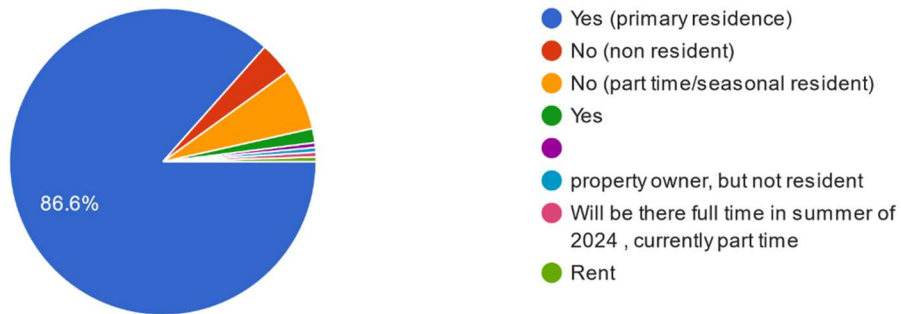


## ALL RESPONDENTS:

Do you currently live in Sandwich?

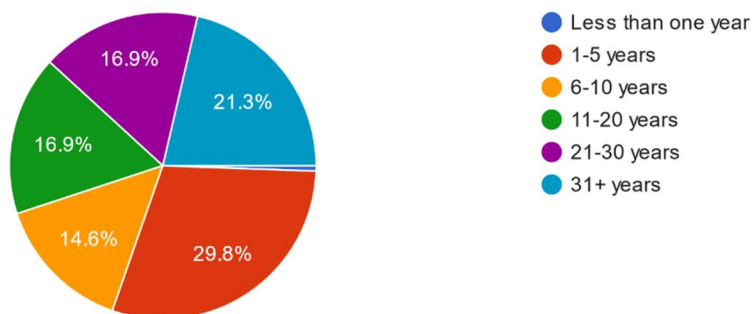
201 responses



## CURRENT RESIDENTS:

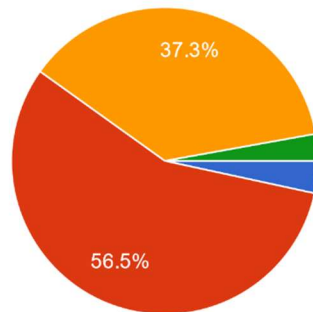
How long have you lived in Sandwich?

178 responses



### Do you own or rent your home in Sandwich?

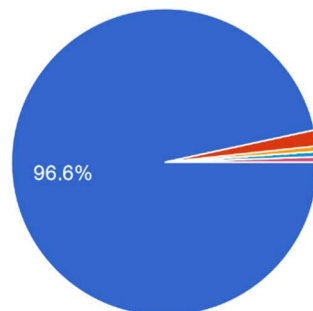
177 responses



- Rent
- Own, no mortgage
- Own, and I am still paying my mortgage
- Live with family or friends
- I am currently unhoused

### What type of home do you live in?

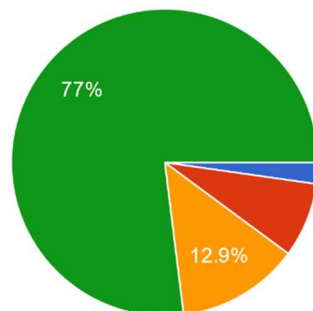
178 responses



- Single family home (detached, includes manufactured houses)
- Condominium or townhouse
- Apartment (accessory dwelling, in-law apartment, etc.)
- Mobile home
- I am currently unhoused
- Rent the lower floor of the homeowners house in which they live
- Family + attached in law apt.

### How likely are you to move out of Sandwich in the next five years?

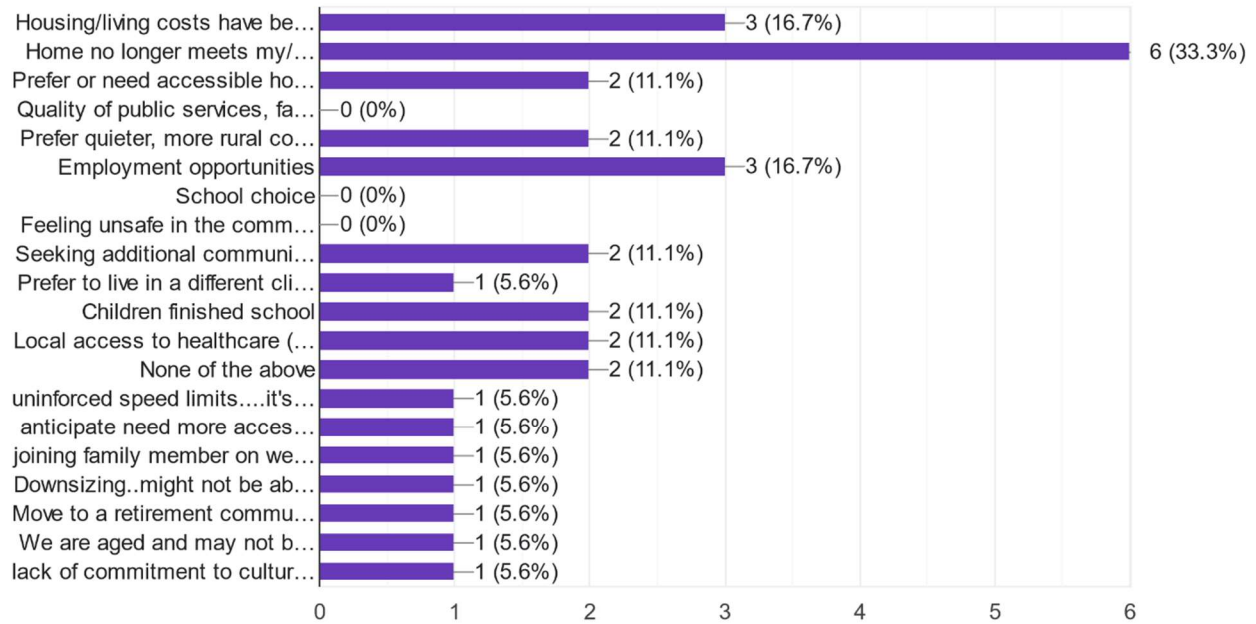
178 responses



- Very likely
- Moderately likely
- Slightly likely
- Not at all likely

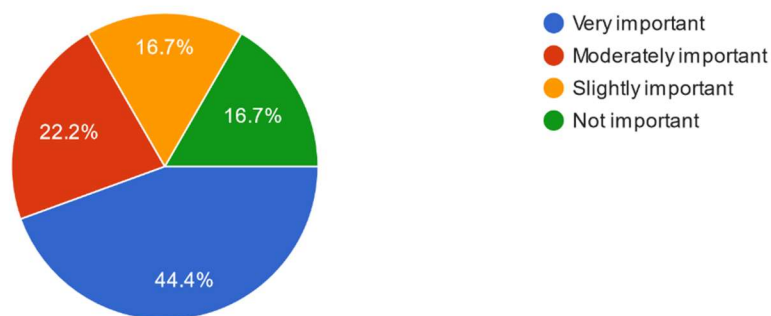
You've indicated that it is very likely or moderately likely you will move out of Sandwich in the next five years. Which of the following factors do you b...fluence your likelihood of moving out of Sandwich?

18 responses



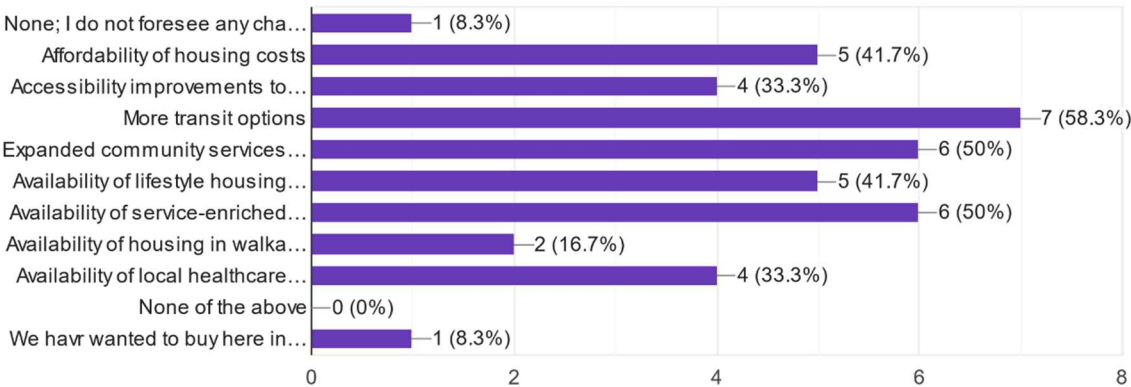
How important is it to you to stay in Sandwich (either in your current home or not) as you age?

18 responses



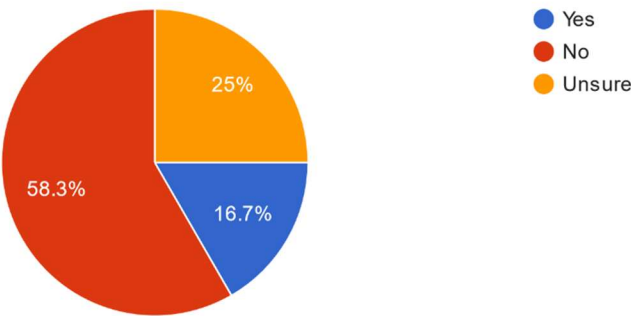
You've indicated that it is very important or moderately important to stay in Sandwich as you age.  
What factors need to change/improve to enable you... the community as you age? Check all that apply

12 responses



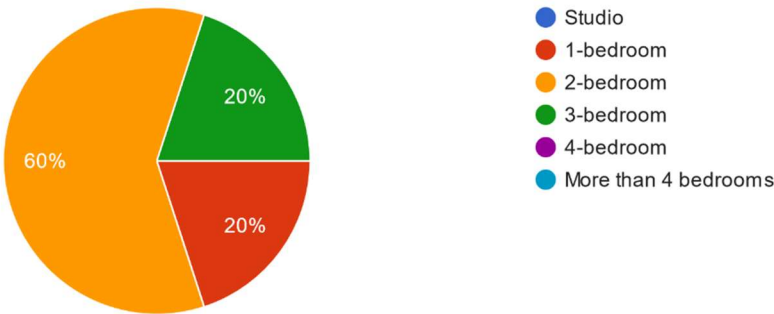
Are you currently looking or do you anticipate looking for rental housing in Sandwich within the next five years?

