



Center Harbor

NEW HAMPSHIRE

Master Plan Survey

Community Workshop

September 24, 2025

Master Plan Workgroup

- Bill Ricciardi
- Gary Mellinger
- Dave Nelson
- Helen Altavesta

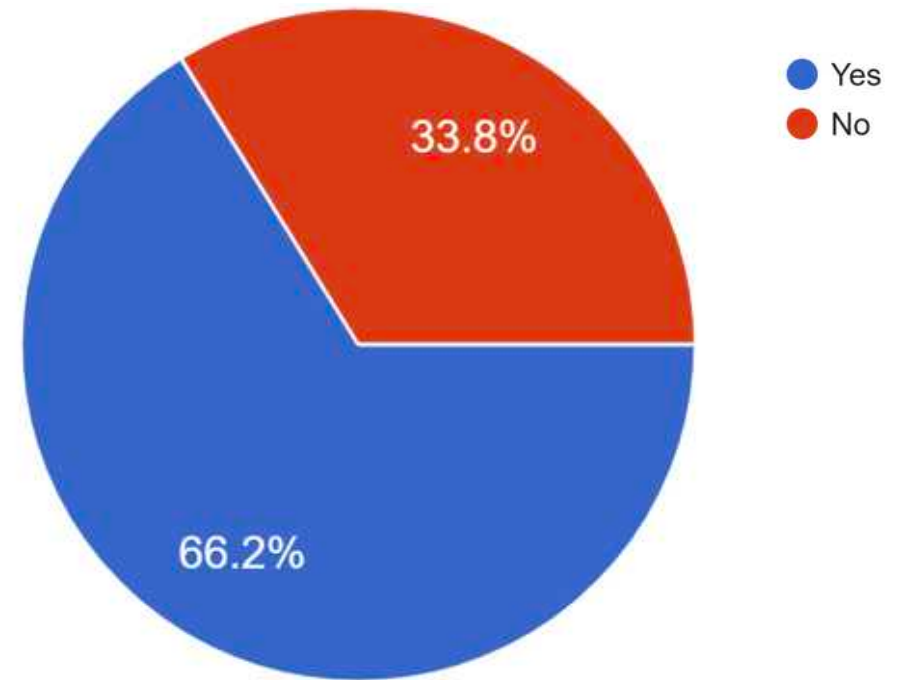
Our Master Plan

- **Guiding document for growth**
- **State of NH recommends 10 year updates**
- **Last Master Plan June 2012**
Natural Resources update in 2014



Agenda

- Respondent Background
- General Satisfaction & Interest
- Future Growth
- Town Services
- Conservation
- Communications
- Comments
- Next Steps
- Library Strategic Plan

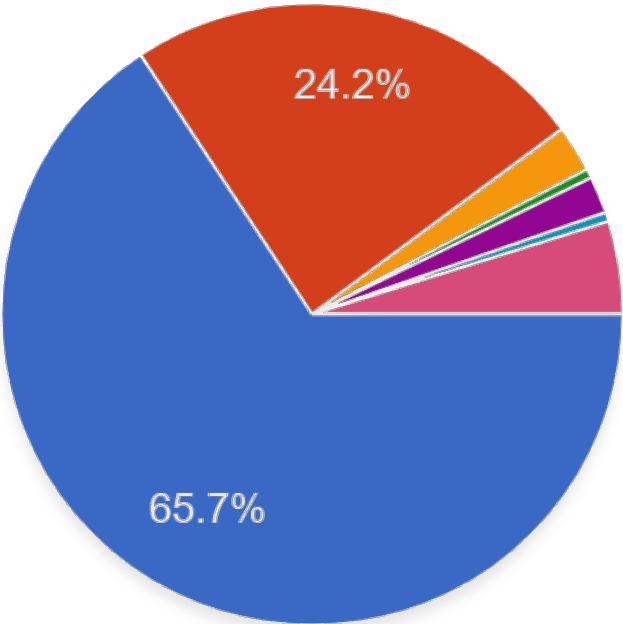


Community Interest in Reviewing Results

Respondent Background - Residence Type

1. What best describes your residence in Center Harbor? (Please choose one)

207 responses



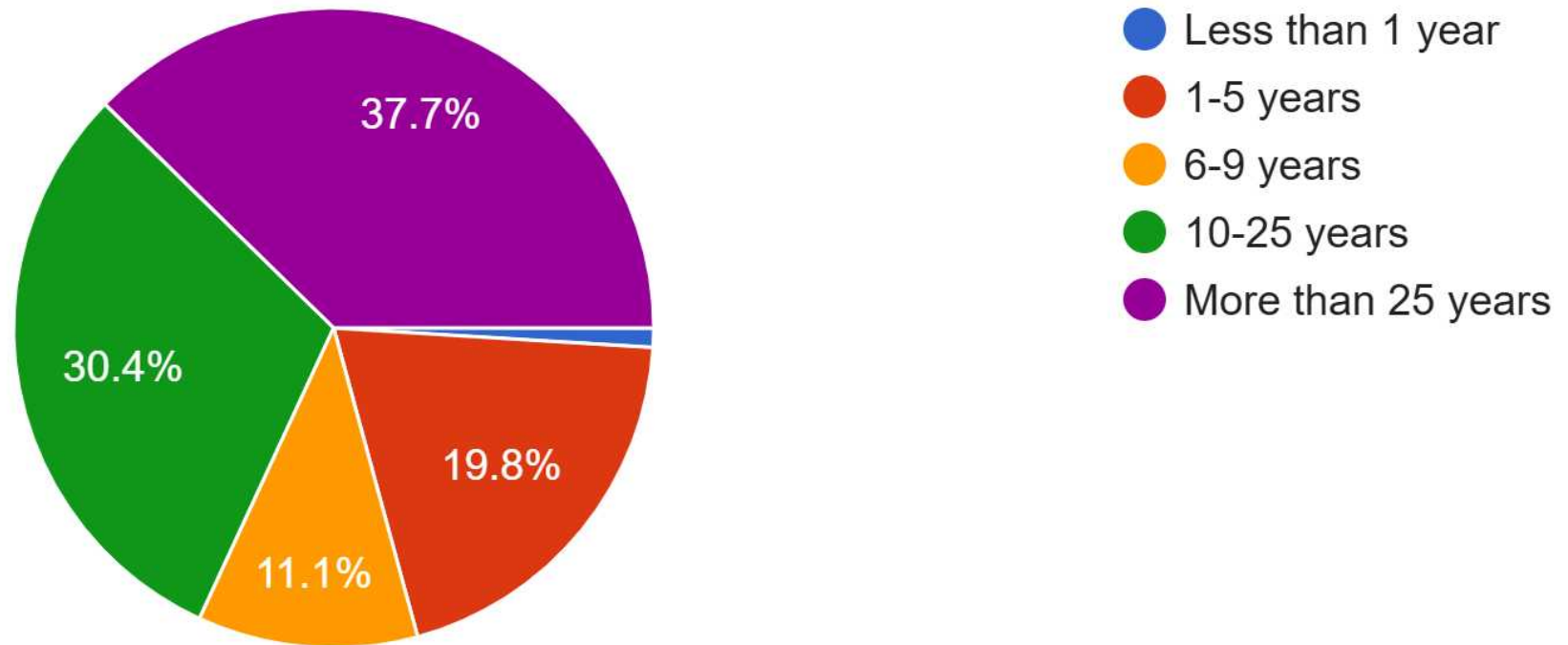
- Year-round resident
- Seasonal and/or weekend resident
- Business Owner/Resident
- Business Owner/Non-resident
- Owner of rental/leased property
- Renter
- Land owner only

1. What best describes your residence in Center Harbor? (Please choose one) (207 Responses)	Percentage	Responses
Year-round resident	65.7%	136
Seasonal and/or weekend resident	24.2%	50
Land owner only	4.8%	10
Business Owner/Resident	2.4%	5
Owner of rental/leased property	1.9%	4
Business Owner/Non-resident	0.5%	1
Renter	0.5%	1

