

Development Activity in the Lakes Region

2014 Annual Report



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THE LAKES REGION PLANNING COMMISSION



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2014-2015**

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INTRODUCTION

The *Development Activity in the Lakes Region: 2014 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 2014 report represents the 16th 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 and resulting lots, acres subdivided, and whether the lots created have waterfront and whether the lots are served by municipal water and/or sewer. The survey also asks communities to identify the number of lots revoked as this will provide a more accurate estimate of existing units. 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) conducts another survey that collects data on the number of residential permits issued by each municipality in the state. NHOEP compiled and released preliminary 2012 housing data to contribute to this report. The combined data provide the basis for the permit information presented in this annual report. Additional information from the NH Realtors Association is used in this report to show socioeconomic trends using unit pricing data.

Some caution must be used when interpreting the results expressed in this document as it is based on the data given by the 30 communities in the Lakes Region and is only as accurate as what is provided by these communities. Other caution must be taken because not all communities require the same procedures. For example, some communities 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; historically not all communities have responded. Much of the information in this report also shows *net* values to predict the number of current units. This is done by subtracting demolitions and expired permits from the number of new permits issued. 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. ECONOMIC AND HOUSING MARKET INDICATORS

Several key factors have influenced economic recovery, regional housing demand, and shaped development trends for 2012. Over-all New Hampshire's economic conditions and housing market showed signs of improved performance. Signs of economic recovery include:

- The lowest monthly seasonally adjusted unemployment in 2012 showed slight improvement over 2011 (5.3 versus 5.4 percent) and monthly high unemployment rate of 5.6 percent was experienced over fewer months (4 versus 5).
- The New Hampshire labor force or number of people available to work, increased slightly from January 2011 to December 2012 by approximately one percent or 6,600 people.¹
- New Hampshire ranked 11 in the nation according to the Beacon Hill Institute's 2012 State Competitiveness Ranking. This ranking measures the long-term competitiveness of an area, and the ability of a state to promote sustainable economic development and income growth for its citizens.²

Signs of an improving housing market and favorable conditions that support an improving housing market include:

- Historically low interest rates – the 30 year fixed mortgage interest rate was 3.35 percent in December 2012.
- Decreasing foreclosures – 2012 represented a decline in foreclosures from the previous two years.
- Reduced 2012 rental housing vacancy rates from prior three years.³

Challenges to recovery include new homes cost approximately 35 percent more than an existing homes in 2012. According to New Hampshire Housing, "construction activity remains at about 35 percent of what it was at its peak a decade ago." New homes represented less than 8 percent of home sales.

Figures 1.1 and 1.2 are representations of data from the New Hampshire Realtors Association. The graphs show unit sales and median sale price of housing units for the past five years in Lakes Region counties. A housing unit is a residence such as a house, apartment, or mobile home, or group of rooms or single rooms intended to be separate living quarters. This data indicates general increasing unit sales each year from 2008 to 2012, and decreasing median sales prices in the Lakes Region.

¹ NH Economic and Labor Market Information Bureau

² *New Hampshire Economic Review 2012*, Public Service of New Hampshire Economic and Community Development Department, www.prospernh.com

³ *Housing Market Update: October 2013*, New Hampshire Housing

Figure 1.1: Units Sales by Lakes Region County from 2008 to 2012

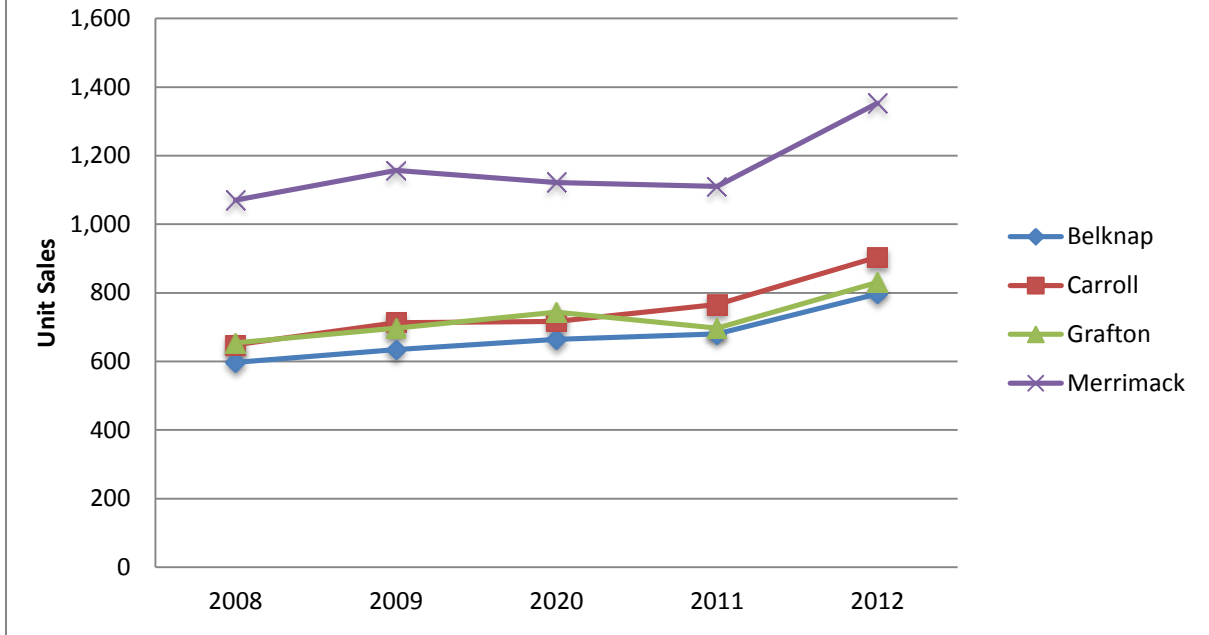
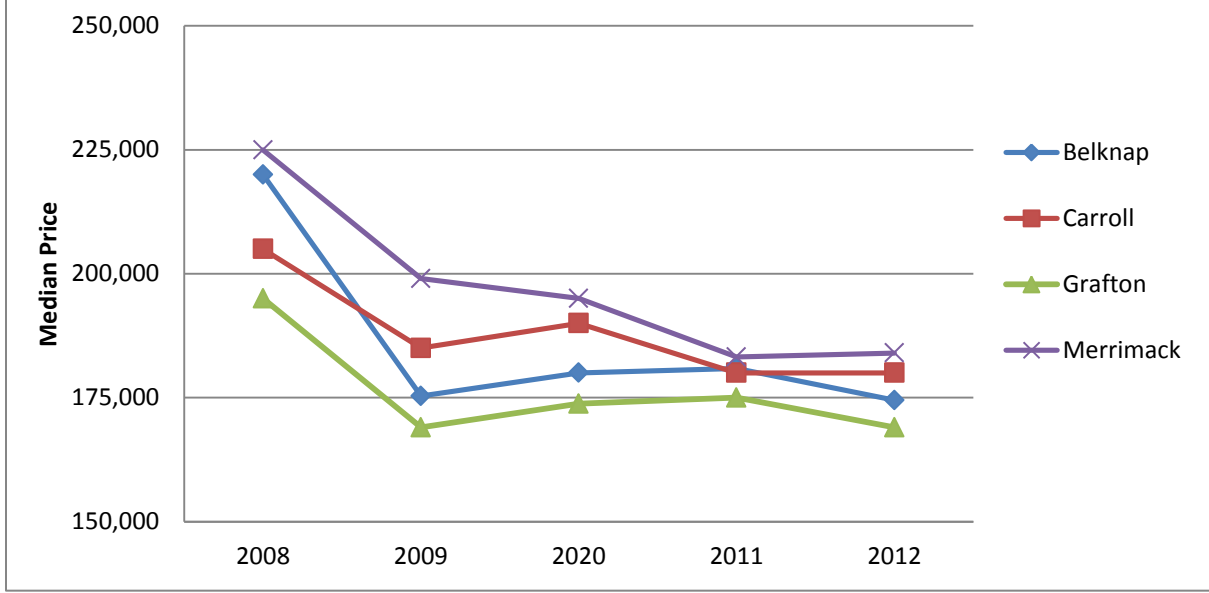


