

---

## INTRODUCTION

Each year the Lakes Region Planning Commission (LRPC) sends a *Regional Development Survey* (RDS) to the 30 communities in the Lakes Region. The RDS is designed to gather data on the number of commercial and industrial permits issued throughout the year, as well as the amount of subdivision activity in each of the communities in the Lakes Region. The New Hampshire Office of Energy and Planning (NH OEP) distributes its own survey that 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 2006*, provide the basis for the information presented in this annual report.

It is also beneficial, when examining development trends in the Lakes Region, to compare them with the trends occurring throughout the state as well as the region. For this, population and housing data were gathered from NH OEP and the US Census Bureau to describe Lakes Region development patterns from a regional and statewide perspective.

## DEFINITIONS

The 2000 US Census provides a benchmark for residential housing units. The comprehensive data collection and analysis efforts of the US Census Bureau make these housing estimates the standard for calculating annual trends. To achieve annual trends estimates, the residential permits data collected annually by the NH OEP are added to the Census estimates of residential housing units. A corrective factor is applied to the NH OEP data to account for expired building permits so that the data only represents existing 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. NH OEP suggests 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 in commercial and industrial uses accurately, each community factored in conversions and demolition that occurred throughout the year. Conversions and demolition affect the overall 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 buildings and have open space on all sides. Multi-family structures contain two or more housing units. Row or townhouses, and multi-unit condominiums, were also classified as multi-family. Since acreage information is also of great importance, the total acreage subdivided for residential use was recorded.

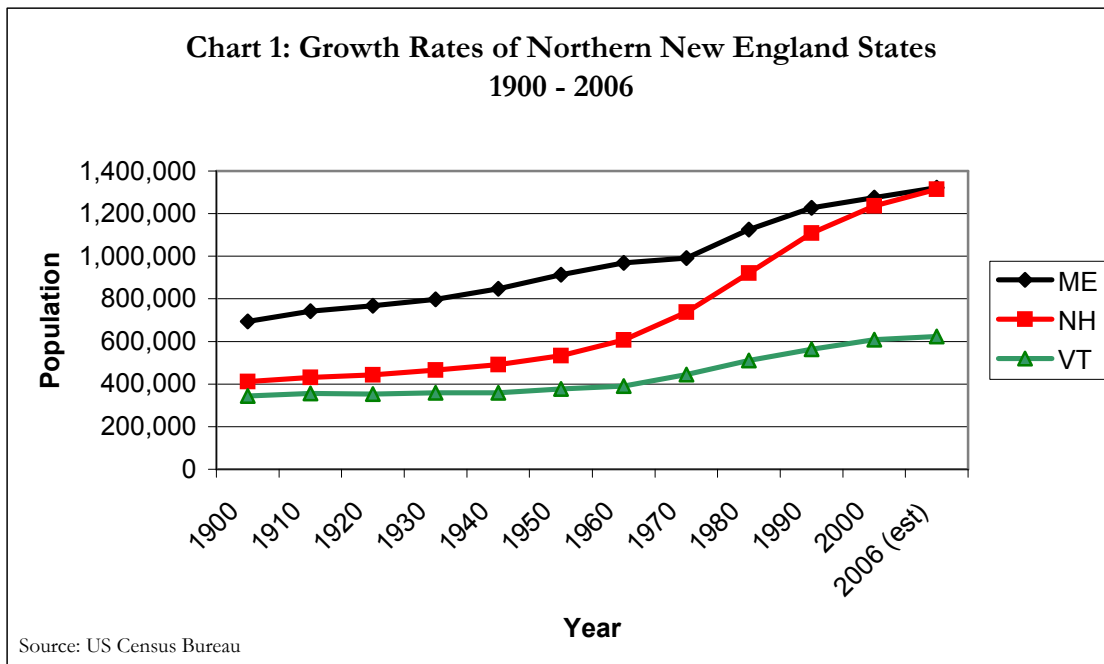
## Recent New England Population and Housing Trends

According to the US Census Bureau, New Hampshire is the fastest growing state in New England. From 1980 to 2006, New Hampshire grew approximately 43 percent, more than twice the regional average of 20 percent (Table 1). Chart 1 shows New Hampshire's growth rate over the last century, compared to Vermont and Maine. One would have to return to the year 1800 to find the last time when New Hampshire's population was greater than Maine's, an event that is sure to occur within several years at current growth rates.

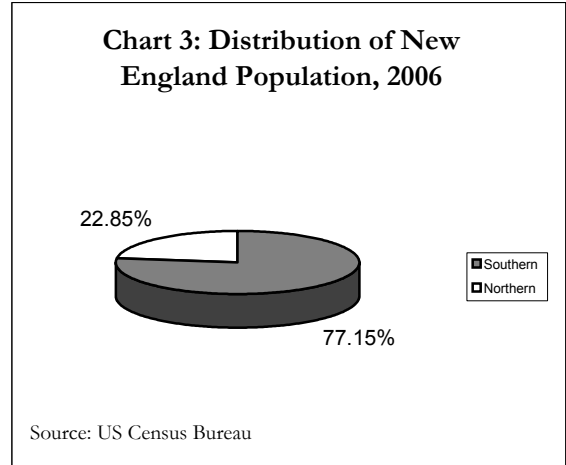
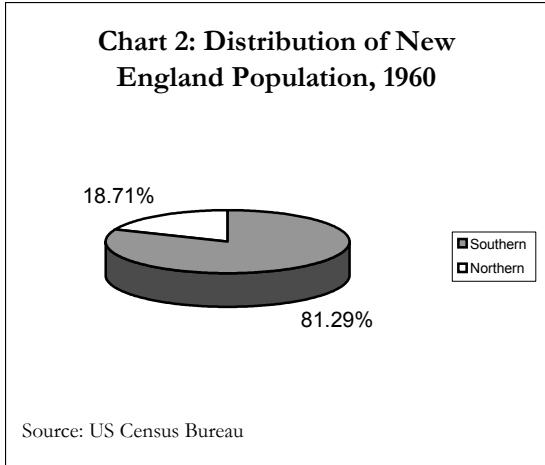
**Table 1: New England States' Populations, 1980 – 2006**