12 responses



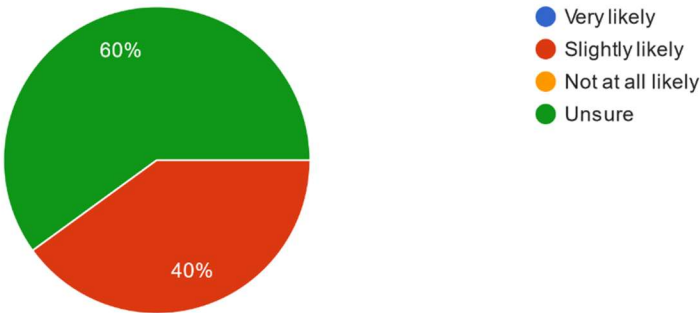
How many bedrooms would your household need in order to live in a rental home in Sandwich?

5 responses



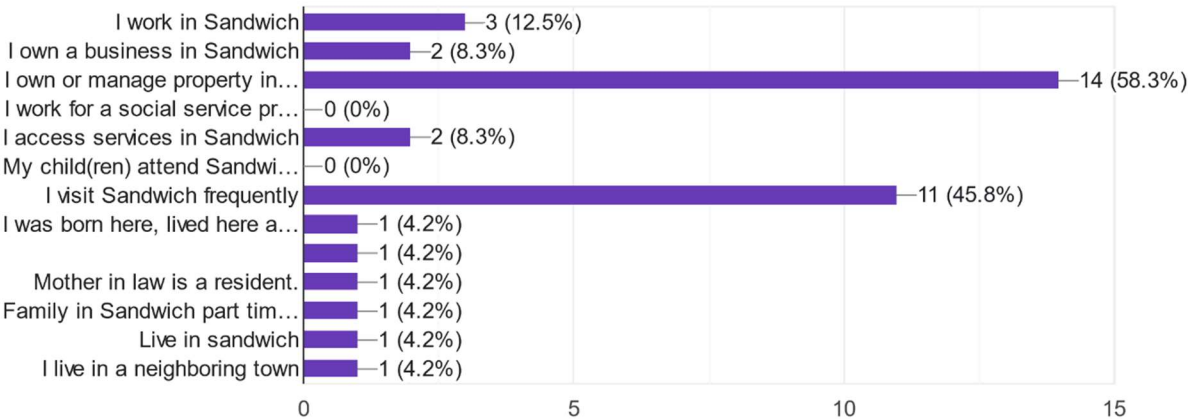
How likely is it that you will buy a new or different home in Sandwich in the next five years?

5 responses



What is your connection to Sandwich?

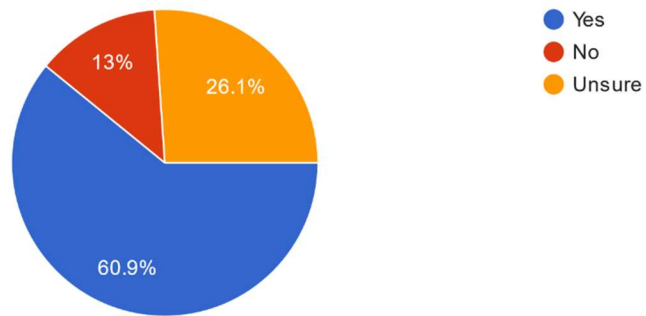
24 responses



# NON-RESIDENTS

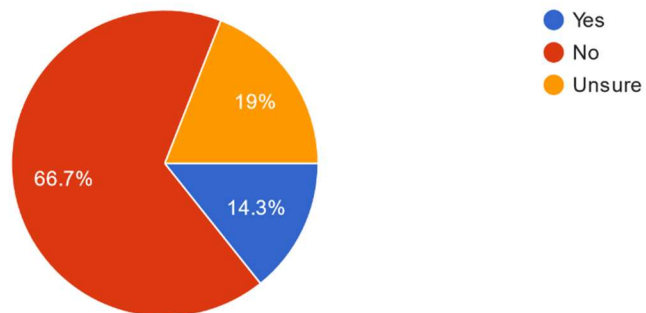
Are you considering moving to Sandwich or do you want to move to Sandwich within the next 5 years?

23 responses



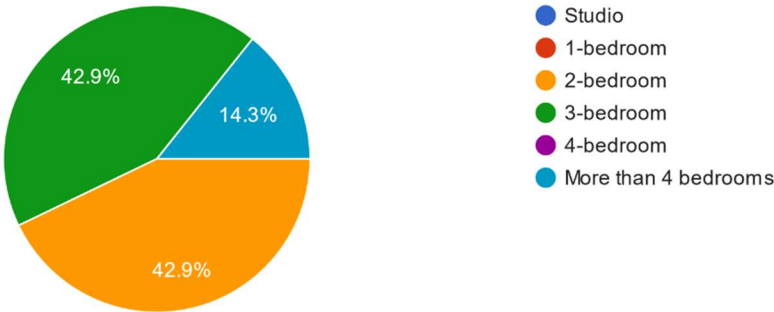
Are you currently looking or do you anticipate looking for rental housing in Sandwich within the next 5 years?

21 responses



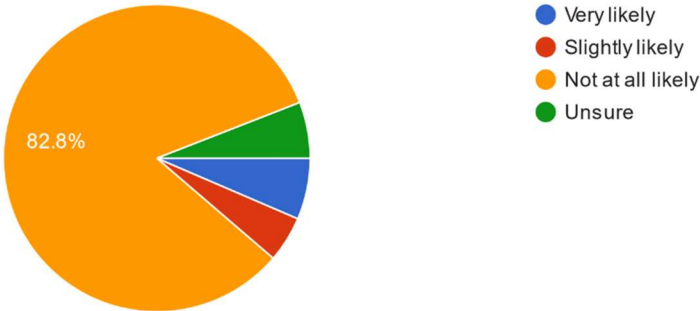
How many bedrooms would your household need to live in a rental home in Sandwich?

7 responses



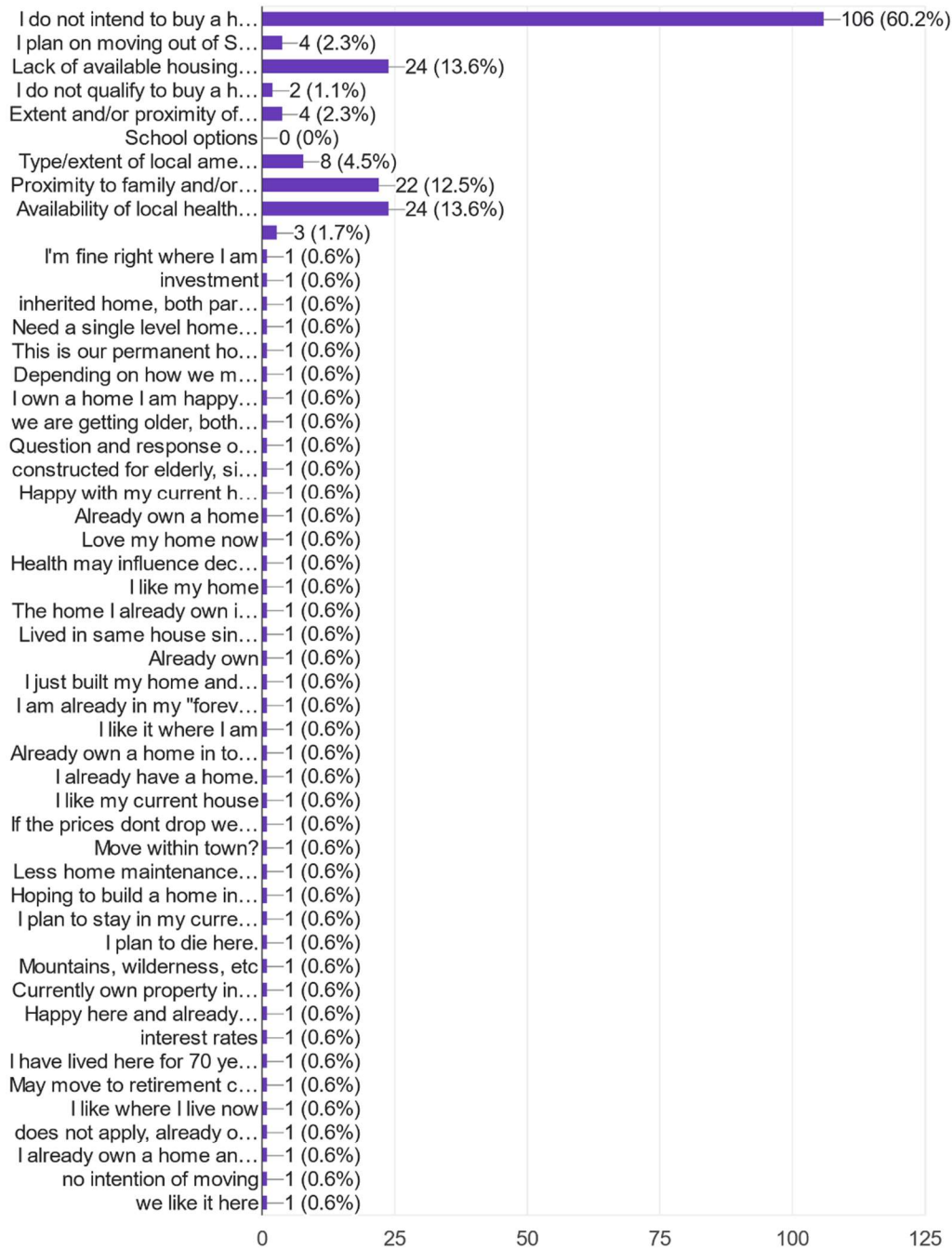
How likely is it that you will buy a home in Sandwich within the next 5 years?

186 responses



You've indicated that buying a new/different home in Sandwich within the next 5 years is slightly likely, not likely or you are unsure. Which of the fol...most influence this decision? (Check all that apply)

176 responses

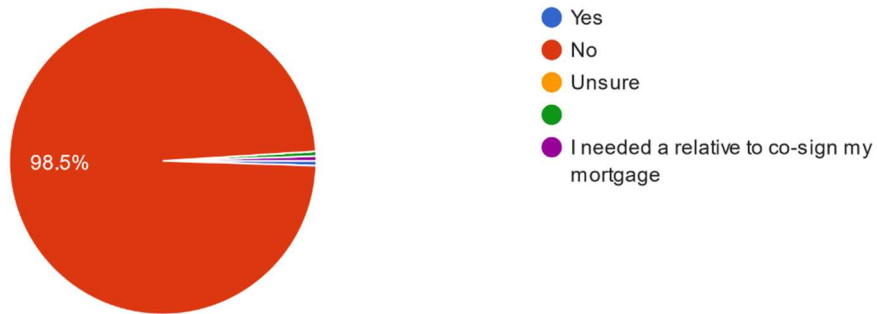




# ALL RESPONDENTS

Do you receive any income-based housing assistance or live in a housing unit with income restrictions?

