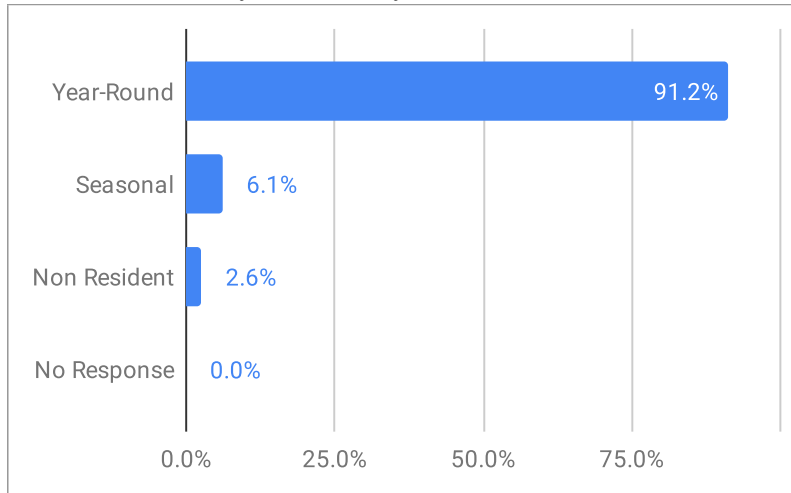


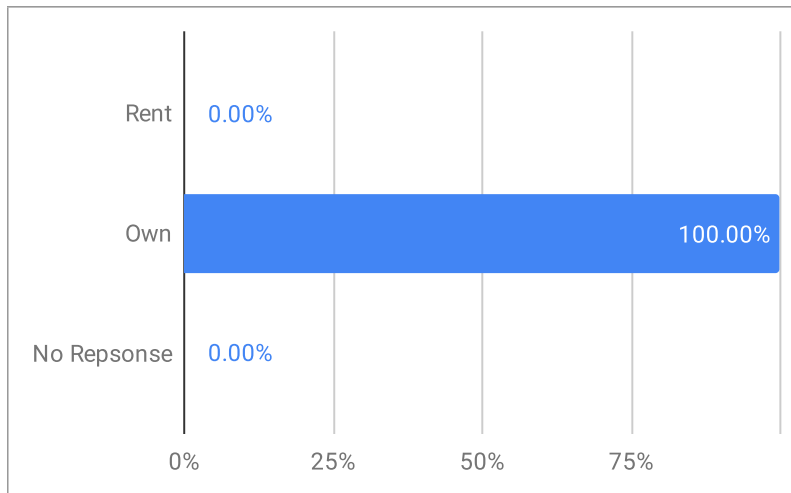
Brookfield Master Plan Survey 2018 - Results

These results are based on a survey conducted between July 19 and October 18, 2018. There were 114 respondents.

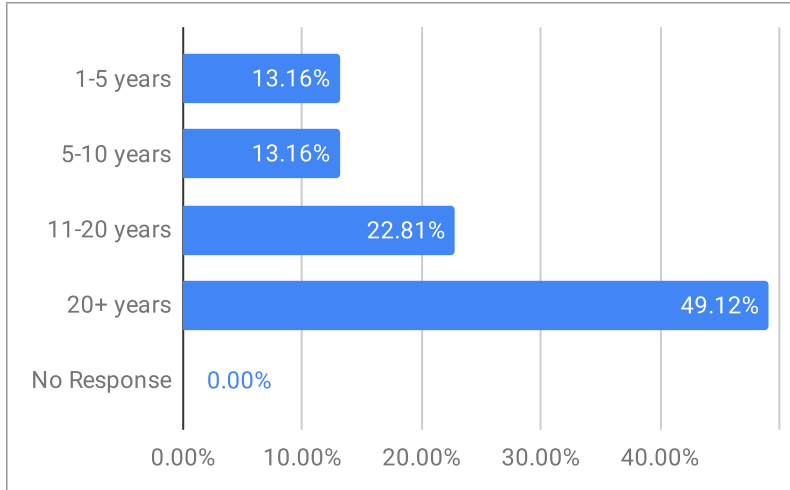
1. Please describe your residency in Brookfield:



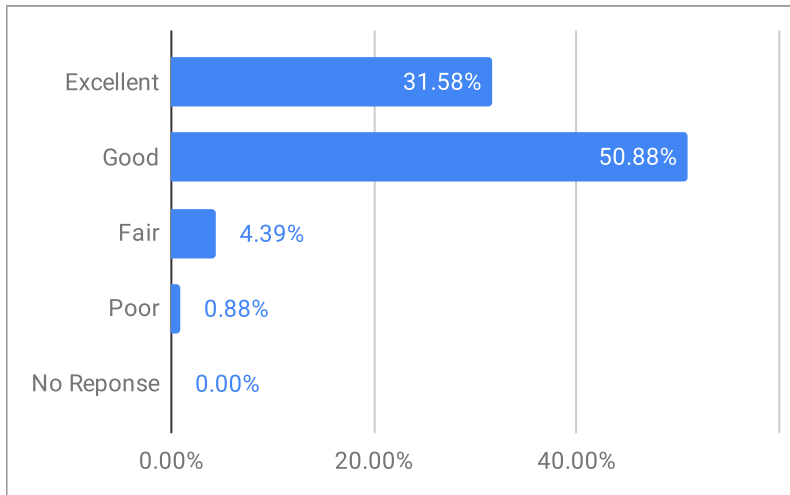
1a. Rent/Own:



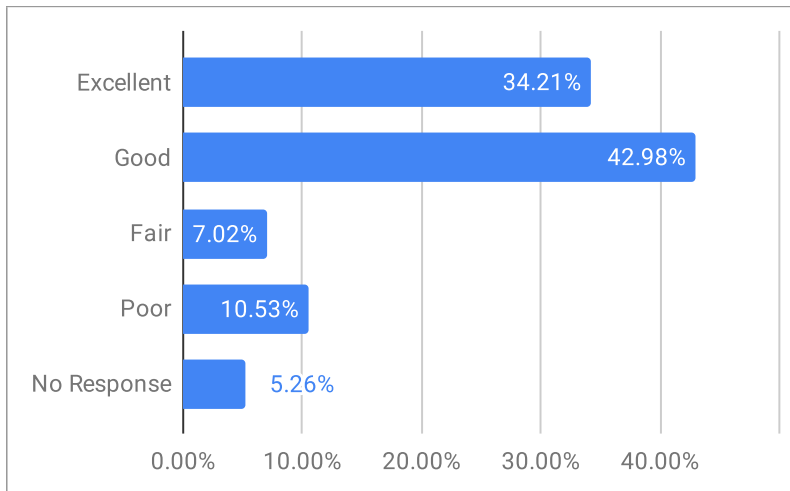
1b. Duration in Brookfield:



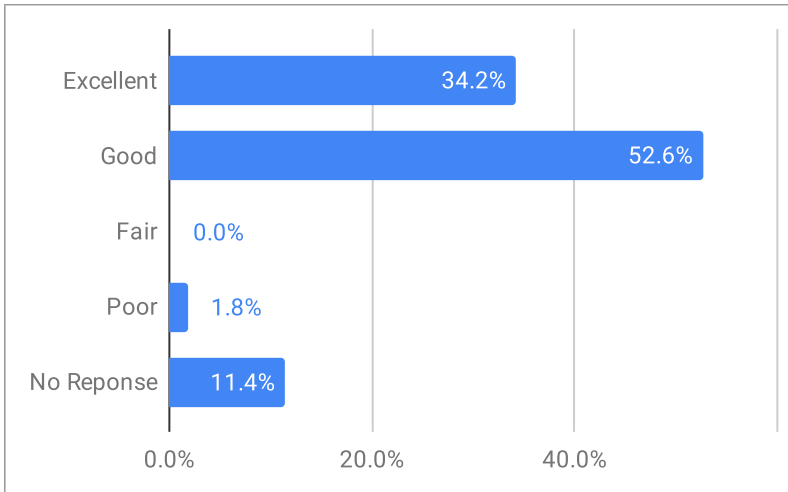
2. Summer road maintenance:



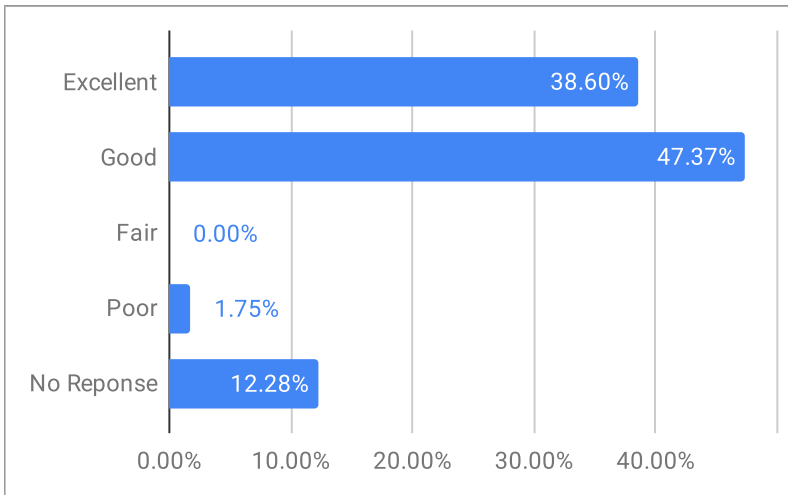
3. Winter road maintenance:



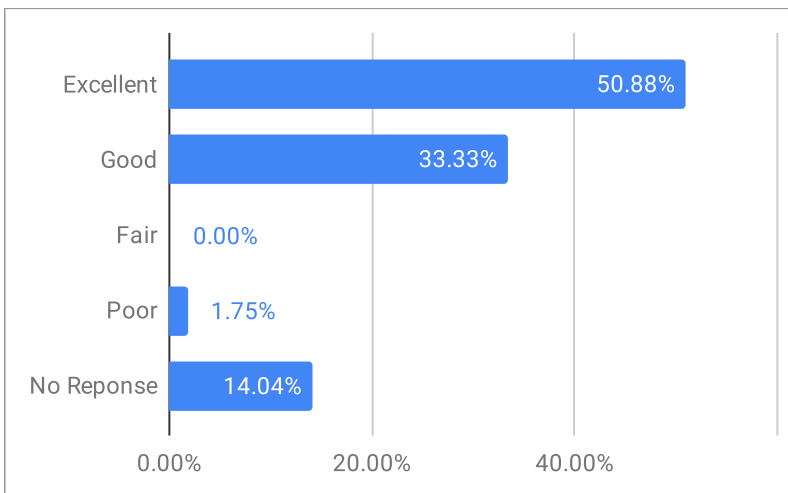
4. Structure fire protection:



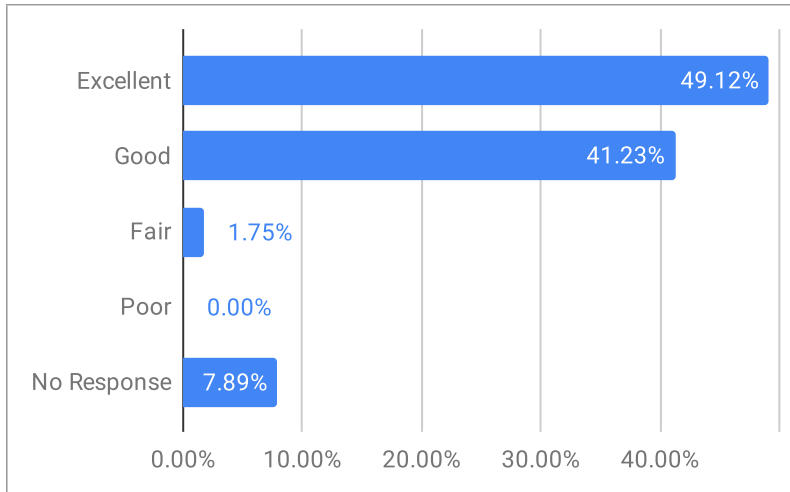
5. Woodland / forest fire protection:



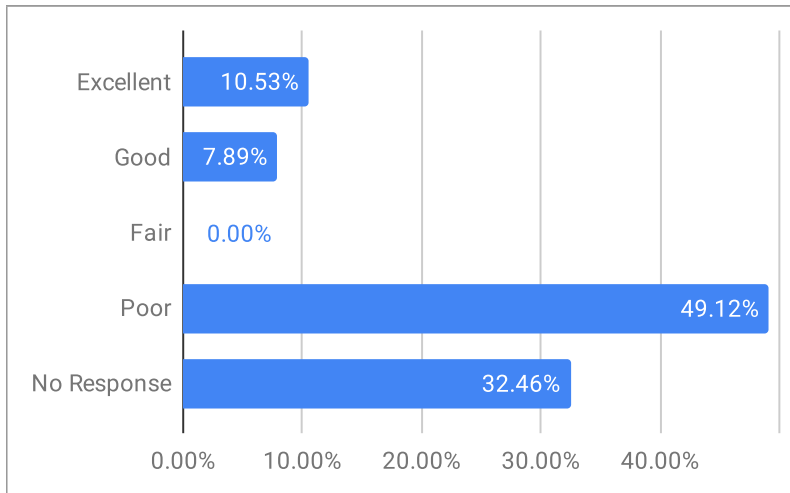
6. Rescue / ambulance service:



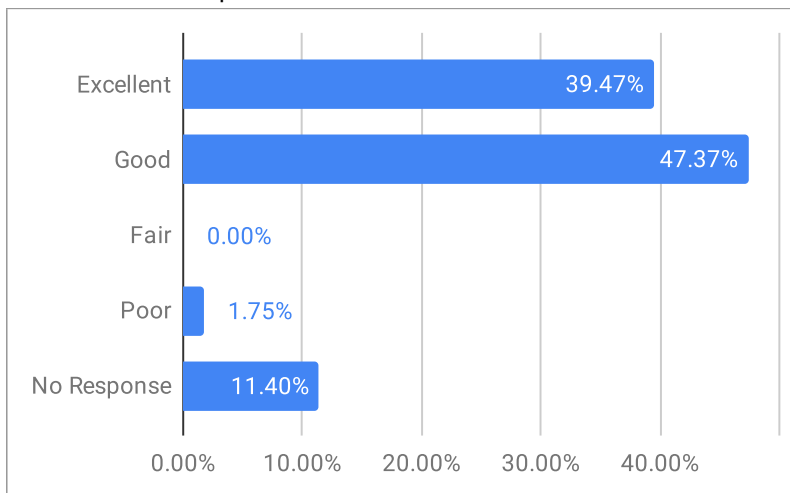
7. Law Enforcement:



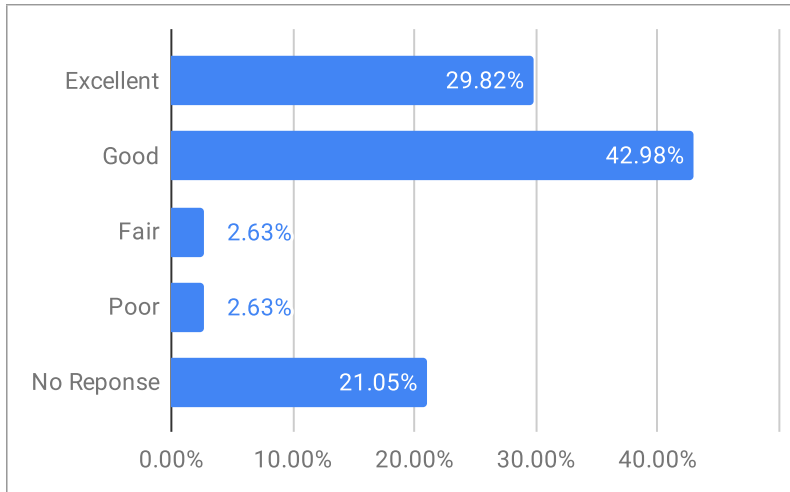
8. Public access to Kingswood Lake:



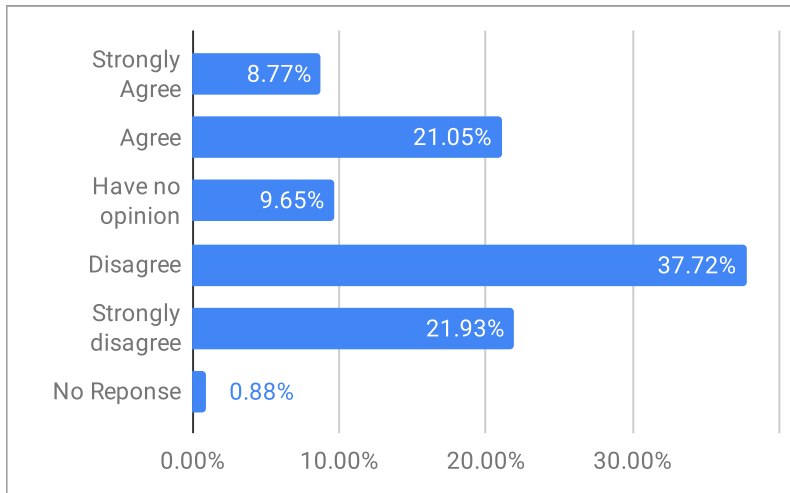
9. Solid waste disposal:



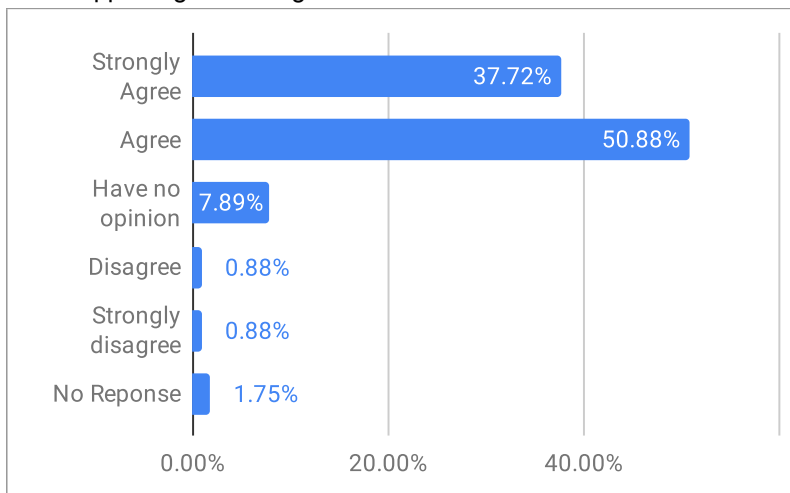
10. Education:



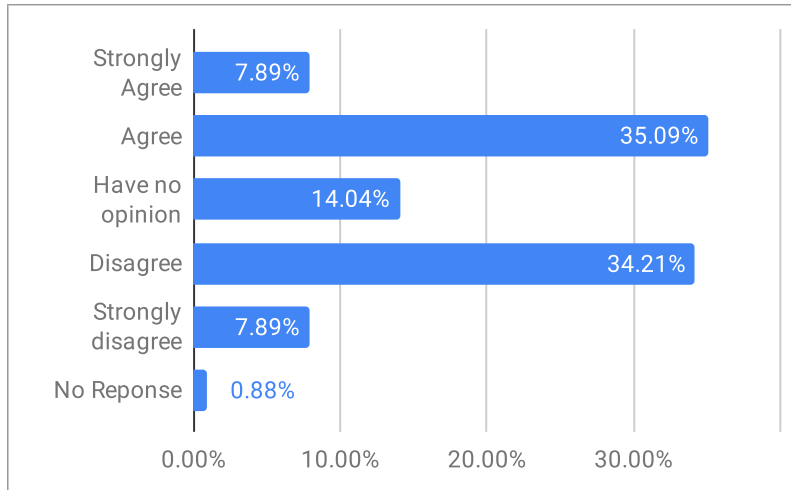
11. Support commercial growth:



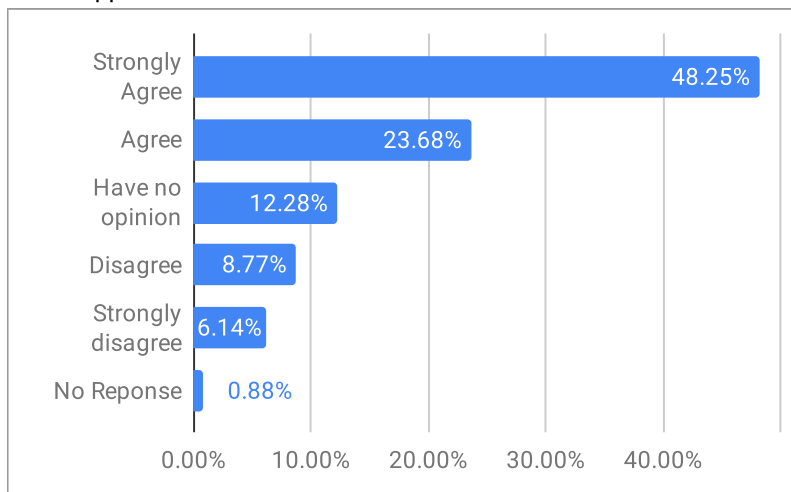
12. Support agricultural growth:



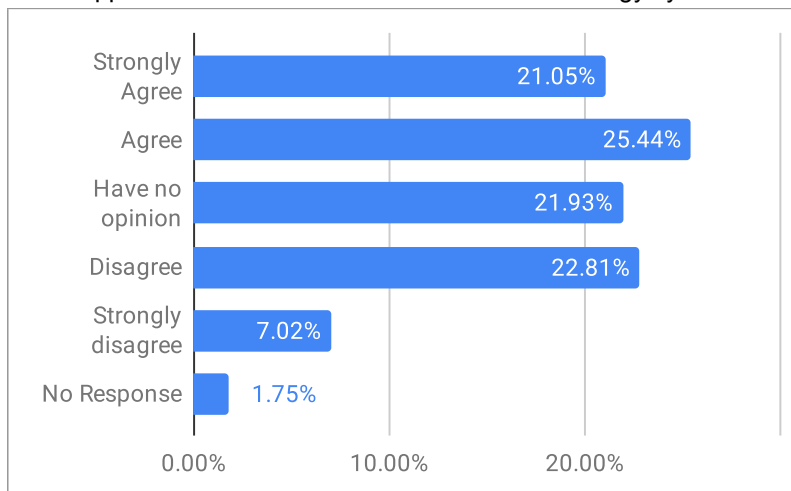
13. Support residential growth:



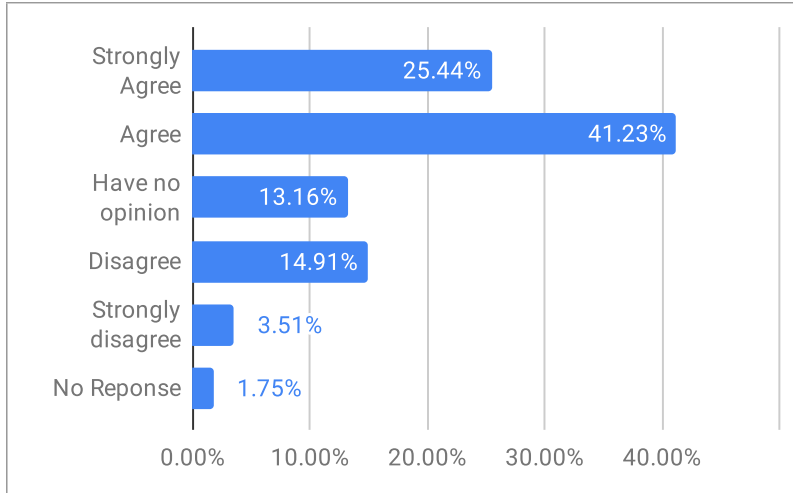
14. Support wireless telecommunication infrastructure:



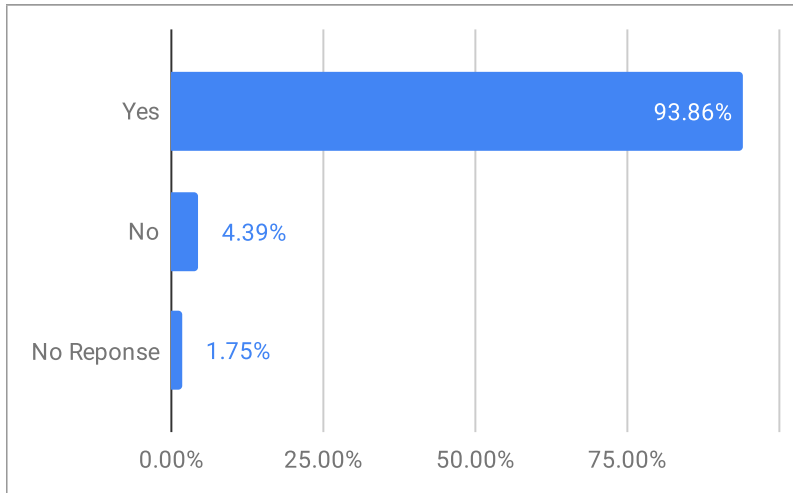
15. Support residential installation of small wind energy systems for personal use:



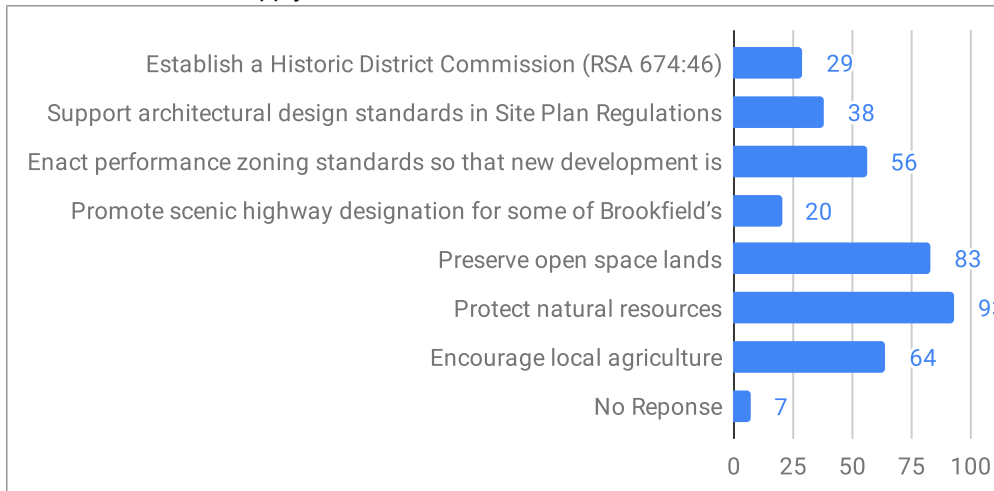
16. Support residential installation of small solar energy systems for personal use:



17. Previous Master Plan updates for Brookfield have included the objective to preserve Brookfield's rural and historic character. Do you think this should continue to be a goal for our community?