	<b>1980 Census</b>	<b>2006 Estimate</b>	<b>Population Increase</b>	<b>Percent Increase</b>
New Hampshire	920,610	1,314,895	394,285	43%
Vermont	511,456	623,908	112,452	22%
Maine	1,124,660	1,321,574	196,914	18%
Connecticut	3,107,576	3,504,809	397,233	13%
Rhode Island	947,154	1,067,610	120,456	13%
Massachusetts	5,737,037	6,437,193	700,156	12%
<b>Total</b>	<b>12,348,493</b>	<b>14,269,989</b>	<b>1,921,496</b>	<b>16%</b>
<b>Averages</b>	<b>2,058,082</b>	<b>2,378,332</b>	<b>320,250</b>	<b>20%</b>

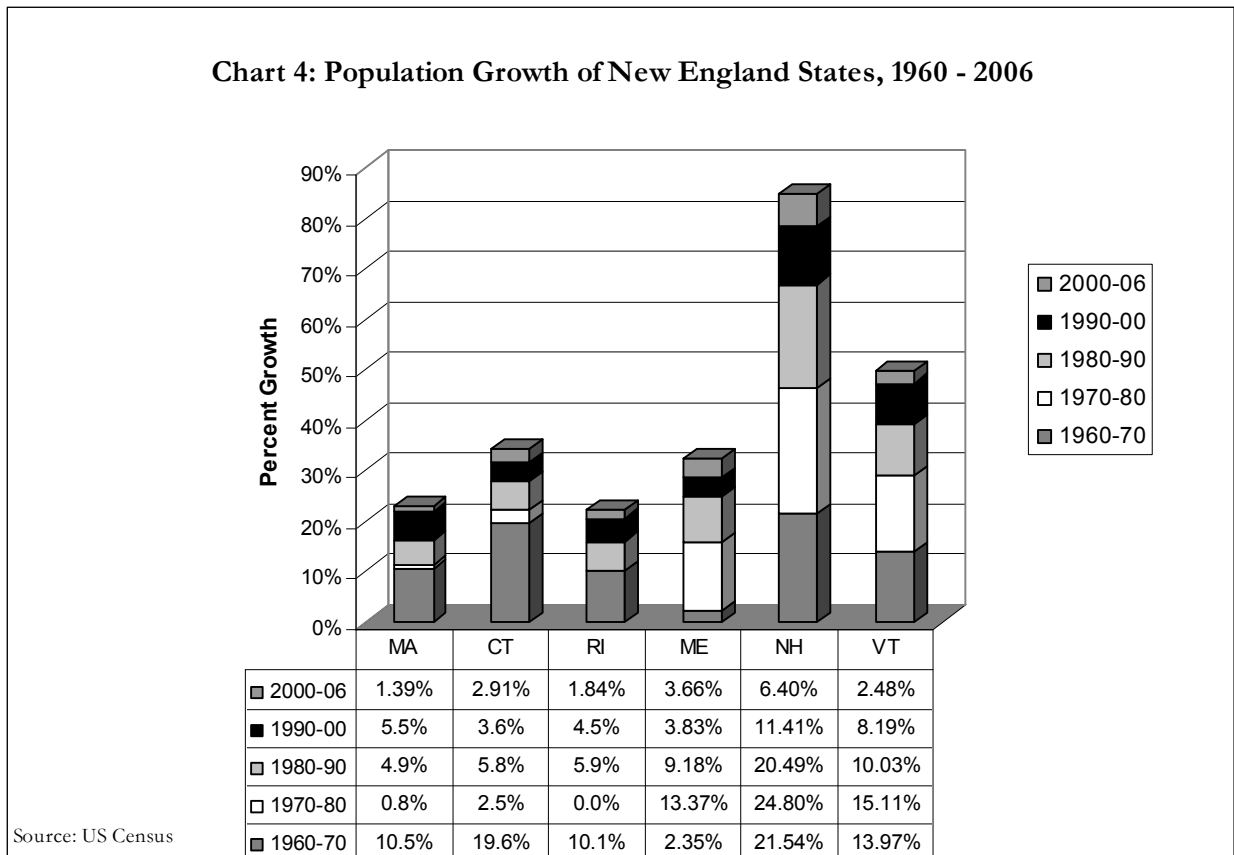
Source: US Census Bureau



There has also been a pronounced demographic shift in New England since 1960, with the three southern states (MA, RI, CT), growing at a slower pace than the northern states (NH, VT, ME). These changes are depicted below in Charts 2 and 3. Factors contributing to this shift include lower cost of living, access to desirable natural features, more developable land, and a perceived higher quality of life in Northern New England.