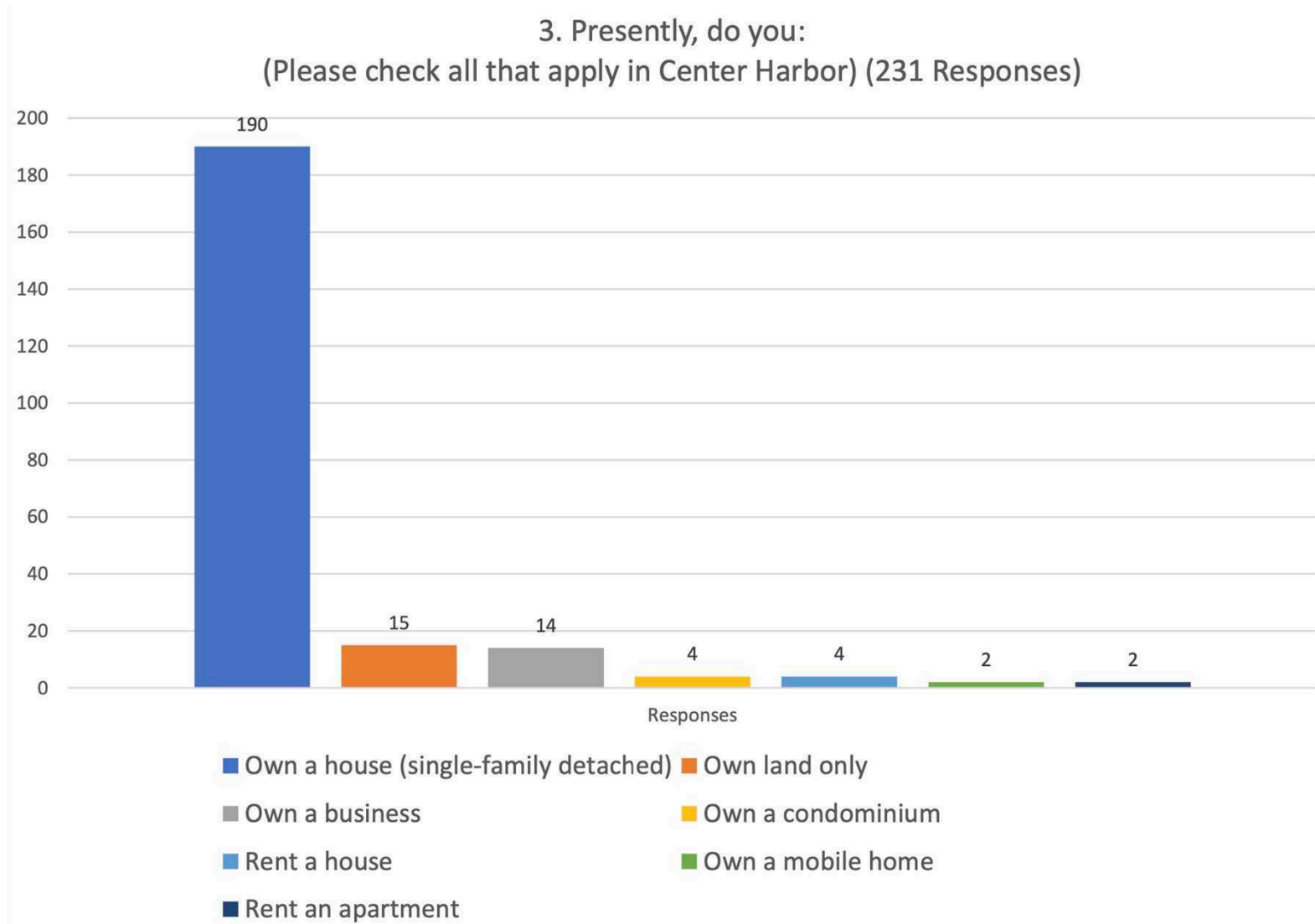
Respondent Background - Length Here

2. How long have you lived/owned in Center Harbor? (Please choose one)

207 responses



Respondent Background - Ownership



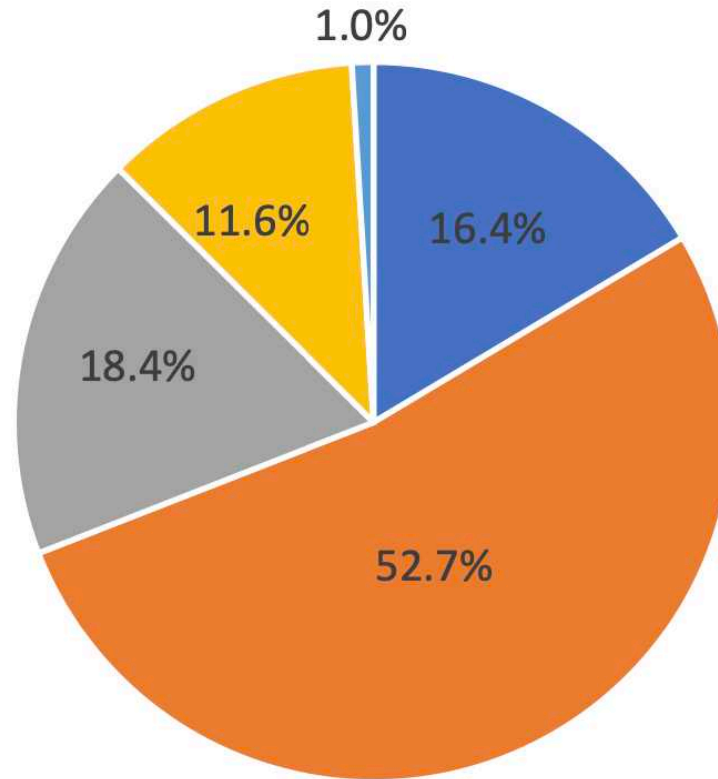
Respondent Background - Age

4. What is your age? (Please provide a number below) (207 Responses)

Age bracket	Respondents	% of Respondents	Census Count	% of Age Group
UNK	4	1.93%		
18-34	3	1.45%	57	5.3%
35-44	13	6.28%	107	12.2%
45-54	22	10.63%	120	18.3%
55-64	47	22.71%	162	29.0%
65+	119	57.49%	386	30.8%
Total	207	100.00%	1008	20.5%