202 responses



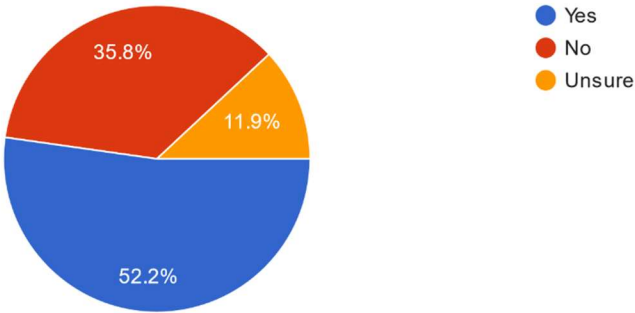
How often in the last 12 months did you find it hard to pay your rent, mortgage, or other housing costs?

200 responses



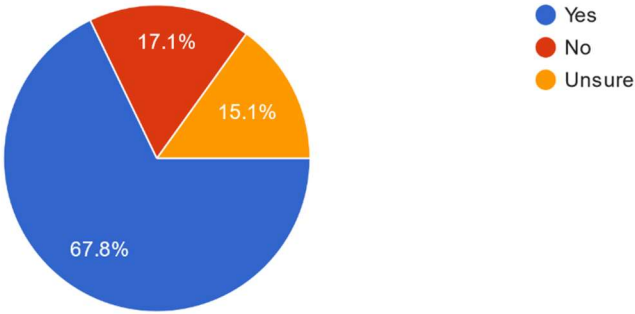
The median listing price for a single-family home in Sandwich was \$462,500 in August 2023. If you were to buy today, would you be able to afford to purchase a home in Sandwich at this price?

201 responses



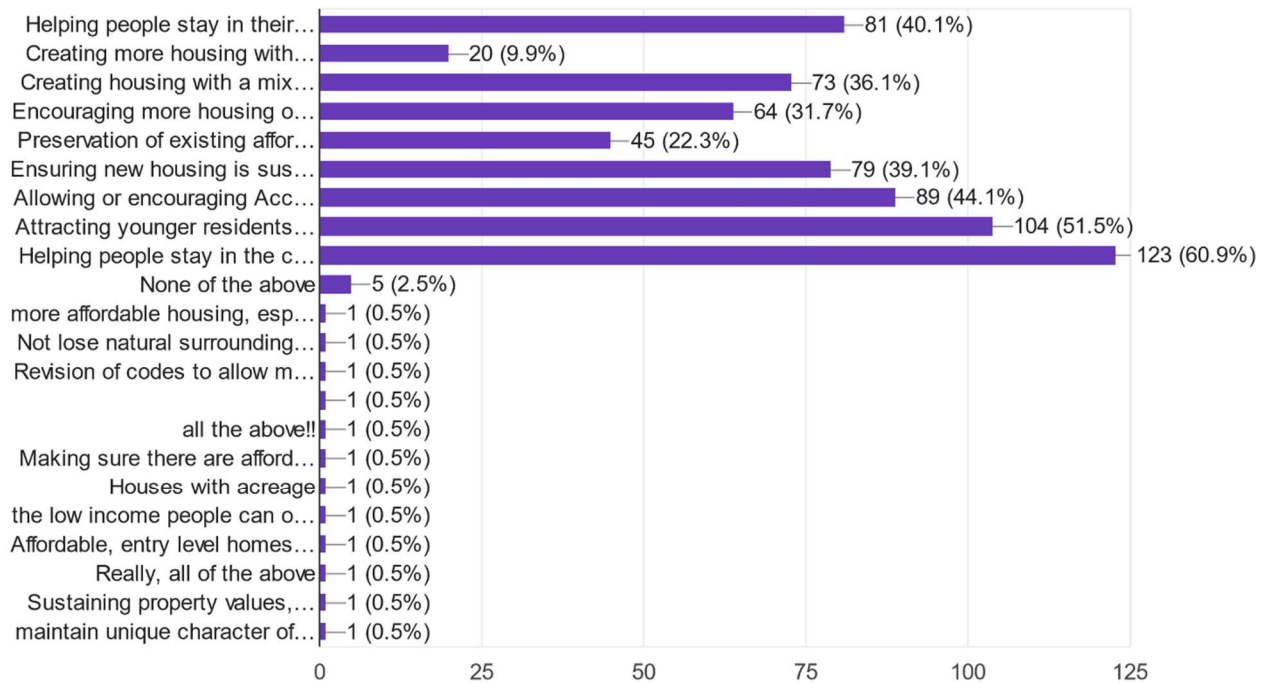
According to the US Dept. of Housing and Urban Development the 2023 "fair market rents" for Sandwich's area are as follows: 1-bedroom: \$983 2-b...would you be able to afford rent at these prices?

199 responses



Which of the following housing initiatives are important to you? Please check up to three.

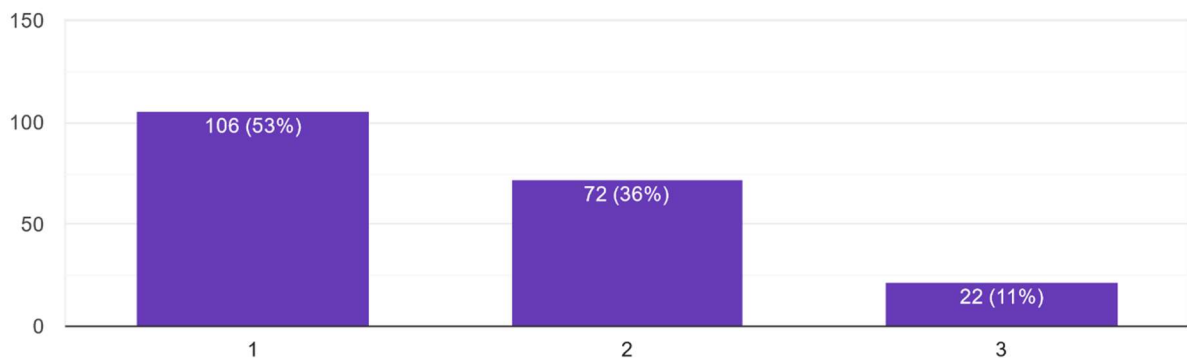
202 responses



**On a scale of 1-3 with 1 being "agree", 2 being "unsure", 3 being "disagree", please rate the following statements:**

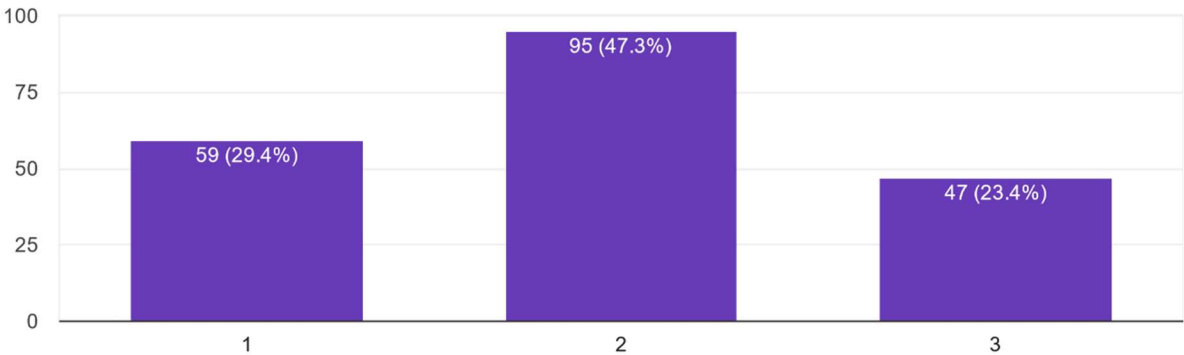
Sandwich is welcoming to people of all races, ethnicities and cultural backgrounds.

200 responses



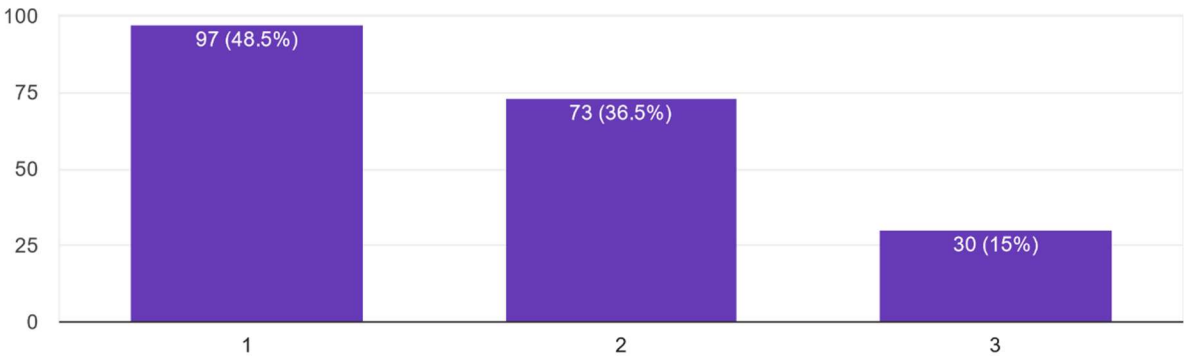
Sandwich is welcoming to people of all socioeconomic backgrounds.

201 responses



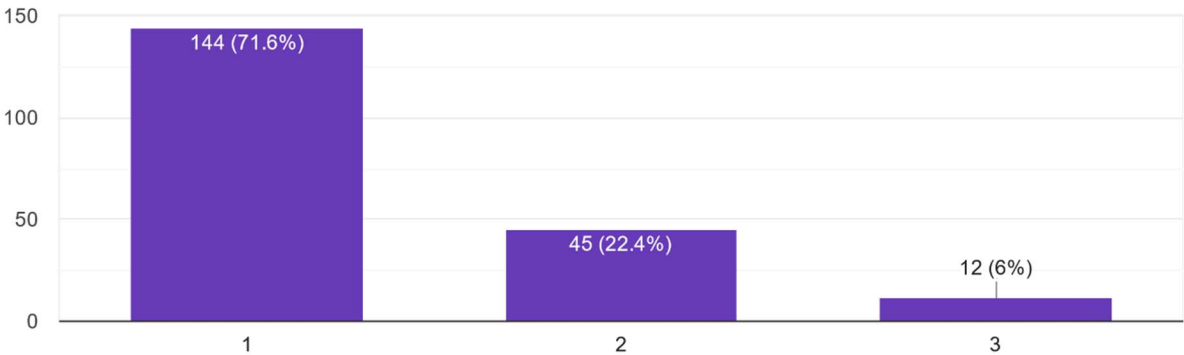
Sandwich is welcoming to people of all political backgrounds.

