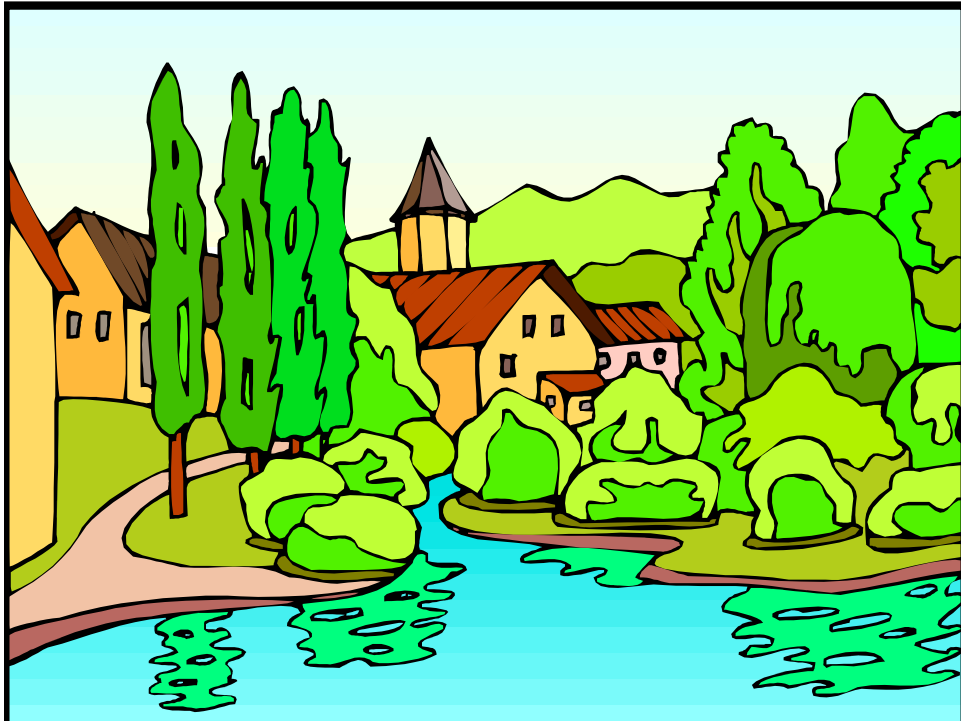


# Development Activity in the Lakes Region

## 2004 Annual Report



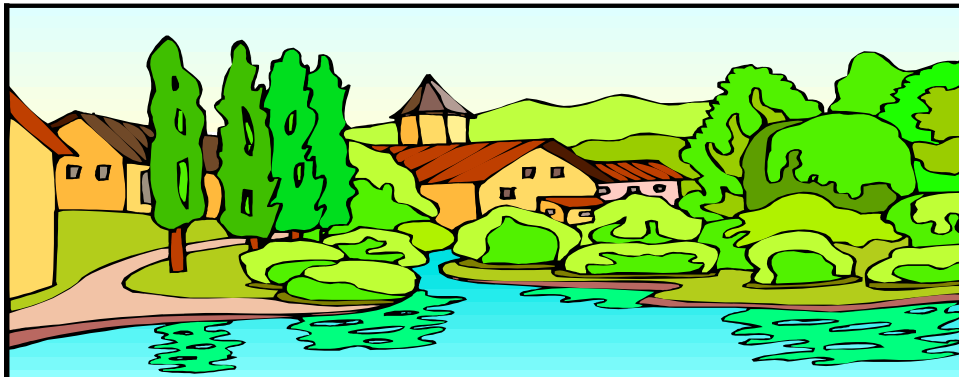
Prepared by the  
**Lakes Region Planning Commission**  
Meredith, New Hampshire

[www.lakesrpc.org](http://www.lakesrpc.org)

# Development Activity in the Lakes Region

## Annual Report

March 2004



[www.lakesrpc.org](http://www.lakesrpc.org)

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## ***INTRODUCTION***

Each winter the Lakes Region Planning Commission (LRPC) issues a *Regional Development Survey* (RDS) to the 30 communities in the Lakes Region. The RDS primarily gathers data on the number of commercial and industrial permits issued throughout the year, as well as subdivision activity in each of the communities in the Lakes Region. The NH Office of Energy and Planning (OEP) distributes its own survey which collects data on the number of residential permits issued in each municipality in the state. The data obtained in the RDS and the data contained in the NH OEP *Current Estimates and Trends in New Hampshire's Housing Supply: Update 2002*, provide the basis for the information presented in this report.

## ***DEFINITIONS***

The 2000 Census provides a benchmark for residential housing units. The comprehensive data collection and analysis efforts of the U.S. Census Bureau make these housing estimates the standard for calculating annual trends. To achieve annual trends estimates, the residential permits data collected annually by OEP are added to the Census estimates of residential housing units. A correction is applied to the OEP data to account for expired building permits. The result is a fair representation of the number of residential structures built. However, between decennial census years the addition of cumulative permits issued can overstate the estimated number of total housing units, despite efforts to correct for expired permits. OEP suggests that the difference in the estimated residential housing units based on permits issued between census years and the actual housing data reported by the Census is associated with reissued permits.

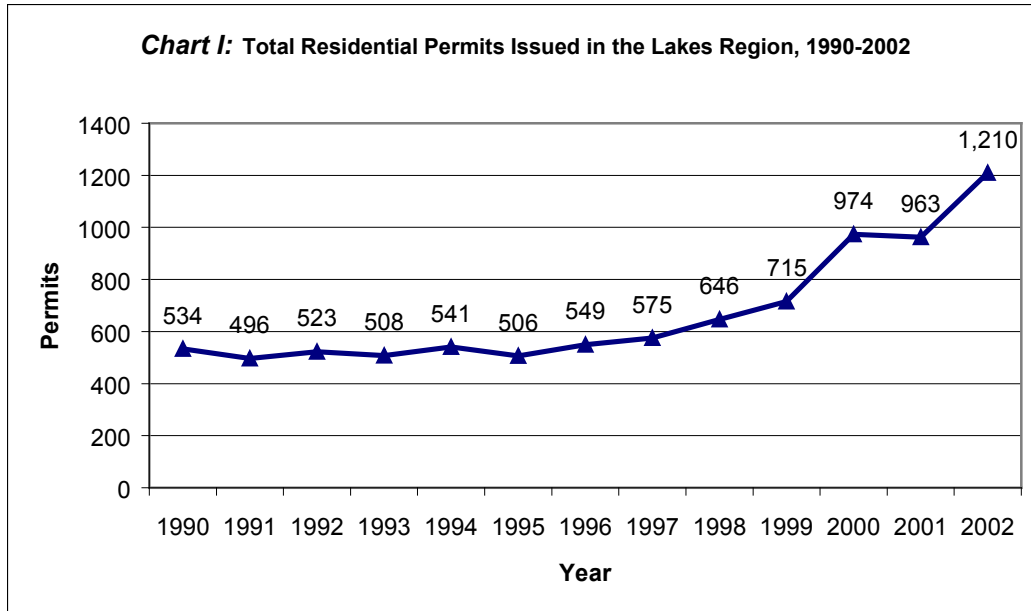
The *Regional Development Survey* was designed to record specific data related to commercial and industrial permitting, and the subdivision of land for residential development. One important aspect of the data is the number of permits distributed per year for commercial and industrial uses in each community. In order to assess changes accurately in commercial and industrial uses, each community factored in any conversions and demolition that occurred throughout the year. Conversions and demolition affect the over-all quantity of structures in any given use. Conversions occur when a residence or non-residential structure has been transformed into a structure for another use. Examples of conversions include a single-family home converted to a store or business, or the conversion of an industrial structure to a commercial use. Demolition results in the loss of structures or units for a given use. This may include losses resulting from fire or natural disasters.