Respondent Background - Household Size

5. Number in Household (200 Responses)

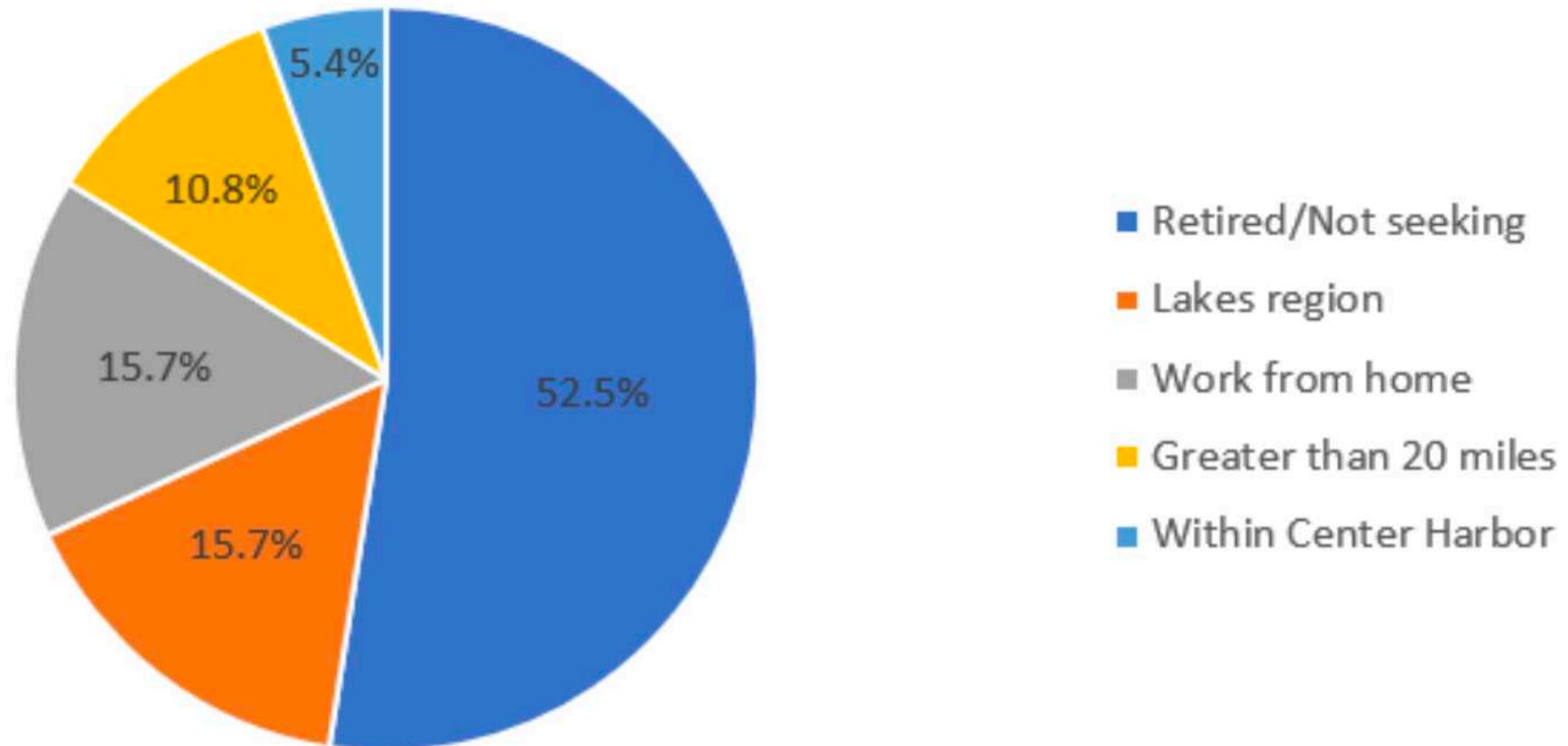


■ 1 person ■ 2 people ■ 3-4 people ■ 5+ people ■ Not Answered



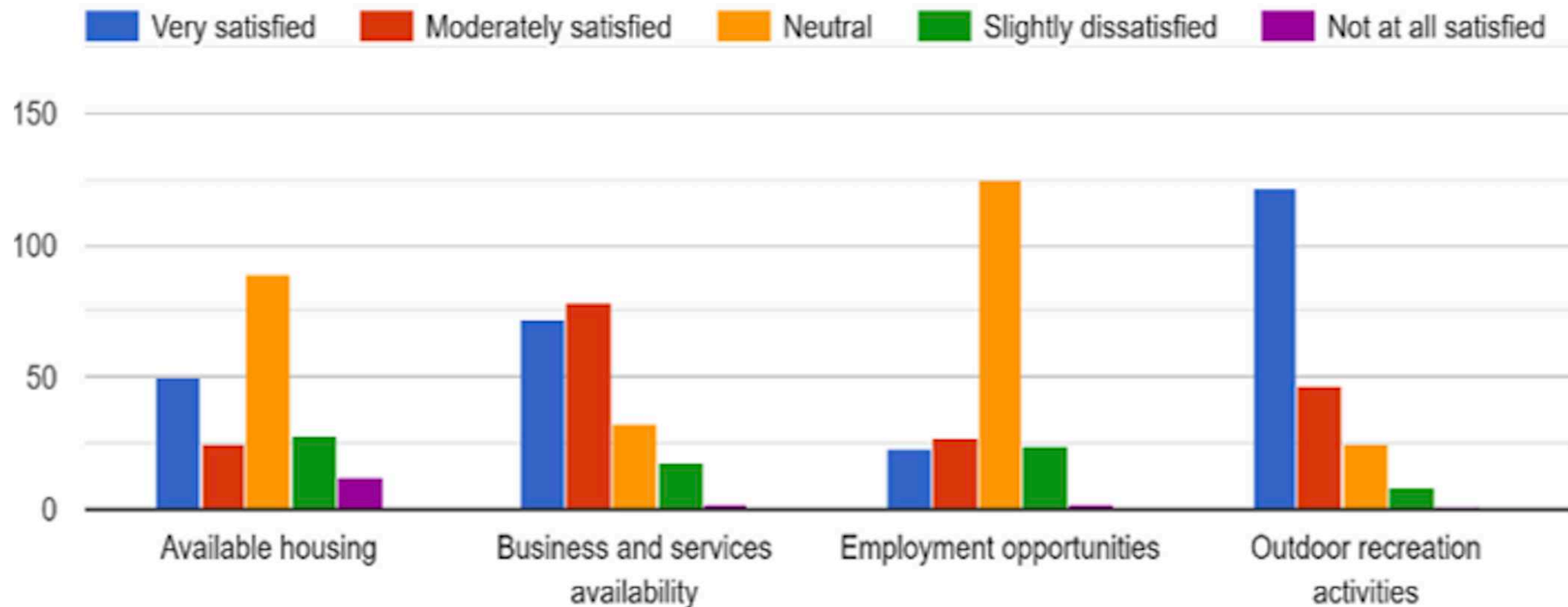
Respondent Background - Work Commute

6. What is your work commute?
(Please choose one) (204 Responses)



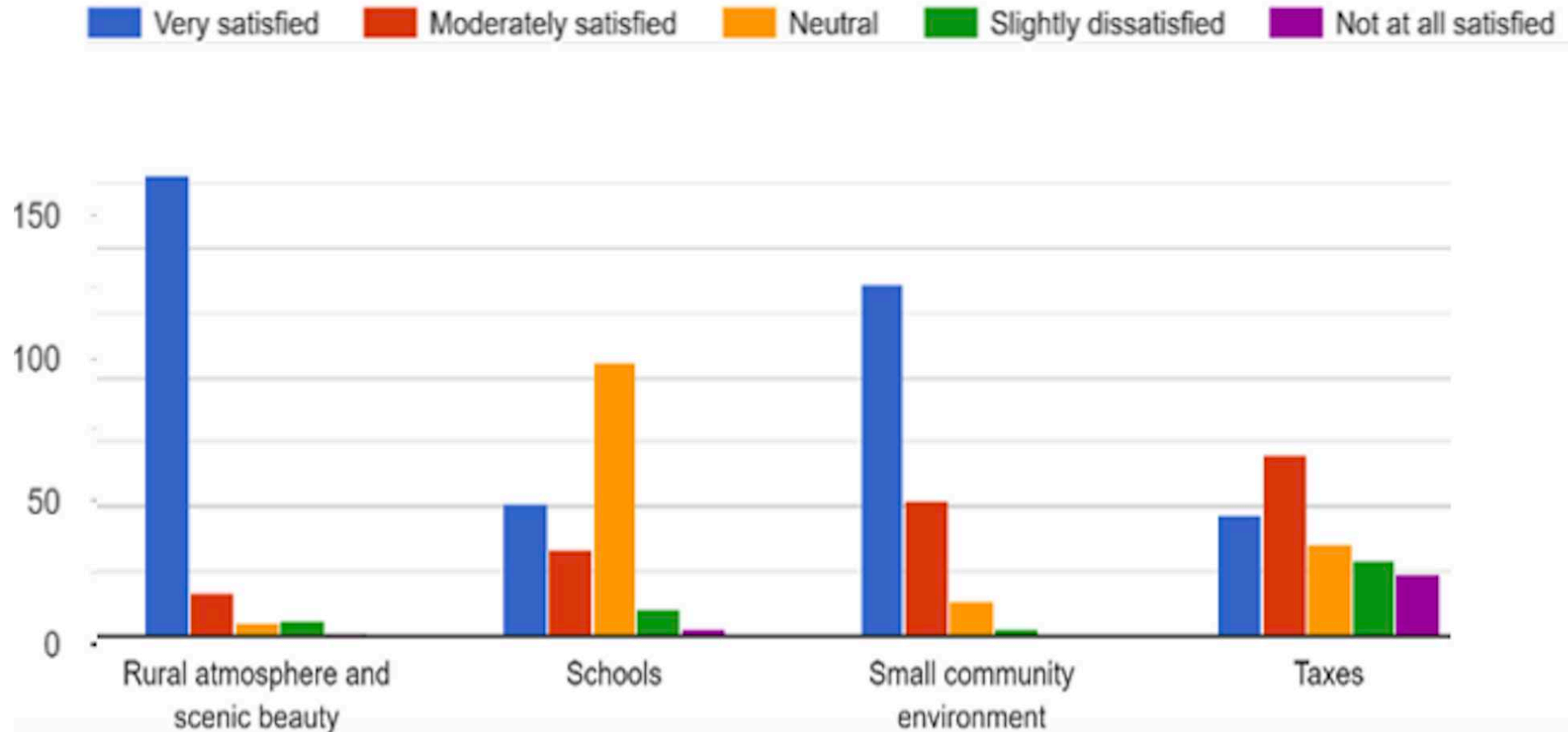
General Satisfaction & Interest

7. Please indicate how satisfied you are about the following in Center Harbor?



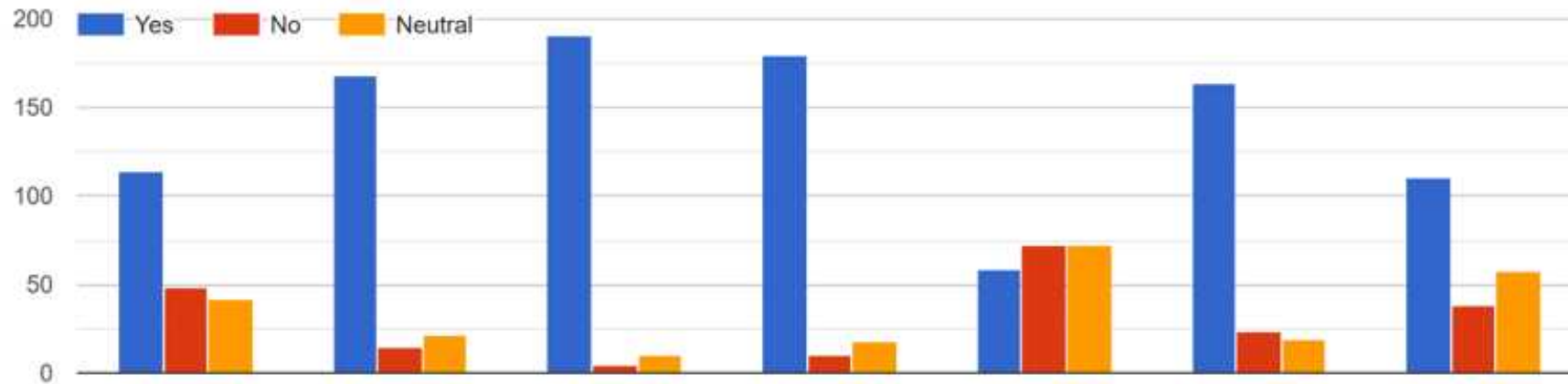
General Satisfaction & Interest

7. Please indicate how satisfied you are about the following in Center Harbor?



General Satisfaction & Interest

8. Do you support the following?



Progress towards the intro. of alternative/renewable energy sources

Keeping zoning districts (Agricultural and Rural, Residential, Commercial/Light Industry, and Commercial-Village Area)

Preservation of agricultural lands

Preservation of historical buildings and the town's heritage

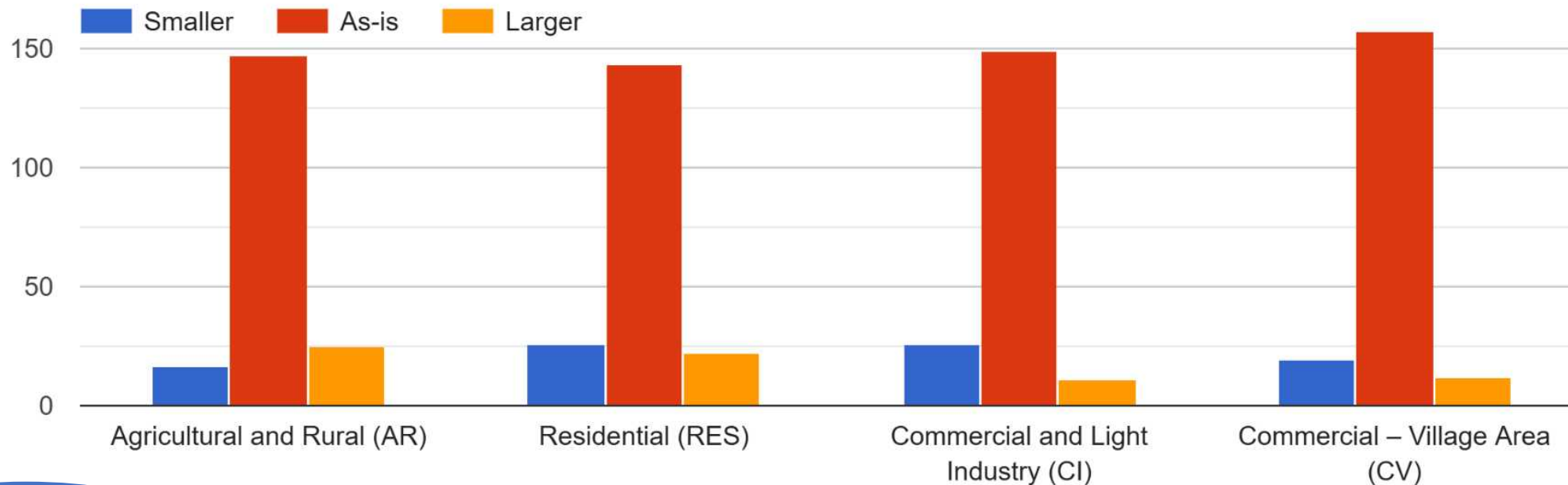
Expansion of commercial enterprises

Protection of water bodies beyond state regulations

Expansion of town parks and recreational facilities

Future Growth - Zoning

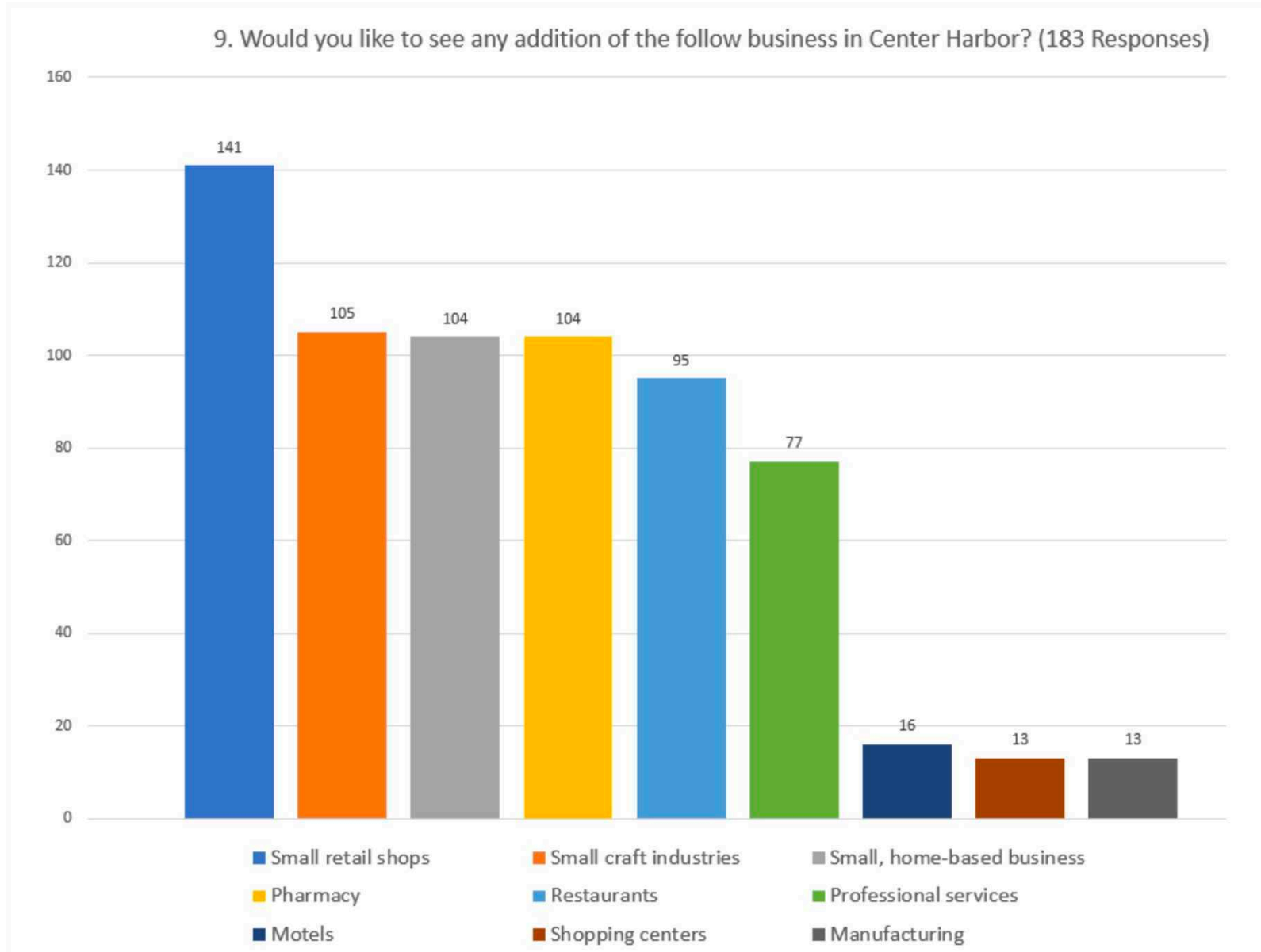
12. In 2001, the town amended the minimum lot sizes (See Zoning Ordinance Section 9:1) for building. Do you feel the minimum lot size should remain or change? (map view of zoning districts)



Comments

"Strongly value Center Harbor's small-town character and oppose large-scale business growth - Keep it small"