200 responses



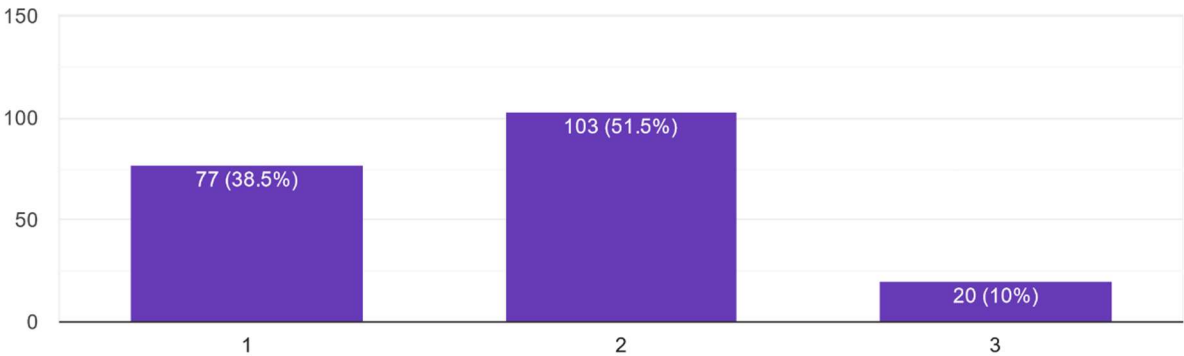
Sandwich is welcoming to families with children.

201 responses



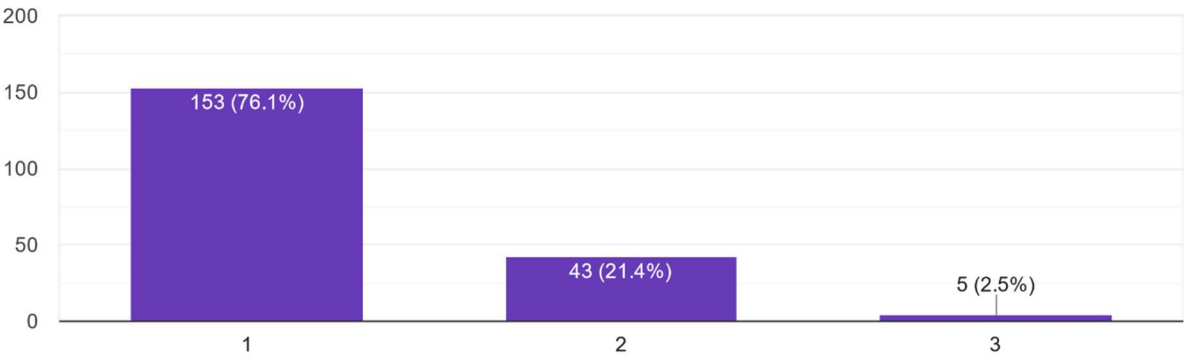
Sandwich is welcoming to people with disabilities.

200 responses



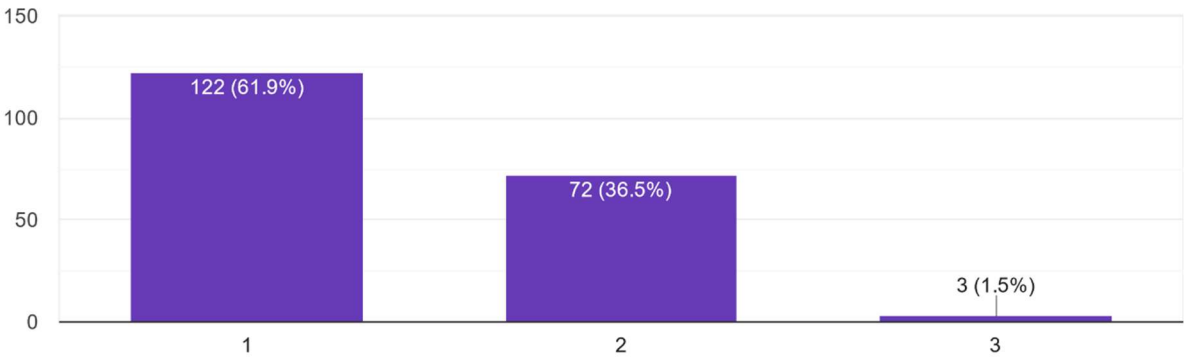
Sandwich is welcoming to older adults.

201 responses



Senior housing

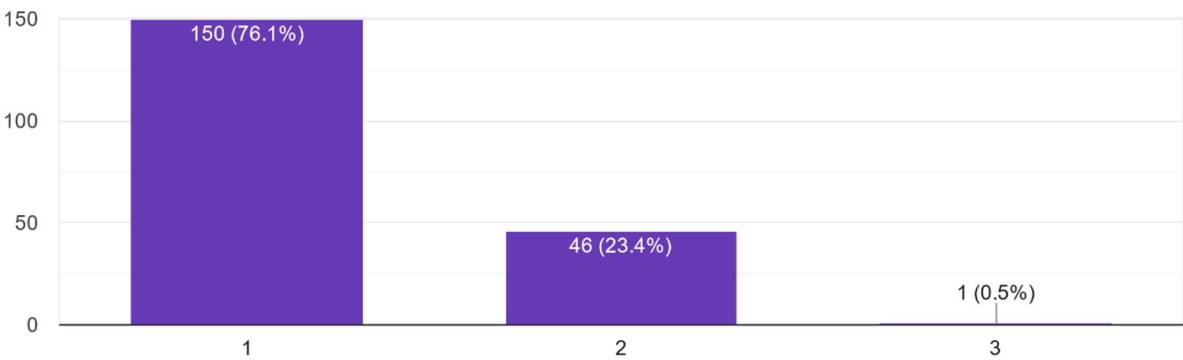
197 responses



**Do you think Sandwich has too much, too little or the right amount of the following housing options? (1 being not enough, 3 being too much)**