17a. If Yes, which of the following approaches do you support to implement this goal? Please mark all that apply:



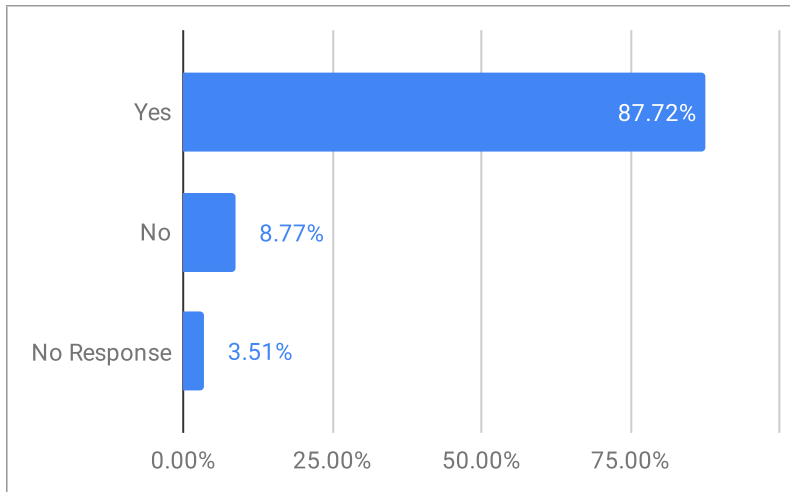
17a. Yes comments:

Theme	Comment
Lot Size	10-acre zoning in part of town
	larger building lot sizes
	5-acre zoning
	large lot sizes (5 or 10 ac), maybe north of Stoneham 5 acre lot minimum
	Require larger building lots
	Restrict subdivision of land and limit new construction
	Minimum 2-acre for new construction
	Minimum lot size should be 25 acres
Limit Growth	Discourage new construction
	Stop development
	restrict building
	Halt building large parcel building
	Do not permit dividing lots
Land Use	Open space lands - Tibbetts Hill blueberry farm
	Encourage conservation land and forest areas
	Enact performance zoning standards so that new development is consistent with and complementary to historic resources
	land bank: maybe for future if there are concerns regarding preservation or you might need a Town Forest
Scenic Roads	Scenic Highway: Lyford, Sanborn, Rt. 109, Clark
	Scenic Highway Governors Rd, Garney Rd
	Govenors Rd & Tumbledown Dick Rd should be scenic roads
Other	No more land in public ownership!
	Master Plan updates not too restrictive
	Public lake access/use
	Brookfield's rural history includes commercial ventures. Whatever the residents could do to augment reliance on their agricultural products. These included mills, cottage industries, inns/taverns, etc, where market and/or local customers supported them. Thus it would not be inconsistent with the Town's rural/historical character to allow commercial development (with locally-determined constraints for design and/or traffic-generating impact) along Rt. 109.

17b. If No, what should be done?

Promotion of areas for commercial business to increase the tax base and lower taxes on residential properties
We already have enough restrictions on building development, etc. Restricting homeowners as to what color they can paint their houses or house design ala historic district is infringing on their rights. Too much regulation
We are not a tourist stop. People drive through to get to the tourist stops.
Allow some development in previously preserved area; weigh the importance of certain historic sites against others, and only preserve what the public deems most important.
Preserving character can be done without turning away every opportunity for growth and self-dependence for the Town.
Promote growth and diversity in our community. Cable/internet should be top priority for the entire town or give abatements to those whose homes that do not have it.

18. Do you believe that Brookfield is a desirable place to live?



18b. If No, what should be done?

Theme	Comment
Internet	Lacking high speed data
	No internet - cannot work from home
	Internet!
	Improve highspeed networking availability
	Expand and enhance high-speed internet communication access to support home/local business and consequently improve property values
Tax Rate	The tax rate.
	Lower taxes
	get control of tax burden via restructured agreements with Wakefield
	Restructure the GWRSD calculations for cost distribution to be 100% EV
Roads	Roads need better maintenance year-round. Hard to have working people in town when getting down roads is especially difficult on snowy days. The roads are not maintained early enough or frequently enough.
	Replace road agent
Other	Allow moderate growth to make Town better place for families
	Become more independent
	Replace selectmen

19. What changes or improvements would make Brookfield a better place to live?

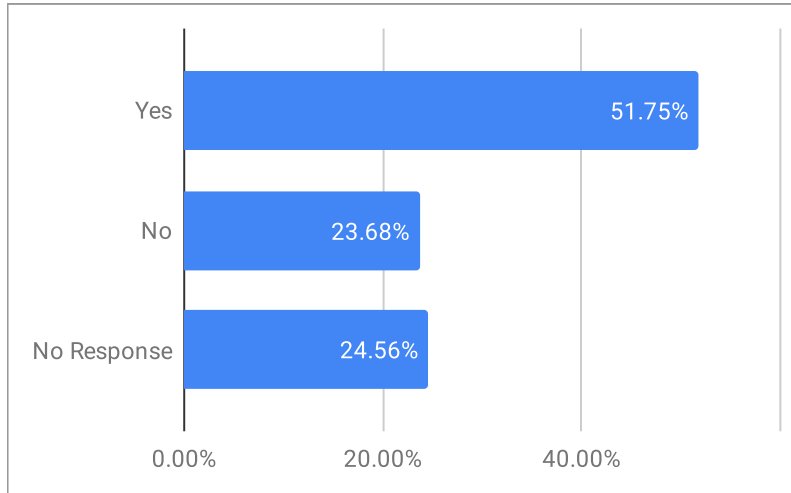
Theme	Comment (# of similar comments)
Communications/ Cable/Internet Infrastructure	General communications/cable/internet comment (9)
	High Speed Internet (12)
	Internet wireless (2)
	Can't work from Home (1)
	Property devalued (1)
	Cable expansion townwide (4)
Zoning	Small/limited Commercial zone (3)
	Allow farms to make occasional commercial use of barns & fields (2)
	General "commercial" activity permitted (1)
	Larger lot sizes (1)
	Stop land set-asides/public use (1)
	No junk cars (2)
	Wireless zoning impediment to wireless service (1)
	Fewer zoning restrictions (1)
Senior housing (2)	
Status Quo	keep it like it is (8)
	maintain rural character (2)
Town administration	improved property maintenance (1)
	limited service availability (2)
	open, kind, civil democratic process (1)
	more transparency (2)
	Bring people together (1)
	Increased community involvement in town government (1)
	stop cronyism (1)
	Maintain Wakefield & Wolfeboro relationships; excellent schools & emergency services (1)
	Lower cost external services (1)
	Our own Town services (not outsourced) (1)
Taxes	Lower or affordable taxes (9)
Roads	Better road maintenance/responsiveness (5)
	Pave/maintain neighborhood roads (1)
	Walk/bike space on widened roads (1)
	Fix dirt roads (1)

Other	Kingswood Lake public access (7)
	Speed limit enforcement (1)
	Electric power interruptions - trim trees (1)
	Change perceptions that children are cost to town (1)
	Steady growth but keep small-town atmosphere (1)
	Affordable housing (1)
	Support open space, trails, outdoor recreation (1)
	Access to adult education (1)
	Brookfield entrance signs (1)
	Farmers market (1)
	More amenities (1)
No town institution as coalesing point (1)	

20. What is the one thing you feel is most important to preserve about Brookfield?

Theme	Comment (# of similar comments)
Land resources	Rural or natural character/atmosphere (33)
	Agricultural character (3)
	Open Space (11)
	Natural resources (5)
Cultural Attributes	Small community/town feel (11)
	History/historic character (7)
	Old Homes (1)
	Reputation as family-friendly, environmentally-aware town (1)
Zoning	Controlled development (2)
	Home-based business (2)
Recreation	Moose Mtn Rec Area (2)
	Recreational/trails (2)
Other	Town get-togethers (1)
	Helpful women @ town offices (1)
	Low taxes (1)
	Water (1)
	Beauty (1)
	Quiet (1)
	5-acre zoning (not current minimum) (1)