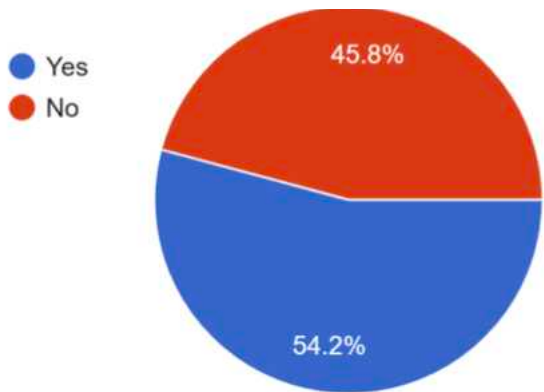
Future Growth - Types



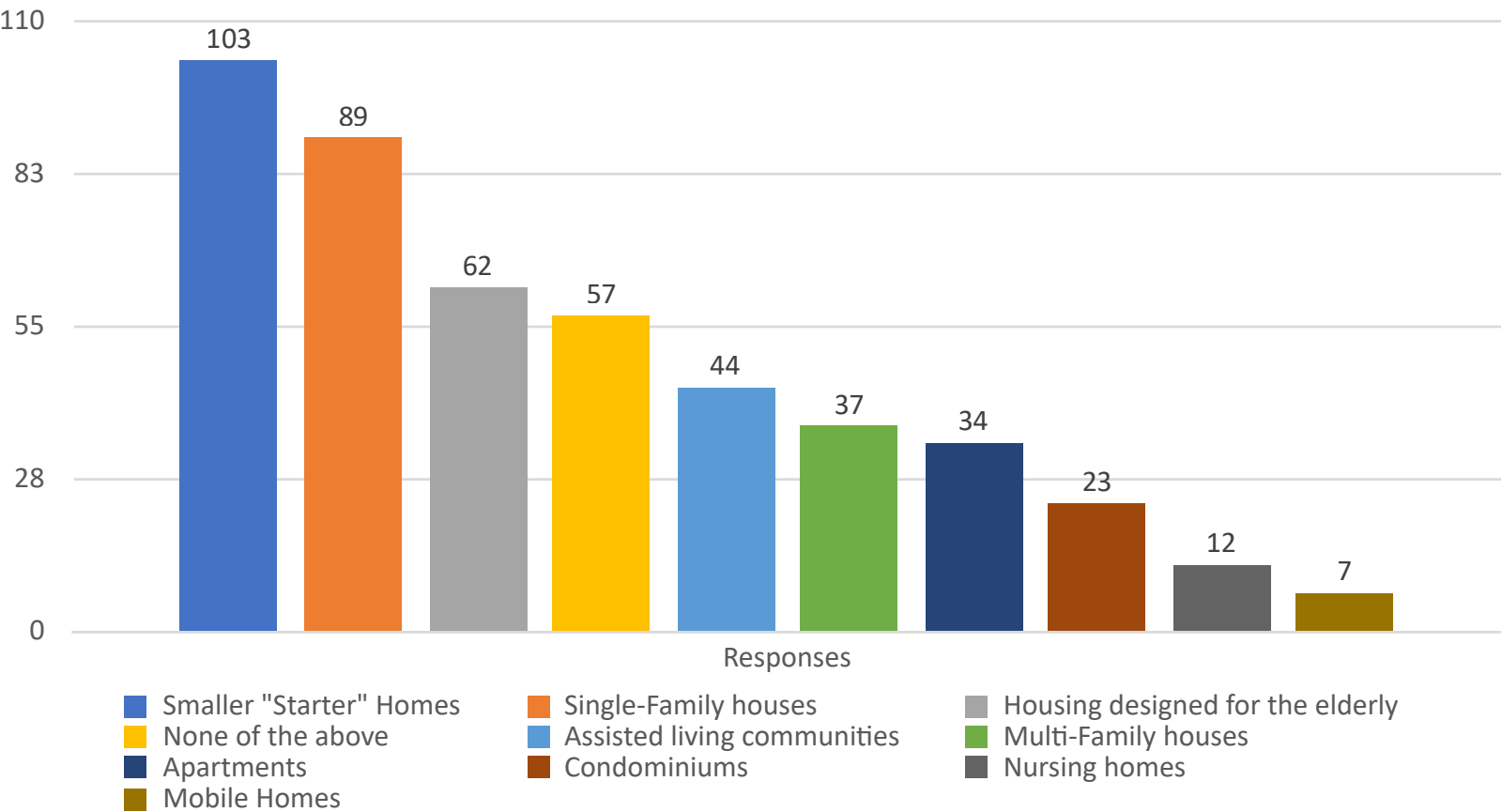
Future Growth - Housing

10. Do you feel there is adequate housing available in Center Harbor to meet the future needs of the town?

192 responses



11. Which types of housing you would like to see increase? (200 Responses)



Future Growth - Accessory Dwelling Units

New Hampshire HB577 (updating RSA 674:71 - 73) effective 7/1/25

Current CH Zoning

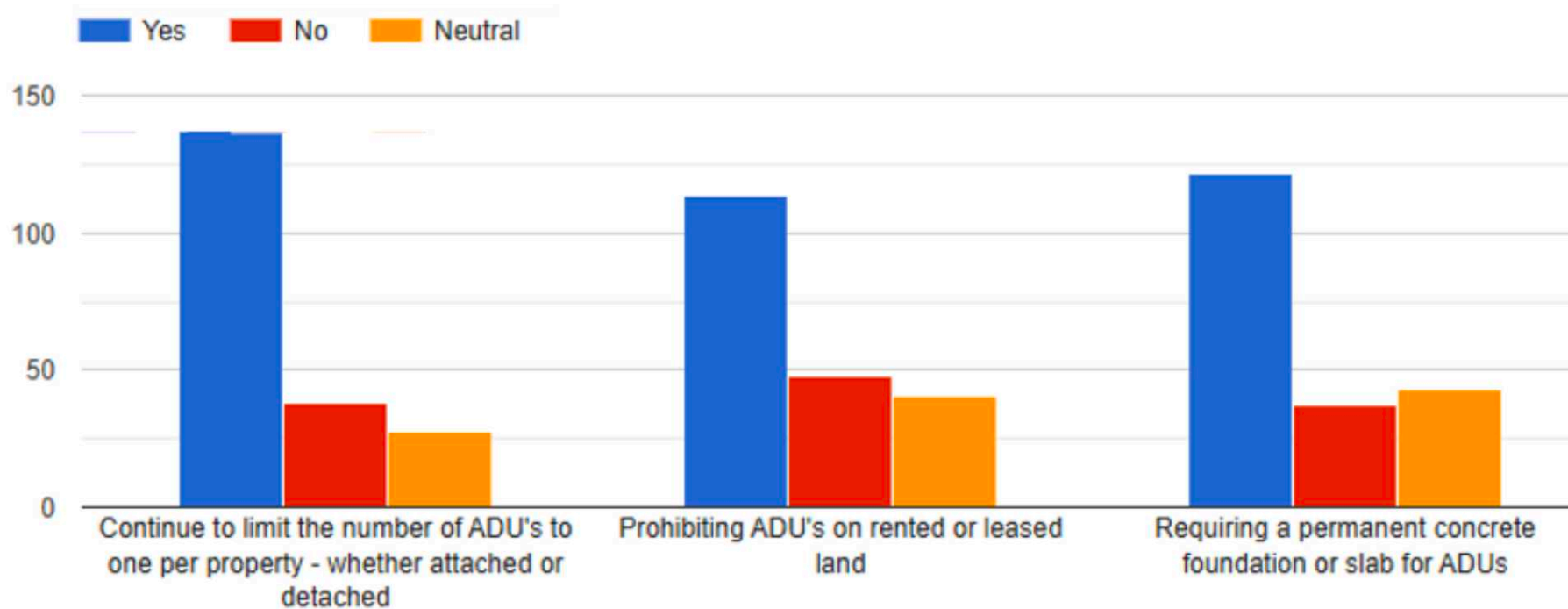
- Attached only, with interior connecting door
- Limit of 900 sq ft
- 1 Per site
- Owner Occupied

New Law

- Allows detached ADU by matter of right (w/ building permit)
- New maximum size of 950 sq ft
- Cannot limit to family relationships, nor one bedroom
- May require 1 additional parking space
- Town can limit on rented/leased land and for multi-family properties
- Town can require owner occupancy

Future Growth - Accessory Dwelling Units

13. In 2025, the state is anticipated to expand the regulations ([HB 577, updating RSA 674:71](#)) for Accessory Dwelling Units (ADU) to allow for a detached unit by right and increasing the allowed space to 950 sq ft of living space. This overrides the [Center Harbor ordinance](#) (Section 5:9:2) that allows only one attached ADU and 900 sq ft of living space. With these potential changes, do you support any of the following?



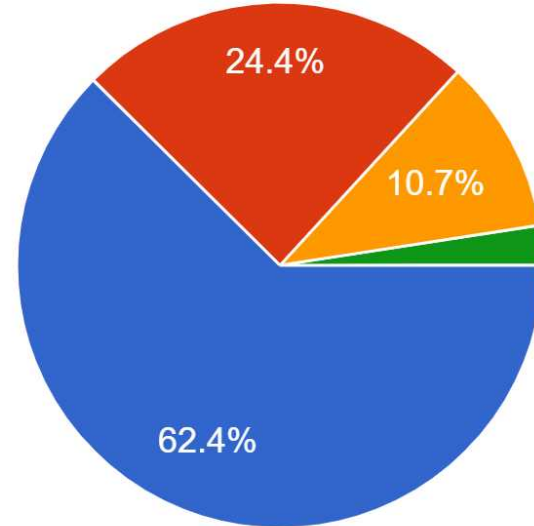
Comments

“Create affordable housing and provide space for elderly/family members, more housing without more house lots...opposition to mobile/tiny homes used as short term rentals”