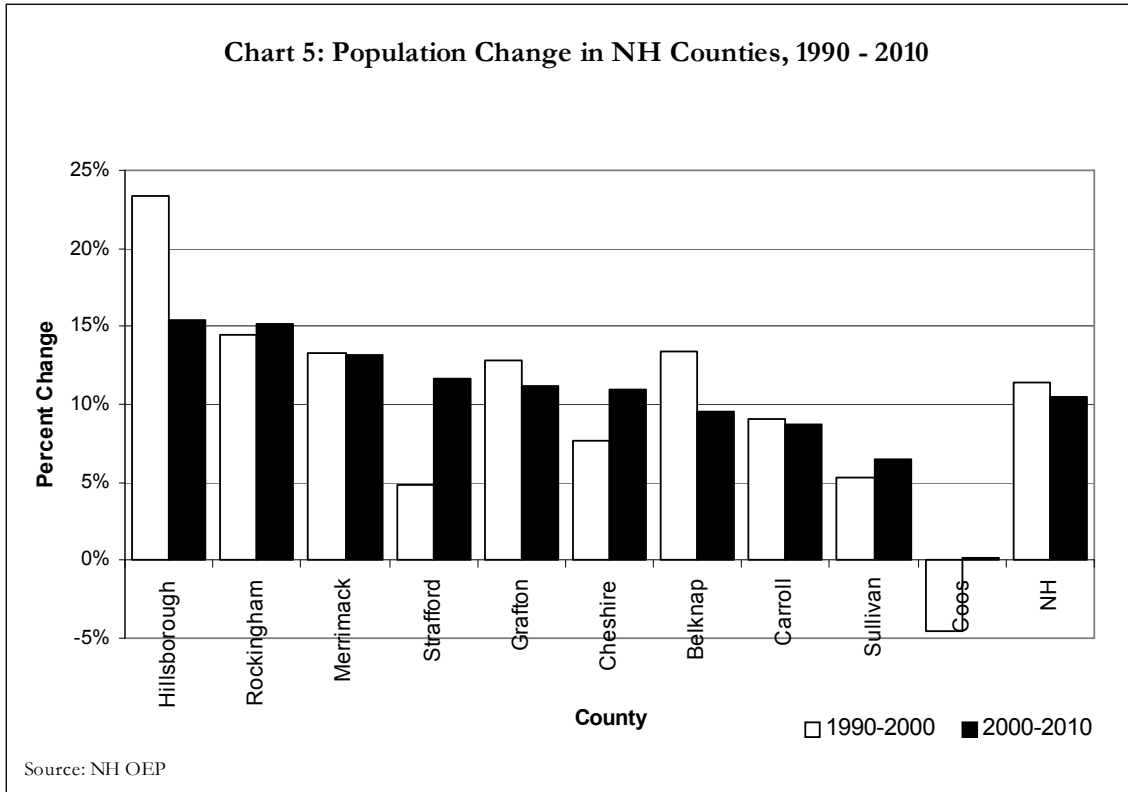


Putting New Hampshire’s growth rate into a regional perspective provides a fitting backdrop for examining the distinct growth trends within the state, and particularly in the Lakes Region (Chart 4).



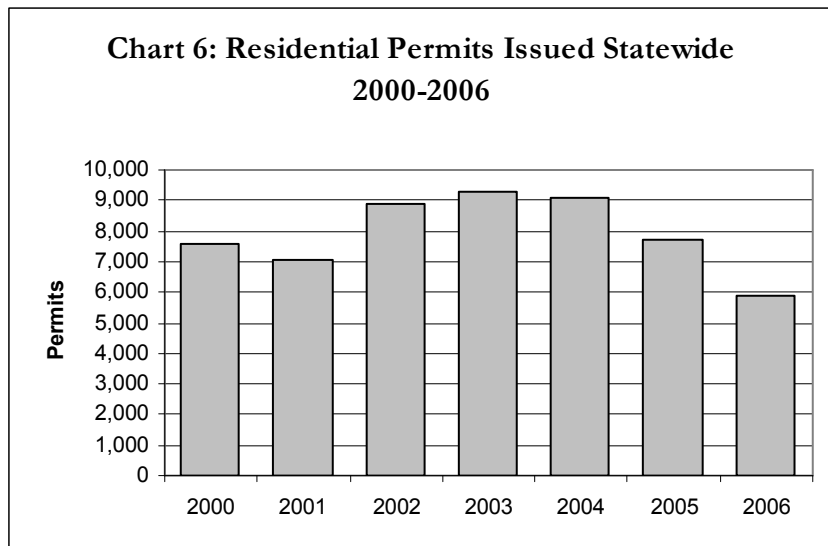
## New Hampshire's Population and Housing Trends

As depicted in Chart 5, New Hampshire's population growth has occurred most rapidly in southern and southeastern counties. Recently the Lakes Region population growth has been significant as well. Belknap County in particular experienced the third highest growth rate statewide from 1990 - 2000, behind Hillsborough and Rockingham Counties. From 1990 to 2000, New Hampshire grew at a rate of 11.4 percent, adding 126,534 residents. In the six



year period 2000 - 2006 the US Census Bureau estimates that the state grew by an additional 79,109 residents, a growth rate of 6.4 percent. During this same time period, Belknap County has added 5,237 residents, a growth rate of 9.3 percent.

