

Development Activity in the Lakes Region

2013 Annual Report



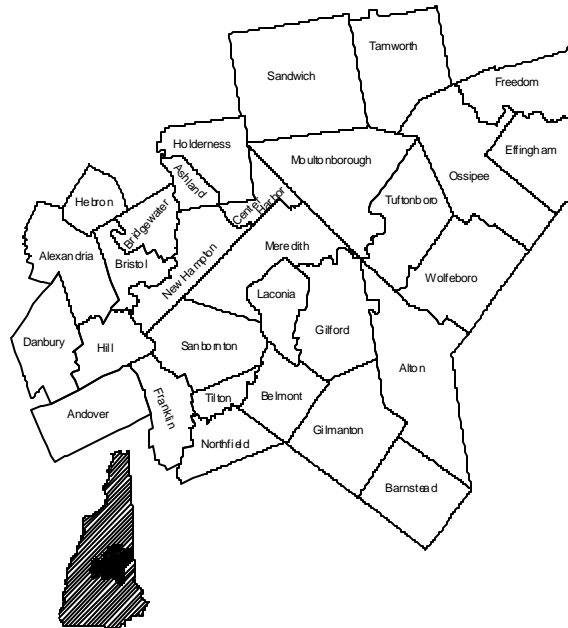
Harriman Hill Wolfeboro, NH

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Prepared by the
Lakes Region Planning Commission
Meredith, New Hampshire
www.lakesrpc.org

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THE LAKES REGION PLANNING COMMISSION



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2012-2013**

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INTRODUCTION

The *Development Activity in the Lakes Region: 2013 Annual Report* summarizes and assesses development trends based on commercial, industrial and residential permit activity in the Lakes Region. It is a planning tool that can inform land use regulations and Master Plans. This 2013 report represents the 15th consecutive year this document has been compiled and distributed by the Lakes Region Planning Commission (LRPC). Examining these development trends enables state and local decision-makers to better understand and anticipate needs for services, housing, and employment.

Data collection for this report begins by the LRPC sending a *Regional Development Survey* (RDS) to each of the 30 communities in the Lakes Region. The RDS is designed to gather information on the number of commercial and industrial permits issued throughout the year and the total number of new units and square feet that result from these permits. It requests communities to specify details on new residential lots including: the number of approved subdivisions, acres subdivided the number of lots created, whether the subdivision accounts for waterfront lots and whether both town water and sewer serve the lots. It also asks for the number of lots revoked. This report represents an ongoing effort to count the pace and magnitude of construction activity specifically in this region on an annual basis.

The New Hampshire Office of Energy and Planning (NHOEP) distributes another survey that collects data on the number of residential permits issued by each municipality in the state. An annual report from NHOEP titled *Current Estimates and Trends in New Hampshire's Housing Supply* is traditionally used to supplement the RDS survey. Due to staff and budgetary reductions in FY12, NHOEP was unable to complete the report at this time. However, NHOEP compiled and released preliminary 2011 housing data to contribute to this report. The combined data provide the basis for the permit information presented in this annual report.

Supporting real estate sales data are included from the *New Hampshire Association of Realtors and Northern New England Real Estate Network*, these data show the changes in unit sales, median sale price over the past three years as well as demographic trends and characteristics in New Hampshire. The data suggest home sales prices have stabilized since the Great Recession.

Some caution must be used when interpreting the results expressed in this document. For example, a few towns do not require building permits and, as such, the regional trends do not necessarily reflect all development activity. The regional averages are based upon information provided by the communities that responded to the NHOEP and LRPC annual surveys; not all communities have historically responded. While limitations exist, there is enough information and participation available to produce reasonable conclusions, and to identify statewide and region-wide development trends.

The Lakes Region Planning Commission would like to thank the people and communities who participated and contributed to this year's survey. Your efforts help make this a valuable tool to measure development trends in our region.

1. NEW HAMPSHIRE FACTS

Latest Demographic and Housing Trends showing New Hampshire is unique:

- New Hampshire is now the nation's 3rd oldest state with a median age of 41.5
- The state ranks 3rd in percent of all dwellings that are second homes (11%)
- The number of Baby Boomers ages 45-64, account for about 30% of New Hampshire's population

Source: New Hampshire Association of Realtors

Implication: The state has a sizeable deficit in the number of Millennial (ages 18-34) and Gen X households (ages 35-44), which could decrease housing demand and weaken the state's workforce.

Other Characteristics:

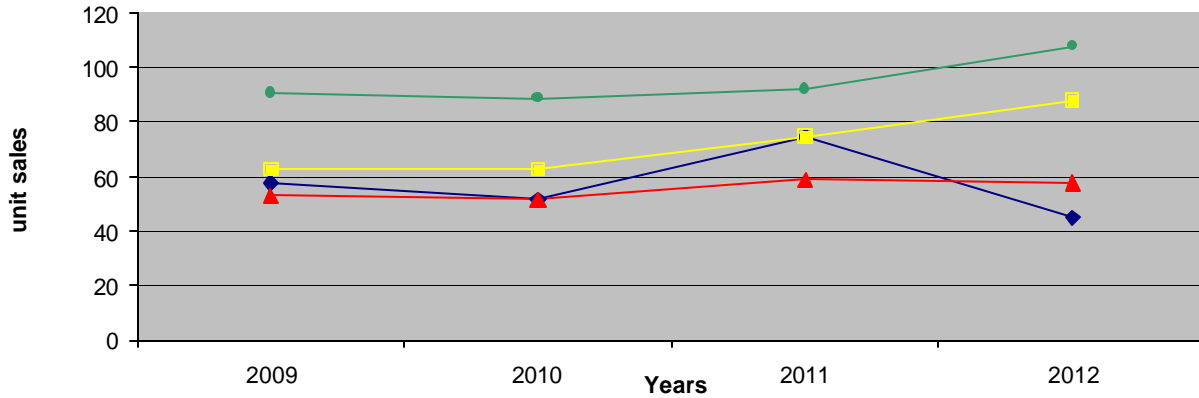
- New Hampshire ranks 8th nationally in percent of adults who are college graduates (33.4%)
- New Hampshire ranks 5th and 6th in median family and household income (\$76,600 and \$62,600)
- New Hampshire ranks 45th in population growth since 2010 (0.1% per year)

Source: New Hampshire Association of Realtors

New Hampshire is a study in contrasts. It is above average in terms of age, educational attainment and income, but it is considerably below average in population growth and young adults. While the factors causing these trends are varied, the trends reflect socioeconomic conditions that may not be revoked for the indefinite future.

Figures 1.1 and 1.2 show unit sales and median sale price for the past four years representing the effects of the socioeconomic trends happening in the Lakes Region counties.