The accurate recording of the number of residential lots created is another objective of the *Regional Development Survey*. Each community was asked to report the number of lots subdivided for single-family (including manufactured housing) and multi-family use. Single-family structures are detached from any other building and have open space on all sides. Multi-family structures contain two or more housing units. Row or townhouses, and condominiums, were also classified as multi-family. Because acreage information is also of great importance, the total acreage subdivided for residential use was recorded.

## ***HOUSING TRENDS, TO DATE***

A fair representation of the housing trends in the Lakes Region can be made with 28\* of 30 communities responding to NH OEP's residential development survey, and 23\* responding to LRPC's Regional Development survey. In 2002, a total of 1,210 houses were built, most of which were single-family homes. Multi-family home construction accounted for only 3% of all residential development, a trend that can be seen throughout previous years. Manufactured homes represented 8% of total residential permits issued and 9% of single-family homes built. Danbury was the only town where manufactured home permits outnumbered single-family and multi-family permits. The communities with the most residential development were: Gilford, Moultonborough, Alton, Laconia, and Barnstead (respectively).

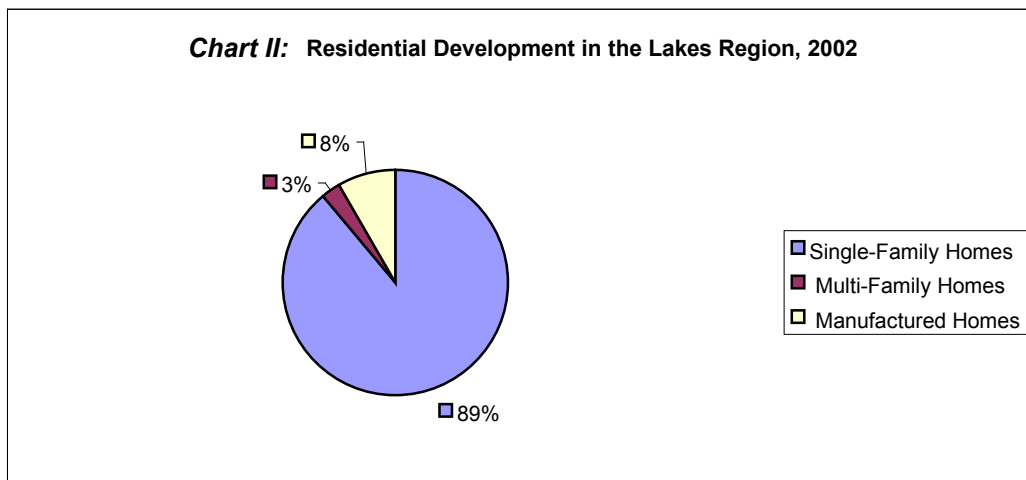
\* See Conclusion



Source: NH OEP *Current Estimates in New Hampshire's Housing Supply*.

The decade of the 1990's was marked by two distinct trends of residential growth, as indicated by *Chart I*. The first half of the decade showed modest residential permitting activity, which is consistent with the general stagnation in housing starts experienced throughout most of New Hampshire during this period. A portion of the decline in permits may be explained by the 1,781 unit decrease in seasonal homes as conversions from seasonal to year-round residences took place.

The second half of the decade was marked by increasing economic activity and an associated increased demand for residential housing, as shown graphically by a steady increase, excluding 2001, in the number of permits issued annually. A new decade high of residential permits issued, 1,210, occurred in 2002. The *Appendix* details all residential, commercial, and industrial permit activity that has taken place in the Lakes Region communities between 1992-2002. *Chart II* shows the breakdown of residential development that occurred in the Lakes Region in 2002.



Source: NH OEP *Current Estimates and Trends in NH's Housing Supply, Update 2002*.

In addition to detailing the types of residential permits that were issued, *Table I* indicates that a total of 3,324 acres were subdivided amongst the 23 communities responding to the Regional Development Survey. Over the past four years, the number of lots created has continued to increase, from 211 in 1999, to 394 in 2002; on average, 257 lots were created each year. The total acreage subdivided over the past four years has varied between 2,100 and 4,300 acres (only 20 communities provided 2002 acreage information).