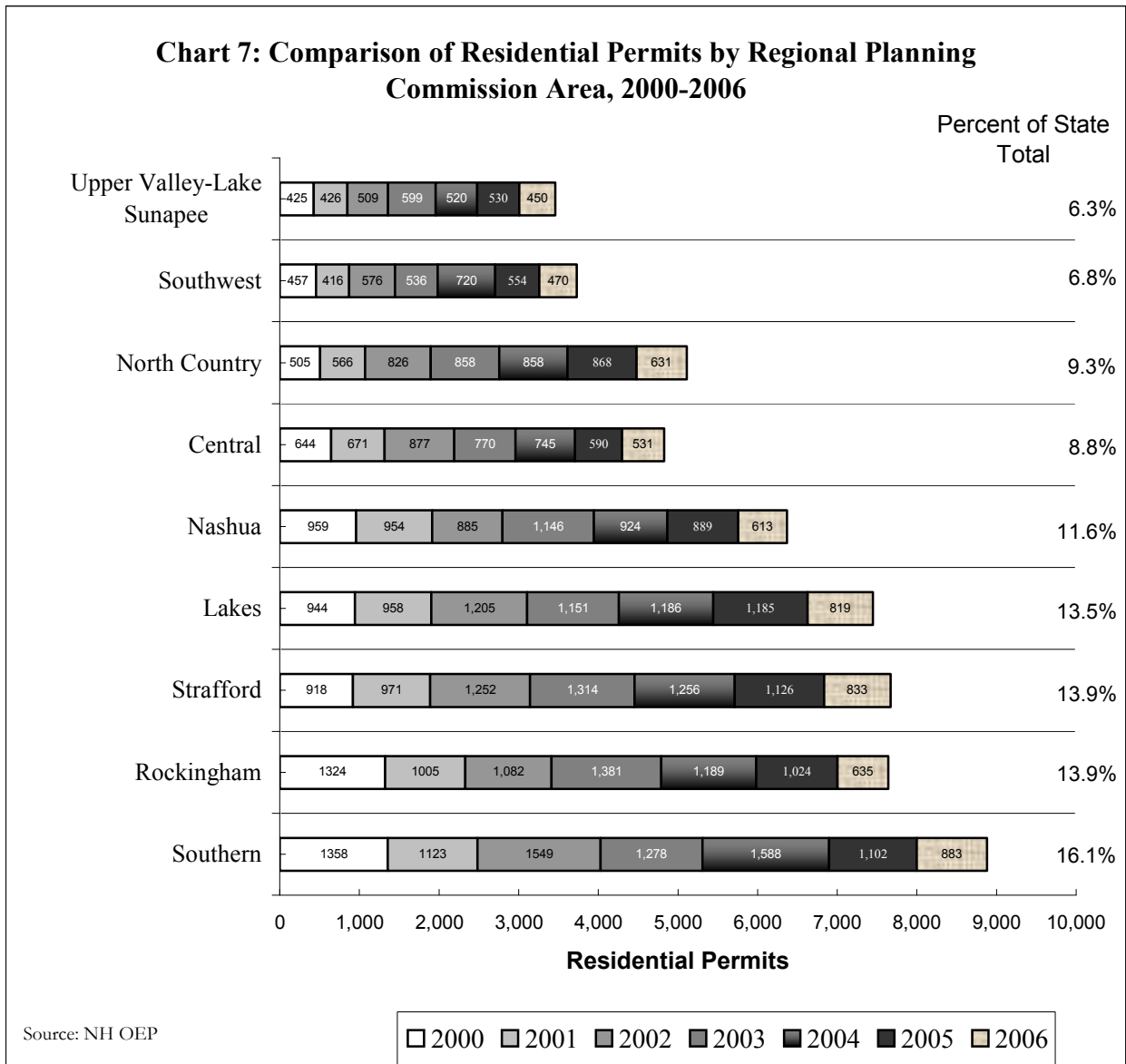
Total housing permits statewide had been steadily on the rise until 2003 when a plateau was reached. The 9,270 residential permits issued in 2003



