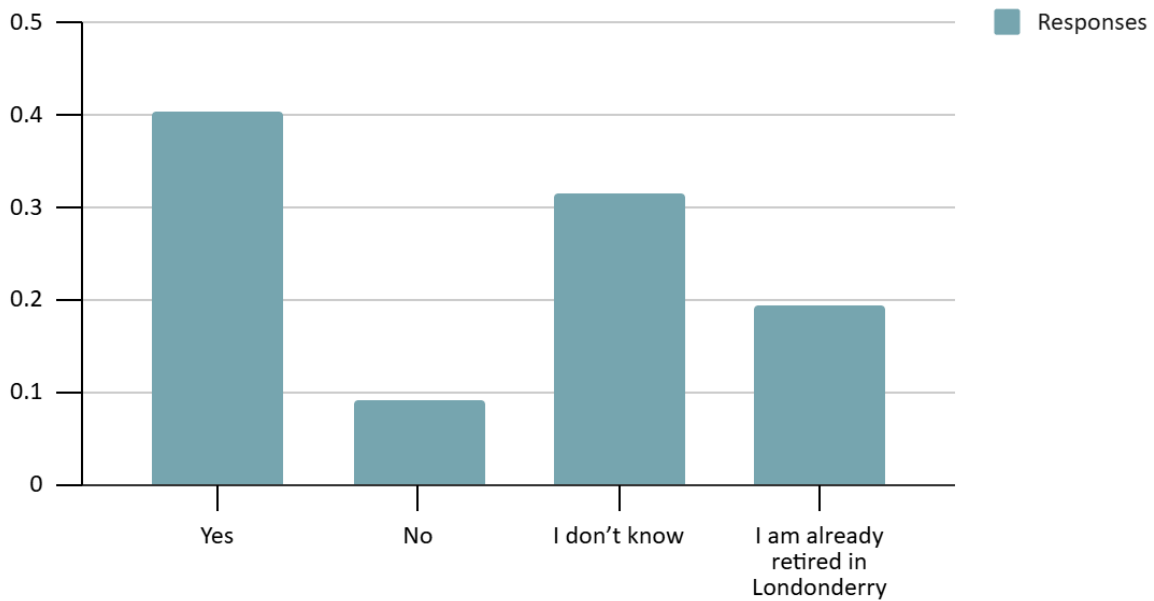
**Question 5 | Answered: 1372 - Skipped: 26**

How long have you lived in Londonderry?



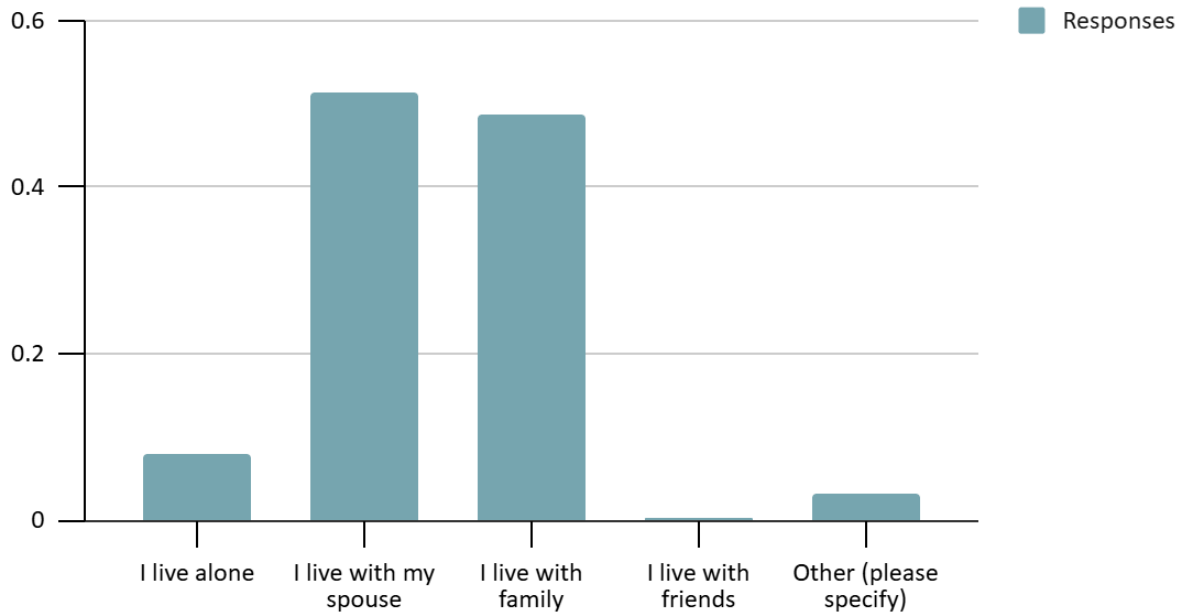
**Question 6 | Answered: 1367 - Skipped: 31**

Are you hoping to retire in Londonderry?