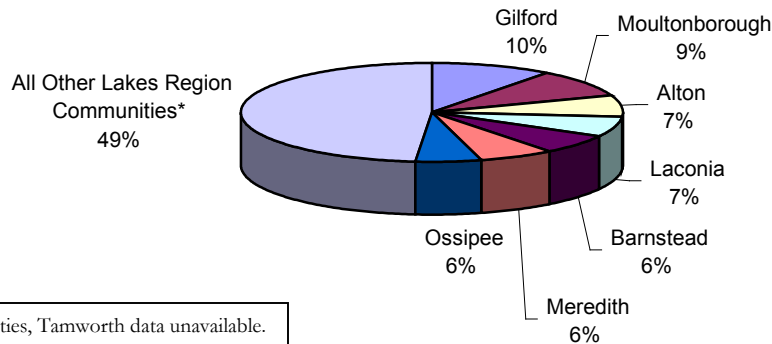
Municipality	SUBDIVISIONS & REVOCATIONS			PERMITS ISSUED		
	Lots Created	Lots Revoked	Acres Subdivided	Single-Family Building Permits	Multi-Family Building Permits	Manufactured Housing Building Permits
Alexandria	N/A	N/A	N/A	24	0	0
Alton	82	0	N/A	80	2	3
Andover	14	0	450	10	0	-1
Ashland	8	0	N/A	7	0	-1
Barnstead	23	0	120	56	2	19
Belmont	20	1	331	36	3	14
Bridgewater	N/A	N/A	N/A	8	0	4
Bristol	0	3	0	37	2	3
Center Harbor	N/A	N/A	N/A	6	0	1
Danbury	6	0	34	2	0	7
Effingham	0	0	0	22	0	0
Franklin	75	0	301	24	2	5
Freedom	3	0	187	37	0	0
Gilford	15	0	257	102	8	14
Gilmanton	N/A	N/A	N/A	53	2	0
Hebron	16	0	91	8	0	1
Hill	0	0	0	7	0	2
Holderness	N/A	N/A	N/A	17	0	1
Laconia	N/A	N/A	N/A	72	10	0
Meredith	7	0	223	71	0	4
Moultonborough	N/A	N/A	N/A	110	0	0
New Hampton	1	0	5	25	1	-1
Northfield	34	0	254	27	0	2
Ossipee	4	0	10	58	0	10
Sanbornton	20	0	350	29	0	0
Sandwich	8	0	413	11	0	0
Tamworth	N/A	N/A	N/A	N/A	N/A	N/A
Tilton	5	0	12	19	0	13
Tuftonboro	9	0	286	53	0	0
Wolfeboro	14	0	N/A	66	0	1
<b>TOTALS</b>	<b>364</b>	<b>4</b>	<b>3,324</b>	<b>1,077</b>	<b>32</b>	<b>101</b>

Source: LRPC. *Regional Development Survey, 2003.*

Source: NH OEP. *Current Estimates and Trends in New Hampshire's Housing Supply, Update: 2002.*

The construction of multi-family housing units continues to represent a small percentage of the overall housing that has been permitted. In 2002, multi-family housing development accounted for 3% of all the housing that was permitted for construction, based on the 23 communities that responded to the survey.

**Chart III: 2002 Residential Development in the Lakes Region\***



\* 22 Communities, Tamworth data unavailable.

Source: LPRC

Chart III illustrates that seven communities accounted for 51% of all residential development in the Lakes Region in 2002; the other twenty-two communities accounted for less than half (49%). Moultonborough, Laconia, and Meredith continue to experience the most residential development throughout the past decade.

**Table II: Residential Permit Differences, 2001 - 2002**

Municipality	Total Residential Permits 2002	Total Residential Permits 2001	Difference between 2001 and 2002	Municipality	Total Residential Permits 2002	Total Residential Permits 2001	Difference between 2001 and 2002
Alexandria	24	33	-9	Hebron	9	7	2
Alton	85	58	-27	Hill	9	4	5
Andover	9	16	-7	Holderness	18	15	3
Ashland	6	8	-2	Laconia	82	65	17
Barnstead	77	139	-62	Meredith	75	42	33
Belmont	53	56	-3	Moultonborough	110	73	37
Bridgewater	12	8	4	New Hampton	26	13	13
Bristol	42	27	15	Northfield	29	33	-4
Center Harbor	7	7	0	Ossipee	68	44	24
Danbury	9	11	-2	Sanbornton	29	24	5
Effingham	22	NA	NA	Sandwich	11	10	1
Franklin	31	28	3	Tamworth	NA	NA	NA
Freedom	37	24	13	Tilton	32	-2	34
Gilford	124	59	65	Tuftonboro	53	39	14
Gilmanton	55	43	12	Wolfeboro	66	70	-4
				<b>TOTALS</b>	<b>1,210</b>	<b>963</b>	<b>247</b>

Source: NH OEP Current Estimates and Trends in NH's Housing Supply, Update 2001 and 2002. LRPC Calculations.

Table II, on the preceding page, compares the number of residential permits issued in 2001 and 2002. The nine communities that issued fewer permits in 2002 than in 2001 are highlighted in gray. Barnstead had the largest decline in permits issued, issuing 62 fewer in 2002; this was likely a result of the town implementing a temporary interim growth ordinance. Gilford had the highest increase, with 65 more permits in 2002 than in 2001. Center Harbor was the only community to remain equal.

### ***SUBDIVISION RELATED DATA COLLECTION***

The NH Office of Energy and Planning *Handbook of Subdivision Review* recommends that the Planning Board “use a base map to record pertinent information for all subdivision applications as they are submitted.” Based on this recommendation, the Lakes Region Planning Commission has examined and mapped subdivision activity occurring between 1996 and 2002, in six communities. The Targeted Block Grant Program of the New Hampshire Office of Energy and Planning provided funding for this project. Four communities which were approached had parcel-based mapping available, allowing for the spatial representation of subdivision data in map form. Two communities approached for the project did not have parcel-based mapping. In these two communities, funding allowed for the creation of digital parcel mapping, prior to mapping subdivision activity.

Research was conducted to gather information on subdivision activity from Planning Board records. The subdivided parcels were color-coded by the year in which the subdivision activity occurred. The resulting map for each community shows clearly the patterns of subdivision activity, both in terms of distribution throughout town, as well as over time. These maps provide communities with a visual understanding of land use patterns that can assist in planning efforts. As a final work product the towns in this project have received a copy of the subdivision map for inclusion in their Master Plans and/or for other community planning purposes. Future subdivisions could potentially be added to these maps to illustrate continued subdivision activity in the years ahead. As well, the database associated with the maps can be used to track and display additional information about subdivision activity.

Maps of subdivision activity were created for the towns of Andover, Holderness, Ossipee, Sanbornton, Tamworth, and Tilton. A brief summary of the information gathered is found in the table below.