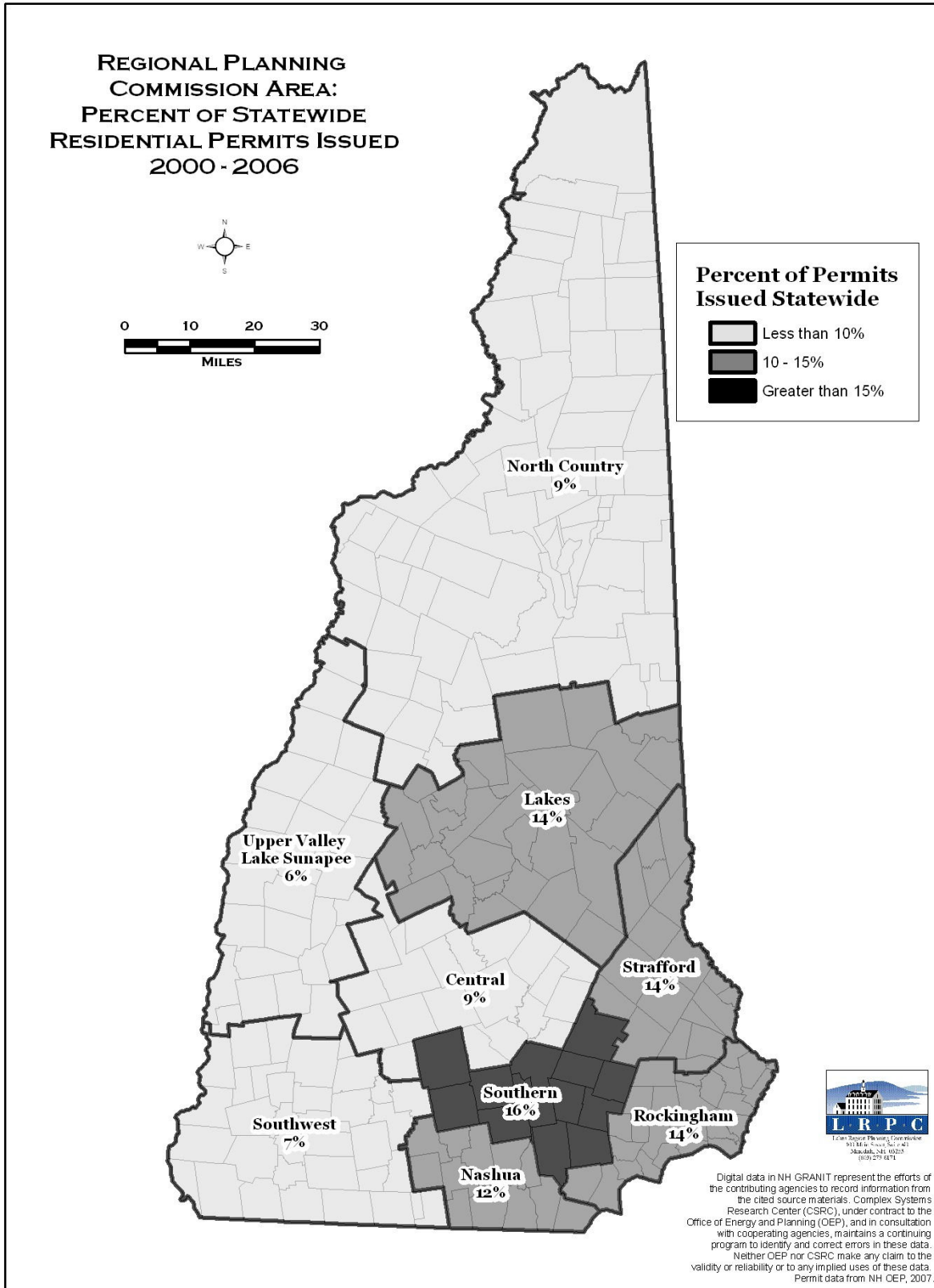
Source: NH OEP

have been followed by decreasing permitting activity, as shown in Chart 6. While population continues to grow statewide, new housing units approved have seen sharp declines in 2005 and 2006, decreasing by 36.7 percent since the 2003 peak. In 2006, 5,865 permits were issued in New Hampshire, the lowest total of this decade.

When residential permits issued are reviewed by Regional Planning Commission (RPC) area, consistency with state population data can be seen. For example, a rapidly growing RPC area is likely to have also issued a significant number of permits in a given year. A notable exception to this is the recent profusion of permits being issued in the North Country; this increase appears at odds with the stagnant or non-existent population growth in the region. The best explanation of this phenomenon is a proliferation of seasonal homes being built in the region of late. According to NH OEP, the building permit data reflect total housing units; it is often difficult to distinguish between seasonal and year-round residences from merely examining the data. Therefore, it is entirely possible and likely for there to be an increase in the number of homes erected in the North Country while population remains static throughout the region.



Map 1



Another trend worthy of note is the changing proportion of housing types permitted in New Hampshire. In 2000, approximately 13 percent of all new permits were intended for multi-family housing units, while nine percent went to manufactured housing. Within a span of only a few years, these proportions have changed significantly. In 2003, the year in which the most total permits were issued, 30 percent of the permits were for multi-family housing.

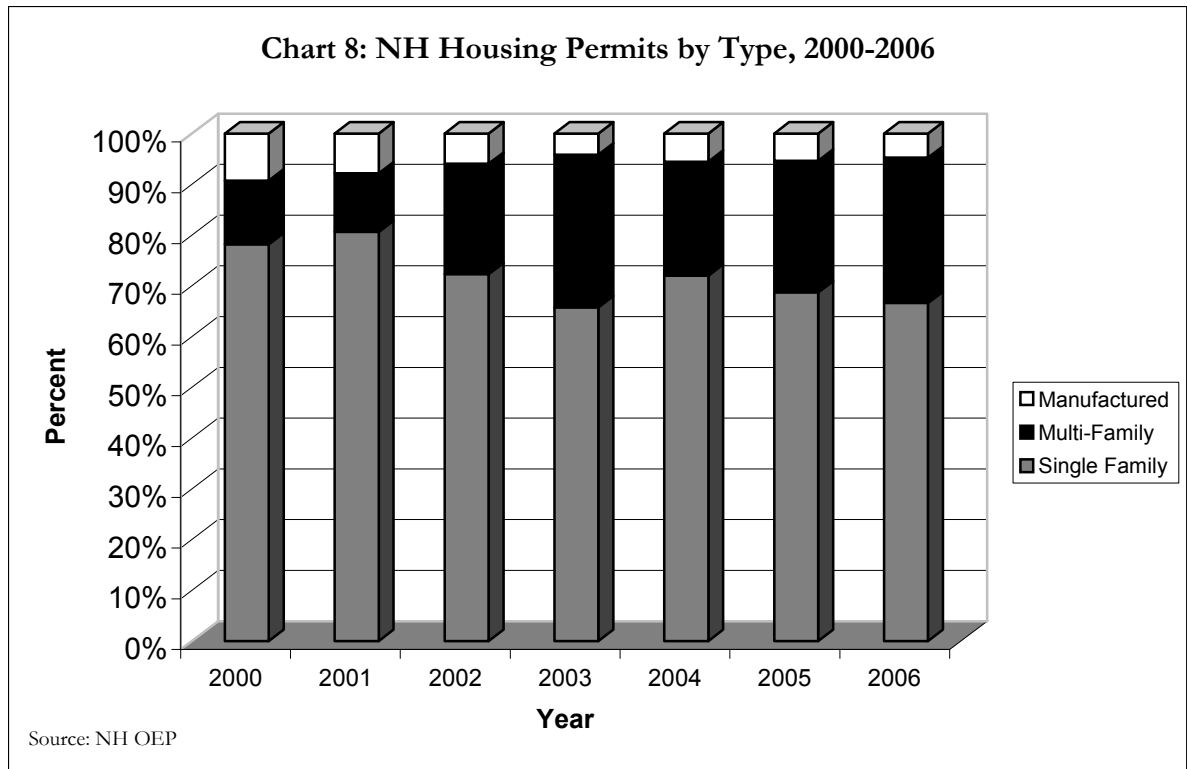
**Table 2: Comparison of Residential Permitting Activity by Regional Planning Area, 2000-2006**