Figure 1.2: Median Sale Price by Lakes Region County



Source: NH Realtors Association

2. REGIONAL RESIDENTIAL PERMITTING

Typically, residential permits are valid for one year, creating the possibility that a permit expires and no construction results. Expired permits are accounted for from year to year in the NH Office of Energy and Planning (OEP) residential permitting survey. When expired permits are reported, OEP reduces the number of permits reported in the prior year. The result is the potential for a negative number of permits issued in any given year, but this accounting avoids the possibility of double counting if a permit is re-issued.

The three types of residential housing permits are manufactured, single family, and multiple family (multi-family). Figure 2.1 illustrates a slight increase in housing permits issued in the Lakes Region from 2011 (196) to 2012 (202). Residential development in the Lakes Region declined from 2005 to 2009 and has stayed fairly steady since 2009.

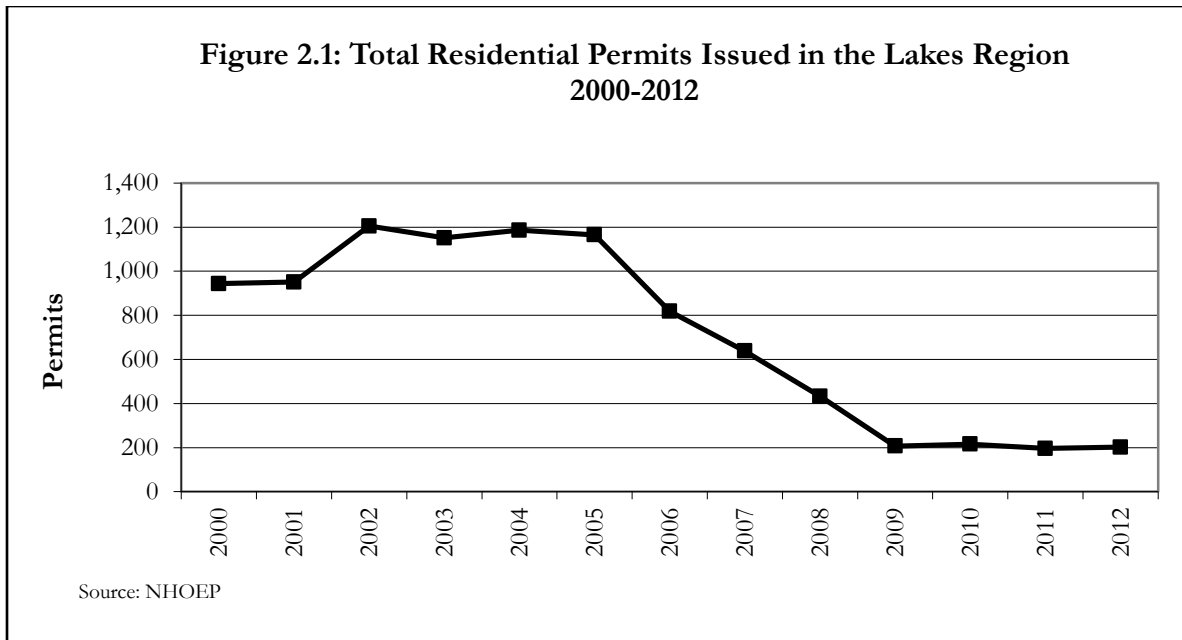
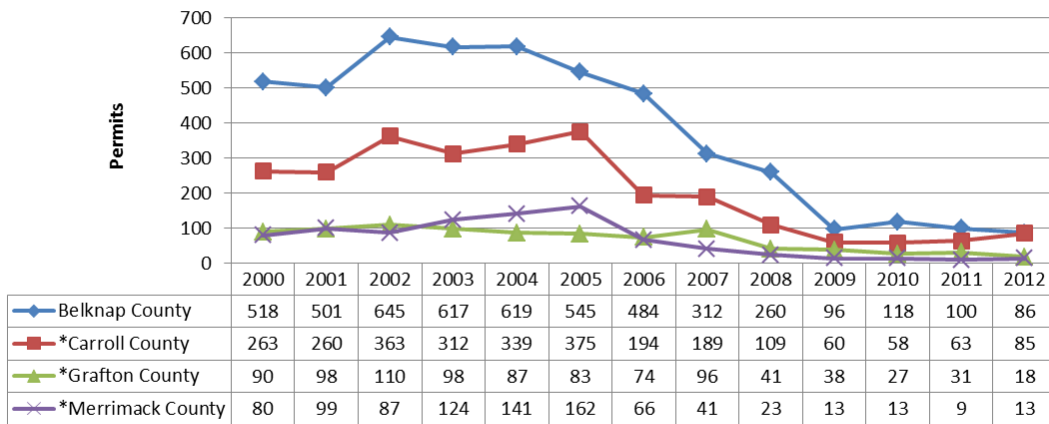