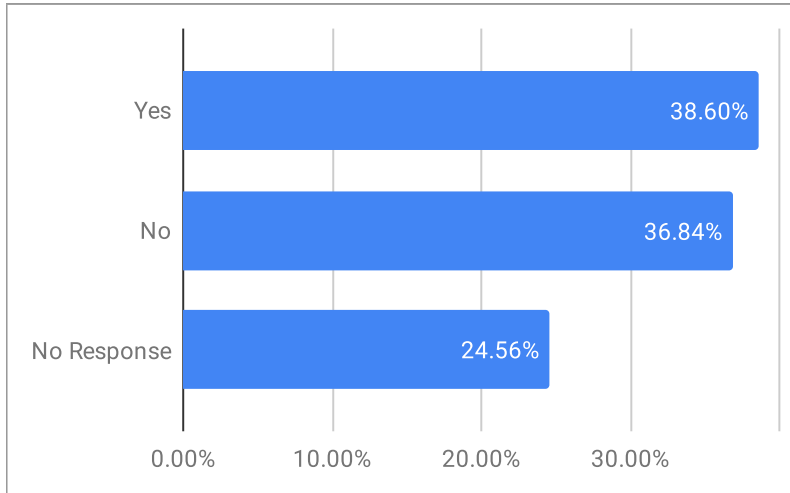
21. Are you happy with the current zoning regulations in Brookfield pertaining to home based business?



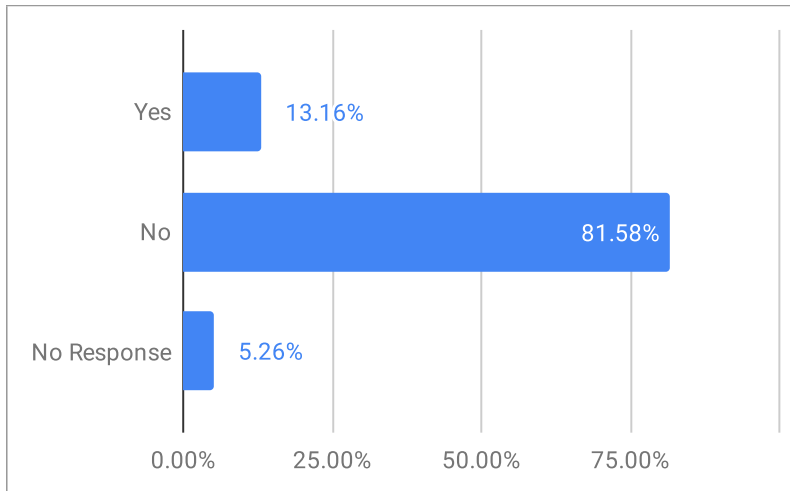
If No, what should be done?

Theme	Comment (# of similar comments)
Eliminate home based business or further constrain	Home-based business should not be allowed (2)
	No visible presence should be allowed (buildings, signs, impact) (1)
	There should be no visible impact (2)
	There should be no impact on neighbors (1)
	The business should be contained in the primary structure (3)
	Must be contained within & incidental to living space (1)
	Should not be allowed in outbuildings (2)
	Only visible impact should be a sign (2)
	Signage should be regulated; no large billboards (1)
Expand/modify zoning for home based business	Home businesses must be broadened to allow residents to make living (1)
	Relax regulations further (1)
	Business within building should be allowed, up to 5 employees, if noise pollution is contained & offensive materials not left outside/visible (1)
	B & B's should be allowed to have more guests (1)
Enforcement	Enforcement is non-existent (1)

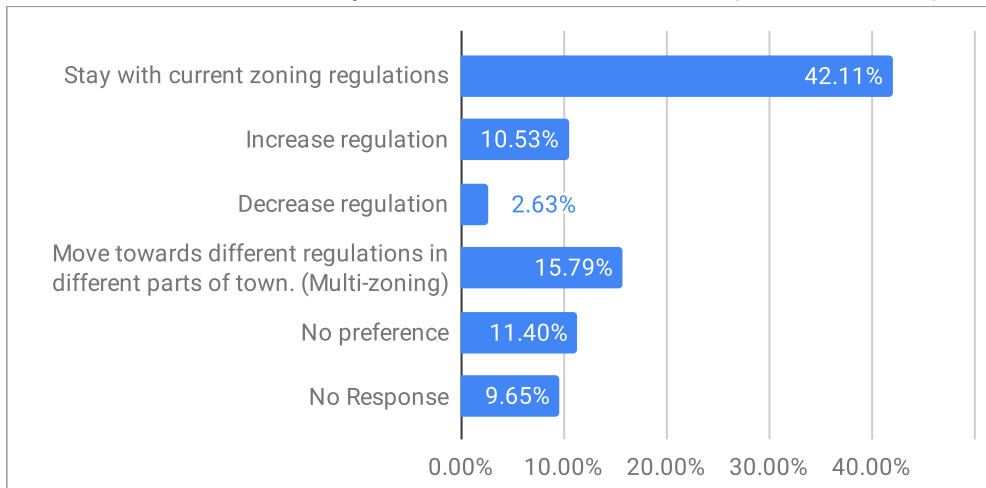
22. Do you think that Brookfield should promote more home based business?
(Brookfield Zoning Page 2 of 55, Article II A-b.)



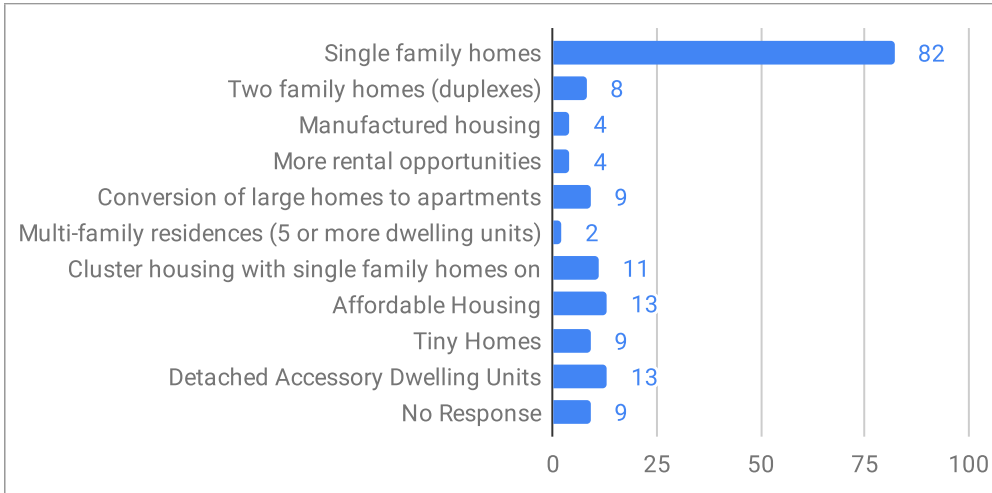
23. Do you own or operate a home business in Brookfield?