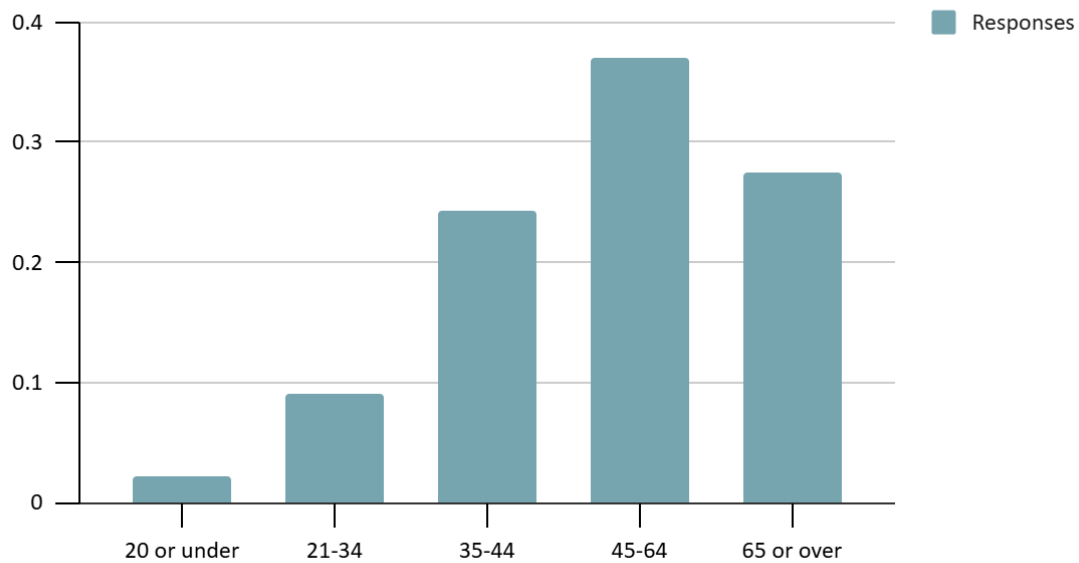
**Question 7 | Answered: 1366 - Skipped: 32**

What is your current living situation? Please check all that apply.



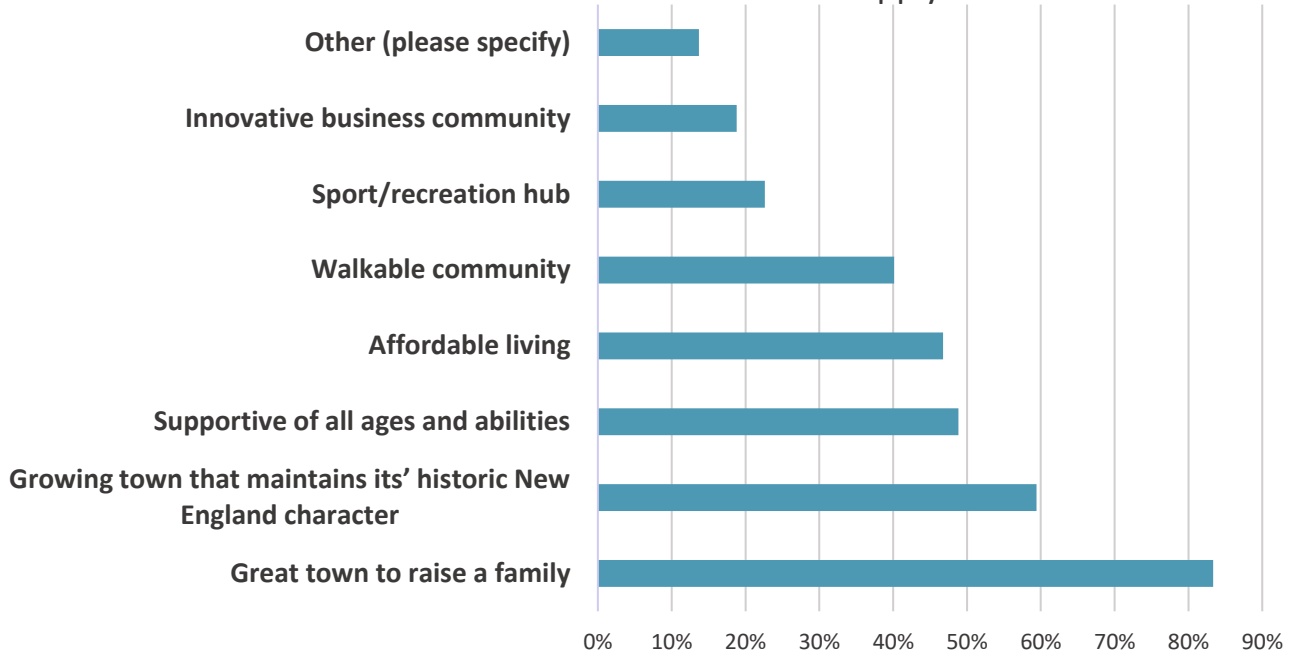
**Question 8 | Answered: 1384 - Skipped: 14**

What is your age group?



**Question 9 | Answered: 1388 - Skipped: 10**

When considering the future of Londonderry, what would you like the town to be known for? Please check all that apply.