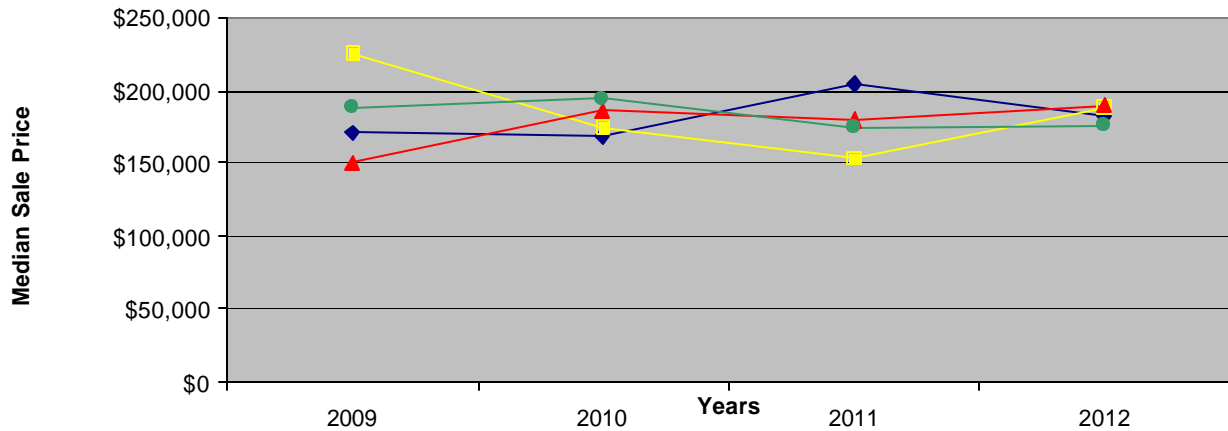
Figure 1.1 Lakes Region Counties Unit Sales



	Dec-09	Dec-10	Dec-11	Dec-12
◆ Belknap	58	52	75	45
■ Carroll	63	63	75	88
▲ Grafton	53	52	59	58
● Merrimack	91	89	92	108

Source: New Hampshire Realtors Association/Northern New England Real Estate Network

Figure 1.2 Lakes Region Counties Median Sale Price

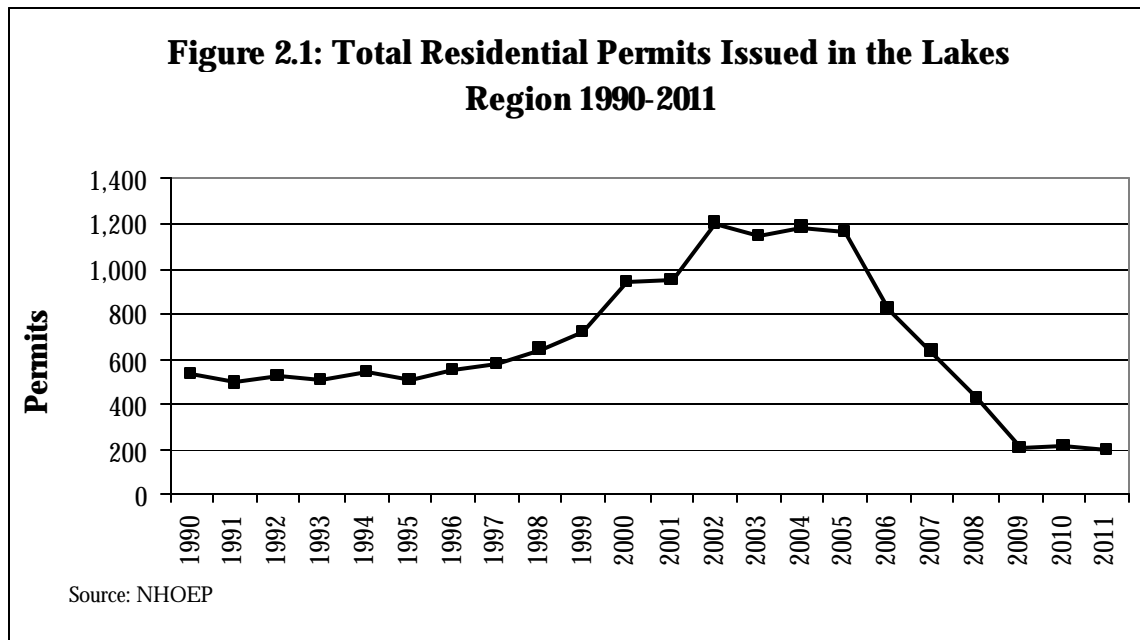


	Dec-09	Dec-10	Dec-11	Dec-12
◆ Belknap	\$171,000	\$168,500	\$205,000	\$182,000
■ Carroll	\$225,000	\$175,000	\$154,400	\$187,950
▲ Grafton	\$150,000	\$186,000	\$180,000	\$190,000
● Merrimack	\$188,500	\$195,000	\$174,450	\$176,200

Source: New Hampshire Realtors Association/Northern New England Real Estate Network

2. REGIONAL RESIDENTIAL PERMITTING

Figure 2.1 illustrates a slight decrease in housing permits issued in the Lakes Region from 2010 (216) to 2011 (196) or a decrease of 9.3 percent. The rate of residential development in the Lakes Region is well below historic development patterns dating back to 1990 when more than twice as many (534) residential permits were issued.



The three types of residential housing permits are manufactured, single family, and multi-family. In 2011, single-family housing permits represented 90 percent, multi-family units represented 7 percent, and manufactured building permits represented 3 percent of the total permits issued in the Lakes Region. This contrasts from 2010 when single family permits reflected 92 percent, multi-family 3 percent, and manufactured permits 5 percent of the total permits issued.

Figure 2.2 indicates Lakes Region residential permitting from 2000-2011 by county. The region is comprised of all of Belknap County, and portions of Carroll, Grafton, and Merrimack Counties. The Lakes Region portion of Carroll and Grafton Counties were the only areas in the Lakes Region to experience an increase in the number of residential permits issued in 2011 in comparison to 2010. For Belknap and Merrimack County communities within the Lakes Region, permitting in 2011 was less than the previous year. Overall, the four counties are stabilizing the number of residential permits issued.