Figure 2.2 on the following page indicates Lakes Region residential permitting from 2000-2012 by county. The region is comprised of Belknap County, and portions of Carroll, Grafton, and Merrimack Counties. The Lakes Region portion of Carroll and Merrimack Counties were the only two areas that experienced an increase in the number of residential permits issued in 2012 in comparison to 2011. In 2012 the net total permits for all lakes region communities combined is 202.

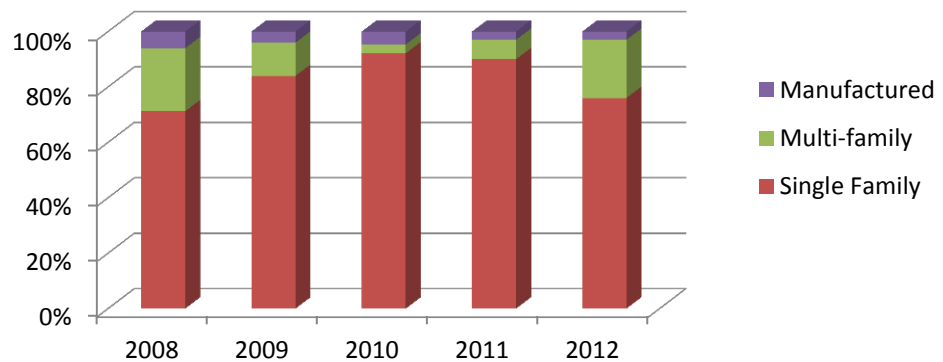
Figure 2.2: Lakes Region Residential Permits Issued by County 2000-2012



* Only Lakes Region communities in county
 Source: NHOEP Annual Residential Permitting Survey

Figure 2.3 further categorizes the permits issued by housing type from 2008 to 2012. In the Lakes Region, single family permits continue to dominate the residential permits issued each year at 76 percent of net permits in 2012. The remainders of the net total permits were 21 percent multi-family and three percent are manufactured.

Figure 2.3: Percent of Housing by Types Permitted in the Lakes Region 2008-2012



Source: NHOEP

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 Merrimack (5 communities) and Grafton (6 communities) each make up 11 percent of the region’s total housing units. The eight Lakes Region communities in Carroll County account for the remaining 28 percent.

Figure 2.4 provides a descending ordered list of estimated total housing units by Lakes Region community. Represented are net totals which can create negative values (due to expired permits, demolitions, etc). Laconia has the most estimated housing units (9,956 units) with nearly twice as many as Gilford, which has the second greatest number of residential housing units (5,131). The town of Hill has the fewest estimated units(513).

Figure 2.4: Estimated Total Housing Units 2012

Location	2010 Census Total Housing Units	2011 Net Permits	2012 Net Permits	Estimated Total Housing Units
Laconia	9,879	46	31	9,956
Gilford	5,111	3	17	5,131
Moultonborough	4,940	29	19	4,988
Meredith	4,728	6	1	4,735
Wolfeboro	4,443	0	25	4,468
Alton	4,281	15	6	4,302
Franklin	3,938	7	8	3,953
Belmont	3,615	5	-10	3,610
Ossipee	3,057	10	8	3,075
Bristol	2,488	8	4	2,500
Tuftonboro	2,435	3	4	2,442
Barnstead	2,319	9	7	2,335
Gilmanton	2,118	0	1	2,119
Tamworth	1,969	3	9	1,981
Northfield	1,969	2	1	1,972
Tilton	1,845	3	23	1,871
Sanbornton	1,612	5	6	1,623
Freedom	1,580	6	14	1,600
Holderness	1,510	0	2	1,512
Ashland	1,355	0	2	1,357
Andover	1,121	1	0	1,122
New Hampton	1,083	8	5	1,096
Sandwich	1,057	3	4	1,064
Bridgewater	995	2	5	1,002
Alexandria	967	6	2	975
Effingham	963	9	2	974
Center Harbor	795	0	-1	794
*Danbury	684	-2	4	686
Hebron	600	8	3	611
Hill	512	1	0	513
Lakes Region Total	73,969	196	202	74,367

Sources: US Census and NHOEP March 2013 Preliminary Data

Increased residential development may affect a community’s annual tax roll and assessed values due to potential increased demand for municipal services. Laconia, Wolfeboro, and Tilton have the most permits in 2012. Combined they comprise 39 percent of the total residential permits issued in the region.

Map 2.1 displays a graduated scale based on the percentage of total residential permits issued by Lakes Region communities in 2012.