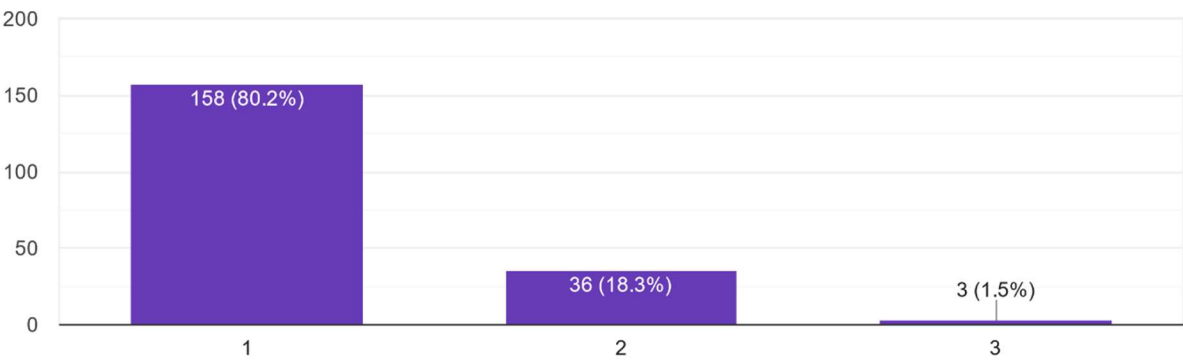
Affordable home ownership opportunities

197 responses



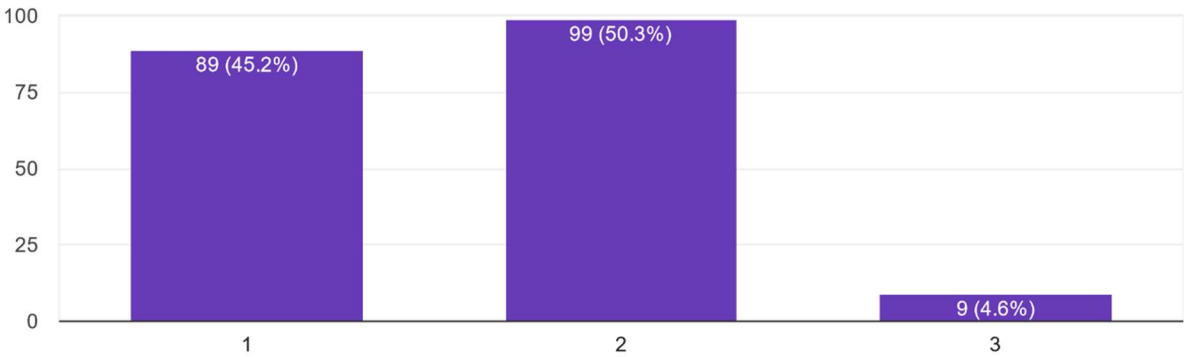
Affordable rental opportunities

197 responses



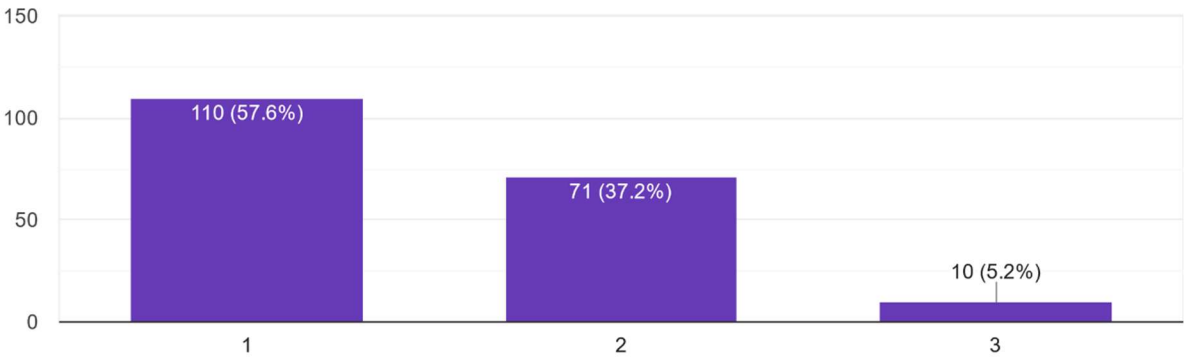
Availability of single family homes

197 responses



Availability of 2-family homes/duplexes

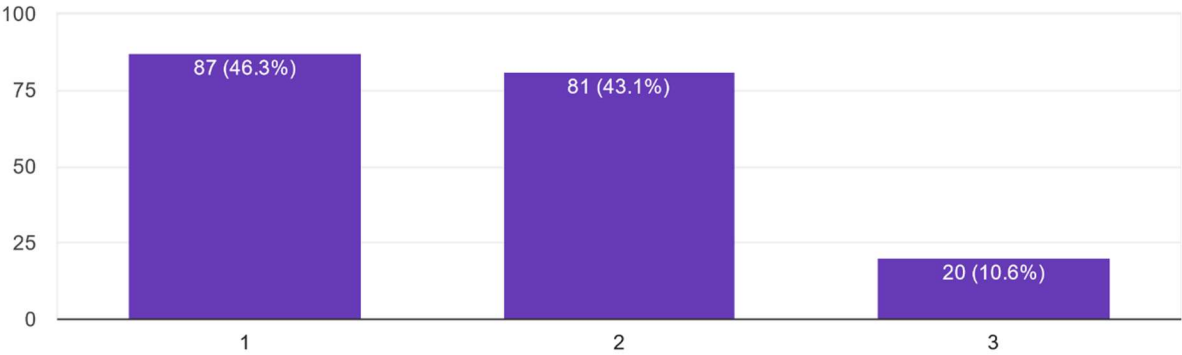
191 responses





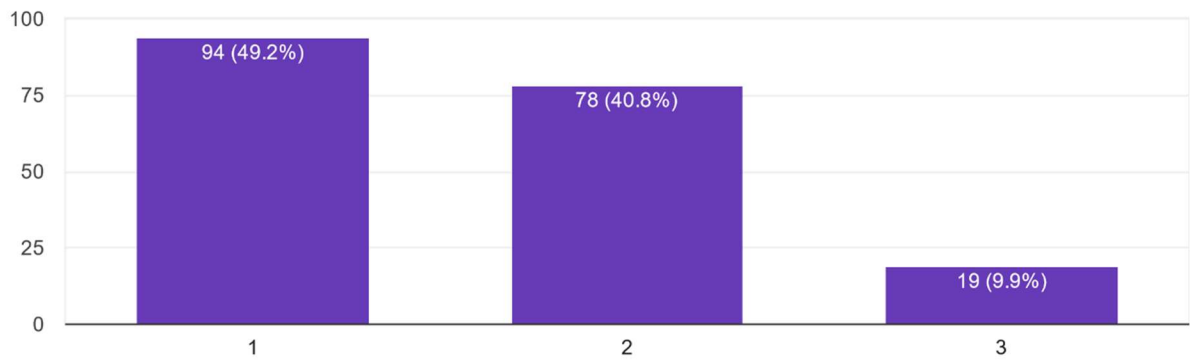
Availability of condominiums or townhouses

188 responses



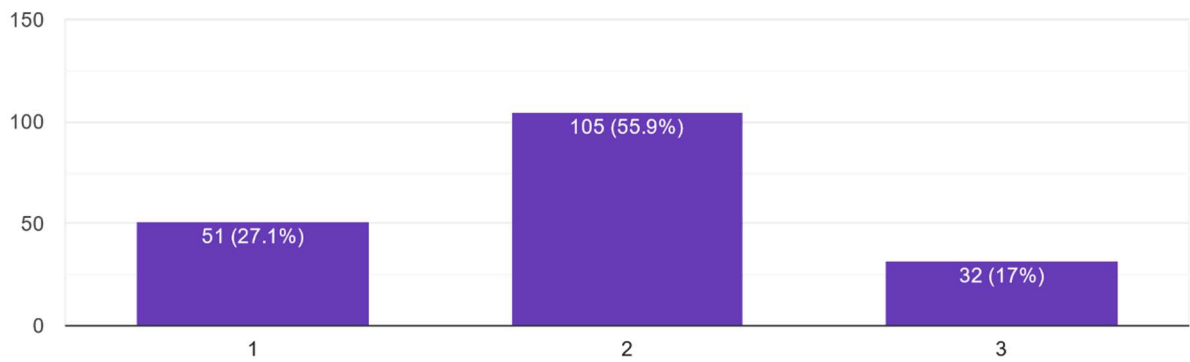
### Availability of smaller multi-family buildings (3-6 units)

191 responses



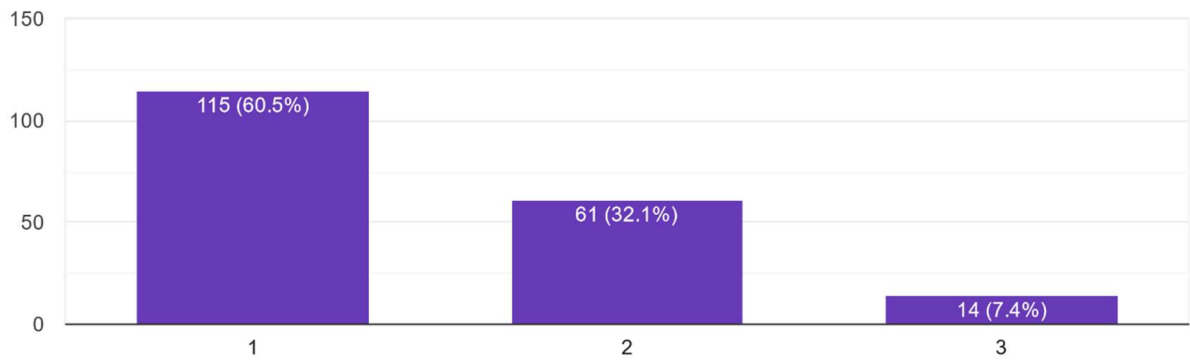
### Availability of larger multi-family buildings (6+ units)

188 responses



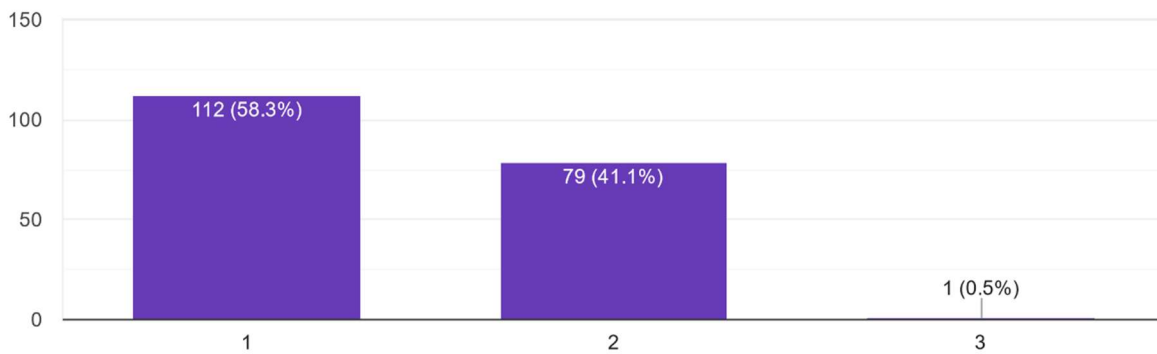
Availability of other apartment types (detached or attached accessory units, mixed use units, etc.)

190 responses



Housing for people with disabilities

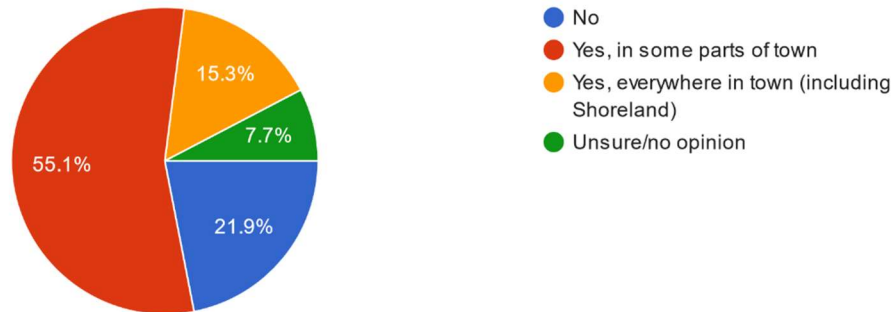
192 responses



Would you support Sandwich making any of the following changes to its Zoning Ordinance?

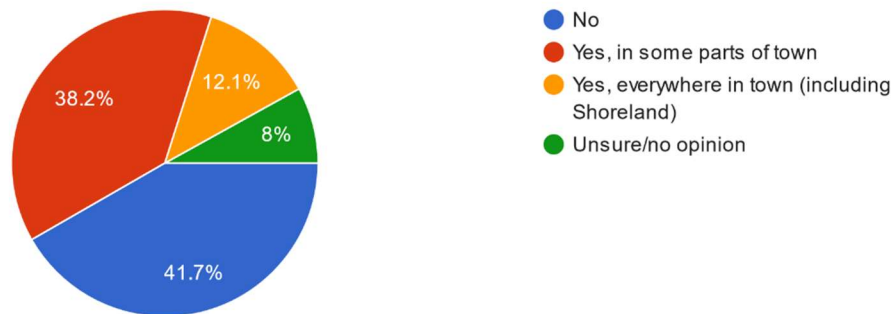
Relaxing restrictions (setbacks, living space, etc.) on detached ADUs (accessory dwelling units).

196 responses



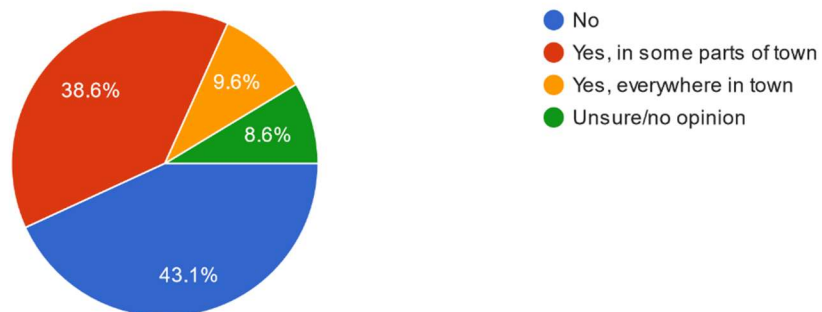
Reduce minimum lot sizes for single family dwellings in the rural/residential zone (currently 2.25 acres).

199 responses



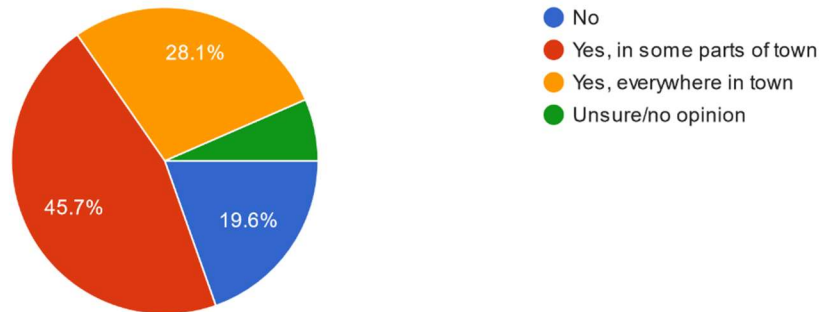
Reduce minimum lot sizes for multi-unit structures (currently 4 acres, 3 or more units).