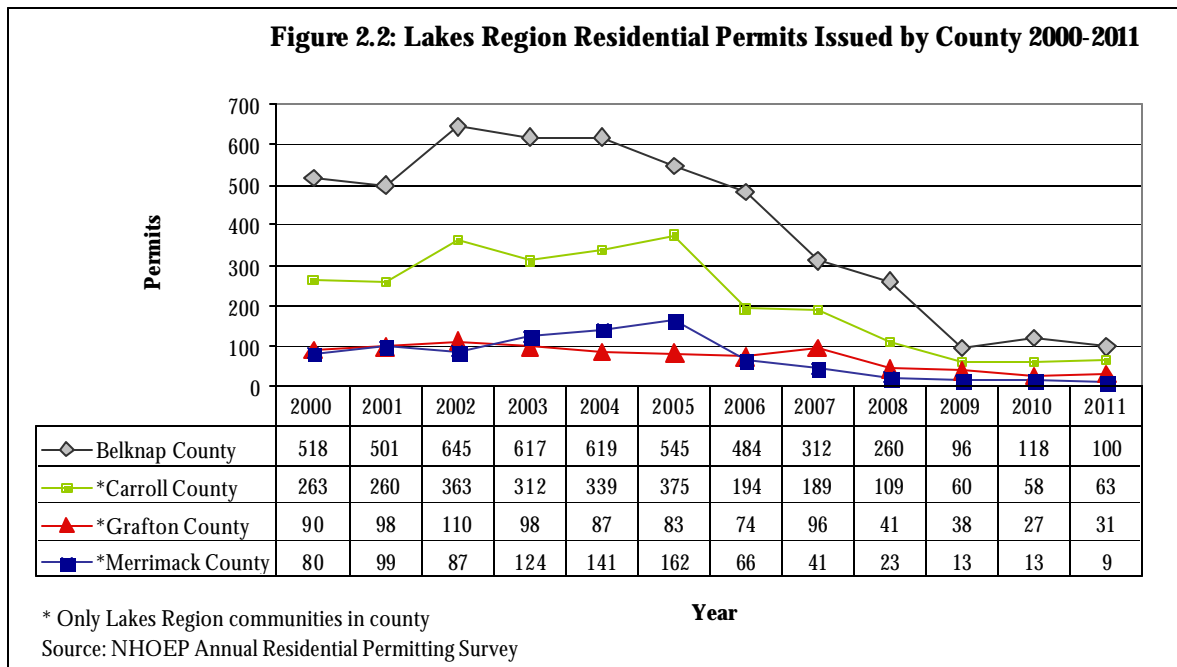
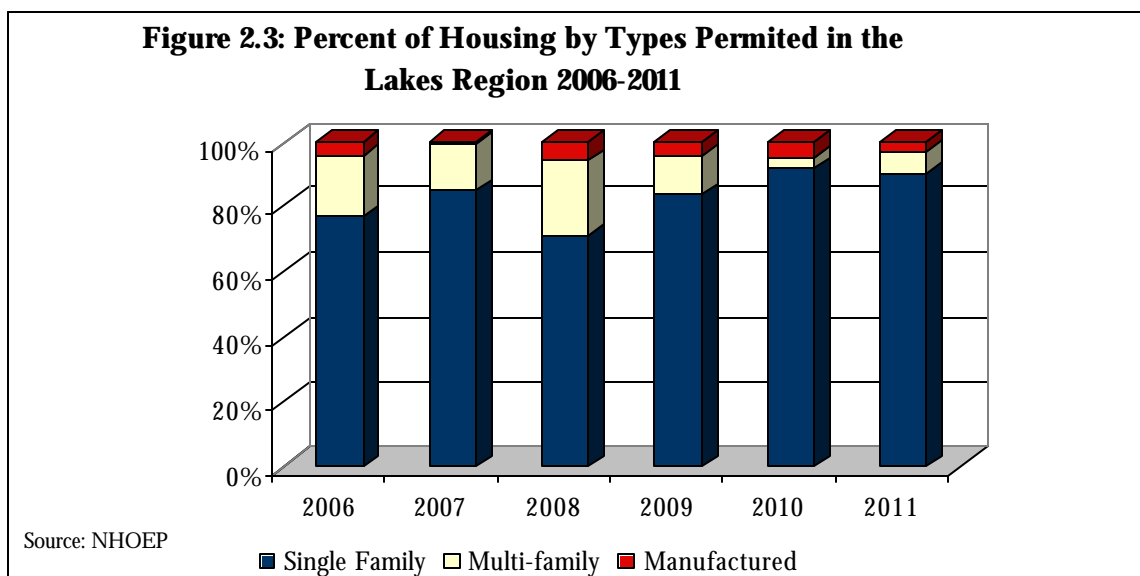


Figure 2.3 further categorizes the permits issued by housing type. In the Lakes Region, single family permits continue to dominate the residential permits issued each year, accounting more than 80% of permits issued in 2011.



As of 2010 the U.S. Census no longer provides residential housing information by type of residential unit (single family, multi-family, manufactured) at the County Subdivision (municipal) level. As a result the NHOEP annual residential permitting survey represents a unique resource to track residential development by types of housing permitted over time.

Belknap County, which is completely within the Lakes Region, accounts for 50 percent of the region's housing units. The Lakes Region portion of communities in Merrimack (5) and Grafton (6) Counties each make up 11 percent of the region's total housing units. Carroll County has 28 percent with eight municipalities within the Lakes Region. Figure 2.4 provides a descending ordered list of estimated total housing units by Lakes Region community. Laconia has the most housing (9,925 units) with nearly twice as much as Gilford, which has the second greatest number of residential housing units (5,114). The town of Hill had the fewest estimated units(513).