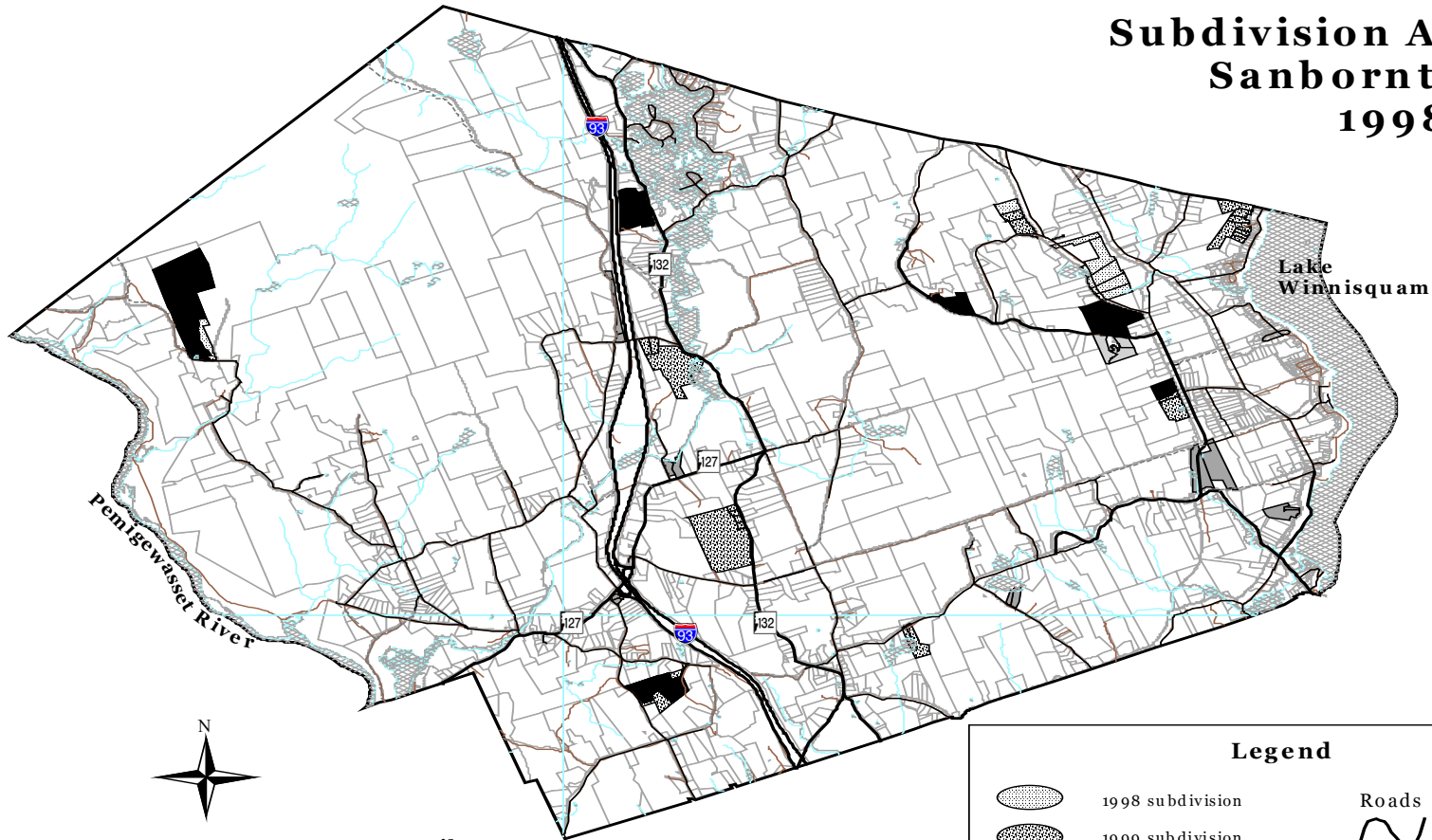
<b>Town</b>	<b>Total # Lots Subdivided</b>	<b>Total Resulting # Lots</b>	<b>Year With Largest # of Original Lots Approved for Subdivision</b>	<b>Year With Largest # of Lots Created</b>
Andover	5	11	1996; 1997	1997
Holderness	3	7	2000	2000
Ossipee	3	5	2001	1997
Sanbornton*	30	88	1999	1999
Tamworth	17	50	1999	1999
Tilton**	21	82	2001	2002

\*Sanbornton subdivision data was collected for the years 1998-2002.

\*\*Tilton Subdivision data was collected from 1997-2002.

A map illustrating Sanbornton’s subdivision activity from 1998 to 2002 is located on the next page.

# Subdivision Activity: Sanbornton, NH 1998 - 2002



1 0 1 2 Miles



Map compiled by the  
Lakes Region Planning Commission  
103 Main Street, Suite #3  
Meredith, NH 03253  
(603) 279-8171

Subdivision data provided by the Town of Sanbornton, 2003.  
Parcel data provided by the Town of Sanbornton, 2001.  
Roads data from NH Department of Transportation,  
Smartmap, 2002  
and Lakes Region Planning Commission, 2003.  
This map is for planning purposes only.

## Legend

- |  |                   |  |                |
|--|-------------------|--|----------------|
|  | 1998 subdivision  |  | State Roads    |
|  | 1999 subdivision  |  | Local Roads    |
|  | 2000 subdivision  |  | Not Maintained |
|  | 2001 subdivision  |  | Surface water  |
|  | 2002 subdivision  |  | Townline       |
|  | Parcel boundaries |  |                |

## Residential Development by Regional Planning Area, 2000-2002

Table IV illustrates the residential permitting activity that took place in NH in 2000, 2001, and 2002. The state has been divided into its nine planning regions to offer comparisons between regions. A total of 23,422 permits were issued in NH from 2000-2002.

The Lakes Region, compared to the other regions, issued the most *manufactured housing* permits in 2000, and both the highest number of *single family*, and lowest number of *multi-family* permits in 2002.

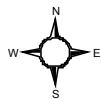
In the three-year period, 2000-2002, the Southern Regional Planning Commission area experienced the most residential development, growing at a rate exceeding 17%. The Lakes, Nashua, Rockingham, and Strafford Planning Regions experienced residential growth rates between 10% and 15%. The Central, North Country, Southwest, and Upper Valley-Lake Sunapee Planning Regions experienced residential growth rates between 5% and 10%.

Page 8 contains a map illustrating the percentage of the statewide residential building permits issued in each of the regional planning commission areas (2000-2002).