Year	Region / Permit Type	Central	Lakes	Nashua	North Country	Rockingham	Southern	Southwest	Strafford	Upper Valley	State of NH
2000	Single Family	522	784	827	371	974	1,101	372	669	283	5,903
	Multi-Family	62	35	110	38	281	219	34	110	58	947
	Manufactured	60	132	22	96	79	38	51	139	84	701
	<b>Total</b>	<b>644</b>	<b>951</b>	<b>937</b>	<b>505</b>	<b>1,334</b>	<b>1,358</b>	<b>457</b>	<b>918</b>	<b>425</b>	<b>7,529</b>
2001	Single Family	587	862	704	440	788	958	385	679	291	5,694
	Multi-Family	14	12	242	38	161	143	11	119	77	817
	Manufactured	58	84	8	88	46	22	20	173	57	556
	<b>Total</b>	<b>671</b>	<b>958</b>	<b>931</b>	<b>566</b>	<b>995</b>	<b>1,123</b>	<b>416</b>	<b>971</b>	<b>425</b>	<b>7,056</b>
2002	Single Family	695	1,072	733	596	749	984	507	729	373	6,438
	Multi-Family	144	32	262	125	312	542	48	334	139	1,938
	Manufactured	34	101	4	103	20	17	19	189	44	531
	<b>Total</b>	<b>873</b>	<b>1,205</b>	<b>999</b>	<b>824</b>	<b>1,081</b>	<b>1,543</b>	<b>574</b>	<b>1,252</b>	<b>556</b>	<b>8,907</b>
2003	Single Family	614	1,068	772	654	583	854	369	792	390	6,096
	Multi-Family	224	23	364	87	762	432	117	581	199	2,789
	Manufactured	26	60	3	106	25	20	43	71	31	385
	<b>Total</b>	<b>864</b>	<b>1,151</b>	<b>1,139</b>	<b>847</b>	<b>1,370</b>	<b>1,306</b>	<b>529</b>	<b>1,444</b>	<b>620</b>	<b>9,270</b>
2004	Single Family	626	1,122	734	762	620	842	488	876	457	6,527
	Multi-Family	94	19	159	87	507	686	181	278	23	2,034
	Manufactured	25	45	21	109	64	41	51	111	36	503
	<b>Total</b>	<b>745</b>	<b>1,186</b>	<b>914</b>	<b>958</b>	<b>1,191</b>	<b>1,569</b>	<b>720</b>	<b>1,265</b>	<b>484</b>	<b>9,032</b>
2005	Single Family	503	873	571	683	533	594	449	857	359	5,422
	Multi-Family	72	283	317	79	423	492	31	193	137	2,027
	Manufactured	15	29	1	106	68	16	73	76	34	418
	<b>Total</b>	<b>590</b>	<b>1,185</b>	<b>889</b>	<b>868</b>	<b>1,024</b>	<b>1,102</b>	<b>554</b>	<b>1,126</b>	<b>530</b>	<b>7,868</b>
2006	Single Family	380	629	409	509	345	460	373	514	288	3,907
	Multi-Family	133	159	202	82	231	387	76	263	146	1,679
	Manufactured	18	31	2	40	59	36	21	56	16	279
	<b>Total</b>	<b>531</b>	<b>819</b>	<b>613</b>	<b>631</b>	<b>635</b>	<b>883</b>	<b>470</b>	<b>833</b>	<b>5,415</b>	<b>5,865</b>

Source: NH OEP

Permits issued for manufactured housing have declined since 2000, when a decade-high 701 permits were issued, representing 21 percent of permits issued since then. Single family development has also been on the decline, from a high of 81 percent in 2001 to 67 percent in 2006.

This marked increase in housing diversification corresponds to New Hampshire's desire to provide more varied housing options for citizens with a wide range of socioeconomic backgrounds. It also shows consistency with the state's smart growth policies designed to "incorporate a mix of uses to provide a variety of housing, employment, shopping, services and social opportunities for all members of the community."<sup>1</sup>



## Recent Lakes Region Housing Trends

All 30 Lakes Region communities responded to the OEP residential permit survey, and 26 responded to LRPC's *Regional Development Survey*. These responses allow for a fair assessment of housing trends in the Lakes Region. As shown in Chart 9, a total of 819 houses were built in 2006, of which 629 were single family homes. This total marks a 31 percent decline from the 2005 total of 1,185 permits issued, and is the lowest total since 1999. It is also the steepest one-year drop in new construction permits in the last 17 years. Multi-family home construction accounted for 19 percent of all residential development, down from the 2005 record high of 24 percent. Manufactured homes represented 4 percent of total residential permits issued, increasing from 3 percent in 2005.