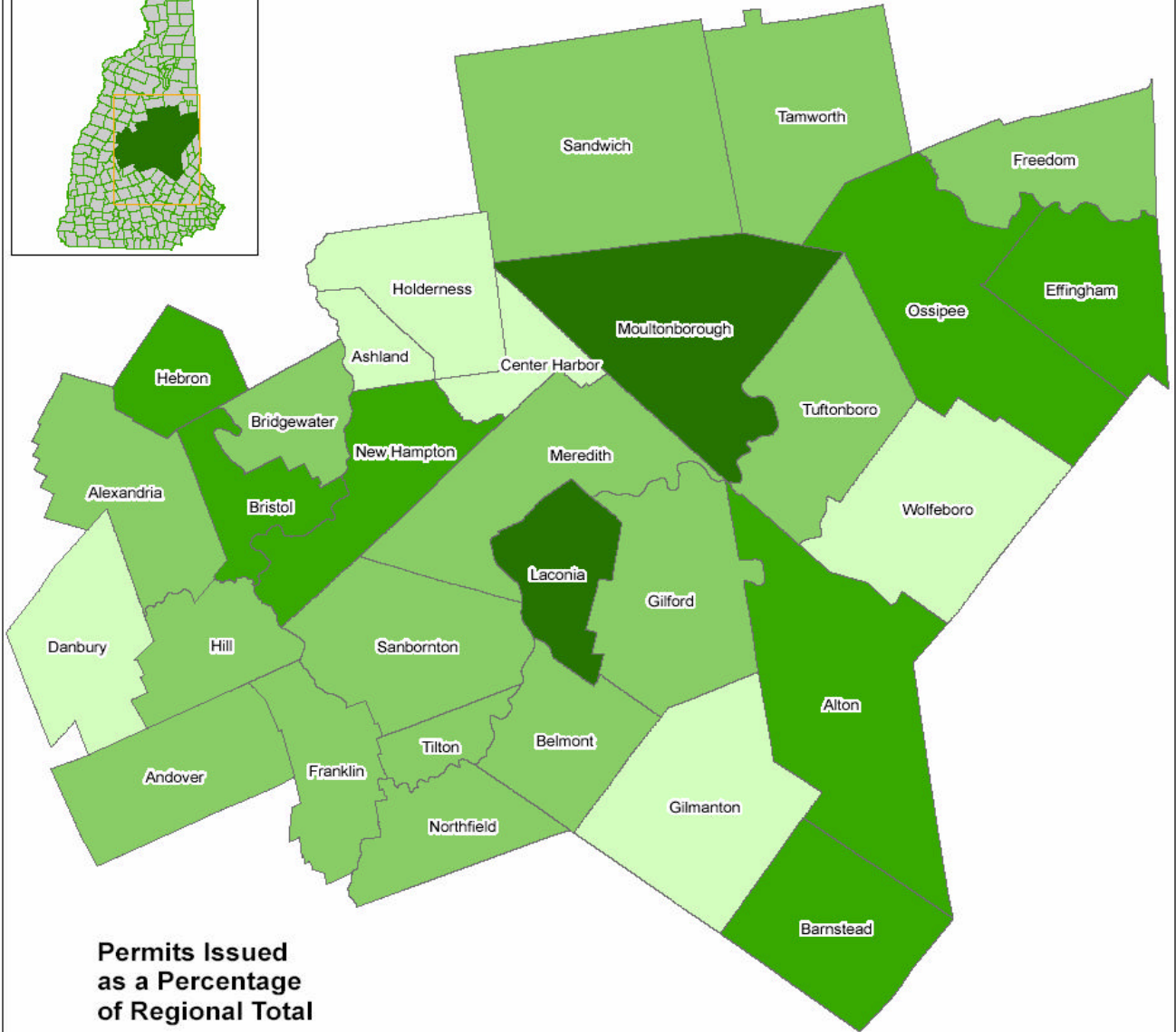
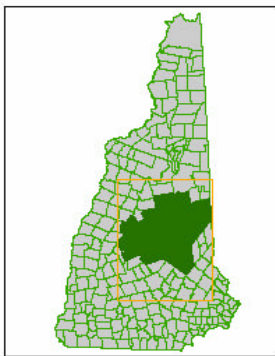
Increased residential development may affect its annual tax roll and assessed values because of potential increased demands for municipal services. Laconia and Moultonborough issued the most permits in 2011. Combined they comprise 37 percent of the total residential permits issued in the region. The municipalities issuing the greatest number of residential permits between 2006 and 2011 include: Laconia (404), Moultonborough (243), Alton (195), Gilford, (174), and Meredith (138).

The map on the following page displays a graduated scale based on the percentage of total residential permits issued by Lakes Region communities. Ossipee represented a 5.10 percent increase to the residential building permits issued, which was the fourth highest percentage in the region. Ossipee has experienced fairly consistent permitting in the past four years averaging 11.5 permits annually, with 10 granted in 2011.

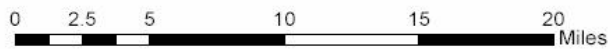
Location	2010 Census Total Housing Units	2011 Permits	NHOEP Estimated Total Housing Units
Laconia	9,879	46	9,925
Gilford	5,111	3	5,114
Moultonborough	4,940	29	4,969
Meredith	4,728	6	4,734
Wolfeboro	4,443	0	4,443
Alton	4,281	15	4,296
Franklin	3,938	7	3,945
Belmont	3,615	5	3,620
Ossipee	3,057	10	3,067
Bristol	2,488	8	2,496
Tuftonboro	2,435	3	2,438
Barnstead	2,319	9	2,328
Gilmanton	2,118	0	2,118
Tamworth	1,969	3	1,972
Northfield	1,969	2	1,971
Tilton	1,845	3	1,848
Sanbornton	1,612	5	1,617
Freedom	1,580	6	1,586
Holderness	1,510	0	1,510
Ashland	1,355	0	1,355
Andover	1,121	1	1,122
New Hampton	1,083	8	1,091
Sandwich	1,057	3	1,060
Bridgewater	995	2	997
Alexandria	967	6	973
Effingham	963	9	972
Center Harbor	795	0	795
*Danbury	684	-2	682
Hebron	600	8	608
Hill	512	1	513
Lakes Region Total	73,969	196	74,165

* One permit issued, three units removed Source: NHOEP Lakes Region communities only