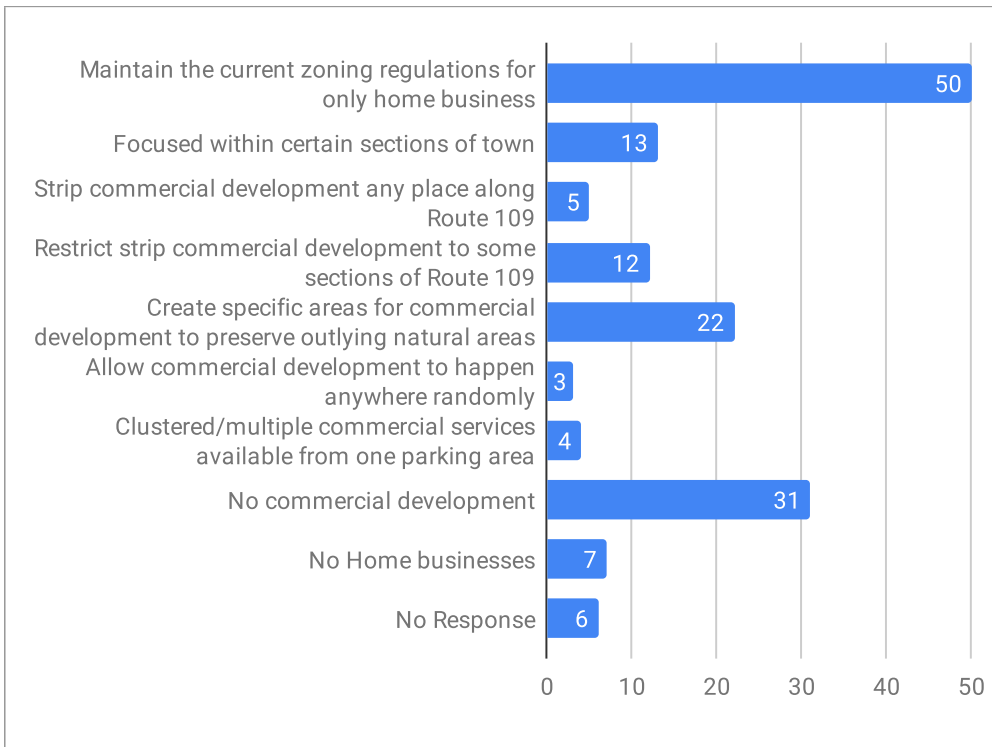
24. Brookfield essentially has one district zoning as Residential/Agricultural. Going forward, which method would you like to see Brookfield follow? (Please mark one)



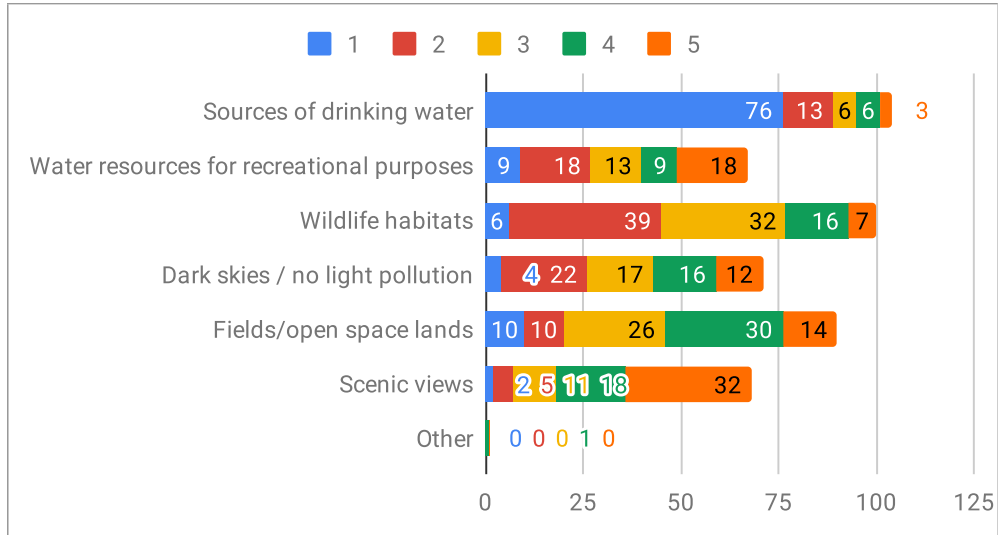
25. Which of the following types of residential development would you like to see more of in Brookfield? (Mark all that apply.)



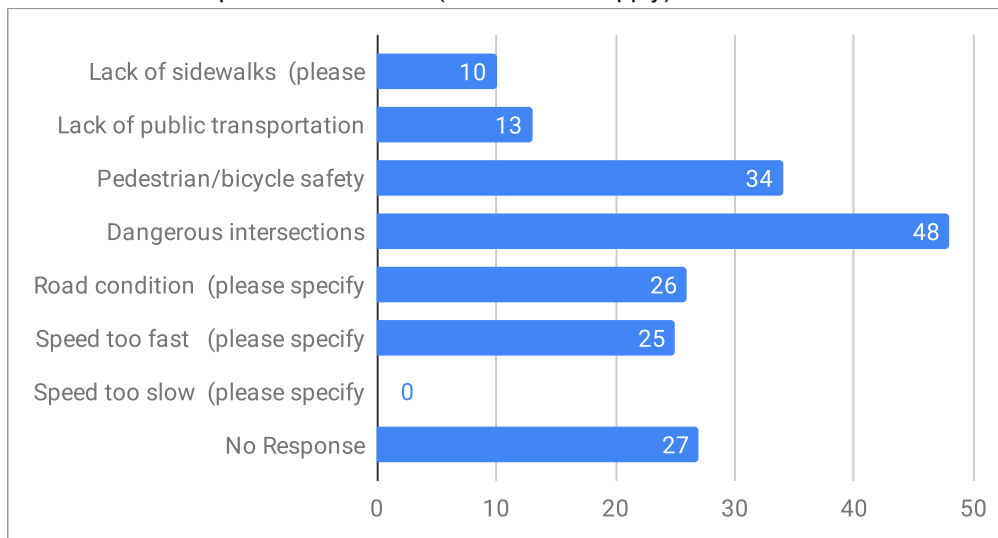
26. What pattern of commercial/business development would you prefer to see in Brookfield?