Town Services - Police

14. How satisfied are you with the way the Police Department serves our community? (Please choose one)

205 responses



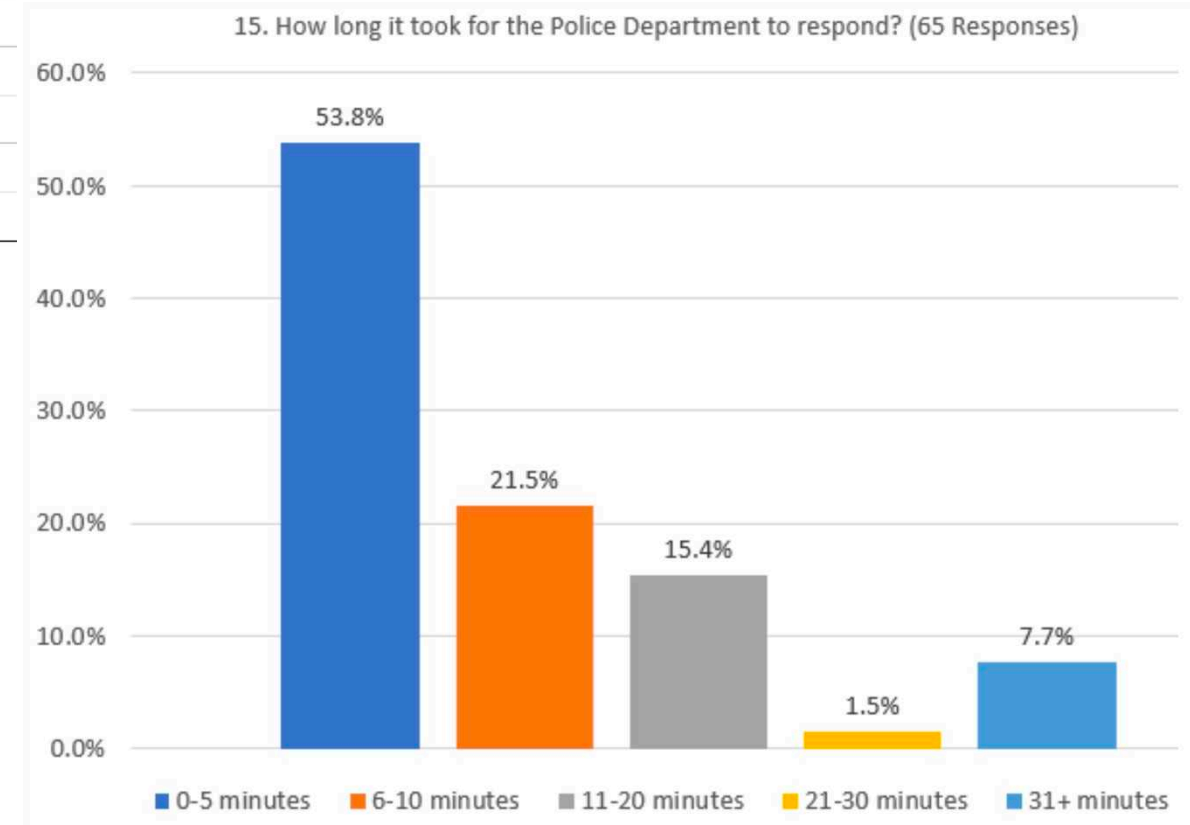
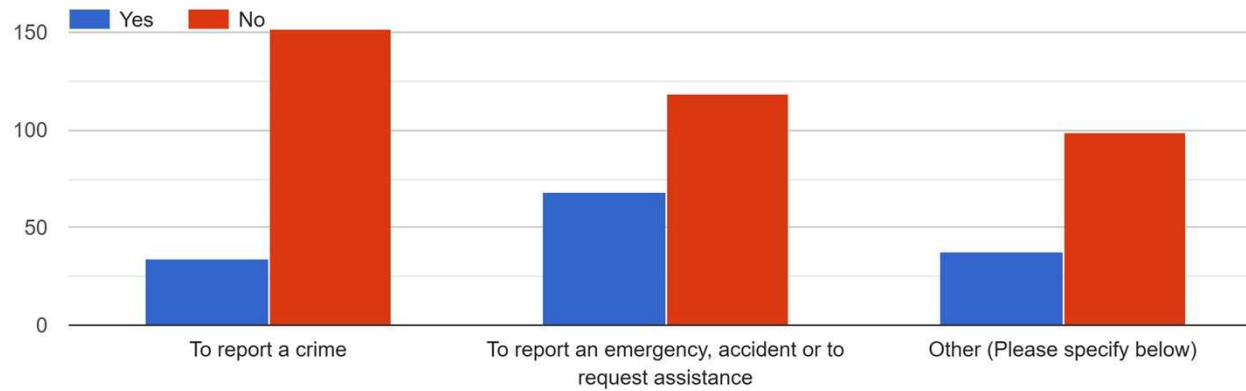
- Very satisfied
- Satisfied
- Neutral
- Unsatisfied
- Very Unsatisfied

86.8% Satisfaction Level



Town Services - Police

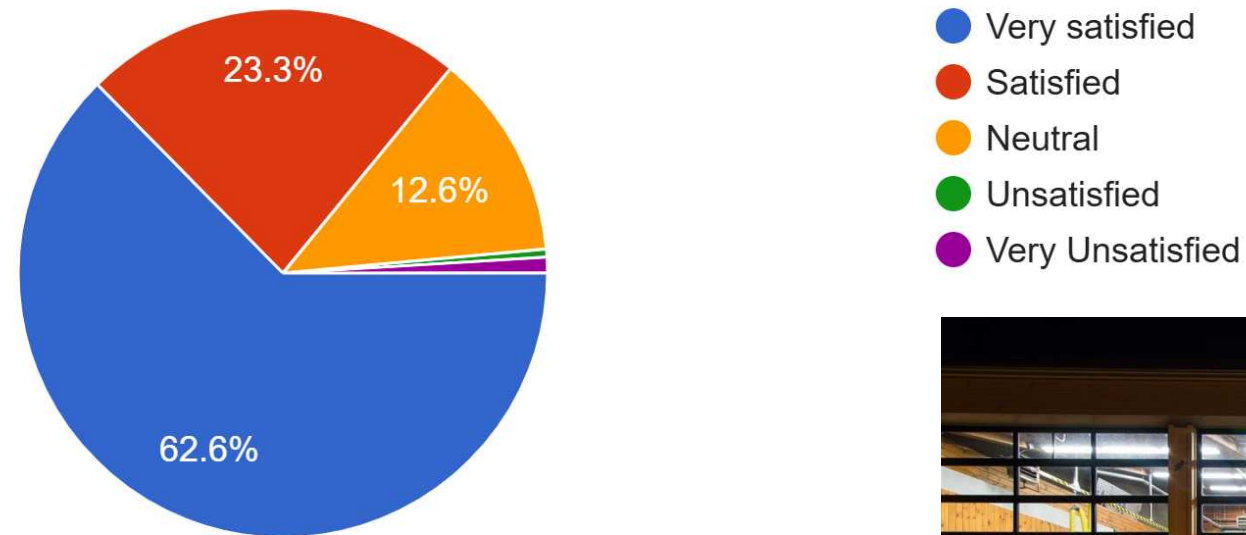
15. Have you ever called the Center Harbor Police Department for the following? (Please check all that apply)



Town Services - Fire Department

16. How satisfied are you with the way the Fire Department serves our community? (Please choose one)

206 responses

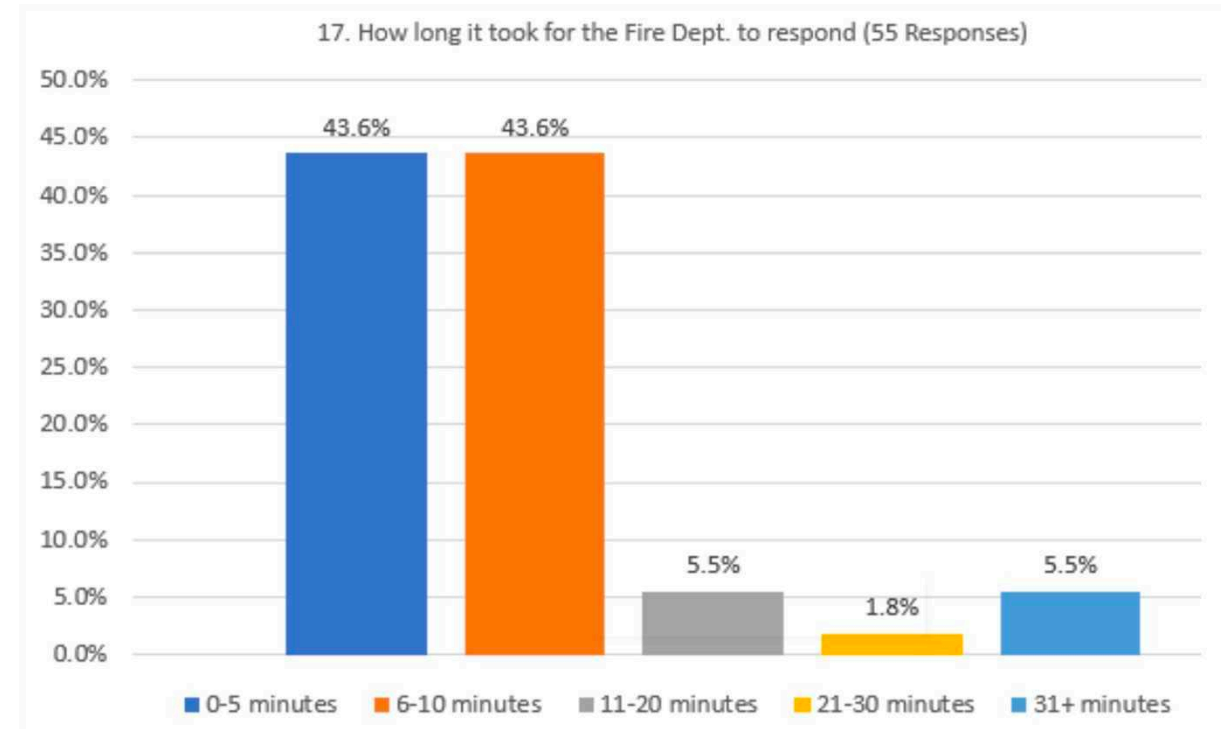
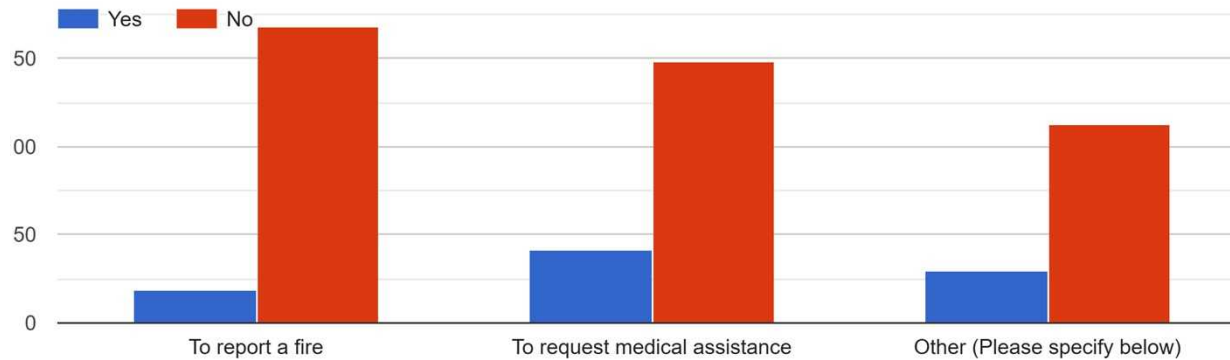


85.9% Satisfaction Level



Town Services - Fire Department

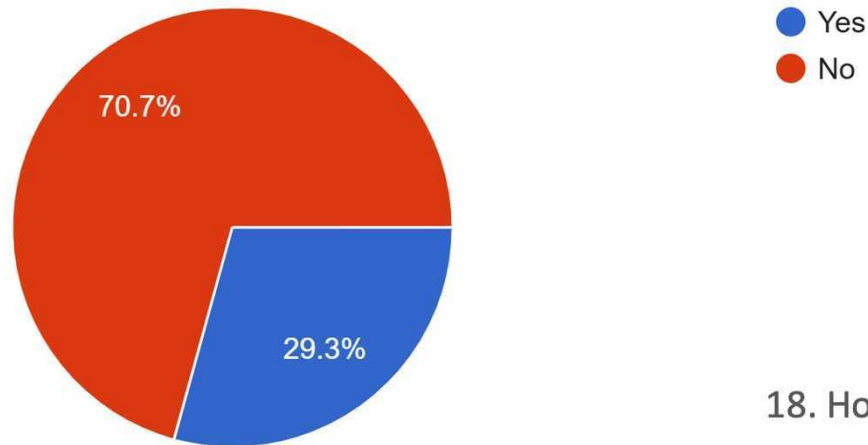
17. Have you ever called the Center Harbor Fire Department for the following? (Please check all that apply)