Map 2.1: Lakes Region Communities – Residential Building Permits Issued in 2012

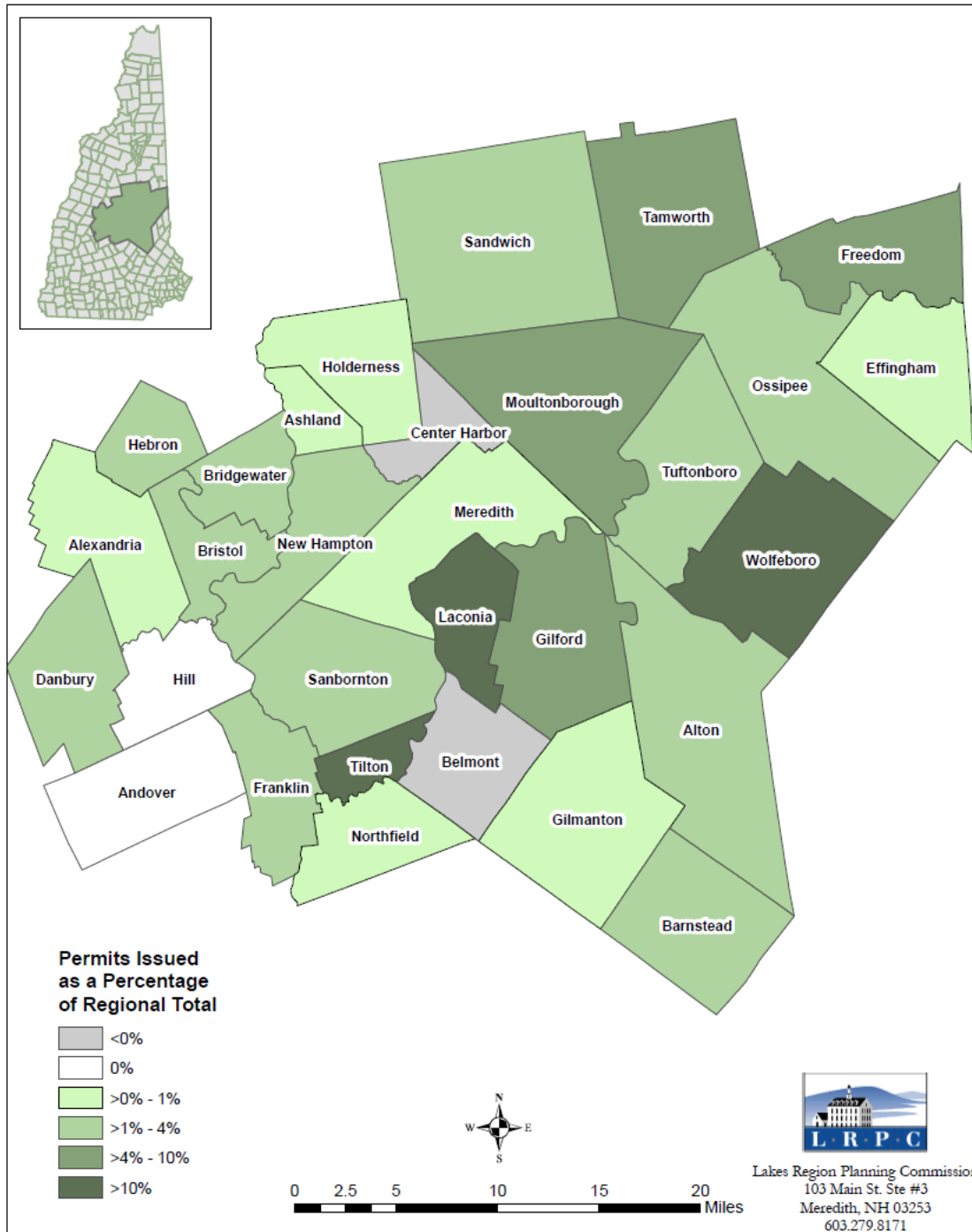


Figure 2.5 displays the communities that issued the greatest number of residential permits from 2008 to 2012. Laconia had the greatest amount of residential permits followed by Moultonborough.

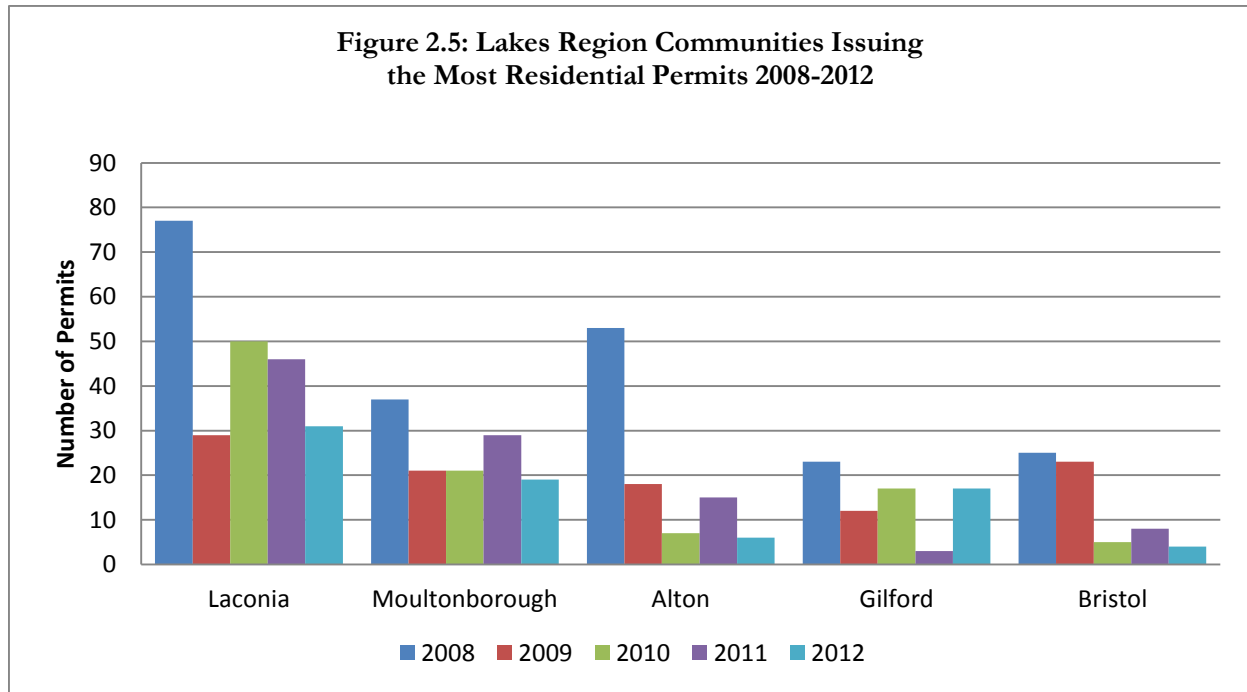
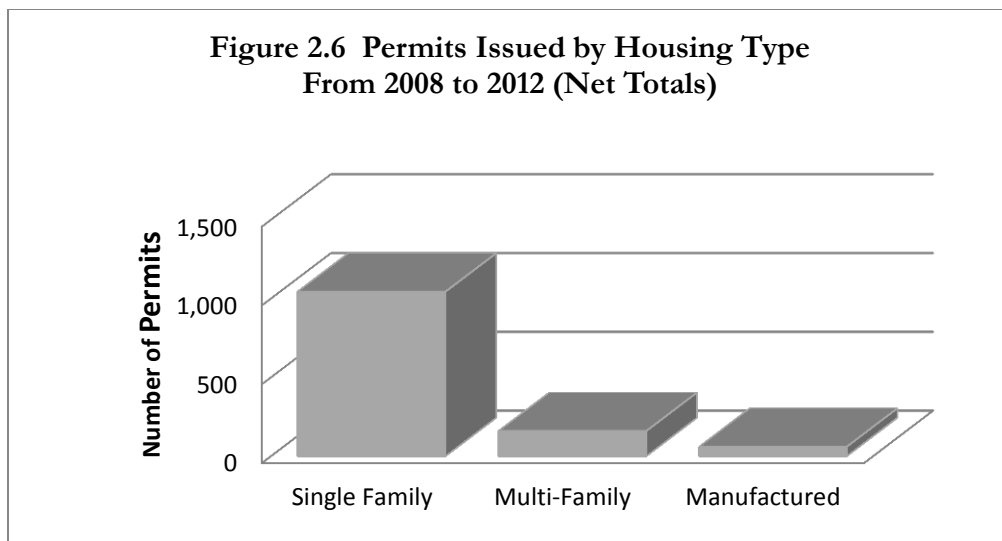