<b>Table IV: Comparison of Residential Permitting Activity by Regional Planning Area, 2000-2002</b>											
Year	Permit Type	Central NH Region	Lakes Region	Nashua Region	North Country Region	Rockingham Region	Southern Region	Southwest Region	Strafford Region	Upper Valley - Lake Sunapee Region	Total
2000	Single-Family	522	782	827	371	974	1,101	372	669	283	5,901
	Multi-Family	62	37	110	38	281	219	34	110	58	949
	Manufactured Home	60	152	22	96	69	38	51	139	84	711
	<b>Total</b>	<b>644</b>	<b>971</b>	<b>959</b>	<b>505</b>	<b>1,324</b>	<b>1,358</b>	<b>457</b>	<b>918</b>	<b>425</b>	<b>7,561</b>
2001	Single-Family	599	868	704	440	783	958	385	679	292	5,708
	Multi-Family	14	12	242	38	176	143	11	119	77	832
	Manufactured Home	58	83	8	88	46	22	20	173	57	555
	<b>Total</b>	<b>671</b>	<b>963</b>	<b>954</b>	<b>566</b>	<b>1,005</b>	<b>1,123</b>	<b>416</b>	<b>971</b>	<b>426</b>	<b>7,095</b>
2002	Single-Family	699	1,077	619	598	757	990	509	729	375	6,353
	Multi-Family	144	32	262	124	308	542	48	334	90	1,884
	Manufactured Home	34	101	4	104	17	17	19	189	44	529
	<b>Total</b>	<b>877</b>	<b>1,210</b>	<b>885</b>	<b>826</b>	<b>1,082</b>	<b>1,549</b>	<b>576</b>	<b>1,252</b>	<b>509</b>	<b>8,766</b>

Source: NH OEP Residential Housing Permit Data. LRPC Calculations.

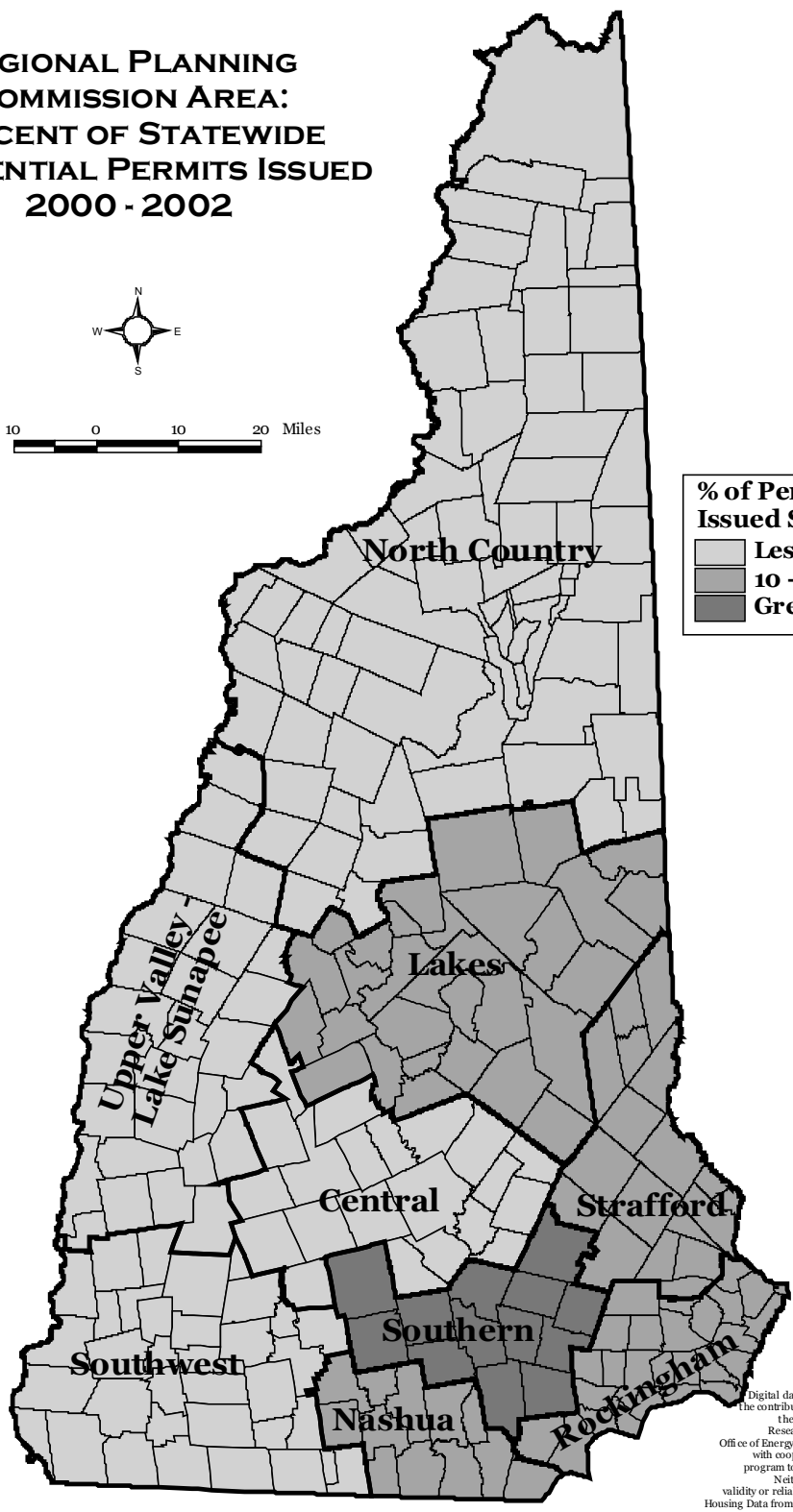
# REGIONAL PLANNING COMMISSION AREA: PERCENT OF STATEWIDE RESIDENTIAL PERMITS ISSUED 2000 - 2002



10 0 10 20 Miles

**% of Permits  
Issued Statewide**

- Less than 10%
- 10 - 15%
- Greater than 15%



Mapping by:  
Lakes Region Planning Commission  
103 North Main Street Suite #3  
Meredith, NH 03253

Digital data in NH GRANIT represent the efforts of the contributing agencies to record information from the cited source materials. Complex Systems Research Center (CSRC), under contract to the Office of Energy and Planning (OEP), and in consultation with cooperating agencies, maintain a continuing program to identify and correct errors in these data. Neither OEP nor CSRC make any claim to the validity or reliability or to any implied uses of these data. Housing Data from NH Office of Energy and Planning, 2003.

## CURRENT COMMERCIAL AND INDUSTRIAL TRENDS

For the 23 communities responding to the 2003 Regional Development Survey, a total of 43 commercial permits were issued in 2002. As in the recent past years, Wolfeboro experienced the greatest number of commercial permits issued.