197 responses



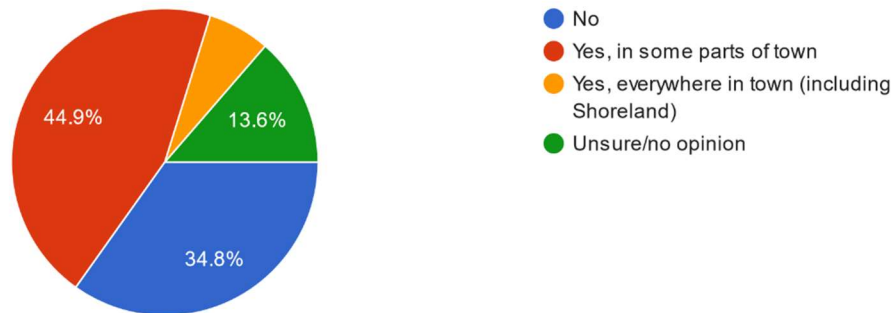
Allow two-family dwellings (currently only allowed as accessory dwelling units).

199 responses



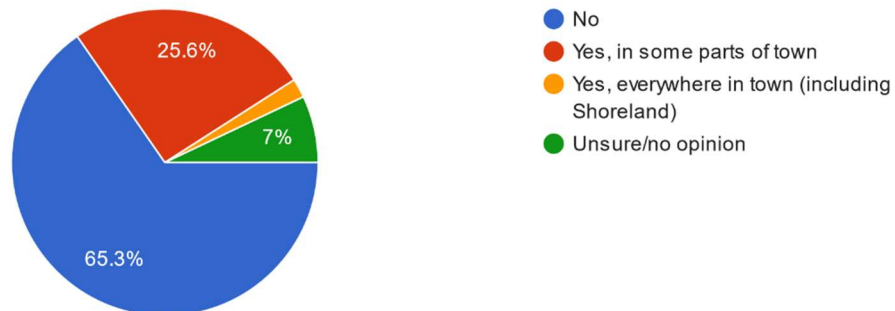
Increase the maximum unit density for multi-family dwellings to allow for more units.

198 responses



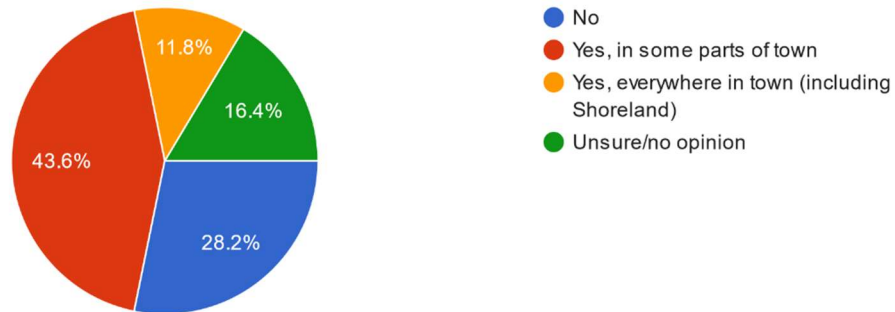
Allow more than 5 units per building.

199 responses



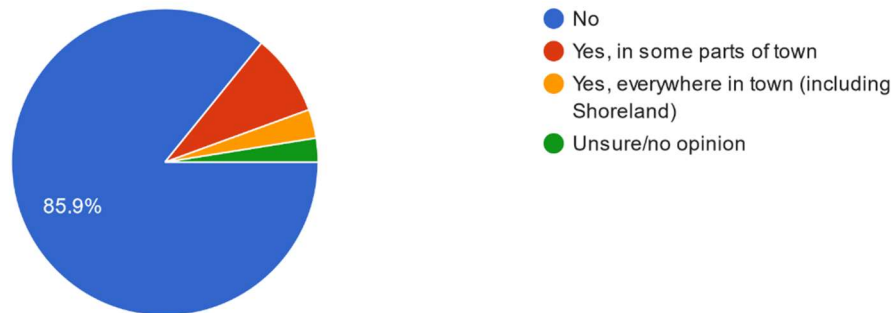
Allow density bonuses for projects that set aside some units for Workforce Housing.

195 responses



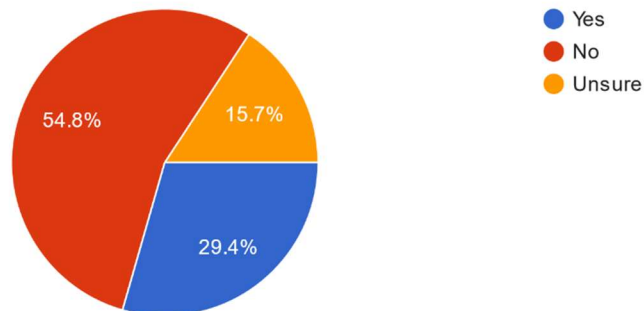
Reduce setbacks from rivers and bodies of water.

198 responses



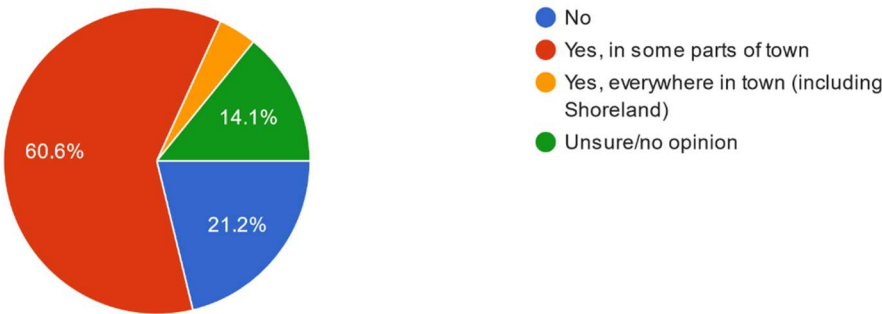
Reduce setbacks from property lines and/or the road.

197 responses



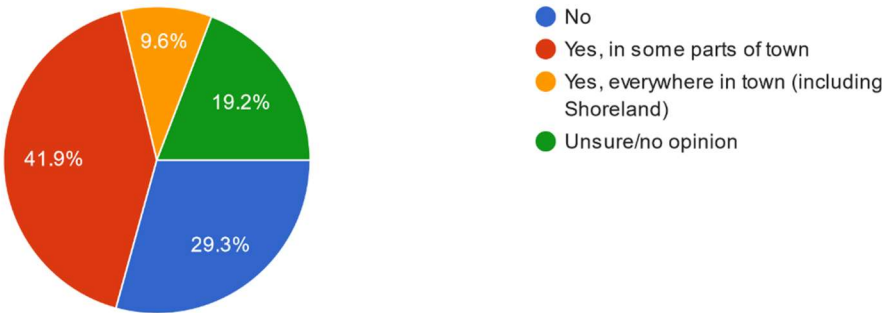
Allow mixed-use development

198 responses



Allow time-limited tax incentives for developments that create Workforce housing units.

198 responses



Do you think short-term rentals should be regulated?

196 responses



## **OPEN ANSWER QUESTIONS/COMMENTS**

*\*Note, these comments may contain inaccuracies regarding existing regulations\**

### **What do you believe are the top 3 barriers to affordable housing in Sandwich? (please keep answers brief)**

Not enough inventory, zoning, prices

Limited municipal water and sewer; limited job opportunities; Zoning restrictions on Multi unit development.

NIMBY, Zoning, Employment Opportunities

Developers do not make enough ROI on lower priced homes. Existing homes are available at a premium due to demand from people moving into the area from other states or southern NH.

Zoning restrictions re: minimum lot size.

Cost, lot sizes, setbacks

cost, lack of gas or shopping, too. many trees

Zoning restrictions, Not in my back yard attitudes, need government support to build energy efficient affordable housing or perhaps a Habitat for Humanity project here

supply, cost, younger families losing out to retirees with lots of money

Existing restrictions on mobile homes, prices are too high to rent/buy, hardly any rental properties available

Cost - Lack of Choice -

Cost, lack of creative solutions, need for zoning that allows for some areas designated as high density.

Prices, No cheap land to buy, No one is building affordable housing.

not enough housing stock, no affordable year round rental, no way for alternative housing to be built

cost of land

Prices, lack of places being built, ?

Zoning, stigma

General real estate prices.. i do not think Sandwich is an outlier in any regard.

Lot sizes, ADU limitations, multi family dwellings

Lot size too large, Existing homes not suitable for the elderly (stairs, hills, etc), current population doesn't want change)

Lack of housing available year round, too many out of state people bought homes and now rent them as vacation homes, not enough affordable apartments and year round houses

High housing costs, lack of health & child care services, lack of employment opportunities

High property values, limited employment opportunities in town itself, the perception that Sandwich is a rich, white town.

public perception of impact, location, initiative to finance

Lack of available affordable housing period

HOT housing market. Lack of affordable housing. Distance from workplace for low income workers.

Rich people have bought out all housing



You have to already have money/land/family to live here because there aren't enough good paying jobs to support what it costs to live here now. Sandwich homes command a premium price because they are in this town. If the same house was in Ossipee it would cost half as much. There is no incentive for a buyer/developer to create affordable housing units because they know they can easily go the other way and get top dollar. People who have the money to buy fixer-uppers turn them into high end homes that young families or low income people simply can't afford.

Cost, location, availability

price of land, price of materials, price of labor

Limited appropriate "modernized" buildings; size of required building lot and setback requirements; "snob" zoning;

Minimum lot size, no tax incentives, lack of town commitment

1. Developing a REAL understanding of what "affordable" means in the context of Sandwich. 2.

The cost of housing (all types) in relation to modest salaries / wages available in the area.

Costs, The Sandwich Fair's monopoly on buildable land, Selectmen's apathy

1) large recent influx. 2) lots of land not available to build. 3) many regional jobs don't pay enough for a young family to live here given median home price.

Opinion of many people who don't want "people like that" living here (I.e. who want Sandwich to remain exclusive). We need a cross section to remain a viable town.

Lack of condo or apartments; letting existing homes fall apart due to lack of care, lack of space

Lack of commerce to employ low income workers.

Summer home ownership

Zoning laws

Prices are too high, current residents do not want Sandwich to change, little space where people would agree to building of condominiums or affordable small neighborhoods

Cost of housing. Lack of industry.

Cost to buy/build, lack of rental housing, property tax rates on the high side

Unsure

Interest rates, probably not enough affordable housing availability,

Zoning, affordability, no public transportation

Biden admin. I.e.. our retirement funds are being attacked. taxes and high paying positions supporting agendas for the few that use them. I.e.. the majority of this town does not utilize the high cost of parks and rec. And #3 .the amount of land that is in current use. Taxed so low due to tax breaks. People that don't have enough land to qualify for current use pay more in total than land owners with tons of land, that is posted, No Trespassing.