### Question 9 | “Other” Responses Summarized

1. **Preservation of Character:** Many respondents emphasize the importance of maintaining the town's historic New England charm and rural character. There is a strong desire to avoid overdevelopment and to preserve open spaces, farms, and apple orchards.
2. **Community and Inclusivity:** There is a call for a supportive community that embraces diversity, including LGBTQ+ individuals and people of color. A sense of belonging and community spirit is valued.
3. **Sustainable Development:** Many advocate for managed growth that balances development with environmental preservation. Respondents express concerns about the environmental impacts of rapid development, including the loss of green spaces and trees.
4. **Affordable Housing and Services:** There is a desire for more affordable housing options, particularly for seniors, and a focus on maintaining low property taxes. Some responses stress the need for housing that accommodates lower-income individuals.
5. **Recreational Opportunities:** Respondents request more recreational facilities and activities for all ages, emphasizing the need for community spaces that are safe and accessible.
6. **Education:** The quality of local schools is frequently mentioned as a priority, with respondents expressing pride in the educational opportunities available.
7. **Traffic and Infrastructure:** Concerns about traffic congestion and the impact of new developments on infrastructure are prevalent, with calls for improved public transportation and biking facilities.

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8. **Local Agriculture and Economy:** Many want to support local farmers and businesses, highlighting the importance of agriculture in the town's identity.

Overall, the sentiments reflect a desire for a balanced, community-oriented approach to development that prioritizes preservation, inclusivity, and quality of life.

### **Question 10 | Answered: 1200 - Skipped: 198**

***When thinking about Londonderry in its present state, what would you want to preserve the most?***

**Common Themes:** Themes showcase a deep appreciation for Londonderry's unique character, a strong commitment to community and environmental values, and a desire for balanced, thoughtful development that respects the town's history and charm. Strong desire to preserve Londonderry as a beautiful, community-oriented, and family-friendly place to live.

1. **Preservation of Open Space and Farmland:** There is a strong desire to protect existing apple orchards, farmland, and natural areas from further development. Respondents advocate for conserving these areas to maintain the town's aesthetic and ecological value.
2. **Connection to Nature:** The presence of parks, woodlands, and trails is cherished for both recreation and aesthetics. A significant emphasis on the importance of environmental stewardship and quality recreational spaces for residents.
3. **Cultural and Historical Heritage:** Respondents value Londonderry's historical aspects, including its New England character and landmarks, its traditional buildings and cultural events that foster community pride. There is a desire to preserve historic buildings and the town's agricultural heritage.
4. **Small Town Charm:** Many responses emphasize maintaining the small-town atmosphere, characterized by a close-knit community, historic charm, local businesses, town services, and a peaceful and rural environment. This theme reflects a longing for the town's traditional character.
5. **Family-Friendly Environment:** The town is viewed as a safe and supportive place to raise children, with good schools and recreational options. Many respondents appreciate the opportunities available for families and children.

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6. **Community Engagement:** Many mention the value of local community activities, the sense of belonging, and the importance of connecting with neighbors. Facilities like libraries and recreational opportunities foster this engagement as well as local events like Old Home Days.
  7. **Balanced Growth:** Very strong sentiments regarding managed and sustainable growth that respects the town's rural charm and is within the limitations of the town's infrastructure.

**Differences within age groups were only about housing.** The 34 and younger participants advocated for affordable housing options alongside a desire for the town to remain accessible and livable for families of all ages. The 45-64 age group prioritized home ownership and supported community investment.

### **Question 11 | Answered: 1062 - Skipped: 336**

#### ***In your opinion, what qualities or attributes make Londonderry unique?***

**Common Themes:** Overall, respondents cherish the blend of agricultural roots, community spirit, natural beauty, and accessibility.

1. **Apple Orchards, Agriculture and Cultural Identity:** The town's history and agricultural roots, particularly the apple orchards, are seen as integral to its identity and appeal. Very strong emphasis on the importance of local apple orchards and farms, which are seen as integral to the town's identity, pride in agricultural heritage, scenic landscape, and charm.
2. **Community and Small-Town Feel:** Many respondents emphasize the strong sense of community, the small-town atmosphere, and the friendliness of residents, highlighting a desire to maintain this character amidst growth. Contentment with the town's safety and quality of life are also mentioned.
3. **Community Events and Family Support:** Residents value the friendly atmosphere, supportive local businesses, and family-friendly environment. The community ties are emphasized through references to local events like "Old Home Day."
4. **Access and Location:** Many responses highlight Londonderry's unique blend of rural and suburban qualities, offering a peaceful, small-town feel while maintaining proximity to urban amenities and major highways.
5. **Nature and Outdoor Activities:** The town's natural landscapes, including walking trails, conservation areas, and recreational spaces, are valued for their contribution to a healthy lifestyle and family activities.

6. **Good Schools and Education:** The school system is frequently praised, indicating its importance in attracting families and contributing to the overall community appeal.

Specifics within age groups. The only element that was unique was within the 34 and younger category, which mentioned that the growth of small, family-owned businesses is appreciated, reflecting a preference for local over large chain stores, which helps preserve the town's unique identity.

**Question 12 | Answered: 1387 - Skipped: 11**

**Please indicate the level of importance that the town should give to the following town-wide initiatives.**

	<b>Very Important + Important</b>
Maintaining low tax rate	85.13%
Protect historic properties and sites	78.37%
Enhance School vitality/facilities	74.65%
Maintain active community spaces for events and gatherings	73.81%
Ensure business community is thriving	67.56%
Investment in town facilities and infrastructure	65.62%
Improve communication infrastructure (Wi-Fi and, internet access, cellular services) ensuring ability to all residents to work & learn from home	65.37%
Develop Age-Friendly Strategic Plan including strategies to age-in-place	64.11%
Develop Community-wide Energy Savings Plan	61.50%
Walkability consideration in planning decisions	52.73%
Develop affordable housing options for young and/or first-time buyers and renters	48.88%

Over half of respondents reported that nearly every initiative listed is either very important or important. These initiatives are achievable goals that could be included in the Master Plan.