**Table V: Commercial and Industrial Permits, 2002**

Municipality	Commercial	# of Units	Industrial	# of Units
Alexandria	N/A	N/A	N/A	N/A
Alton	5	4	0	0
Andover	0	0	0	0
Ashland	2	2	0	0
Barnstead	2	2	0	0
Belmont	6	6	0	0
Bridgewater	N/A	N/A	N/A	N/A
Bristol	4	4	0	0
Center Harbor	N/A	N/A	N/A	N/A
Danbury	0	0	0	0
Effingham	0	0	0	0
Franklin	2	2	1	3
Freedom	0	0	0	0
Gilford	1	1	0	0
Gilmanton	N/A	N/A	N/A	N/A
Hebron	0	0	0	0
Hill	0	0	0	0
Holderness	N/A	N/A	N/A	N/A
Laconia	N/A	N/A	N/A	N/A
Meredith	1	1	0	0
Moultonborough	N/A	N/A	N/A	N/A
New Hampton	2	1	0	0
Northfield	0	0	0	0
Ossipee	3	3	0	0
Sanbornton	0	0	0	0
Sandwich	0	0	0	0
Tamworth	6	6	0	0
Tilton	2	2	0	0
Tuftonboro	0	0	0	0
Wolfeboro	7	7	0	0
<b>TOTALS</b>	<b>43</b>	<b>41</b>	<b>1</b>	<b>3</b>

Other communities that issued more than two commercial permits included Alton, Belmont, Bristol, Ossipee, and Tamworth.

The total number of commercial units permitted in 2002 represents an increase from the 31 permits issued in 2001. The ten-year high remains at 65 units, permitted in 1997.

Several communities noted additional changes in the total number of commercial units, by reporting demolitions and conversion of commercial units. *Table V* is representative of these changes.

Source: LRPC *Regional Development Survey, 2003*.

There was only one (1) reported industrial permit issued in 2002. This was in the city of Franklin.

<b>Population Projections and Estimates Comparison for each Community</b>	<b>Census 2000 Population</b>	<b>2002 Estimate</b>	<b>2002 Projection</b>
Alton	4,502	4,693	4,717
Barnstead	3,886	4,266	4,140
Belmont	6,716	7,006	6,970
Center Harbor	996	1,033	1,026
Gilford	6,803	7,033	7,034
Gilmanton	3,060	3,222	3,176
Laconia	16,411	16,755	16,543
Meredith	5,943	6,121	6,154
New Hampton	1,950	2,019	2,022
Sanbornton	2,581	2,726	2,685
Tilton	3,477	3,504	3,558
<b>Belknap County</b>	<b>56,325</b>	<b>58,378</b>	<b>58,025</b>
Effingham	1,273	1,325	1,316
Freedom	1,303	1,361	1,358
Moultonborough	4,484	4,668	4,662
Ossipee	4,211	4,328	4,355
Sandwich	1,286	1,318	1,328
Tamworth	2,510	2,556	2,590
<b>Tuftonboro</b>	<b>2,148</b>	<b>2,225</b>	<b>2,225</b>
Wolfeboro	6,083	6,289	6,302
<b>Carroll County**</b>	<b>23,298</b>	<b>24,070</b>	<b>24,136</b>
Alexandria	1,329	1,412	1,365
Ashland	1,955	1,984	1,997
Bridgewater	974	1,013	1,004
Bristol	3,033	3,097	3,104
Hebron	459	513	475
Holderness	1,930	1,993	1,982
<b>Grafton County**</b>	<b>9,680</b>	<b>10,012</b>	<b>9,927</b>
Andover	2,109	2,174	2,161
Danbury	1,071	1,102	1,095
Franklin	8,405	8,512	8,463
Hill	992	1,037	1,023
Northfield	4,548	4,730	4,661
<b>Merrimack County **</b>	<b>17,125</b>	<b>17,555</b>	<b>17,403</b>
<b>Lakes Region Totals</b>	<b>106,428</b>	<b>110,015</b>	<b>109,491</b>

Source: NH OEP Population Projections and Estimates

Source: LRPC Calculations

Table VI compares, by county, the 2000 Census population numbers, 2002 NH OEP population estimates, and 2002 LRPC population projections (based on NH OEP's 2005 Population Projections). Population estimates indicate that, as a whole, the Lakes Region is growing faster than projected.

Table VI highlights, in gray, the 19 communities that are growing slightly faster than was projected.

The 10 non-highlighted communities are growing at a slightly slower rate than had been projected.

Tuftonboro is the only town growing exactly at the projected rate; this is highlighted in a lighter gray.

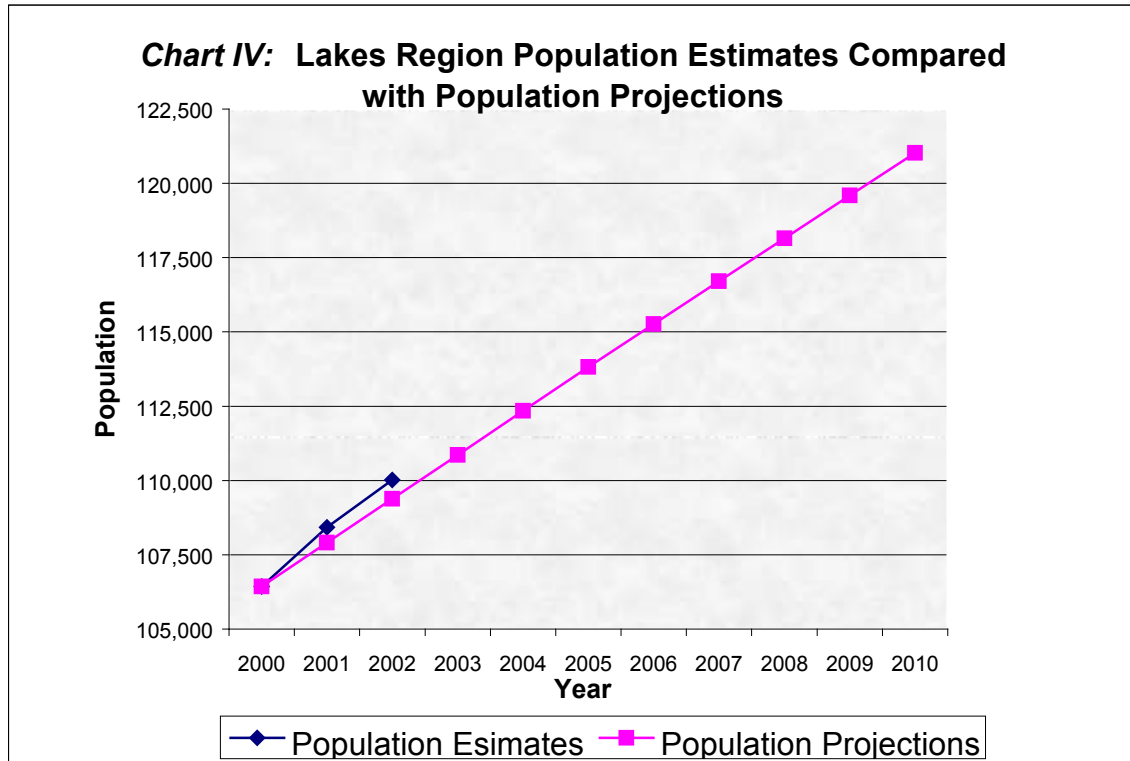
Table VI shows that roughly 63% of the Lakes Region communities experienced growth rates that were higher than projected, 33% experienced growth rates under projections, and one community grew at the projected rate.