Figure 2.6 shows the net total number of permits issued in the Lakes Region from 2008 to 2012 separated by permit type. There have been 1,261 permits issued from 2008 to 2012 and 1,043 of them have been for single family homes. 159 have been multi-family homes and 59 have been for manufactured homes.



3. SUBDIVISION ACTIVITY

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 2012. Of the 30 Lakes Region communities contacted, 18 communities responded.

According to the 2012 survey results (Figure 3.1), 663.4 acres were subdivided in the Lakes Region and 75 lots were created. While this number is much lower than it has been in previous years and much less than the average annual number of acres subdivided from 2000 to 2011 (3,194.7) caution is needed when drawing conclusions about the 2012 data. The response to the 2012 Regional Development Survey, 18 of 30 communities, represented the fewest number of participating communities since the LRPC began reporting this information in 1999.

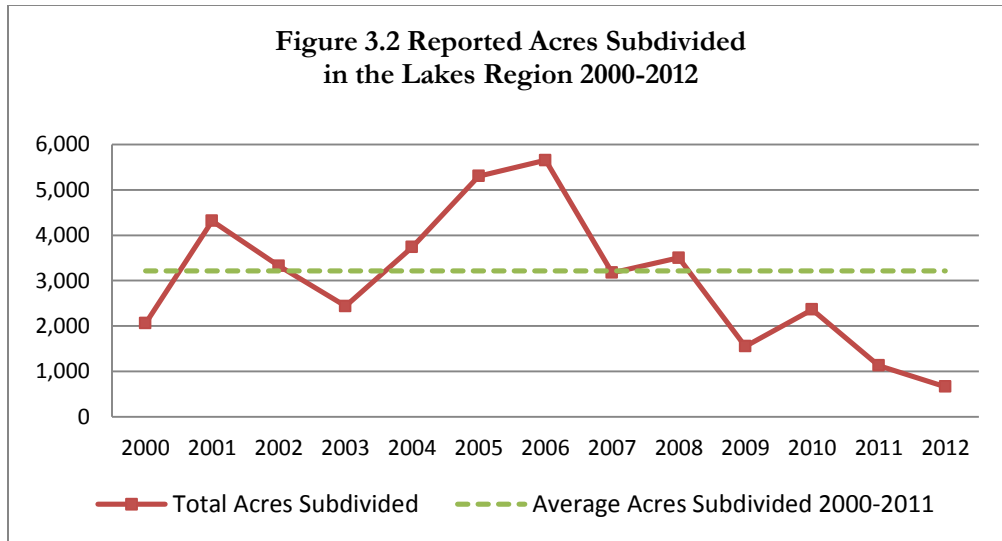
In 2012, 15 waterfront lots were reported being created and none of the lots created in 2012 were reported being serviced by municipal water and sewer. Of the municipalities reporting, Sandwich experienced the most acres subdivided in 2012.

Figure 3.1: Lakes Region Subdivision Activity 2012

Municipality	Number of Subdivisions	Number of Resulting Lots	Lots Revoked	Total Acres Subdivided	Waterfront Lots Created	Lots Served by Municipal Water and Sewer
Alexandria						
Alton	3	7	0	85.3	2	0
Andover						
Ashland	2	4	0	37.7	0	0
Barnstead	1	2	0	22.3	0	0
Belmont	1	2	5	25.4	0	0
Bridgewater						
Bristol	2	4	0	0.0	0	0
Center Harbor	2	5	0	86.3	0	0
Danbury						
Effingham	1	1	0	2.0	0	0
Franklin	2	2	0	10.3	0	0
Freedom	0	0	0	0.0	0	0
Gilford	3	17	0	43.1	6	0
Gilmanton						
Hebron	0	0	0	0.0	0	0
Hill						
Holderness	4	11	0	86.7	5	0
Laconia						
Meredith	0	0	0	0.0	0	0
Moultonborough						
New Hampton	2	4	0	43.4	1	0
Northfield						
Ossipee						
Sanbornton	0	0	0	0.0	0	0
Sandwich	2	4	0	168.9	0	0
Tamworth	0	0	3	0.0	0	0
Tilton						
Tuftonboro	4	12	0	52.0	1	0
Wolfeboro						
Totals	29	75	8	663.4	15	0

Source: LRPC Regional Development Survey (blank spaces represent no response)

Figure 3.2 indicates the total reported acres subdivided in the Lakes Region from 2000 to 2012. Since 2010 the reported number of acres subdivided has been declining and recent years are below the historic average. Again, the number of communities reporting subdivision activity in 2012 when 18 of 30 communities responded was far less than in previous years.