Lakes Region Communities: Residential Building Permits Issued in 2011

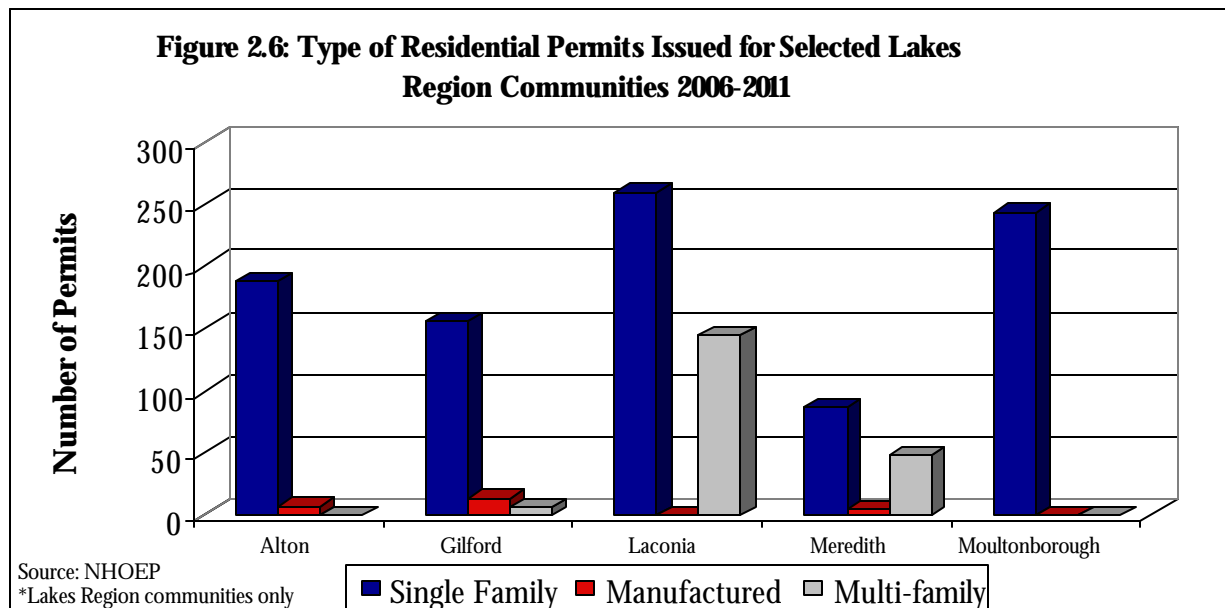
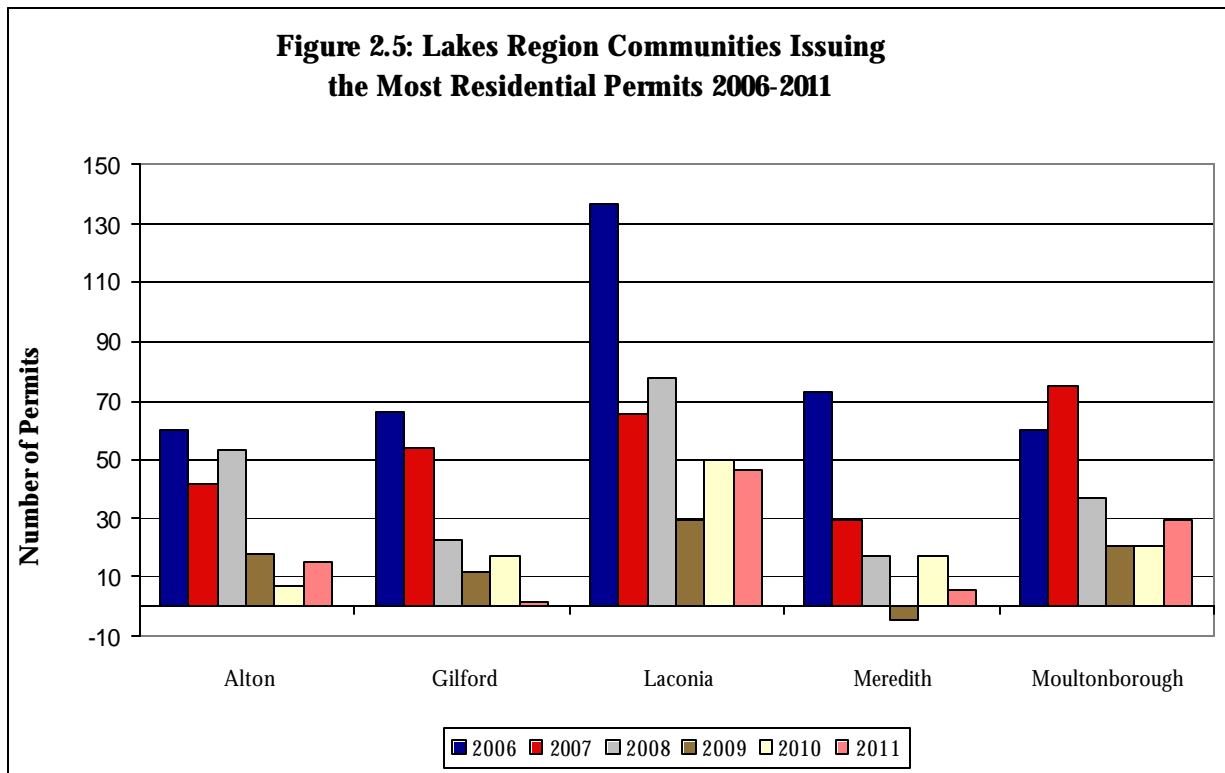


**Permits Issued
as a Percentage
of Regional Total**



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Figure 2.5 displays the communities that issued the greatest number of residential permits from 2006 to 2011. However, it is noteworthy that, in 2011, Ossipee (10) exceeded the permits issued in Meredith (6) as did five other communities not in the top-five including: New Hampton (8), Effingham (8), Hebron (8), Ashland (8), and Bristol (7). Figure 2.6 illustrates the type of residential permits granted by the communities that issued the most permits in the five year period from 2006-2011. Laconia and Meredith reflect the most balanced permitting between single family and multi-family housing.



3. SUBDIVISION DATA

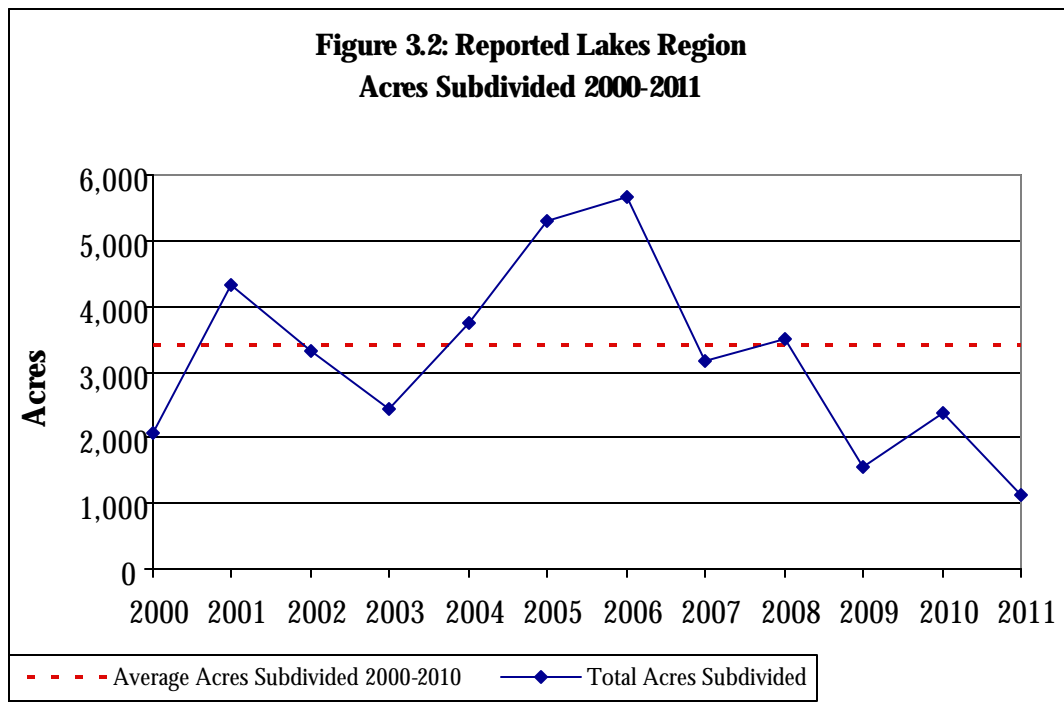
The LRPC *Regional Development Survey (RDS)* is the primary source of subdivision activity data in the Lakes Region. Communities were asked to provide details on residential subdivision activity that took place in 2011. Of the 30 Lakes Region communities contacted, 20 communities responded. According to the 2011 survey results (Figure 3.1), 1,129.9 acres were subdivided in the Lakes Region and 83 lots were created. In 2011 approximately half the acres were subdivided in comparison to 2010 (2,361.7) which was less than the average annual number of acres subdivided from 2000 to 2011 (3,194.7). One waterfront lot was reported being created in 2011. None of the lots created in 2011 were reported being serviced by municipal water and sewer.