The larger world and economic disparities that make people less mobile. Affordability is relative.

People need to be paid better wages so they can afford better (or any) housing. Corporate

America is ripping off the workers.

Housing market keeps prices high; beautiful surroundings attract wealthy home buyers; perhaps many residents feel the status quo is fine home buyers; perhaps many residents feel

Zoning, public transportation, employment opportunities

Town's desire for no change, distance from jobs, transportation

Planning Board and Zoning codes are very restrictive locally; The nationwide real estate market is awful for buyers and great for sellers, but where would one go if one sells? and lack of investment in affordable housing.

Price, Income, Location

People who live and work here are out competed financially by out-of-state buyers who make more money for comparable work in their home states (MA, CT, NY), often to buy a second or third home, not a primary residence.

I don't know.

Many residents don't want affordable housing.

Cost, availability, location

Distance to food and services; desire to keep Sandwich unchanged

Rising prices for younger families

elder/child care, access to grocery/medical facilities, community gathering is expensive

(1) Property taxes too high, so rent is too high.

cost, remoteness, availability

Not enough housing. Landlords charging high rental prices “just because they can”. Housing market being eaten up by VRBO, and seasonal housing/homes. Many homes sit vacant while people are searching for somewhere to live.

Sandwich is a small town. It doesn't need to become a city.

Salaries in the area do not match housing costs.

Lack of good paying jobs in lakes region

High prices for existing homes in a desirable, rural area; high cost of building/retrofitting existing older stock, lack of senior housing that could free up larger single family homes

Most new homes built are not what I consider affordable

Out of staters buying everything up.

It's not clear whether the affordable housing perception is permanent or temporary outcome of COVID and the economy. Housing prices are cyclical and may naturally adjust downward in the near future. Secondary homes as an investment as well as Airbnb's, which have already seen a drop in income, may become less desirable.

Not enough inventory of affordable housing, ie apartments, multi-family homes, condos, rental units, Well paying jobs, high mortgage rates

income levels, expensive housing. housing needs to be more affordable

First, people need to be paid a living wage for all jobs, including service industry jobs so they could afford quality housing, Spec builders need to have some incentive to build affordable housing, as Sandwich is an area of Legacy Homes and is considered very attractive for second home buyers

current market prices for sales and rentals; current zoning regs; lack of inventory

most properties are short term rentals, price of homes has gone crazy, need to have adu's

Lack of financial incentives for developers

Lack of available housing

Hard zoning rules, expensive area. Also out of the way for many folks. Much Of the land I'm conservation trust. Residents like it Looking as it does.

Cost, distance for employment, amenities

Cost, availability

Short term rentals, cost of construction, relatively low wages by nearby employers

Size, Costs, Vicinity to town

None

land price, zoning, cost of building

I do not want to see multiple housing in Sandwich. Would like to see rentals of existing homes affordable for people on fixed incomes

supply and demand. not enough supply too much demand  
economy/inflation, lack of inventory  
current market prices, ruralness of the area, cost of building materials and maintenance costs  
Price, long term home owners, which is good, but limits availability to build new, accessibility  
Gentrification of the area and real estate market  
high cost of buildable lots; excessive zoning restrictions; lack of affordable local contractors  
Availability, zoning, exclusivity  
Housing is too expensive and there's not enough of it  
Lack of jobs, lack of good paying jobs, need more business  
price price price  
price, availability, job market  
I think there is a huge demand for housing in Sandwich - thus the high (unbelievable) prices we are seeing at the moment. If we built 100 units tomorrow and sold them for \$200k, the buyers could on sell them for \$300k or more (unless there were resale restrictions) and we would be back where we are today with an affordable housing problem. This is a national issue that isn't going to be solved by a town of 1,500 in remote NH.  
Zoning, real estate prices.  
When we first started looking to buy 3-4 years ago, our biggest issues were out of towners looking for a second home who were able to offer cash or more than the high asking price. Our barrier now is that the prices are just still too high (combined with the interest rates)  
Price, available affordable land, not enough rentals  
Affordability, access to amenities, cost of construction

### **Please feel free to explain your answers to the previous questions:**

More support systems for young families. It is very isolating for many young people and kids in Sandwich especially for low income families.

There are impediments to all these things. But I'm not familiar with much to ameliorate these impediments.

Families with children are not welcome because we do nothing to provide affordable housing. This town is afraid of change. It needs to survive. If it doesn't then most people will not be able to afford to live here.

Have not lived in town long enough to form an opinion on any of the above.

Sandwich may be welcoming as a community without being welcoming in regards to housing opportunities and other infrastructure

I feel the PEOPLE in Sandwich are generally welcoming to all sorts of people. However the high cost of cost housing and lack of local job opportunities combined with local services for health care and child care, make it difficult for many folks, including families, older adults on fixed incomes, folks with disabilities, etc. AND it's only aggravated by the general economic climate of inflated costs of building and land, and high interest rates

Sandwich is a wonderful, caring community that has shown its generosity to people in need on many occasions.

Not much housing available for those on lower socio-economic scale.

Lack of houses in the traditional starter home market makes us unwelcoming to young people with or without families

socio-economic levels??? As long as the State supports attaching liens to the personal property of those requesting financial assistance, I do not see older adults living p

Sandwich remains a small, "off-the-beaten-track", rural, retirement community with some amenities but hardly any services such as banks, gas station, doctors etc and few employment opportunities. Realistically and foreseeably, it will remain so - a bedroom community to towns along Route 25. While we "welcome" (an attitude) all sorts of people, there is little to attract (an action) people other than retirees.

Not sure what you mean by welcoming: financially possible? people to people no May er race, religion, gender, etc. I hear/read racial and gender slurs now and then, know that it's difficult for young families to find affordable housing, and for old people to stay here due to transportation difficulties. Sandwich doesn't have a lot of diversity. Yet Sandwich is welcoming and beautiful and a wonderful place to live. If I leave, it will be with great sadness. Thank you for giving residents this chance to speak up.

People are diverse. Some would be welcoming others would not on any of these categories. Sandwich is not monolithic.

Attunes may be welcoming, but reality is less so.

Socially, I agree with all of the above, economically I disagree. This town is too expensive to buy into or rent in.

I honestly do not know if people of different ethnicities and races would be welcome here. I hope so, but have not had opportunity to observe.

What does political affiliation have to do with housing? Ridiculous question.

I want mention that while the "fair market rents" show specific numbers for 2023 in Sandwich, my rent has far exceeded those numbers. Landlords have charged much higher for rent, which has been difficult for my family. Also, there are very few rentals available year-round which is challenging for families with children. Children don't want to switch houses seasonally. VRBO, Air BnB- these are taking over the housing market and I believe there needs to be a cap town-wide. Other cities have created plans for this. Theses are issues that will affect families being able to settle down in this town, which will affect the schools, and overall population growth. We need to attract younger people with school-age children into our town. We also need to increase the diversity of our population.

For at least some of these questions, I'm not sure what you mean by "Sandwich is welcoming."

The people in town are open to/tolerant of? Or the town's economics, location and demographics make it a good place for?

We've had some pretty ugly political conversations on the Sandwich Board.

Re politics: i HOPE we are unwelcoming to Free Staters! We love our public school!!

40 years ago Spokesfield Common was built specifically to provide housing for seniors. who does it house now and what happened to the original plan?

most rec programs geared toward youth not the older population

I'm still learning the culture of this town. I have always found it to be welcoming -- to me, to people I know, for my entire life (65+ years); but I also know there's a lot of Sandwich I don't know, especially since I do not have children in the school, and moved here as a retired person 5 years ago.

I understood "welcoming" to mean inviting as well as that the population would welcome folks. I think as a community Sandwich is accepting of folks w disabilities but I don't think Sandwich would be a particularly inviting place to live if one was disabled because of the lack of local services, sidewalks..... It's not for everyone

Three answers to question about more housing options is not enough. ALL OF THE ABOVE are applicable.

It's hard for me to speak to the experience of people of diverse racial, ethnic, socioeconomic backgrounds, or disabilities in our town. There's plenty of political diversity and for the most part I believe all at least find welcoming communities of friends. I do wish we had more diversity and more young families (who could afford to live here). I'm also glad to be living in a community that comes together across differences when someone or ones are in need.

There are some Sandwich residents who choose to show their disgust with others that might have a different opinion or view. More of a "city" attitude than the "live free or die" attitude, but that happens in any town ! We love Sandwich and hope to be able to buy a house at some point if the market gets better. Thank you for this survey

Not interested in turning Sandwich into Meredith with trailer parks and section 8 housing.

Not interested in higher taxes and low income housing for highly dependent people who don't need (may only want) to move to Sandwich in the first place. Let's face it, Sandwich doesn't have jobs or transportation and low on social services so there isn't a need. This is a woke agenda that will needlessly cause taxpayers. The low cost of taxes is a major consideration for many/most homeowners who choose to live in Sandwich, lets keep it that way..

philosophically, yes, Sandwich is welcoming. Economically, NOT

As witnessed throughout the past 3 1/2 years, there is a large, liberal, progressive, and un-inclusive group that silences and demonizes the conservatives in town, especially on the Sandwich Board. I miss the days when we accepted all, regardless of religious or political beliefs and could graciously disagree and debate each other.

Really not aware of residents other than white here

Scholarship funding from the Quimby Trust for the children's center is what enabled me to afford my mortgage—I could not have paid for both

My choices are guesses.

Regarding disabilities, welcoming but not physically accessible in some shops, recreation areas for instance

Could / should do more. Especially for current residents

Sandwich is more tolerant than the surrounding towns, Moultonboro, Tamworth & Holderness. I worked in the surrounding towns.

Not friendly to Conservatives. Not a very even split

Not much inventory and prices are high so we're welcoming, but unaffordable

we still are a town for higher income residents.....taxes are HIGH, you MUST have a car.

The town is rural and many services are 60 minutes away so for a certain segments of a population that creates real challenges.

It is extremely difficult, if not nearly impossible, for disabled, elderly, and financially challenged people to live in this area. For example, you NEED a car due to the fact that there is no public transportation for people to get to work, buy food, or go to medical appointments. There is very little rentals available, and the ones that are available are extremely restrictive and expensive.

There is a limited inventory of houses to choose from to purchase, and the ones that are available are very expensive. This is a detriment to young families. If we cannot attract young families, this hurts us as a growing community.

By disagreeing with the second questions I mean one has to have a very good income/money source in order to buy into Sandwich living. So, I believe middle and low income people cannot afford to live here.