**Question 13 | Answered: 1386 - Skipped: 12**

**Please indicate how beneficial the following regional assets are.**

	<b>Very Beneficial + Beneficial</b>
Agriculture	88.00%
Historic New England character	82.50%
Recreation including trail network	80.94%
Proximity to health care	80.66%
Proximity to highway/roadway network	73.04%
Proximity to airport	63.53%
Proximity to shopping, entertainment	60.51%
Proximity to higher education/ technical training	57.90%
Business support	55.31%
Proximity to urban centers	52.44%
Commercial Growth	47.46%

Over half of respondents reported that nearly every regional asset listed is either very beneficial or beneficial. Londonderry is uniquely situated to encourage and/or enhance each of the assets listed in this question.

### Question 13 | “Other” Responses Summarized

1. **Concerns About Overdevelopment:** Many respondents expressed strong opposition to new housing developments, particularly apartments and large commercial buildings. There's a recurring sentiment to "stop building" to preserve the town's character and avoid overcrowding.
2. **Desire for Small Businesses:** There's a preference for fostering small businesses over larger corporations, with a call for more local shopping and dining options to enhance community vibrancy.
3. **Infrastructure and Transit Improvements:** Suggestions include improving non-car transit options, adding sidewalks and bike lanes, and enhancing public transportation to make the town more accessible.
4. **Cultural and Recreational Opportunities:** Respondents highlighted the need for more cultural and recreational facilities, such as a community pool, splash pad, or performing arts venue, as well as more family-friendly activities.
5. **Affordable Housing:** There is a strong demand for affordable single-family homes, particularly for growing families, rather than high-cost apartments or luxury developments.
6. **Nature and Community Spaces:** A focus on preserving natural spaces and increasing community parks was noted, with calls for better access to recreational areas.
7. **Community and School Investment:** There's an emphasis on maintaining a strong school system and investing in vocational/trade programs, as well as concerns about the balance between growth and infrastructure support.

- Community Cohesion and Values:** Several responses reflect a desire to maintain conservative values and a small-town feel, with worries about external influences and government interference.

Overall, the feedback reflects a strong desire to preserve the town's character while improving local amenities and addressing housing affordability.

### Question 14 | Answered: 1265 - Skipped: 133

Please indicate your level of concern on how the following elements might impact Londonderry:

	Very Concerned + Concerned
Potential watershed contamination	88.33%
Potential loss of agriculture and farms	86.67%
Environmental pollution	83.15%
Increased traffic	80.72%
Urban sprawl	75.18%
Growth and development	68.98%
Lack of services compared to growth	66.34%
1-93 Expansion	60.31%
Climate change	53.50%
Lack of adequate workforce	40.39%
Adapting to new technologies	34.61%

The above elements were largely of concern for survey respondents. The open responses for the “other” show similar trends as the table results – respondents are generally concerned about overdevelopment that could impact local natural and cultural resources.

### Question 14 | “Other” Responses Summarized

- Growth and Development:** Many respondents expressed anxiety over rapid and uncontrolled growth, particularly the proliferation of high-density housing and its impact on the town's character and infrastructure.

2. **Infrastructure and Services:** There are significant concerns about the adequacy of current infrastructure, including schools, water quality, and waste disposal systems. The lack of full-day kindergarten and support for growing families was frequently mentioned.
3. **Community and Family Focus:** A desire for policies that attract and support younger families is evident, with many feeling that current developments cater more to retirees than to families with children.
4. **Environmental and Safety Issues:** Water contamination, increased traffic, and the loss of green space were highlighted as critical issues. Many respondents worry about the environmental impact of new developments and the safety of roads.
5. **Community Engagement and Governance:** Concerns were raised about a perceived lack of transparency in local government, with some feeling that citizen voices are being ignored. There is a call for better communication and more inclusive decision-making processes.
6. **Housing Affordability:** While some respondents emphasized the need for affordable housing to attract a workforce, others were concerned about the balance between affordable and high-density developments, indicating a division in community needs and preferences.

Overall, the feedback reflects a strong desire for sustainable growth that prioritizes community needs, infrastructure, environmental health, and effective governance.

### Question 15 | Answered: 1261 - Skipped: 137

**Please indicate the level of importance that the town should give to the following land use development methods for guiding future growth in Londonderry.**

	<b>Very Important + Important</b>
Preserve wooded areas and rural character when feasible	93.79%
Creation of walkable neighborhoods	54.98%
Promote a vibrant, walkable village center with allowances for mixed uses	48.01%
Provide incentives for Age-friendly housing (housing for all ages, all abilities including single-level living)	44.76%
Allow for mixed uses in and near the airport	44.24%
Ensure new residential developments have on-site amenities such as playground, multiuse trails to reduce impacts on town facilities	43.76%
Continue to permit higher residential density as a bonus for preservation of conservation/open space	38.20%
Allow smaller residential lot sizes to encourage smaller, more affordable homes	38.05%
Allow mixed uses (commercial, offices and residential) and higher density development near existing commercial areas	32.99%

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Continue to permit higher residential density as a bonus for creation of affordable housing

31.41%

Over 90% of respondents reported that preserving wooded areas and rural character is a very important or important land use development method. Around half of respondents reported that creation of walkable neighborhoods and promotion of a vibrant walkable village center with allowances for mixed uses are very important or important. Other methods did not have as much consensus.