Town Services - Ambulance

18. Have you ever called for an ambulance while in Center Harbor?

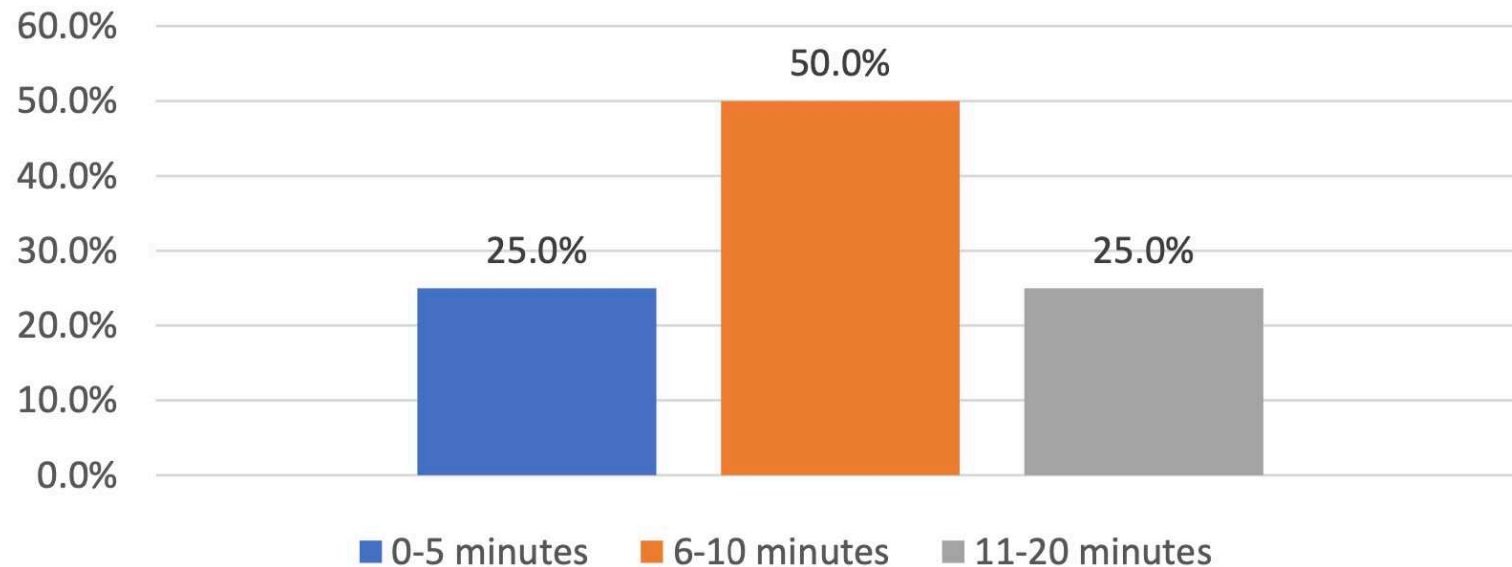
205 responses



Ques 19: Do you support increased Funding for ambulance services?
(192 responses)

77.6% Yes

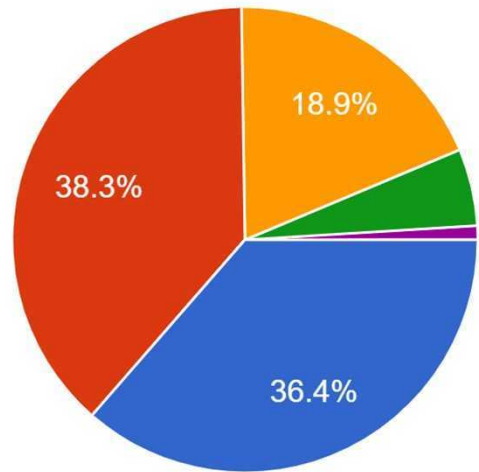
18. How long it took for the Ambulance to respond? (48 Responses)



Town Services - Highway Department

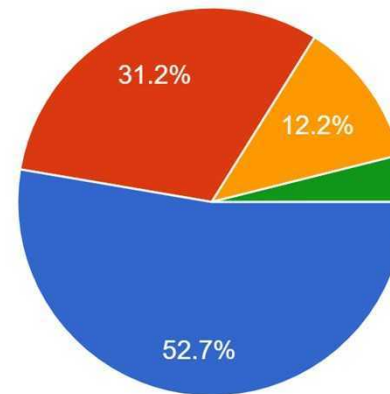
20. How satisfied are you with the way the Highway Department serves our community? (Please choose one)

206 responses



21. How satisfied are you with the snow removal on the town roadways? (Please choose one)

205 responses

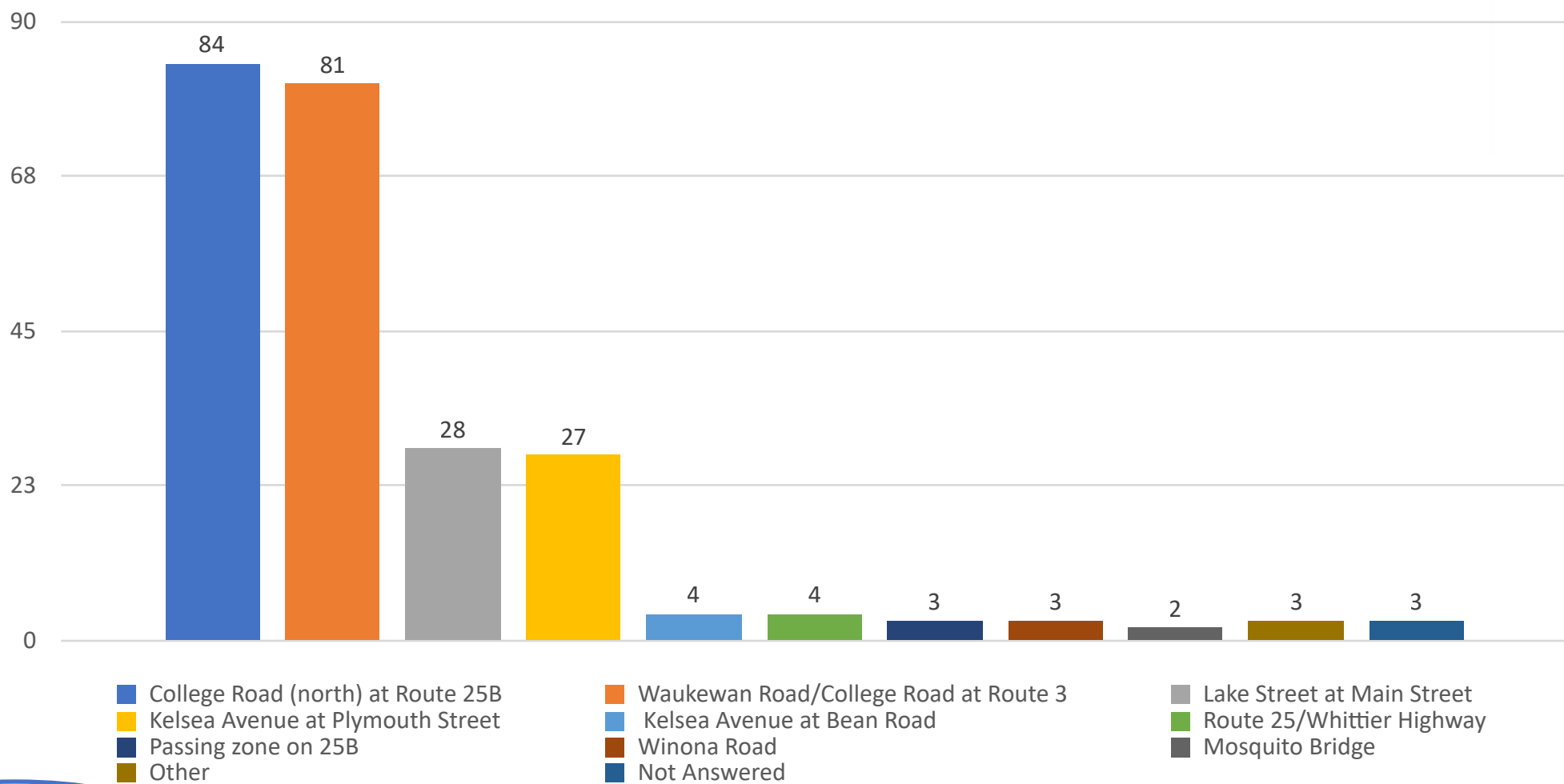


Satisfaction Level
83.9% Roads
74.7% Overall

Town Services - Highway Department



22. Which roads/intersections in town do you feel are dangerous to vehicles/pedestrians? (136 Responses)



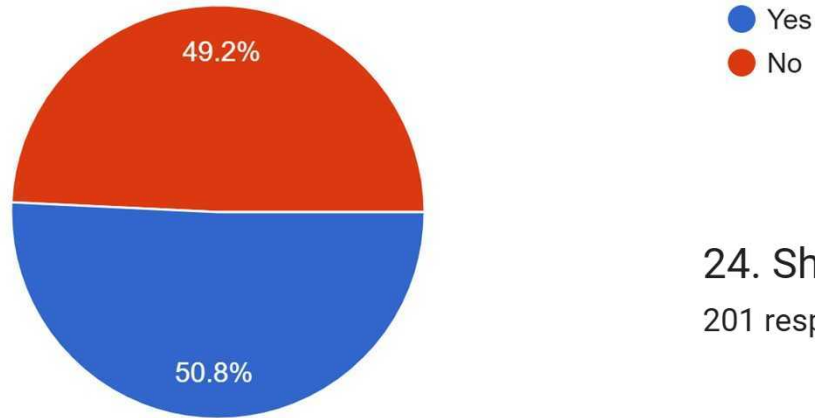
Comments

“Rte 25B - speeding/visibility/passing zone; Rte 3/25B - dangerous; Rte 3/Waukegan - visibility Kelsea Ave both Plymouth/Bean - visibility; Plymouth/Main - bad angles”

Town Services - Highway Department

23. Should the town explore traffic calming options (e.g. speed reduction) with the state of New Hampshire on Route 25 through the Village Area?