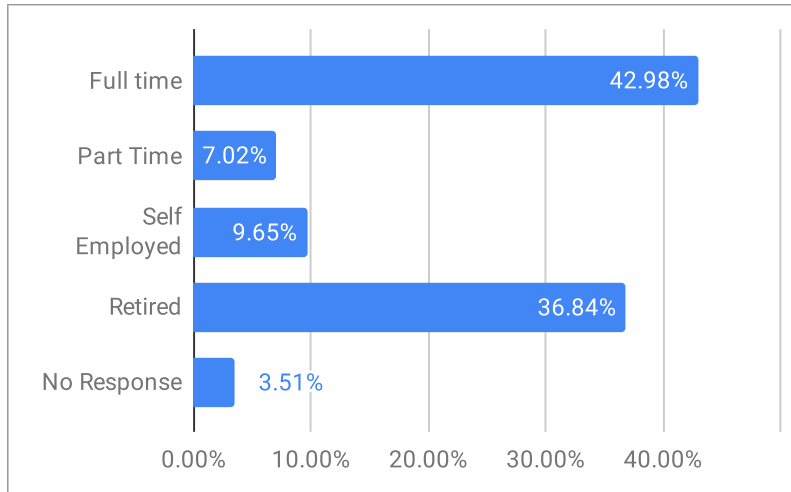
27. Which of the following natural resources should Brookfield work to protect?
Please rank your top five (5) choices with one (1) being the highest: (please select only 5 responses)



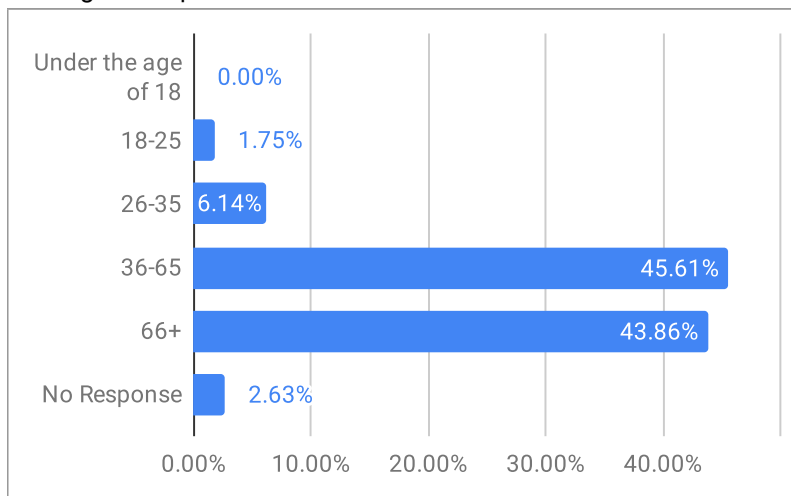
28. General transportation concerns (check all that apply)



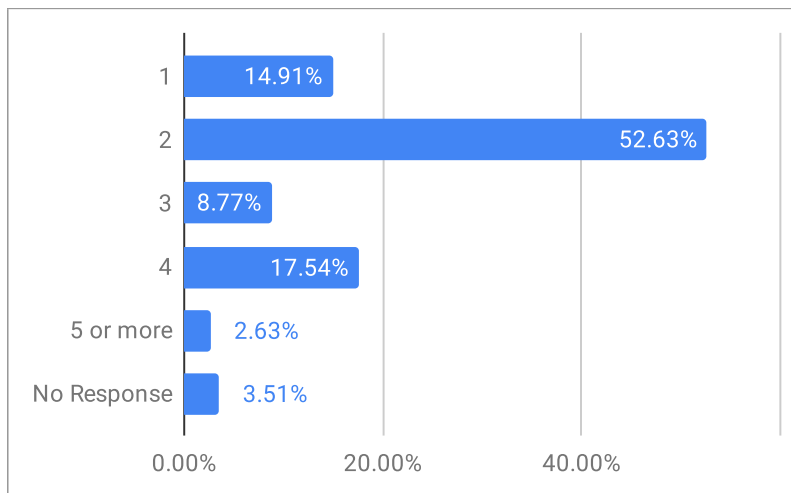
30. Employment of respondent:



31. Age of respondent:



32. Number of members in the household:



33. What one service not currently available would benefit the residents of Brookfield?

Theme	Comment (# of similar comments)
Communications / Internet/Cable	High Speed Internet (14)
	Internet Town wide (10)
	Cable to all residents (6)
	Cable options (4)
	Communications/wireless regs (3)
Town Services	Trash pickup vs Transfer Station? (3)
	Town offices more hours (3)
	Brookfield's Fire, EMS, Police (1)
	More Town Clerk hours (1)
	Better Town Website updating (1)
	Larger Library (1)
	better code enforcement (1)
	Park (1)
	Sidewalks (1)
Transportation	Public transportation (3)
	Senior Transportation (2)
	Ridematching service (2)
	taxi service (1)
	Fix the roads (1)
Nothing	None - we'll take care of ourselves (4)
	ok with limited services (2)
	Smaller government, few regulations, lower taxes, more independence, no questionnaires (1)
Other	Town access/beach on Kingswood Lake (5)
	Village center (1)
Housing	Assisted Living (1)
	Senior Housing (2)

34. In your opinion, what would you prefer Brookfield to be like in ten years?

Theme	Comment (# of similar comments)
Status Quo?	No change/happy the way it is (26)
	Not much different than now (10)
	Same character (1)
	keep quiet/country/small town feel/atmosphere (2)
	same or little change, but..... (1)
	more small business (1)
	broader tax base/taxes will force me out (1)
	keep hold on taxes; school costs too high relative to quality (1)
	elementary school in Brookfield (1)
	limit home-based business as currently (1)
	Possibly commercial zone on Rt 109 near Rt 16 if needed to broaden tax base (1)
	Expanded Moose Mtn Rec area allowed activites (1)
	better internet (1)
	more rural than now (1)
	Keep outsiders out (1)
Zoning-related issues	Limit home-businesses as current allowed (1)
	continue home-based businesses (1)
	more home-based businesses (1)
	Expanded home business or separate area for local businesses (1)
	more business, but keep small-town feel (1)
	More B&B (1)
	Possibly commercial zone on Rt 109 near Rt 16 if needed to broaden tax base (1)
	Expanded Moose Mtn Rec area allowed activites (1)
	small general store (1)
	5 acres min lot size, no future subdivision (1)
	larger lots, less development (1)
	zoning to allow cluster subdivision with smaller lot size in all areas (1)
	low density {housing} (1)
	Improved code enforcement (1)
	Enforcement of junk car limit (1)
	more/new residents with home businesses (1)
	more younger families/more balanced demographic (2)
	moderate growth (1)
	Keep population < 800 (1)
	slow growth of residential and small business (1)
solar arrays in fields (1)	
protect forests & trails for access to natural setting (1)	
not suitable for strip malls/commercial businesses (1)	

Services	need better cable/internet to stay (1)
	Better internet (2)
Town Services	lower taxes - danger of losing current residents (2)
	Static taxes; school too expensive for the education provided (1)
	Similar, but with broader tax base - taxes will force me out (1)
	use of same services & school system (1)
	Elementary school in Brookfield (1)
	better winter road maintenance (1)
Ambiance	beautiful (1)
	quiet, friendly town (1)
	neighborly (1)
	farmstands (1)
	multi-aged rural community (1)
	local bikepaths (1)
	more natural resources (1)
	woodland/forest (1)
	access to hunting & fishing (1)
	Open community - accepting of variety of folks (1)
	More town resident involvement (1)
	Balance between residential development and outdoor recreation/lifestyle (1)
	more of a community than houses along a road (1)
	improved non-motorized recreational areas (1)
	public access to Kingswood Lake (1)
	Hackett Homestead protected as historical site (1)
more agricultural opportunities for young families (1)	
homeless shelter for families (1)	
space for outside Town concerts/dinners (1)	