**Question 15 | “Other”**: approximately 5% of the participants provided additional comments, they are summarized as follows:

1. **Community Identity and Character**: Of the 70 participants who provided comment, many respondents express a desire to maintain Londonderry's small-town character, emphasizing that they do not want the area to mirror urban living. Concerns about overdevelopment and high-density housing threatening the town's identity are prevalent.
2. **Affordable Housing**: There is a significant concern about the lack of truly affordable housing options. While some support increased density to promote affordability, others argue that developments are often not genuinely affordable or cater mainly to seniors rather than families or younger professionals.
3. **Infrastructure and Resources**: Respondents stress the importance of ensuring that infrastructure (e.g., schools, roads, public services) can handle current and future developments. Many feel that existing resources are already strained and caution against further growth without adequate support.
4. **Walkability and Community Spaces**: The idea of creating a pedestrian-friendly town center and walkable neighborhoods is viewed positively, though some note limitations, especially in winter. There is a desire for improved connectivity, such as sidewalks and parks, to foster community interaction.
5. **Skepticism of Development Plans**: Again, of the 70 who provided comments, there is considerable distrust towards proposed developments, with many expressing concerns about their feasibility and the motivations behind them. Some respondents feel that development plans are driven by profit rather than community needs.
6. **Environmental Preservation**: Respondents highlight the importance of preserving open spaces and natural areas, often opposing high-density developments that could compromise these assets.
7. **Mixed Opinions on Senior Housing**: While there is acknowledgment of the need for senior housing, many feel that too much focus has been placed on this demographic at the expense of attracting younger families and professionals.

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8. **Resistance to Change:** A strong sentiment against further development is evident, with calls for building moratoriums and a return to larger lot sizes to maintain the town's current standard of living.

Overall, the responses indicate a complex balancing act between accommodating growth, preserving community character, and ensuring that developments serve the broader population effectively.

### **Question 16 | Answered: 719 - Skipped: 679**

#### ***What are the most important land use issues that the town departments and boards should prioritize?***

**Common Themes:** These themes indicate a strong sentiment towards maintaining Londonderry's identity as a small, family-friendly town amidst pressures for growth and development.

1. **Community Character and Culture:** Respondents emphasize the importance of preserving the small-town feel, historical sites, agricultural land, and unique character of Londonderry.
2. **Preservation of Open Space:** There's a strong desire to protect green spaces, wooded areas, agricultural lands and natural habitats, as well as to ensure that any new development respects these environmental priorities. Many respondents express support for the conservation of natural habitats and agricultural land.
3. **Balanced Growth and Regulatory Concerns:** Respondents call for a balanced approach to development that respects the town's character while addressing the need for housing and community amenities. Many fear rapid loss of open space, natural areas, and agricultural lands due to development and that large-scale development could transform Londonderry into a more urban environment. Some call for stricter planning regulations to prevent overcrowding while others recommend mixed-use areas that blend residential, commercial, and recreational spaces in a thoughtful manner. Some within the 34 and younger age group feel that the predominance of single-family zoning has led to a lack of affordable housing options and a "cardboard cutout" feel to the town.
4. **Affordability and Housing Diversity:** There is a strong call for affordable housing options, particularly for younger families and seniors, while also expressing concerns about the high costs associated with new developments. The 34 and younger group called for affordable housing specifically for middle-class families. The 35-44 age group suggested smaller homes or alternative housing solutions without compromising the town's rural feel. The 65+ age group also highlighted the need for affordable housing for families, seniors, and

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first-home buyers. They also point out the need for diverse housing types that are accessible to long-term residents.

5. **Resistance to High-Density Housing:** Among respondents ages 35-44 there is significant resistance to the construction of apartments and condominiums, with a preference for single-family homes and larger lot sizes to maintain the town's character. Among ages 45-64 there is significant opposition to high-density developments, including apartments and senior communities, with many arguing that they lead to overcrowding, traffic issues, and a loss of the town's character. They 65 + age group shared a strong sentiment against high-density housing and commercial overdevelopment, with requests for building styles that are compatible with the town's historical character.
6. **Infrastructure Concerns:** Many comments highlight the need for improvements in infrastructure—roads, schools, and public services—to keep pace with any new developments. There is a call for careful planning to ensure that the infrastructure can handle growth.
7. **Traffic and Safety:** Increased traffic and safety issues are prominent concerns. Respondents express worries about traffic safety, advocating for better planning that prioritizes community safety and addresses current traffic issues before further development. Many suggest that the increased traffic puts a strain on local services, blame overdevelopment, and urge for a more measured approach to growth.
8. **Walkability:** A recurring concern is the lack of walkable spaces with suggestions from the 34 and younger group for better pedestrian and biking infrastructure to create a more walkable community as well as the suggestion from the 45-64 group to develop measures to slow down traffic. The 35-44 age group noted that more walkable neighborhoods with proper sidewalks and community spaces will foster connectivity and a sense of community.
9. **Commercial Development:** There's a tension between encouraging economic development (like attracting businesses and entertainment options) while preserving the town's rural charm and historical character. Opinions vary on commercial growth for reasons other than community character; some advocate for more business development (especially near the airport) to balance taxes, while others argue against excessive commercial projects that could disrupt the community feel.
10. **Community Amenities:** Some respondents suggest the need for improvements to recreational facilities, more recreational spaces and community gathering areas to foster a sense of community and maintain a vibrant local culture.