Source: LRPC Regional Development Survey and Reports

4. LAKES REGION COMMERCIAL AND INDUSTRIAL PERMITTING

The *Regional Development Survey (RDS)* also collects data for commercial and industrial permitting in the Lakes Region. Figure 4.1 summarizes the responses from the 18 participating communities. The survey indicated a net total of 3 new commercial units (See Appendix C for complete details). The terms Net Commercial Building Permits and Net Total Commercial Units Gained account for demolitions, expired permits, and conversions. Consideration of these factors can result in negative values. This was the case in Bristol in 2012 where it was reported two commercial permits were issued and five commercial buildings were demolished for a net total of minus three permits resulting in a loss of five commercial units.

Out of the respondents, the greatest number of commercial permits was issued in Meredith (4). These permits were offset by one commercial demolition and the conversion

Figure 4.1: Lakes Region Commercial and Industrial Permits 2012

Municipality	Net Commercial Building Permits	Net Total Commercial Units Gained	Net Industrial Building Permits	Net Total Industrial Units Gained
Alexandria				
Alton	0	0	0	0
Andover				
Ashland	0	0	0	0
Barnstead	1	1	0	0
Belmont	-1	0	0	0
Bridgewater				
Bristol	-3	-5	0	0
Center Harbor	0	0	0	0
Danbury				
Effingham	0	0	0	0
Franklin	0	0	1	1
Freedom	0	0	0	0
Gilford	2	2	0	0
Gilmanton				
Hebron	0	0	0	0
Hill				
Holderness	0	0	0	0
Laconia				
Meredith	0	7	1	7
Moultonborough				
New Hampton	3	0	0	0
Northfield				
Ossipee				
Sanbornton	0	0	0	0
Sandwich	1	0	0	0
Tamworth	0	0	0	0
Tilton				
Tuftonboro	0	0	0	0
Wolfeboro				
Totals	3	5	2	8

Source: LRPC Regional Development Survey, 2011 (blank spaces represent no response)

of three commercial buildings. While this resulted in zero net commercial building permits, there was an net increase of seven commercial units; more than any other reporting community. New Hampton issued the second greatest number of commercial building permits with three.

As indicated in Figure 4.1 the two municipalities to report industrial development were Franklin and Meredith, each with a gain of one building leading to an increase of eight units.

5. SUMMARY

In comparison to last year's report, there has been a slight increase in the number of residential permits for 2012. There were 196 residential permits in 2011 and 202 residential permits in 2012. While there is an increase, it can be said that the number of residential permits have been fairly steady since 2009. The number of commercial permits issued in 2012 was much lower than in 2011 and two industrial permits were issued in 2012 compared to 2011 when there was only one permit reported for industrial purposes.

Residential development in the region continued to be greatest in Belknap County where three of the top five communities issuing the greatest number of permits in recent years are located (Alton, Gilford, and Laconia). Belknap County experienced an estimated increase of 86 residential units while Carroll County experienced 85. Residential permitting of single family homes in the Lakes Region decreased from 2011 to 2012 but multi-family homes increased. The number of reported manufactured homes for 2012 is comparable to 2011.

Overall, the Lakes Region portion of Carroll, Merrimack, and Grafton Counties experienced an increase in residential development while Belknap and Grafton Counties experienced a downturn since 2011.

Subdivision data indicate decreased activity in 2012, with both the number of acres subdivided and the number of lots created decreasing from 2011. Last year's report also showed a decrease in both acres subdivided and lots created from 2010. A total of 33 subdivisions affected 1,130 acres of land in 2011. In 2012, 29 approved subdivisions affected 663 acres.

Franklin and Meredith each issued one industrial permit where Franklin's accounted for 27,000 square feet. Meredith issued the greatest number of commercial permits with 4 approvals which were offset by one commercial demolition and the conversion of three commercial buildings. This contrasts with the previous year where the greatest amount of permits issued for a town was 29. Meredith and New Hampton issued the greatest number of commercial permits. According to the communities that responded to the Regional Development Survey, the region experienced a net gain of approximately 27,000 square feet of commercial space in 2012.

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 2012

B. LAKES REGION HOUSING PERMITS 2002-2012 BY HOUSING TYPE

C. LAKES REGION COMMERCIAL and INDUSTRIAL PERMITS 2012

D. RESIDENTIAL PERMITS ISSUED IN THE LAKES REGION 2012

APPENDIX A: ESTIMATED HOUSING UNITS 2012

Figure A-1: Estimated Total Housing Units 2012

Location	2000 Census Total Housing Units	2010 Census Total Housing Units	Net Residential Permits Issued in 2011	Net Residential Permits Issued in 2012	NH OEP Estimated Total Housing Units
Alton	3,522	4,281	15	6	4,302
Barnstead	1,994	2,319	9	7	2,335
Belmont	3,113	3,615	5	-10	3,610
Center Harbor	653	795	0	-1	794
Gilford	4,312	5,111	3	17	5,131
Gilmanton	1,848	2,118	0	1	2,119
Laconia	8,554	9,879	46	31	9,956
Meredith	4,191	4,728	6	1	4,735
New Hampton	944	1,083	8	5	1,096
Sanbornton	1,359	1,612	5	6	1,623
Tilton	1,631	1,845	3	23	1,871
Belknap County	32,121	37,386	100	86	37,572
Effingham	791	963	9	2	974
Freedom	1,406	1,580	6	14	1,600
Moultonborough	4,523	4,940	29	19	4,988
Ossipee	2,742	3,057	10	8	3,075
Sandwich	965	1,057	3	4	1,064
Tamworth	1,662	1,969	3	9	1,981
Tuftonboro	2,019	2,435	3	4	2,442
Wolfeboro	3,903	4,443	0	25	4,468
*Carroll County	18,011	20,444	63	85	20,592
Alexandria	783	967	6	2	975
Ashland	1,149	1,355	0	2	1,357
Bridgewater	850	995	2	5	1,002
Bristol	2,073	2,488	8	4	2,500
Hebron	517	600	8	3	611
Holderness	1,208	1,510	0	2	1,512
*Grafton County	6,580	7,915	24	18	7,957
Andover	1,038	1,121	1	0	1,122
Danbury	596	684	-2	4	686
Franklin	3,676	3,938	7	8	3,953
Hill	436	512	1	0	513
Northfield	1,782	1,969	2	1	1,972
*Merrimack County	7,528	8,224	9	13	8,246
Lakes Region Totals	64,240	73,969	196	202	74,367