Of the municipalities reporting, Holderness experienced the most acres subdivided within the last three years (498). Other survey participants that recorded the most subdivided acres from 2009 to 2011 were Center Harbor (417), Barnstead (391), Tamworth (339) and Alton (317). In this three-year timeframe a total of 1,949.1 acres were subdivided in these five towns. Figure 3.1 details the regional subdivision activity in 2011 resulting in 33 subdivisions. A total of fifteen lots were revoked in this year for a net increase of 68 lots.

Figure 3.1: Lakes Region Subdivision Activity 2011						
Municipality	Number of Subdivisions	Number of Resulting Lots	Lots Revoked	Total Acres Subdivided	Waterfront Lots Created	Lots Served by Municipal Water and Sewer
Alexandria	0	0	0	0.0	0	0
Alton	12	32	0	276.9	1	0
Andover	-	-	-	-	-	-
Ashland	-	-	-	-	-	-
Barnstead	3	6	0	241.0	0	0
Belmont	0	0	0	0.0	0	0
Bridgewater	0	0	0	0.0	0	0
Bristol	0	0	0	0.0	0	0
Center Harbor	1	4	0	13.9	0	0
Danbury	-	-	-	-	-	-
Effingham	1	2	0	18.0	0	0
Franklin	2	4	0	87.0	0	0
Freedom	0	0	0	0.0	0	0
Gilford	4	9	0	-	0	0
Gilmanton	-	-	-	-	-	-
Hebron	0	0	0	0.0	0	0
Hill	-	-	-	-	-	-
Holderness	3	8	0	56.9	0	0
Laconia	1	4	0	64.0	0	0
Meredith	-	-	-	-	-	-
Moultonborough	1	3	0	101.9	0	0
New Hampton	2	4	14	76.5	0	0
Northfield	1	2	0	75.0	0	0
Ossipee	-	-	-	-	-	-
Sanbornton	1	2	0	51.8	0	0
Sandwich	-	-	-	-	-	-
Tamworth	1	3	1	67.0	0	0
Tilton	0	0	0	0.0	0	0
Tuftonboro	-	-	-	-	-	-
Wolfboro	-	-	-	-	-	-
Totals	33	83	15	1,129.9	1	0

Source: LRPC Regional Development Survey
- No Response

Figure 3.2 indicates the total reported acres subdivided in the Lakes Region during the 12 years including 2000 to 2011. Noteworthy is the decreased number of affected acres in 2011 compared to 2010, with the figure still well below the historic average.



Source: LRPC Regional Development Survey and Reports 2000-2011

4. LAKES REGION COMMERCIAL AND INDUSTRIAL PERMITTING

The *Regional Development Survey (RDS)* also collects data for commercial and industrial permitting in the Lakes Region. A total of 20 communities responded to the commercial permitting questions in the RDS, indicating that a total of 70 new commercial buildings were permitted resulting in more than 112,622 square feet of commercial space. When factoring for demolitions, expired permits and conversions the net gain in permitted commercial buildings was 58, or 105,866 square feet of commercial space (see Appendix C for complete details).

Moultonborough issued the greatest number of commercial permits with 29 approvals in 2011 with one adjustment for a conversion. This number represents 45 percent of the total reported commercial permits in the region in 2011. Gilford issued the second greatest number of commercial permits (13) and experienced a net gain of 12 accounting for the one demolition.

The only municipality to report industrial development was Franklin with one permit issued. The amount of industrial space permitted was 27,000 square feet.

Figure 4.1: Lakes Region Commercial and Industrial Permits 2011		
Municipality	Commercial	Industrial
Alexandria	0	0
Alton	2	0
Andover	-	-
Ashland	-	-
Barnstead	0	0
Belmont	3	0
Bridgewater	4	0
Bristol	1	0
Center Harbor	0	0
Danbury	-	-
Effingham	0	0
Franklin	1	1
Freedom	3	0
Gilford	13	0
Gilmanton	-	-
Hebron	0	0
Hill	-	-
Holderness	2	0
Laconia	9	0
Meredith	-	-
Moultonborough	30	0
New Hampton	0	0
Northfield	1	0
Ossipee	-	-
Sanbornton	1	0
Sandwich	-	-
Tamworth	0	0
Tilton	0	0
Tuftonboro	-	-
Wolfeboro	-	-
Totals	70	1

Source: LRPC Regional Development Survey
- No Response

4. SUMMARY

This report contains several indicators of a slight economic decline in comparison with last year's recovery including decreased residential, commercial, and industrial permitting in 2011 compared to 2010. Residential development in the region centered on Belknap County where four of the top five communities issuing the greatest number of permits in recent years are located (Alton, Gilford, Laconia, and Meredith) and the fifth community (Moultonborough) is in close proximity. All of these communities border Lake Winnepesaukee. Residential permitting in the Lakes Region showed a decrease in all categories of homes, single family, multi-family and manufactured.

Overall, the Lakes Region portion of Carroll and Grafton Counties experienced an increase in residential development while those in Belknap and Merrimack Counties experienced a downturn.

Subdivision data indicate decreased development activity in 2011, when both the number of acres subdivided and the number of lots created decreased from 2010. A total of 56 subdivisions affected 2,362 acres of land in 2010. In 2011, 33 approved subdivisions affected 1,130 acres. Alton and Barnstead contained 46 percent of the subdivided lots in 2011. Lakes Region communities reported 54.9 square miles or 35,130 acres of land subdivided from 2000 to 2011.

In 2011 commercial permitting was up 12 percent and industrial permitting down 66 percent as 67 commercial and one industrial permits were issued. Franklin issued the one permit accounting for 27,000 square feet of industrial space. Moultonborough issued the greatest number of commercial permits with 29 approvals or 45 percent of the regional total. More than half of the commercial permits issued in the region were issued in Carroll and Belknap County communities – Moultonborough 29 (45%) and Gilford 13 (18%). Gilford experienced the second highest number of commercial permits with a net gain of 12, including one demolition. Over all, the region experienced a net gain of more than 100,000 square feet of commercial space in 2011.

The data displayed in this report are the most accurate at the time of publication, but may require revision after the *Current Estimates and Trends in New Hampshire's Housing Supply* report from NHOEP is released.