11. **Environmental Sustainability:** Older adults including both the 45-64 and 65 and older age groups are concerned with protecting water sources and addressing pollution. There is a focus on environmental impacts, with calls for sustainable land use practices and monitoring of water quality, especially in light of past contamination issues.

**Specifics within age groups.** Two themes came up that were unique to these age groups.

12. **Transit Options:** (34 and under) A recurring concern within this age group is the lack of alternative transit options, which impacts families' ability to navigate the town safely without relying solely on cars.

13. **Civic Engagement and Planning:** 65 and older respondents feel that local governance has not adequately addressed their concerns. There's a call for more transparency and community involvement in development decisions.

## Question 17 | Answered: 1245 - Skipped: 153

### How needed are the various types of housing in Londonderry?

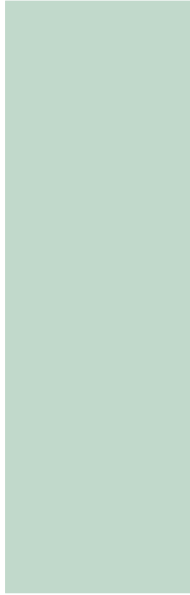
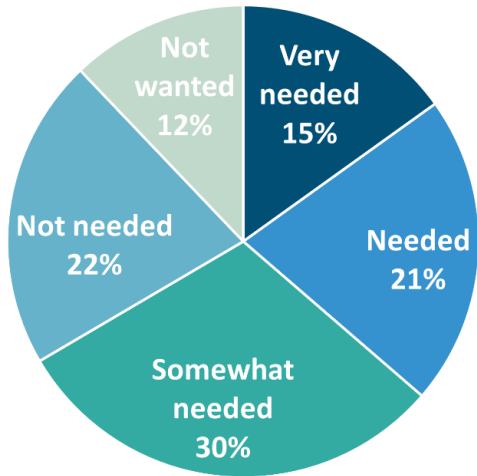
	Very Needed + Needed
Single-Family	54.53%
None- Londonderry has enough housing	38.33%
Affordable Housing	38.28%
Accessory Dwelling Units	36.34%
Age-Friendly Housing	36.20%
Assisted Living Facility	28.07%
Two-Family (Duplex)	27.80%
Townhouses or Condos	27.04%
Cluster Developments	26.73%
Village-style	25.37%
Age-restricted Housing	20.59%
Infill Development	20.53%
Multi-family Apartments (rental)	20.33%
Planned Unit Developments	19.92%
Manufactured Homes	11.08%

Single-family housing was the only type of housing that over half of respondents found to be very needed or needed. For the other housing types, there was little consensus. These responses indicate that further nuanced discussions on housing types will be necessary to develop a vision for housing in Londonderry.

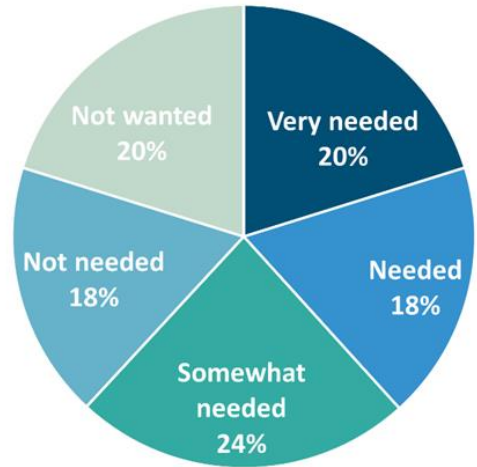
The following graphics provide illustrative examples of the wide range of responses for housing types:

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### Accessory Dwelling Units