199 responses

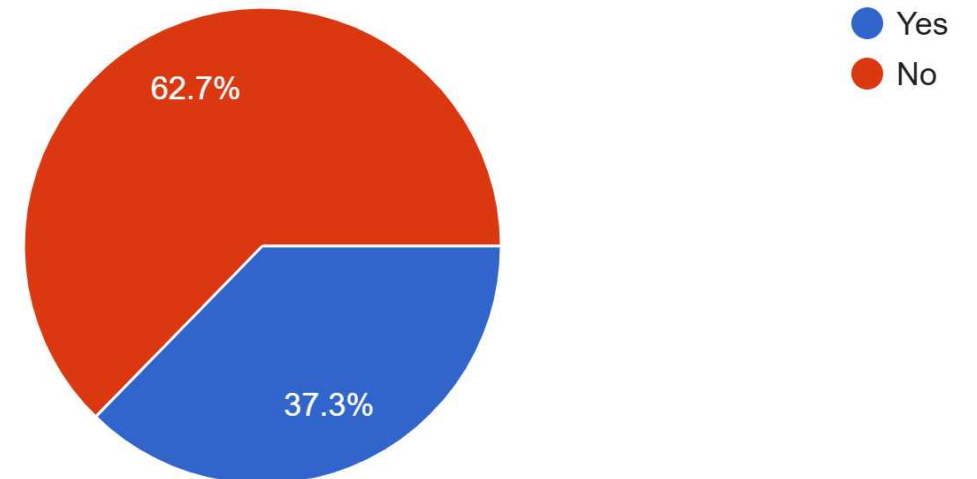


Comments

“Mixed opinions on speed limits, notes for better enforcement, pedestrian safety & infrastructure - sidewalks, ADA accessible, and bump-outs”

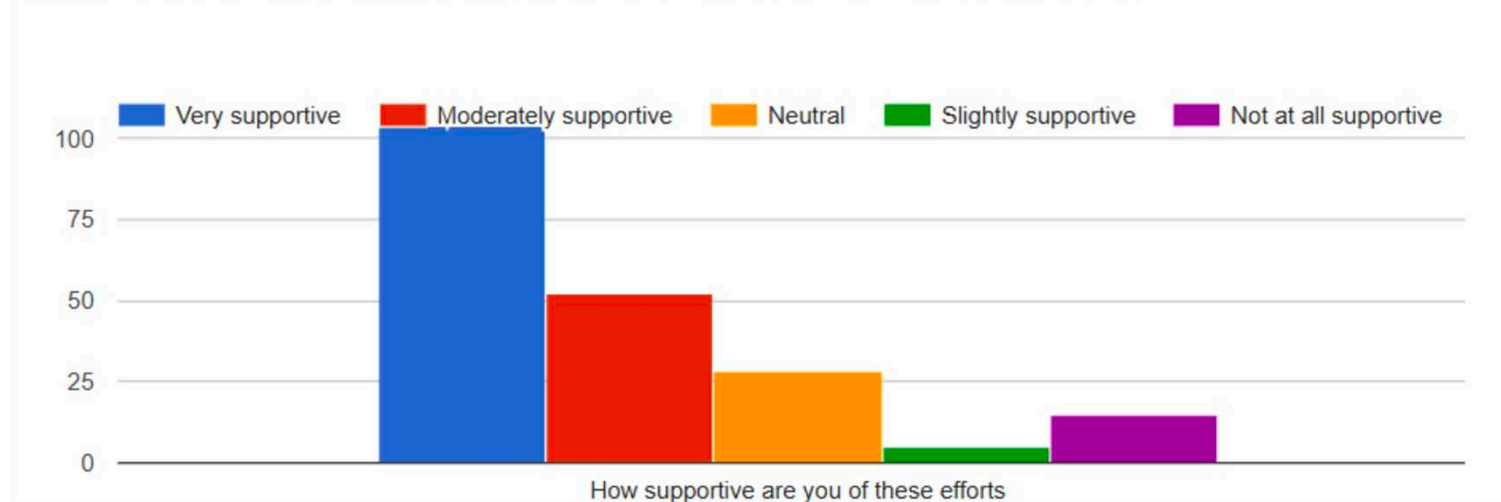
24. Should the town explore increasing public parking in the Village Area?

201 responses



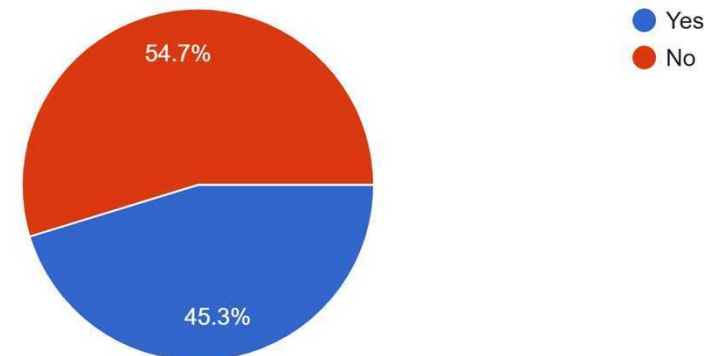
Town Services - Highway Department

25. The town is currently investigating sidewalk/crossing options for enhancing the walkability and safety of the Village Area, including a portion of Route 25 to the Moultonborough town line, and from the town docks into the Village Area.



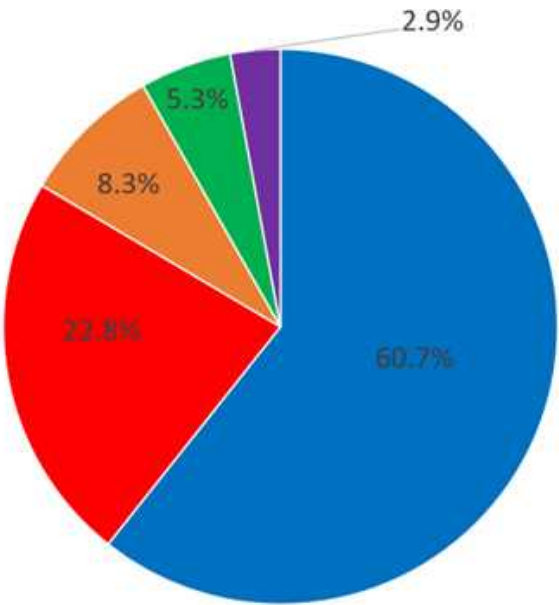
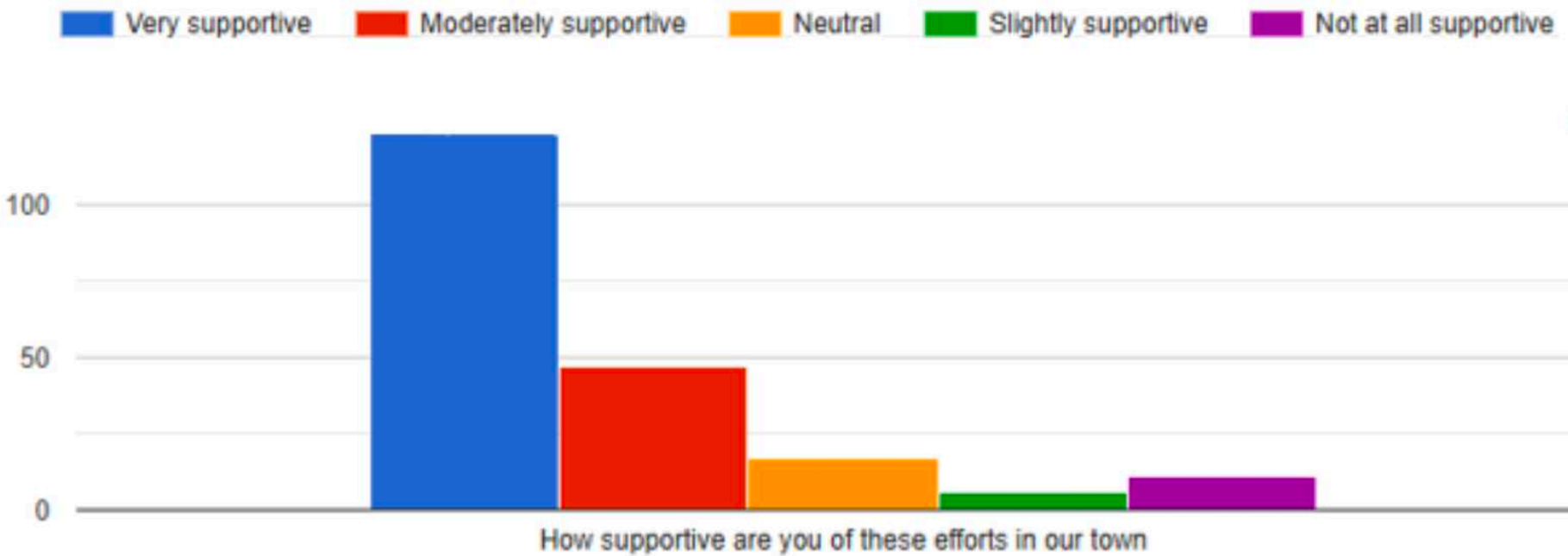
26. Do you feel there are any roads in town where accommodations should be made for bicyclists and pedestrians (such as bike paths, sidewalks or hiking paths) ?

190 responses



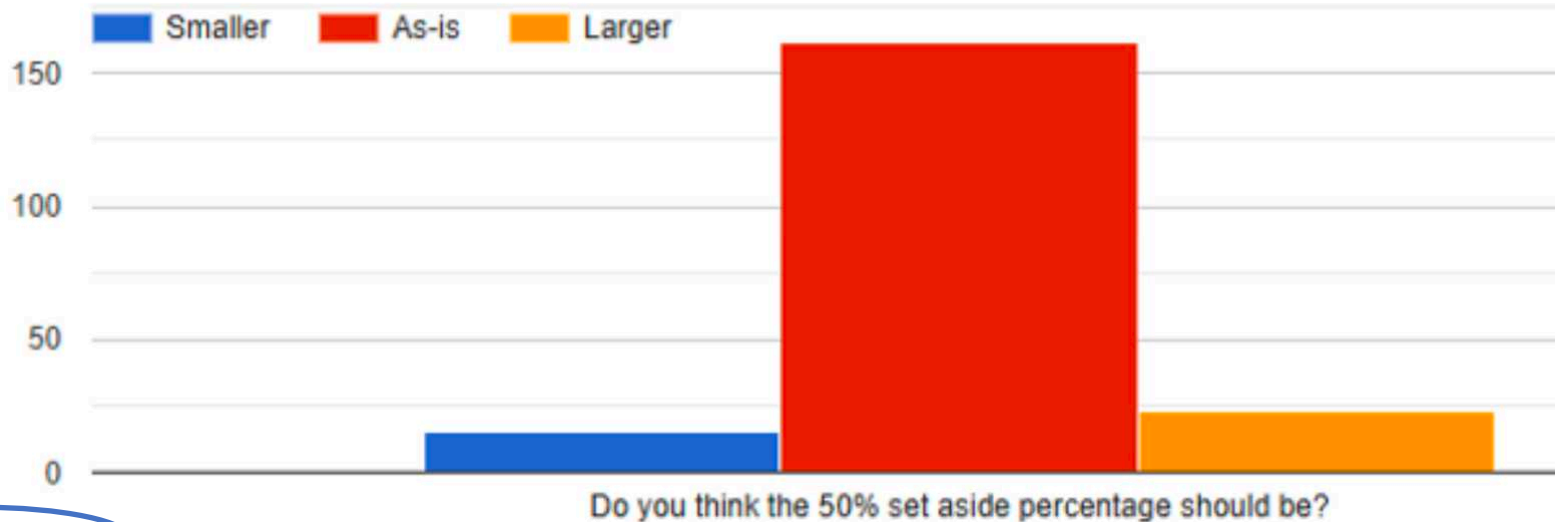
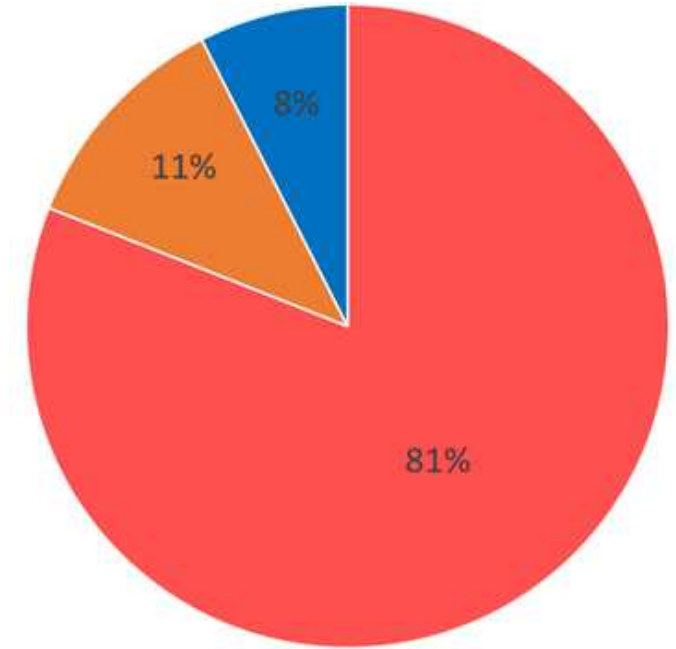
Conservation

27. New Hampshire encourages municipalities to adopt local ordinances to preserve dark skies, minimize light pollution, and conserve energy. State law, specifically [RSA 9-E:3](#), supports this initiative by encouraging municipalities to enact regulations that reduce light pollution and preserve the rural character of the state.