We need to make housing more affordable to folks who can work for our stores, restaurants, and any official i.e. Fireman, Police, Transfer Station, etc.

Please stop people from buying homes and listing them on Air BnB

There are alot of judgmental people in Sandwich. Not the most welcoming place for new residents or people whose lifestyles are unconventional.

I am uncertain that people of different ethnic or racial backgrounds are "welcomed" and I am uncertain if Sandwich would welcome an influx of poor people who require lots of services moving here.

Seems there is more available housing and rentals in the surrounding areas. Not here at all. Plus there over priced here!

There are not enough housing options for anyone in Sandwich, IMO

Have not lived in town long enough to form an opinion on any of the above.

Was unable to answer 1 for affordable home ownership

Current housing market doesn't provide for affordable housing for those struggling.

I bought my (livable but unfinished) house for \$88,000 in 2001. If you can't afford \$500,000 nowadays, you can forget it. Sad.

Only homes available are incredibly expensive.

Not sure about this, but housing costs and availability seem to have outstripped the modest salaries / wages available to younger people in our attractive, desirable, rural environment. This makes it difficult for younger people to enter the "Sandwich market", unless they have inherited.

Our senior / retiree population is high as long as they are self-sufficient. As they age and they become less able, there is a tendency for them to move out of Sandwich to managed facilities.

I don't know statistics, so these 3 answers are based on my IMPRESSION only.

I don't have any knowledge on this topic so my answers should be read as unsure/don't know.

So many factors go into what housing gets built where. Not all communities are Al things to all people. Supporting infrastructure is not there for some of these items like public transportation, businesses, jobs.

I don't know enough about disability friendly housing in town to answer. As for senior housing, it seemed better (more options) when Spokesfield was designed for seniors and I believe owned by Taylor Home. Staying in one's own home is highly desirable but not always feasible if you need much help.

Subsidized housing is not spoken for by Sandwich residents...just a few.

More flexibility needs to be present in local codes.

'About the right amount' perception based on market forces. It's clearly much more complicated - transportation, access to work, and elder support or child care availability - all affect the 'right amount' of housing.

This is a national problem that needs to be solved through state and federal policy (incentives) in a way that does the least damage environmentally i.e. promoting retrofit of older homes (which most local contractors unfortunately don't like doing) building senior housing to free up existing single family homes for younger families, allowing for ADUs (which we do) and possibly allowing for conversion of larger older single family homes to smaller two family homes. Also, if Sandwich is to build new/affordable housing, it should be done in a "smart way" i.e. close to child care center, school and library to minimize traffic and maintain its rural character. It also needs to be done in a way that protects wetlands, wildlife corridors, and the watershed i.e. not on top of the aquifer/recharge zone that runs along 25, and in accordance with its Ground Water Protection ordinance.

I'm unsure about the elderly or housing for disabilities

I think that the problem of available housing is not just a Sandwich problem but also state wide and national problem. I think we have to be careful in thinking we can solve a Sandwich Problem. There is an insatiable demand for affordable housing.

Not sure whether we need more senior housing or housing for people with disabilities. If it said affordable I'd probably say we need more.

I'm not sure on housing for seniors or people with disabilities, but I do know rent amounts are double or more of what they were when we first moved here. The housing prices have tripled. It shouldn't be Sandwich's agenda to so called "fix" affordable housing and rentals at tax payer expense.

Would have liked "unsure" option for some of these questions.

I think the problem is, is that, as our seniors age and require more living assistance, Sandwich is just too far from hospitals and other necessary accommodations for them, even if we had more options here for them?

No opinion

I searched for a home in Sandwich from 2016-2020 until there was an opportunity for me to buy, and in that time my family struggled to find affordable rental housing.

Guessing, but I suspect I'm correct.

I have so little knowledge of people in Sandwich w disabilities.

We have been unsuccessful in purchasing a home in sandwich at an affordable cost with acreage or even just raw land

Sandwich became a bedroom community in the last forty years.

rentals MUST COME down.....do the math and see what they can afford.

A town like ours does not benefit from unregulated short-term rentals which has taken housing options from locals and created more issues for our community

There is 1 option for senior housing in Sandwich (and Tamworth). This makes the waiting list extremely long (years!). Where are people who desperately need this housing supposed to live while they are on the waiting list? Most of the homes in this area are older, which makes it challenging for people with disabilities. The fact that there is no public transportation makes it impossible for an individual with disabilities to leave their home!

Housing is expensive. Senior who can afford to seem to leave.

Each town is different and what is "enough" is rather subjective, based upon numerous factors. I am uncertain why we need an influx of younger people in town. Is there any proof that they will volunteer for the fire department or be involved in town civic affairs? I see none. Why is it problematic for younger people to rent in say, Tamworth, and commute here to work. What jobs will there be available for them here anyway? Lots more young people with children will require more social services, day care, health care, etc. Where is the infrastructure and who is going to pay for it?

Need to lighten up on the restrictions for things like tiny houses and multi-family. Need a lot of money upfront to design cluster housing and other multi housing types. Low income buildings by local residents is difficult due to these costs and hoops to jump through

There is very little available to buy or rent in Sandwich. For anyone (young families, seniors, etc).

it is possible to expand housing in various ways without building apartment buildings, etc.

There are plenty of single family homes, but they are not affordable for the average wage earner. And a lot, as second homes, sit vacant several months a year.

Answered 1 on availability of apartment types but do not want then used for Airbnb

I think grouping homes together in clusters is better than breaking up more forest/wildlife habitat. Having a minimum lot size is not necessarily a good thing when it just spreads more homes over a wider area and disrupts the natural environment more.

Previous surveys suggest that townspeople do not want multi-family buildings / townhouses etc in Sandwich because these are not in keeping with our Norman Rockwell image of a cute New England town (I am not being flippant here). Most people who move to Sandwich desire a single family, detached house, often with a bit of land, in keeping with the local character (We need to check that this remains the prevailing attitude). The housing challenges we hear about are State-wide and real. However, we should not slavishly pursue policies that are more appropriate for Nashua and Manchester when they do not fit with the more rural and quiet environment of Sandwich.

While I see the scarcity in several categories, I'm reluctant to see Sandwich embark on large new development projects. These might be better situated in some of the larger neighboring towns. There is already some capacity in the region, and more is coming.

These last questions are very BIG, and can only be decided by discovering what the people of Sandwich would like our town to be like in 20-30 years.

The only thing I would not mind is if we had a decent condominium complex

There are surely not many, and many would like it to stay that way, but tasteful mixed housing in generous plots could be a wonderful addition.

Do not want some of these types of housing to be available. Without support services, several of these types would be unsuccessful. With sufficient support, it might not be a nice place to live anymore.

Like the idea of mother in law apartments...semi detached or attached to main dwelling.

I am concerned that Sandwich may be considering major changes to its zoning to allow for more housing density without data (aside from what realtors say) showing that more building is necessary and that those who would buy/rent are looking to work/live here, not looking for investments or to run Air B&Bs. When we bought our house 20 years ago, there were only three properties for sale; nowadays there are more houses routinely on the market so pricing, in addition to the high costs of building on existing lots, may be a bigger problem than zoning/availability. Thus, the town might consider buying some existing properties on the market as rental/affordable housing units. Adding some housing for families located in the Center makes sense if there is data to support that, but I highly value the rural nature of Sandwich as I know many who live here year round do as well. Growth for growth's sake won't automatically mean more working families will be able to live here (if that is the aim). Politically, I think that the problem to be solved needs to be defined clearly and solutions need to be tailored to address the problem while minimizing environmental damage. Also, current trends i.e moving to the country due to the ability to work remotely is somewhat being reversed due to companies calling workers back. So any demand based on pandemic trends may be out of date already.

Sandwich can't support big multiple dwelling buildings. But a mix of apartment/small dwellings like Spokesfield Common should be increased. ADUs are fine too.

I don't think sandwich will ever want apartment building or multi Units as they are trying to preserve the historical look of the town. I live in town so I don't want it to change either. That's why I'm here.

We do need more affordable housing of various types - just not 6+ unit buildings



I would not like to see "multiple" housing units in Sandwich. I moved here 25 years ago to get away from that

There is definitely not enough housing of any kind

I think this is a difficult question to answer because I find myself asking myself, If I want to have a 6 unit apartment next door - the answer to that is no. If the question is could I imagine a 6 unit apartment in the village center - the answer is yes if done sensitively. I suspect you might get a different answer from folks who live in the village center - A classic case of NIMBY

Not sure about condos, multifamily units; I guess it would depend on what needs we see in the future. Are we expecting a large influx of people or just trying to sustain our town by finding ways for young families, working people, and seniors on a fixed income to live and work here? Too uncertain to answer any of the above

I don't want to see apartment building going up but a development of small affordable housing is very necessary for Sandwich

The questions above shouldn't even be asked, check your map, this is a very rural area and not Laconia or Plymouth.

I prefer there not be condominiums and townhouses in Sandwich.

From what I have seen , need to buy single family home so that boxes out young kids and families

Would have liked "unsure" option to some questions.

Again, the proximity of Sandwich, geographically, to employment, health care institutions, conveniences etc. makes it unrealistic for younger families to reside, especially, with the high cost of gas and energy.

To my knowledge there is next to no inventory at most times

This survey is too long.

We don't see multi-unit housing available, we also don't see that the benefits outweigh the unintended consequences.

again, the income is not enough for most working people, we have been a retirement town for decades.

Our zoning should provide more flexibility in designated areas to create small multi unit and or mixed use building while not allowing short term rentals in the newly designated areas to keep units available for fulltime working residents

I do not know of any multi-family dwellings in Sandwich (this would help families). The houses that are available to purchase are far and few between, and the ones that are for sale are very expensive. This makes it difficult for first time/young buyers.

Increasing the population density in areas that are already developed will help preserve the rapidly disappearing undeveloped forest land in the town

Each town is different. I don't want Sandwich being like Claremont, Nashua, Berlin or Tilton.

While permitting duplexes or ADUs may solve currently perceived housing shortages, they will have long term consequences. When the mother-in-law dies, her ADU will be rented out to strangers to make money. What was once a single family home residential neighborhood will be lost forever. There will be increased traffic, noise, solid waste, paving, etc. Renters don't treat property the same as owners. Furthermore, increased building structures have a negative impact on neighbors who bought before those new structure were built. Does the increase in tax revenue from construction of ADU's and duplexes overcome the loss in tax value in neighboring properties? Does the increase in tax revenue offset the increased cost of providing governmental services, fire, police, solid waste disposal, school, etc.? The presentations at town hall

completely ignore the economics. Why? I get the feeling there is a movement afoot to "cram down" a new housing policy that will coarsen Sandwich and make it a much less attractive place to live. People who can afford to will pick up and leave to go elsewhere.