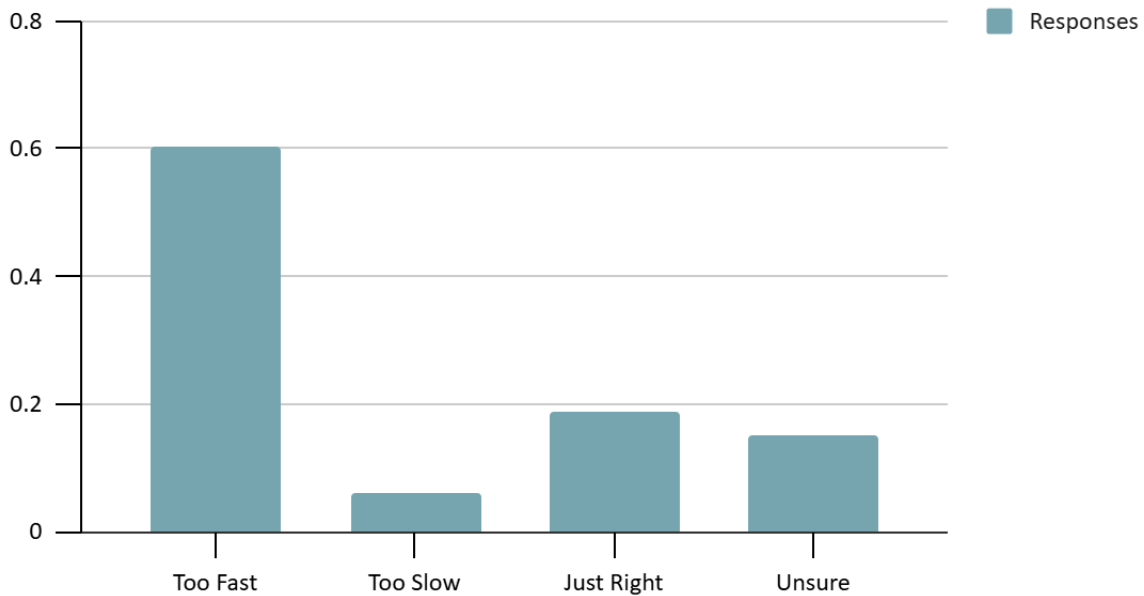


### Affordable Housing



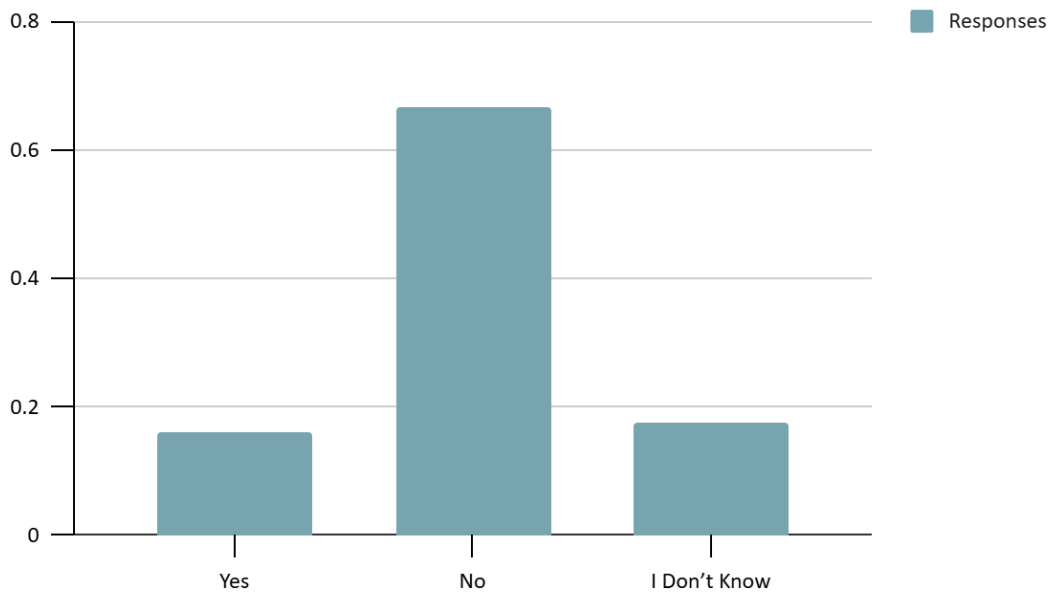
**Question 18** | Answered: 1246 - Skipped: 152

In your opinion, is Londonderry's residential growth occurring:



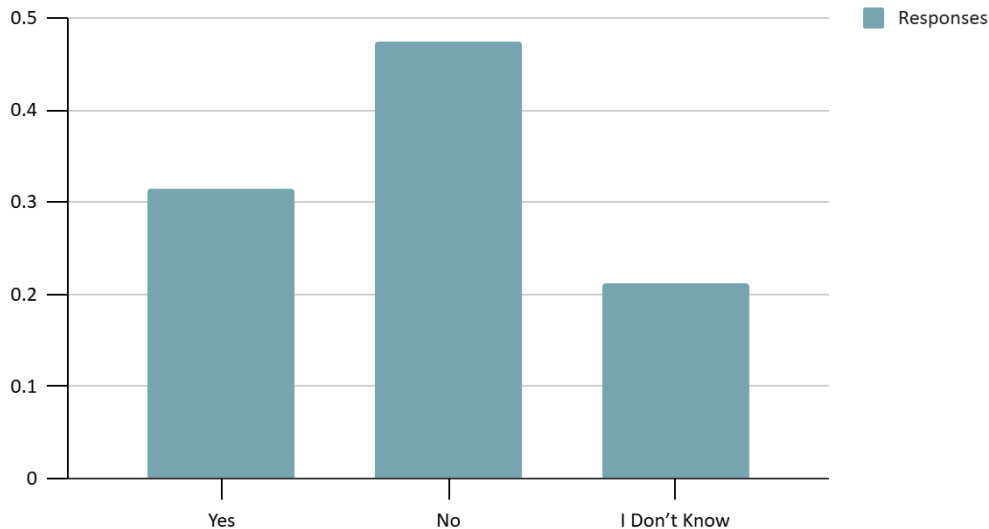
**Question 19** | Answered: 1244 - Skipped: 154

Based on your best estimation, does Londonderry offer a suitable/affordable selection of housing for younger residents wanting to buy their first home?



**Question 20** | Answered: 1242 - Skipped: 156

Based on your best estimation, does Londonderry offer a suitable/affordable selection of housing for older adults wanting to downsize into age-friendly housing?