The portion of the four Counties that are represented in the Lakes Region also grew at a higher than projected rate (the county totals are based solely from Lakes Region communities).

\* See next page for *Estimate* and *Projection* definitions.

\*\* Area in the Lakes Region only.

Chart IV illustrates that the Lakes Region is growing slightly faster than projected. For example, the 2002 Lakes Region population was projected to be 109,491, yet, the estimate, 110,015, indicates a greater increase by 224 people.



Source: NH OEP's *Current Estimates and Trends, and, Population Projections*. LRPC Calculations.  
 (See Appendix for 2005 and 2010 projections specific to each Lakes Region community.)

**\*Important:** All *estimates* “are composed of the household population and persons living in group quarters.” County *projections* are “based on long-term trends that occurred during the 1960 to 2000 period.” Local *projections* are based on “a community’s historical share of its’ respective county’s growth...[and] trends of a community’s population change, relative to the parent county, will remain about the same in the future” (NH OEP Population Estimates and Projections).

**CONCLUSION:**

Because the Lakes Region economy relies heavily on tourism and recreation, housing needs fluctuate throughout the year. Examining these trends in development enables state and local decision makers to better understand and anticipate the needs for services, housing, and employment. The *Development Activity in the Lakes Region Annual Report* is a tool that can influence zoning ordinances and Master Plans, both of which are used to guide and shape community growth.

The *2004 Development Activity in the Lakes Region Annual Report* shows that the increase in residential housing permits experienced in the late 1990's has continued. The number of residential permits issued in 2002 represents a ten-year high. In 2002, Gilford experienced the greatest demand for residential construction in the Lakes Region.

Commercial development has also continued at a steady pace, with permits exceeding last year's totals by 12. Industrial development remains a minimal activity in the Lakes Region communities.

The population projections and estimates indicate that the Lakes Region is actually growing faster than projected. Additionally, the Lakes Region ranks as the third fastest growing region in New Hampshire.

LRPC's annual survey and compilation of residential, commercial, and industrial data represents the only on-going effort to count the pace and magnitude of construction activity in the region. Full cooperation among all communities and the state is essential to achieve credible results. We extend our sincerest appreciation to all who respond to our request for information.

Caution must be used when interpreting the results expressed in this document. For example, many towns do not require building permits, and as such, the regional trends do not completely reflect all development trends. The regional averages are based upon those communities that responded and provided data to NH OEP's and LRPC's annual surveys. Municipalities that have not reported development activity can contact the LRPC to have information added to the database.

*Notes:*

\* On Page 1, it states that 28 of the 30 Lakes Region communities responded to NH OEP's residential development survey. Laconia and Tamworth did not respond, but NH OEP used "substituted data from Bureau of the Census for C-40 construction reports, 2002" to find the information for Laconia; data for Tamworth was unavailable. Secondly, only 23 communities participated in LRPC's Regional Development Survey. Numerous attempts were made to include all communities, but ultimately, the information for seven communities had to be recorded as N/A, not available.

# *Appendix*



**Table VII: Total Permits Issued in the Lakes Region, 1992-2002, continued...**

Municipality	Structure Type	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	Total 1992-2002
Hill	Housing	12	5	0	5	4	4	4	-	15	4	9	62
	Commercial	0	0	0	0	0	0	-1	-	-	0	0	-1
	Industrial	0	0	0	0	0	0	0	-	-	0	0	0
Holderness	Housing	14	3	5	5	9	12	28	9	23	15	18	141
	Commercial	0	2	0	1	3	0	1	0	0	-	-	7
	Industrial	0	0	0	0	0	0	0	0	0	-	-	0
Laconia	Housing	65	87	69	43	34	6	35	55	81	65	82	622
	Commercial	6	2	1	1	2	7	4	5	7	6	-	41
	Industrial	0	1	1	1	0	0	0	3	1	0	-	7
Meredith	Housing	25	22	42	36	53	46	50	65	59	42	75	515
	Commercial	0	0	0	0	0	0	2	-2	0	-	1	1
	Industrial	0	0	0	0	0	0	0	0	0	-	0	0
Moultonborough	Housing	73	65	72	72	62	65	95	62	94	73	110	843
	Commercial	13	20	18	11	12	15	4	3	-	-	-	96
	Industrial	0	0	0	0	0	0	0	0	-	-	-	0
New Hampton	Housing	10	12	16	16	12	15	10	12	46	15	25	189
	Commercial	0	0	0	0	0	2	2	1	4	5	2	16
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Northfield	Housing	8	17	18	12	13	9	9	18	28	40	29	201
	Commercial	1	1	2	0	2	2	-1	1	1	1	0	10
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Ossipee	Housing	14	9	13	16	17	25	36	30	28	44	68	300
	Commercial	0	0	0	0	0	0	0	0	1	2	3	6
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Sanbornton	Housing	19	12	26	4	9	12	19	32	42	24	29	228
	Commercial	2	1	3	0	0	5	3	0	0	0	0	14
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Sandwich	Housing	19	10	6	5	4	5	5	13	10	10	11	98
	Commercial	0	0	0	0	0	0	0	0	0	0	0	0
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Tamworth	Housing	11	0	10	4	21	4	11	0	8	0	-	69
	Commercial	0	0	0	0	0	0	0	-	-	-	6	6
	Industrial	0	0	0	0	0	0	0	-	-	-	-	0
Tilton	Housing	4	0	2	4	8	8	20	6	10	-2	32	92
	Commercial	1	3	1	2	3	3	3	0	2	2	2	22
	Industrial	0	0	0	1	0	0	0	-1	0	0	0	0
Tuftonboro	Housing	14	7	10	28	22	13	6	19	25	39	53	236
	Commercial	0	0	0	1	0	2	0	0	8	0	0	11
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Wolfeboro	Housing	50	53	46	47	50	19	49	48	55	70	67	554
	Commercial	5	1	4	3	3	19	1	5	12	7	7	67
	Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Lakes Region	Housing	523	508	542	506	549	578	646	665	987	963	1,210	7,677
	Commercial	32	35	34	30	37	65	37	3	45	32	43	399
	Industrial	1	2	4	8	1	5	2	4	2	0	1	30