APPENDICES

A. ESTIMATED HOUSING UNITS 2011

B. LAKES REGION HISTORIC HOUSING PERMITS 2000-2011 BY HOUSING TYPE

C. COMMERCIAL PERMITS ISSUED IN THE LAKES REGION 2011

D. RESIDENTIAL PERMITS ISSUED IN THE LAKES REGION 2011

APPENDIX A: ESTIMATED HOUSING UNITS 2011

Figure A-1: Estimated Total Housing Units 2011					
Location	2000 Census Total Housing Units	2010 Census Total Housing Units	Net Residential Permits Issued 2011	NHOEP Estimated Total Family Housing Units	County as a Percent of Regional Total
Alton	3,522	4,281	15	4,296	
Barnstead	1,994	2,319	9	2,328	
Belmont	3,113	3,615	5	3,620	
Center Harbor	653	795	0	795	
Gilford	4,312	5,111	3	5,114	
Gilmanton	1,848	2,118	0	2,118	
Laconia	8,554	9,879	46	9,925	
Meredith	4,191	4,728	6	4,734	
New Hampton	944	1,083	8	1,091	
Sanbornton	1,359	1,612	5	1,617	
Tilton	1,631	1,845	3	1,848	
Belknap County	32,121	37,386	100	37,486	50.54%
Effingham	791	963	9	972	
Freedom	1,406	1,580	6	1,586	
Moultonborough	4,523	4,940	29	4,969	
Ossipee	2,742	3,057	10	3,067	
Sandwich	965	1,057	3	1,060	
Tamworth	1,662	1,969	3	1,972	
Tuftonboro	2,019	2,435	3	2,438	
Wolfboro	3,903	4,443	0	4,443	
*Carroll County	18,011	20,444	63	20,507	27.65%
Alexandria	783	967	6	973	
Ashland	1,149	1,355	0	1,355	
Bridgewater	850	995	2	997	
Bristol	2,073	2,488	8	2,496	
Hebron	517	600	8	608	
Holderness	1,208	1,510	0	1,510	
*Grafton County	6,580	7,915	24	7,939	10.70%
Andover	1,038	1,121	1	1,122	
Danbury	596	684	-2	682	
Franklin	3,676	3,938	7	3,945	
Hill	436	512	1	513	
Northfield	1,782	1,969	2	1,971	
*Merrimack County	7,528	8,224	9	8,233	11.10%
Lakes Region Totals	64,240	73,969	196	74,165	

Source: NHOEP and US Census
*Lakes Region communities only

APPENDIX B: LAKES REGION HISTORIC HOUSING PERMITS 2000-2011 BY HOUSING TYPE

Figure B-1: Single Family Housing Permits 2000-2011												
Location	2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits	2009 Permits	2010 Permits	2011 Permits
Alton	67	57	80	100	106	86	58	42	49	17	7	15
Barnstead	48	123	56	35	33	40	34	25	24	6	3	6
Belmont	25	29	37	43	40	23	26	19	8	6	5	4
Center Harbor	3	7	6	15	19	12	10	3	1	7	0	0
Gilford	51	62	102	59	38	57	51	51	23	12	17	2
Gilmanton	45	43	53	55	45	26	17	17	-1	5	1	0
Laconia	47	60	72	139	166	36	57	51	30	32	54	36
Meredith	59	42	71	70	79	46	23	27	17	-4	17	6
New Hampton	21	13	25	24	21	12	20	10	9	3	6	8
Sanbornton	36	19	29	23	27	36	16	16	8	6	0	5
Tilton	6	-2	19	15	12	12	10	4	1	1	-1	-1
Belknap County	408	453	550	578	586	386	322	265	169	91	109	81
Effingham	3	0	22	30	32	31	14	7	8	8	2	8
Freedom	31	10	37	20	26	16	13	14	10	11	14	6
Moultonborough	94	73	110	88	89	77	60	75	37	21	21	29
Ossipee	18	33	58	41	78	56	28	32	10	13	13	10
Sandwich	10	10	11	17	18	18	10	10	8	1	2	3
Tamworth	6	0	0	0	0	40	35	17	9	5	6	2
Tuftonboro	19	37	48	34	30	51	25	15	17	7	5	3
Wolfeboro	55	70	66	60	60	16	4	17	2	-8	-9	0
*Carroll County	236	233	352	290	333	305	189	187	101	58	54	61
Alexandria	12	28	24	11	10	18	21	14	6	4	5	6
Ashland	4	7	6	12	13	11	6	4	3	7	3	7
Bridgewater	21	5	8	3	11	11	11	6	3	1	2	2
Bristol	9	23	37	30	20	14	14	10	2	2	5	9
Hebron	15	6	8	13	11	11	6	6	4	1	7	8
Holderness	21	20	17	11	12	9	5	6	-1	1	4	0
*Grafton County	82	89	100	80	77	74	63	46	17	16	26	32
Andover	7	16	10	14	17	18	11	6	5	2	4	1
Danbury	4	7	2	18	24	7	8	12	3	-1	2	1
Franklin	11	28	24	42	49	36	23	12	11	4	2	3
Hill	8	3	7	10	6	3	4	7	2	1	2	1
Northfield	28	33	27	36	30	26	8	6	2	2	0	2
*Merrimack County	58	87	70	120	126	90	54	43	23	8	10	8
Lakes Region Totals	784	862	1,072	1,068	1,122	855	628	541	310	173	199	182

Source: NHOEP

*Lakes Region communities only

Figure B-2: Multi-Family Housing Permits 2000-2011

Location	2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits	2009 Permits	2010 Permits	2011 Permits
Alton	6	0	2	4	4	1	0	0	0	0	0	0
Barnstead	4	4	2	0	0	0	0	1	0	0	0	0
Belmont	6	0	3	14	5	2	12	2	33	5	-2	1
Center Harbor	0	0	0	0	0	0	0	0	0	0	0	0
Gilford	5	0	8	7	0	12	4	2	0	0	0	0
Gilmanton	0	0	2	0	2	2	2	0	0	0	0	0
Laconia	8	4	10	0	0	72	80	14	47	-3	-4	10
Meredith	0	0	0	0	4	48	46	2	0	0	0	0
New Hampton	2	0	1	1	0	3	0	2	0	1	2	0
Sanbornton	0	0	0	0	0	0	0	3	0	0	0	0
Tilton	2	0	0	0	0	0	2	19	0	0	10	4
Belknap County	33	8	28	26	15	140	146	45	80	3	6	15
Effingham	0	0	0	0	0	0	0	1	0	0	1	0
Freedom	0	0	0	0	0	0	0	0	0	0	0	0
Moultonborough	0	0	0	0	0	0	0	0	0	0	0	0
Ossipee	0	2	0	0	0	25	0	0	0	0	0	0
Sandwich	0	0	0	0	0	0	0	0	0	0	0	0
Tamworth	2	0	0	0	0	33	0	0	0	0	0	0
Tuftonboro	0	2	0	0	0	0	0	0	0	0	0	0
Wolfeboro	0	0	0	0	0	4	0	0	2	0	0	0
*Carroll County	2	4	0	0	0	62	0	1	2	0	1	0
Alexandria	0	0	0	0	0	2	0	0	2	0	0	0
Ashland	0	1	0	0	0	3	10	33	-2	0	0	0
Bridgewater	0	0	0	0	0	0	0	0	0	0	0	0
Bristol	0	0	2	0	0	2	0	13	21	21	0	-2
Hebron	0	0	0	0	0	0	1	0	0	0	0	0
Holderness	0	-5	0	0	0	0	0	0	0	0	0	0
*Grafton County	0	-4	2	0	0	7	11	46	21	21	0	-2
Andover	0	0	0	2	0	0	0	1	0	0	0	0
Danbury	0	4	0	0	0	0	0	0	-4	0	0	0
Franklin	0	0	2	-5	2	4	1	-1	0	1	0	2
Hill	0	0	0	0	0	0	0	0	0	0	0	0
Northfield	0	0	0	0	2	70	0	0	0	0	0	0
*Merrimack County	0	4	2	-3	4	74	1	0	-4	1	0	2
Lakes Region Totals	35	12	32	23	19	283	158	92	99	25	7	15