**Question 21 | Answered: 1192 - Skipped: 206**

**If you are an older adult wanting to “age in place” or a younger person caring for an older family member, how important are the following elements in regards to your (or their) ability to stay in town/in your own home?**

	Very Important + Important
In-home services for self-care needs (Taking medications, bathroom needs, getting dressed)	54.20%
Making connections to family and friends	54.17%
Assistance in getting to places (medical appointments, grocery shopping, church, vet, bank, pharmacy, etc.)	52.10%
Assistance with indoor/outdoor projects	44.29%
Assistance with cooking and cleaning	41.38%
Assistance with filling out forms and answering mail/email	38.41%

Over half of respondents reported that in-home services, making connections to family & friends, and assistance in getting to places were very important or important factors that would allow them to stay in their own home or in Londonderry.

**Question 22 | Answered: 710 - Skipped: 688**

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## ***What are the most important housing issues that town departments and boards should prioritize?***

**Common Themes:** Overall, the responses reflect a strong desire for sustainable growth that prioritizes community needs, affordable housing, and the preservation of Londonderry's unique character.

- 1. Preservation of Small Town Character:** Many residents emphasize the importance of maintaining the town's charm and character amidst growth, advocating for maintaining open spaces, agricultural land, and walkable neighborhoods.
- 2. Balanced Development and Housing Diversity:** Respondents want a balanced approach that includes options for young families, seniors, and lower-income residents without overwhelming the town's character. The 34 and younger call for a mix of housing types, including smaller single-family homes, townhouses, and high-density options that cater to different demographics, particularly younger families and working individuals. This group also advocates organic, historically inspired developments. Both the 35-44 and 45-64 age groups support single-family homes and smaller lot sizes rather than dense developments as a compromise to meet the needs of both young buyers and those looking to downsize.
- 3. Affordable Housing Concerns:** There is a strong call for affordable housing options in order to make living in Londonderry accessible. Often, participants specifically mention the need for affordable housing for young people, first-time homebuyers, families, and seniors. Residents are worried about high housing costs and the lack of modestly priced homes. Respondents emphasize the importance of creating housing that is genuinely affordable, rather than luxury apartments or over-55 communities that are out of reach for many. There is quite a bit of differing opinions regarding what affordable housing may look like, although some emphasize modest single-family homes. Although many do not prefer multi-family, the 34 and younger age group suggest multi-family housing as a possible affordable option. Older adults also mention single-level living options as needed.
- 4. Opposition to Overdevelopment:** Many residents feel that the rapid growth of housing (particularly multi-family and high-density housing) and even commercial development is detrimental to the community's small-town feel and unique identity. Concern for rapid growth has also led to the belief that it has caused overcrowding, impacts on the environment, and a strain on infrastructure such as schools, roads, and emergency services. Within the 34 and younger group, some shared that the high-density growth leads to "sterile" environments and impersonal complexes.

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5. **Traffic and Infrastructure Needs:** The impact of new housing on traffic and local infrastructure is a recurring concern. Many residents are worried that increased housing density will overwhelm roads and public services. There is concern that existing infrastructure is insufficient to support new developments. Many responses call for improvements to services like schools, roads, and public utilities before any further housing expansion and that careful traffic management is needed to ensure safety and maintain Londonderry's high quality of life.

6. **Taxation and Financial Burdens:** Residents frequently mention the need to manage property taxes and financial impacts on homeowners. High taxes are frequently cited as a barrier to affordability, with calls for lower taxes to support residents on fixed incomes and encourage younger families to settle in the area. Many residents worry that increased development leads to higher taxes, making it harder for families to afford living in the town. Respondents also shared that growth should help reduce taxes rather than increase them. The 65 and older age group took the issue further recommending that tax relief or adjustments be made for seniors and long-term residents.

7. **Impact on Schools and Community Services:** Respondents between 35 and 64 stress the need to improve schools and community services to attract families. Concerns are raised that the current growth is not accompanied by adequate educational and service resources. Issues like school overcrowding and the need for more before-and-after school care are emphasized.

8. **Community Amenities:** A desire for more parks and communal gathering spaces is evident, as residents seek environments where families can connect and engage outside of their homes. Some respondents highlight the lack of retail and recreational spaces, suggesting that new development should include amenities that enhance the quality of life for residents. There is a significant focus on ensuring that green spaces and natural beauty are preserved.

**Specifics within age groups.** Several themes came up that were unique to these age groups.

9. Within the 34 and younger group, two topics surfaced:

- a. **Flexible Zoning:** There's frustration with zoning restrictions that limit the types of housing available, pushing for more flexible regulations that allow for diverse housing types and encourage development that meets the needs of younger residents.
- b. **Impact of Senior-only Housing:** Many responses highlight concerns about the predominance of 55+ communities, arguing that these developments hinder the influx of younger families, which is essential for the town's growth and vitality.

10. Within the 65 and older group, these topics emerged



- a. **Accessibility:** Accessibility features, such as single-level homes and wheelchair-friendly designs, are frequently mentioned, highlighting the need for housing that accommodates the aging population and those with disabilities
- b. **Community Services and Quality of Life:** There are calls for more support for seniors, including financial assistance and resources to help them stay in their homes. Additionally, maintaining green spaces and community character is important to many respondents.
- c. **Zoning Restrictions:** A desire for stricter zoning regulations is evident, with suggestions to limit building sizes and maintain larger lot requirements. Residents want more thoughtful planning that aligns with community needs rather than developer interests