**Table VIII: Total Estimated Housing Units in the Lakes Region**

<b>Location</b>	<b>Total Housing Units 2000 Census</b>	<b>2000 Permits</b>	<b>2001 Permits</b>	<b>2002 Permits</b>	<b>Estimated Total Housing Units</b>
Alton	3,522	78	58	85	3,743
Barnstead	1,994	57	139	77	2,267
Belmont	3,113	73	56	53	3,295
Center Harbor	653	5	7	7	672
Gilford	4,312	63	59	124	4,558
Gilmanton	1,848	47	43	55	1,993
Laconia	8,554	81	65	82	8,782
Meredith	4,191	59	42	75	4,367
New Hampton	944	23	15	25	1,007
Sanbornton	1,359	42	24	29	1,454
Tilton	1,631	10	-2	32	1,671
<b>Belknap County</b>	<b>32,121</b>	<b>538</b>	<b>506</b>	<b>644</b>	<b>33,809</b>
Effingham	791	6	0	22	819
Freedom	1,404	37	24	37	1,502
Moultonborough	4,523	94	73	110	4,800
Ossipee	2,742	28	44	68	2,882
Sandwich	965	10	10	11	996
Tamworth	1,662	8	0	0	1,670
Tuftonboro	2,019	25	39	53	2,136
Wolfeboro	3,903	55	70	67	4,095
<b>Carroll County*</b>	<b>18,009</b>	<b>263</b>	<b>260</b>	<b>368</b>	<b>18,900</b>
Alexandria	783	14	33	24	854
Ashland	1,149	6	8	6	1,169
Bridgewater	850	21	8	12	891
Bristol	2,073	11	27	42	2,153
Hebron	517	15	7	9	548
Holderness	1,208	23	15	18	1,264
<b>Grafton County*</b>	<b>6,580</b>	<b>90</b>	<b>98</b>	<b>111</b>	<b>6,879</b>
Andover	1,038	13	16	9	1,076
Danbury	596	5	11	9	621
Franklin	3,676	19	28	31	3,754
Hill	436	15	4	9	464
Northfield	1,782	28	40	29	1,879
<b>Merrimack County*</b>	<b>14,108</b>	<b>170</b>	<b>197</b>	<b>198</b>	<b>14,673</b>
<b>Lakes Region Totals</b>	<b>64,238</b>	<b>971</b>	<b>963</b>	<b>1,210</b>	<b>67,382</b>

Source: NH OEP *Current Estimates and Trends in NH's Housing Supply: Update 2002*. LRPC.

\*Area in the Lakes Region only.

<b>Table IX: Population Projections by Community</b>			
	<b>2000 Census Population</b>	<b>Population</b>	<b>Projections</b>
<b>Location</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>
Alton	4,502	5,040	5,570
Barnstead	3,886	4,260	4,590
Belmont	6,716	7,350	7,910
Center Harbor	996	1,070	1,140
Gilford	6,803	7,380	7,950
Gilmanton	3,060	3,350	3,610
Laconia	16,411	16,740	16,830
Meredith	5,943	6,470	6,970
New Hampton	1,950	2,130	2,290
Sanbornton	2,581	2,840	3,050
Tilton	3,477	3,680	3,860
<b>Belknap County</b>	<b>56,325</b>	<b>60,310</b>	<b>63,770</b>
Effingham	1,273	1,380	1,530
Freedom	1,303	1,440	1,580
Moultonborough	4,484	4,930	5,440
Ossipee	4,211	4,570	5,010
Sandwich	1,286	1,390	1,510
Tamworth	2,510	2,710	2,970
Tuftonboro	2,148	2,340	2,540
Wolfeboro	6,083	6,630	7,240
<b>Carroll County*</b>	<b>23,298</b>	<b>25,390</b>	<b>27,820</b>
Alexandria	1,329	1,420	1,520
Ashland	1,955	2,060	2,170
Bridgewater	974	1,050	1,120
Bristol	3,033	3,210	3,390
Hebron	459	500	520
Holderness	1,930	2,060	2,180
<b>Grafton County*</b>	<b>9,680</b>	<b>10,300</b>	<b>10,900</b>
Andover	2,109	2,240	2,380
Danbury	1,071	1,130	1,210
Franklin	8,405	8,550	8,670
Hill	992	1,070	1,140
Northfield	4,548	4,830	5,140
<b>Merrimack County *</b>	<b>17,125</b>	<b>17,820</b>	<b>18,540</b>
<b>Lakes Region Totals</b>	<b>106,428</b>	<b>113,820</b>	<b>121,030</b>

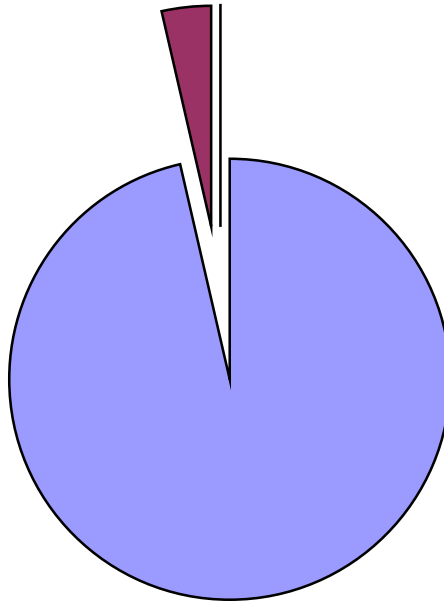
Source: *Census 2000, NH OEP Population Projections*

\* Area in the Lakes Region only.

Chart V: Lakes Region 2002 Development Activity

Summary

43 1



1,210

■ Total Housing (1,210) ■ Total Commercial (43) ■ Total Industrial (1)

Source: NH OEP Current Estimates and Trends in NH's Housing Supply, Update 2002. LRPC.



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LRPC's annual survey and compilation of residential, commercial, and industrial data represents the only ongoing effort to count the pace and magnitude of construction activity in the region. Full cooperation among all communities and the state is essential to achieve credible results. We extend our sincerest appreciation to all who respond to our request for information.