**APPENDIX B:
LAKES REGION HOUSING PERMITS 2002-2012
BY HOUSING TYPE**

Figure B-1: Net Single Family Housing Permits 2002-2012

Location	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Alton	80	100	106	86	58	42	49	17	7	15	6
Barnstead	56	35	33	40	34	25	24	6	3	6	6
Belmont	37	43	40	23	26	19	8	6	5	4	6
Center Harbor	6	15	19	12	10	3	1	7	0	0	0
Gilford	102	59	38	57	51	51	23	12	17	2	14
Gilmanton	53	55	45	26	17	17	-1	5	1	0	1
Laconia	72	139	166	36	57	51	30	32	54	36	27
Meredith	71	70	79	46	23	27	17	-4	17	6	1
New Hampton	25	24	21	12	20	10	9	3	6	8	4
Sanbornton	29	23	27	36	16	16	8	6	0	5	6
Tilton	19	15	12	12	10	4	1	1	-1	-1	3
Belknap County	550	578	586	386	322	265	169	91	109	81	74
Effingham	22	30	32	31	14	7	8	8	2	8	1
Freedom	37	20	26	16	13	14	10	11	14	6	14
Moultonborough	110	88	89	77	60	75	37	21	21	29	19
Ossipee	58	41	78	56	28	32	10	13	13	10	8
Sandwich	11	17	18	18	10	10	8	1	2	3	4
Tamworth	0	0	0	40	35	17	9	5	6	2	6
Tuftonboro	48	34	30	51	25	15	17	7	5	3	4
Wolfeboro	66	60	60	16	4	17	2	-8	-9	0	2
*Carroll County	352	290	333	305	189	187	101	58	54	61	58
Alexandria	24	11	10	18	21	14	6	4	5	6	1
Ashland	6	12	13	11	6	4	3	7	3	7	3
Bridgewater	8	3	11	11	11	6	3	1	2	2	4
Bristol	37	30	20	14	14	10	2	2	5	9	3
Hebron	8	13	11	11	6	6	4	1	7	8	2
Holderness	17	11	12	9	5	6	-1	1	4	0	2
*Grafton County	100	80	77	74	63	46	17	16	26	32	15
Andover	10	14	17	18	11	6	5	2	4	1	0
Danbury	2	18	24	7	8	12	3	-1	2	1	3
Franklin	24	42	49	36	23	12	11	4	2	3	3
Hill	7	10	6	3	4	7	2	1	2	1	0
Northfield	27	36	30	26	8	6	2	2	0	2	0
*Merrimack County	70	120	126	90	54	43	23	8	10	8	6
Lakes Region Totals	1,072	1,068	1,122	855	628	541	310	173	199	182	153

Source: NHOEP

*Lakes Region communities only

Figure B-2: Net Multi-Family Housing Permits 2002-2012

Location	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Alton	2	4	4	1	0	0	0	0	0	0	0
Barnstead	2	0	0	0	0	1	0	0	0	0	0
Belmont	3	14	5	2	12	2	33	5	-2	1	-4
Center Harbor	0	0	0	0	0	0	0	0	0	0	0
Gilford	8	7	0	12	4	2	0	0	0	0	0
Gilmanton	2	0	2	2	2	0	0	0	0	0	0
Laconia	10	0	0	72	80	14	47	-3	-4	10	4
Meredith	0	0	4	48	46	2	0	0	0	0	0
New Hampton	1	1	0	3	0	2	0	1	2	0	0
Sanbornton	0	0	0	0	0	3	0	0	0	0	0
Tilton	0	0	0	0	2	19	0	0	10	4	19
Belknap County	28	26	15	140	146	45	80	3	6	15	19
Effingham	0	0	0	0	0	1	0	0	1	0	0
Freedom	0	0	0	0	0	0	0	0	0	0	0
Moultonborough	0	0	0	0	0	0	0	0	0	0	0
Ossipee	0	0	0	25	0	0	0	0	0	0	0
Sandwich	0	0	0	0	0	0	0	0	0	0	0
Tamworth	0	0	0	33	0	0	0	0	0	0	0
Tuftonboro	0	0	0	0	0	0	0	0	0	0	0
Wolfboro	0	0	0	4	0	0	2	0	0	0	24
*Carroll County	0	0	0	62	0	1	2	0	1	0	24
Alexandria	0	0	0	2	0	0	2	0	0	0	0
Ashland	0	0	0	3	10	33	-2	0	0	0	0
Bridgewater	0	0	0	0	0	0	0	0	0	0	0
Bristol	2	0	0	2	0	13	21	21	0	-2	0
Hebron	0	0	0	0	1	0	0	0	0	0	0
Holderness	0	0	0	0	0	0	0	0	0	0	0
*Grafton County	2	0	0	7	11	46	21	21	0	-2	0
Andover	0	2	0	0	0	1	0	0	0	0	0
Danbury	0	0	0	0	0	0	-4	0	0	0	0
Franklin	2	-5	2	4	1	-1	0	1	0	2	0
Hill	0	0	0	0	0	0	0	0	0	0	0
Northfield	0	0	2	70	0	0	0	0	0	0	0
*Merrimack County	2	-3	4	74	1	0	-4	1	0	2	0
Lakes Region Totals	32	23	19	283	158	92	99	25	7	15	43