Source: NHOEP

*Lakes Region communities only

Figure B-3: Manufactured Housing Permits 2000-2011

Location	2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 Permits	2005 Permits	2006 Permits	2007 Permits	2008 Permits	2009 Permits	2010 Permits	2011 Permits
Alton	5	1	3	0	0	0	2	0	4	1	0	0
Barnstead	5	12	19	2	0	0	0	1	2	0	1	3
Belmont	22	22	14	5	3	-2	-2	0	1	-1	0	0
Center Harbor	2	0	1	0	2	0	0	0	0	0	0	0
Gilford	7	-3	14	-5	0	6	11	1	0	0	0	1
Gilmanton	2	0	0	0	0	0	0	0	0	0	0	0
Laconia	26	1	0	1	0	0	0	0	0	0	0	0
Meredith	0	0	4	1	5	5	4	0	0	0	0	0
New Hampton	0	2	-1	-1	1	0	-1	0	1	2	1	0
Sanbornton	6	5	0	0	0	1	2	0	1	0	2	0
Tilton	2	0	13	10	7	9	0	0	2	0	-1	0
Belknap County	77	40	67	13	18	19	16	2	11	2	3	4
Effingham	3	0	0	0	0	0	1	1	0	0	0	1
Freedom	6	14	0	12	0	3	0	0	0	0	0	0
Moultonborough	0	0	0	0	0	0	0	0	0	0	0	0
Ossipee	10	9	10	10	5	3	0	0	3	1	0	0
Sandwich	0	0	0	0	0	0	1	0	2	0	0	0
Tamworth	0	0	0	0	0	2	3	0	1	1	2	1
Tuftonboro	6	0	0	0	1	0	0	0	0	0	1	0
Wolfeboro	0	0	1	0	0	0	0	0	0	0	0	0
*Carroll County	25	23	11	22	6	8	5	1	6	2	3	2
Alexandria	2	5	0	0	3	0	0	0	0	0	0	0
Ashland	2	0	-1	14	0	-1	1	0	1	1	0	0
Bridgewater	0	3	4	3	0	2	0	0	0	0	1	0
Bristol	2	4	3	0	6	1	-2	4	2	0	0	1
Hebron	0	1	1	0	0	0	0	0	0	0	1	0
Holderness	2	0	1	1	1	0	1	0	0	0	-1	0
*Grafton County	8	13	8	18	10	2	0	4	3	1	1	1
Andover	6	0	-1	-2	0	-5	0	-2	0	1	0	0
Danbury	1	0	7	0	0	0	2	0	2	0	1	-3
Franklin	8	0	5	7	9	3	7	0	3	2	2	2
Hill	7	1	2	1	2	0	2	0	-2	0	0	0
Northfield	0	7	2	1	0	0	0	0	1	1	0	0
*Merrimack County	22	8	15	7	11	-2	11	-2	4	4	3	-1
Lakes Region Totals	132	84	101	60	45	27	32	5	24	9	10	6

Source: NHOEP

*Lakes Region communities only

APPENDIX C:
COMMERCIAL PERMITS ISSUED IN THE LAKES
REGION 2011

FIGURE C-1: LAKES REGION COMMERCIAL PERMITTING DETAILS 2011

	New Construction			Demolitions			Conversions			Expired Permits			Net Total		
	# of Buildings	# of Units	Total Sq. Ft.	# of Buildings	# of Units	Total Sq. Ft.	# of Buildings	# of Units	Total Sq. Ft.	# of Buildings	# of Units	Total Sq. Ft.	Buildings	Units	Sq. Ft.
Alexandria	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alton	1	2	4,500	0	0	0	0	0	0	0	0	0	1	2	4,500
Andover	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ashland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Barnstead	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Belmont	3	3	25,408	0	0	0	0	0	0	0	0	0	3	3	25,408
Bridgewater	4	4	7,828	0	0	0	0	0	0	0	0	0	4	4	7,828
Bristol	1	1	2,112	0	0	0	1	-1	756	0	0	0	0	2	1,356
Center Harbor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Danbury	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Effingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Franklin	1	1	5,040	0	0	0	0	0	0	0	0	0	1	1	5,040
Freedom	3	0	3,600	0	0	0	0	0	0	0	0	0	3	0	3,600
Gilford	13	13	0	1	1	0	0	0	0	0	0	0	12	12	-
Gilmanton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hebron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Holderness	3	0	0	1	0	0	0	0	0	0	0	0	2	0	0
Laconia	3	11	57,842	1	2	5,350	0	0	0	0	0	0	2	9	52,492
Meredith	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moultonborough	30	30	-	0	0	0	1	0	0	0	0	0	29	30	-
New Hampton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northfield	1	1	0	0	0	0	0	0	0	0	0	0	1	1	0
Ossipee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sanbornton	1	1	6,292	0	0	0	1	1	650	0	0	0	0	0	5,642
Sandwich	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tamworth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tuftsboro	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wolfboro	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTALS	64	67	112,622	3	3	5,350	3	0	1,406	0	0	0	58	64	105,866

- No Response

Source: LRPC Regional Development Survey

APPENDIX D:

RESIDENTIAL PERMITS ISSUED IN THE LAKES REGION 2011, BY COMMUNITY

Lakes Region Communities: Residential Permits Issued in 2011			
Municipality	Permits Issued	Regional Share	
Danbury	-2	-1.02%	-1% to 0%
Ashland	0	0%	
Center Harbor	0	0%	
Gilmanton	0	0%	
Holderness	0	0%	
Wolfeboro	0	0%	
Andover	1	0.51%	>0% to 4%
Hill	1	0.51%	
Bridgewater	2	1.02%	
Northfield	2	1.02%	
Gilford	3	1.53%	
Tilton	3	1.53%	
Sandwich	3	1.53%	
Tamworth	3	1.53%	
Tuftonboro	3	1.53%	
Belmont	5	2.55%	
Sanbornton	5	2.55%	
Alexandria	6	3.06%	
Freedom	6	3.06%	
Meredith	6	3.06%	
Franklin	7	3.57%	
Bristol	8	4.08%	>4% to 8%
Hebron	8	4.08%	
New Hampton	8	4.08%	
Barnstead	9	4.59%	
Effingham	9	4.59%	
Ossipee	10	5.10%	
Alton	15	7.65%	>8%
Moultonborough	29	14.80%	
Laconia	46	23.47%	
Total	196		

Source: NHOEP

*Lakes Region communities only