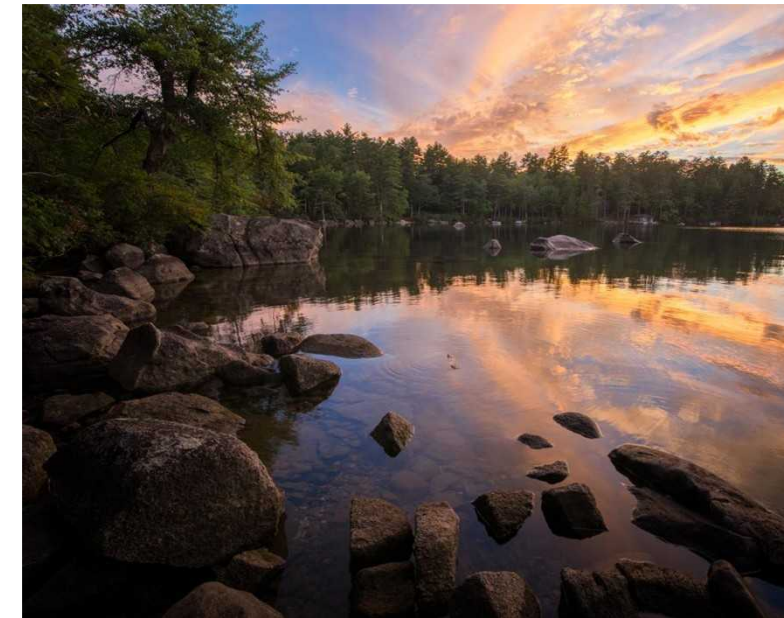
Conservation

28. The town receives a land use change tax when land is taken out of current use (the tax is 10% of the market value of the land). Presently, the town sets aside 50% of this into a conservation fund. The town's Conservation Commissioners can recommend the application of these funds.
(Please choose one)



Comments

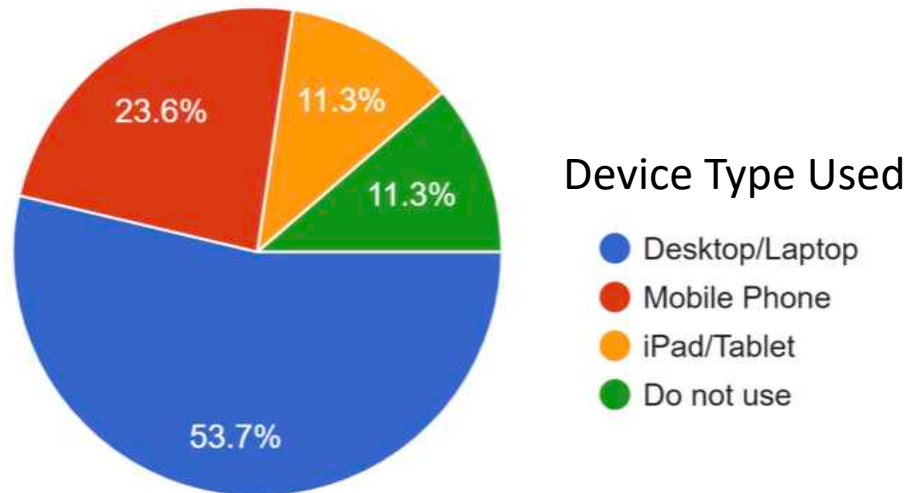
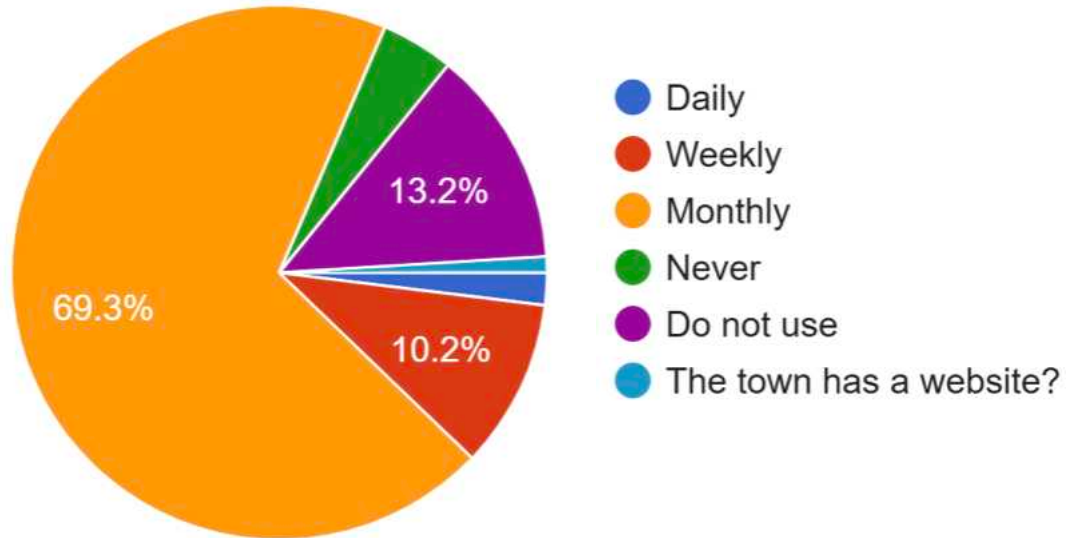
“Strong belief that land preservation protects water quality, air quality, open space, and the town’s rural character; requests for greater transparency in how funds are spent; balance with lowering taxes”



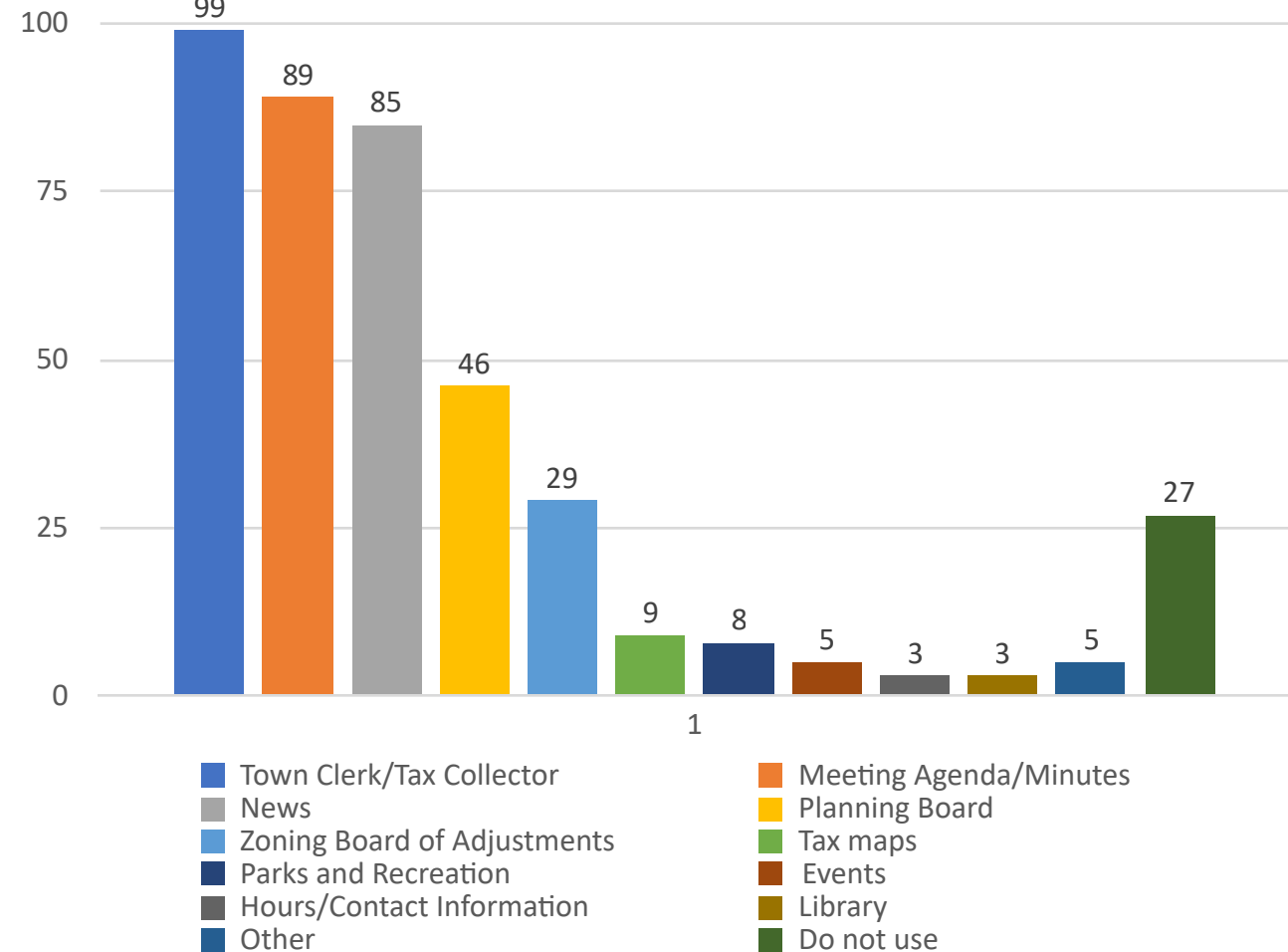
Communications - Town Website

□ 29. How often do you visit the town website? □

205 responses



30. When visiting the town website, what section(s) do you use most? (205 Responses)



3 General Themes from Comments

(Question 33)



*Your
Comments*

#1 Preserving Rural & Small-Town Character

- Keep rural charm, avoid overdevelopment and prevent intrusive government growth.
- Concerns about unsustainable growth, consistent zoning enforcement, rising taxes and affordability. Means of revenue beyond taxation?

#2 Infrastructure, Public Amenities & Recreation

- Requests for road improvements (paving), guardrails, expanded sidewalks and parking.
- Public bathrooms (year-round), more lake access (including dogs), expanded boat launch, kayak racks, and beautification (signage, utilities, downtown charm).
- Expand Parks & Rec programs (kids/seniors), pickleball court and swim lesson improvements.

#3 Environmental Protection & Conservation

- Strong support for conservation, limiting tree clearing, reducing road salt, dark sky policies, and banning harmful spraying.
- Interest in renewable energy (solar) and protecting waterfront/lake assets.

Next Steps

- Drafting of document
- Ordinance consideration for 2026 Annual Town Meeting
- Post 2026 Annual Town Meeting document release
- Planning Board / Town Department ongoing review/action



Questions contact point: townoffice@centerharbornh.gov
or Gary @ Tel. 603-253-4561

Thank

you!