Source: NHOEP

*Lakes Region communities only

Figure B-3: Net Manufactured Housing Permits 2002-2012

Location	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Alton	3	0	0	0	2	0	4	1	0	0	0
Barnstead	19	2	0	0	0	1	2	0	1	3	1
Belmont	14	5	3	-2	-2	0	1	-1	0	0	-12
Center Harbor	1	0	2	0	0	0	0	0	0	0	-1
Gilford	14	-5	0	6	11	1	0	0	0	1	3
Gilmanton	0	0	0	0	0	0	0	0	0	0	0
Laconia	0	1	0	0	0	0	0	0	0	0	0
Meredith	4	1	5	5	4	0	0	0	0	0	0
New Hampton	-1	-1	1	0	-1	0	1	2	1	0	1
Sanbornton	0	0	0	1	2	0	1	0	2	0	0
Tilton	13	10	7	9	0	0	2	0	-1	0	1
Belknap County	67	13	18	19	16	2	11	2	3	4	-7
Effingham	0	0	0	0	1	1	0	0	0	1	1
Freedom	0	12	0	3	0	0	0	0	0	0	0
Moultonborough	0	0	0	0	0	0	0	0	0	0	0
Ossipee	10	10	5	3	0	0	3	1	0	0	0
Sandwich	0	0	0	0	1	0	2	0	0	0	0
Tamworth	0	0	0	2	3	0	1	1	2	1	3
Tuftonboro	0	0	1	0	0	0	0	0	1	0	0
Wolfeboro	1	0	0	0	0	0	0	0	0	0	-1
*Carroll County	11	22	6	8	5	1	6	2	3	2	3
Alexandria	0	0	3	0	0	0	0	0	0	0	1
Ashland	-1	14	0	-1	1	0	1	1	0	0	-1
Bridgewater	4	3	0	2	0	0	0	0	1	0	1
Bristol	3	0	6	1	-2	4	2	0	0	1	1
Hebron	1	0	0	0	0	0	0	0	1	0	1
Holderness	1	1	1	0	1	0	0	0	-1	0	0
*Grafton County	8	18	10	2	0	4	3	1	1	1	3
Andover	-1	-2	0	-5	0	-2	0	1	0	0	0
Danbury	7	0	0	0	2	0	2	0	1	-3	1
Franklin	5	7	9	3	7	0	3	2	2	2	5
Hill	2	1	2	0	2	0	-2	0	0	0	0
Northfield	2	1	0	0	0	0	1	1	0	0	1
*Merrimack County	15	7	11	-2	11	-2	4	4	3	-1	7
Lakes Region Totals	101	60	45	27	32	5	24	9	10	6	6

Source: NHOEP

*Lakes Region communities only

APPENDIX C:

COMMERCIAL AND INDUSTRIAL PERMITS ISSUED IN THE LAKES REGION 2012 LRPC REGIONAL SURVEY

FIGURE C-1: LAKES REGION COMMERCIAL PERMITTING DETAILS 2012

	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															
Alton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Andover															
Ashland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Barnstead	1	1	4,336	0	0	0	0	0	0	0	0	0	1	1	4,336
Belmont	0	1	250	0	0	0	1	1	0	0	0	0	-1	0	250
Bridgewater															
Bristol	2	2	0	5	7		0	0	0	0	0	0	-3	-5	0
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	1	1	1,064	0	0	0	0	0	3,976
Freedom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gilford	2	2	12,840	0	0	0	0	0	0	0	0	0	2	2	12,840
Gilmanton															
Hebron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hill															
Holderness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laconia															
Meredith	4	22		1	1		3	14		0	0	0	0	7	0
Moultonborough															
New Hampton	3		600	0	0	0	0	0	0	0	0	0	3	0	600
Northfield															
Ossipee															
Sanbornton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sandwich	1		5,000	0	0	0	0	0	0	0	0	0	1	0	5,000
Tamworth	1		960	1		960	0	0	0	0	0	0	0	0	0
Tilton															
Tuftonboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wolfeboro															
TOTALS	15	29	29,026	7	8	960	5	16	1,064	0	0	0	3	5	27,002

Source: LRPC Regional Development Survey (blanks represent no response)

Figure C-2: Industrial Permitting Data

	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															
Alton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Andover														0	
Ashland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Barnstead	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Belmont	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bridgewater														0	
Bristol	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Center Harbor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Danbury														0	
Effingham	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Franklin	1	1	27,000	0	0	0	0	0	0	0	0	0	1	1	27,000
Freedom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gilford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gilmanton														0	
Hebron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hill														0	
Holderness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laconia														0	
Meredith	0	0	0	0	0	0	1	7	0	0	0	0	1	7	
Moultonborough														0	
New Hampton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northfield														0	
Ossipee														0	
Sanbornton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sandwich	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tamworth	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tilton														0	
Tuftonboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wolfeboro														0	
Totals	1	1	27,000	0	0	0	1	7	0	0	0	0	2	8	27,000

Source: LRPC Regional Development Survey

APPENDIX D:

RESIDENTIAL PERMITS ISSUED IN THE LAKES REGION IN 2012 BY COMMUNITY

Lakes Region Communities: Residential Permits Issued in 2012

Municipality	Net Permits	Regional Share	
Belmont	-10	-4.95%	< 0%
Center Harbor	-1	-0.50%	
Hill	0	0.00%	0%
Andover	0	0.00%	
Gilmanton	1	0.50%	0% to 1%
Meredith	1	0.50%	
Northfield	1	0.50%	
Alexandria	2	0.99%	
Ashland	2	0.99%	
Effingham	2	0.99%	
Holderness	2	0.99%	
Hebron	3	1.49%	1% - 4%
Bristol	4	1.98%	
Danbury	4	1.98%	
Sandwich	4	1.98%	
Tuftsboro	4	1.98%	
Bridgewater	5	2.47%	
New Hampton	5	2.47%	
Alton	6	2.97%	
Sanbornton	6	2.97%	
Barnstead	7	3.47%	
Franklin	8	3.96%	4-10%
Ossipee	8	3.96%	
Tamworth	9	4.46%	
Freedom	14	6.93%	
Gilford	17	8.41%	
Moultonborough	19	9.40%	> 10%
Tilton	23	11.39%	
Wolfeboro*	25	12.38%	
Laconia	31	15.35%	