<sup>1</sup> Smart Growth Principles for New Hampshire. NH OEP website.  
<http://www.nh.gov/oep/programs/SmartGrowth/learn/SmartGrowthPrinciples.htm>. 10/24/07



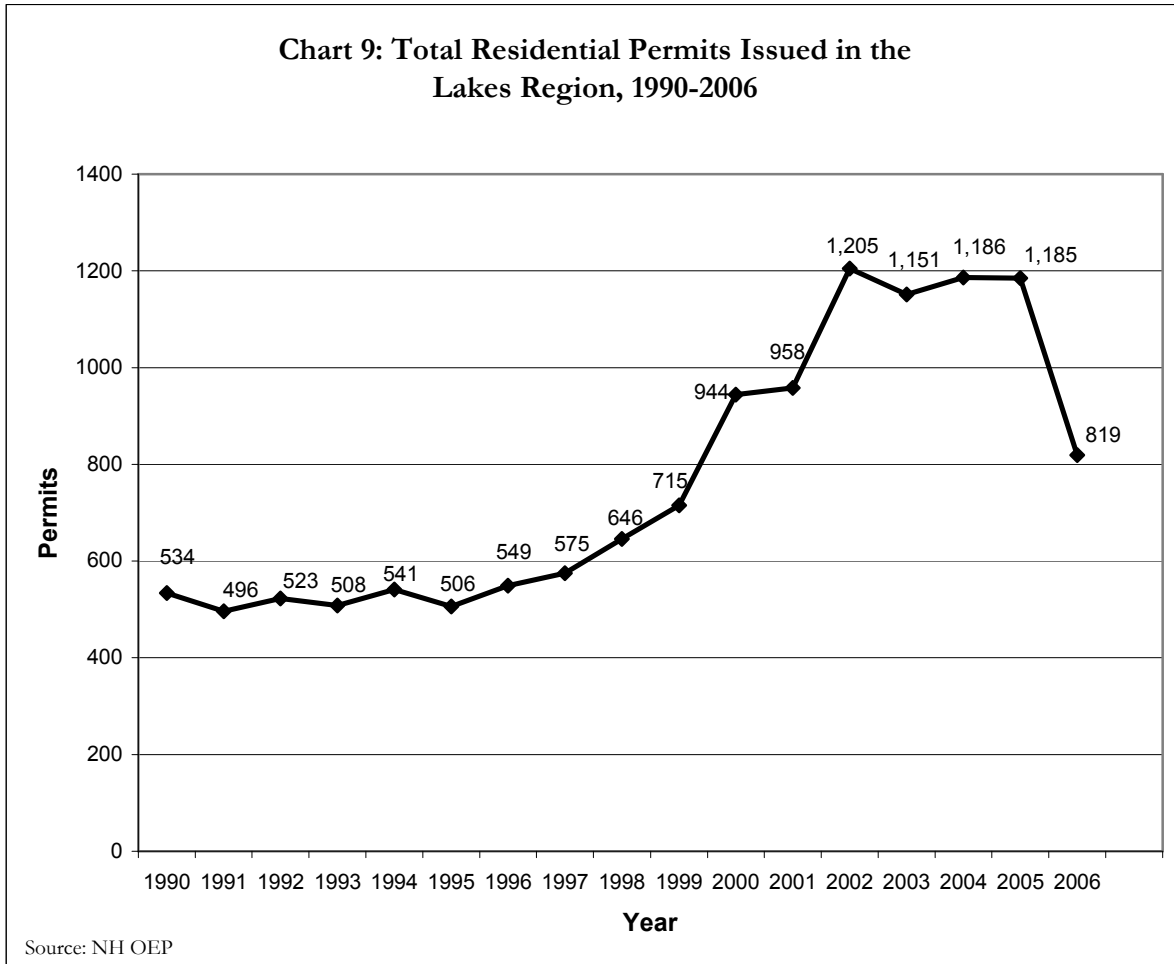
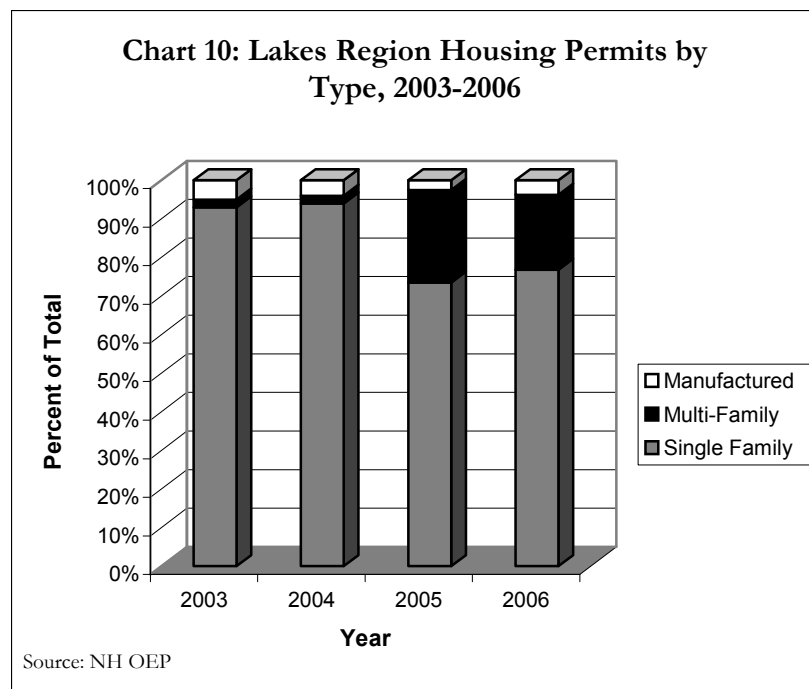
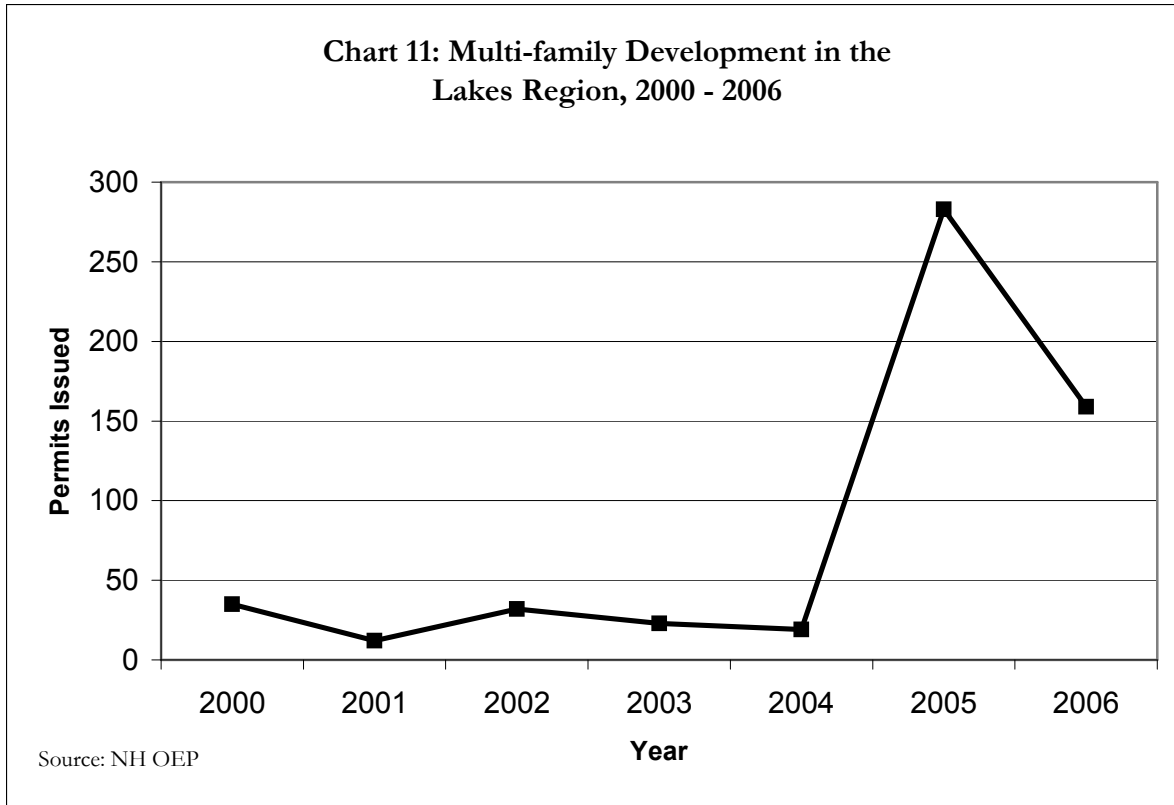
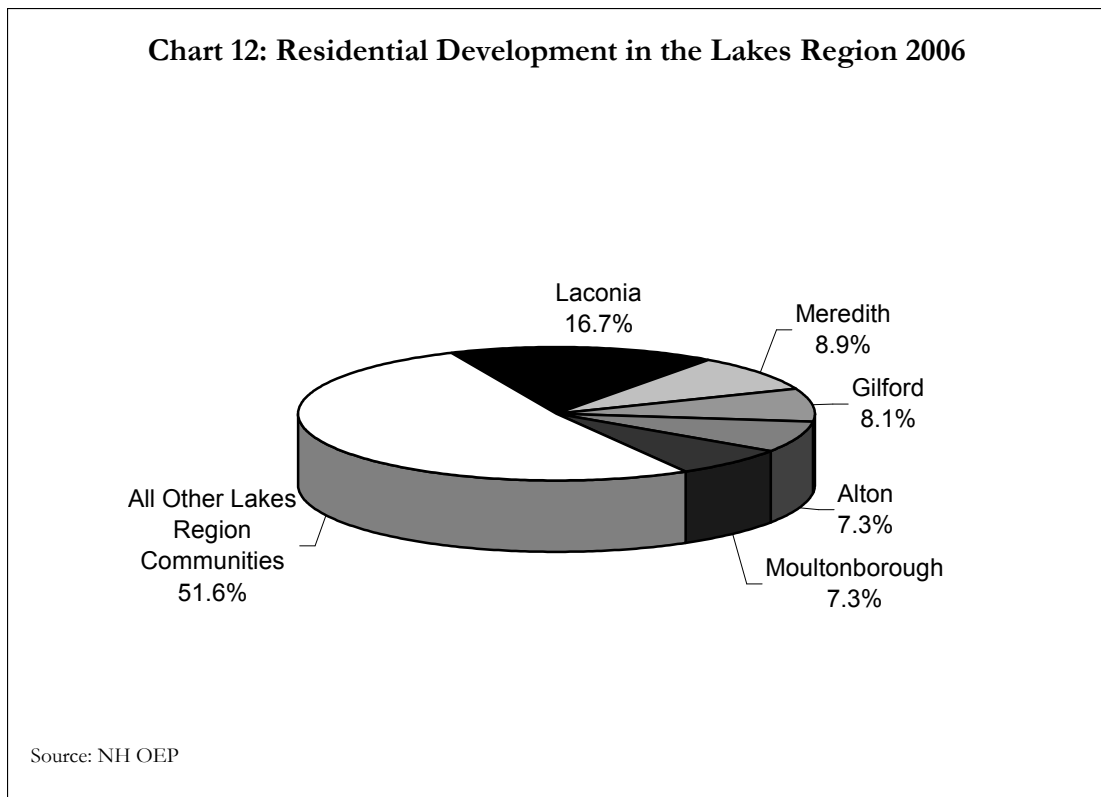


Chart 10 shows the breakdown of residential development that occurred in the Lakes Region from 2003 through 2006. In 2006, single family permits outnumbered multi-family and manufactured building permits in 27 of the 30 Lakes Region communities. Only Laconia, Meredith, and Ashland issued more multi-family permits than single family permits. Regionally, multi-family permits declined from 283 in 2005 to 159 in 2006, a 44 percent decrease. Trends in multi-family permitting can be seen in Chart 11.

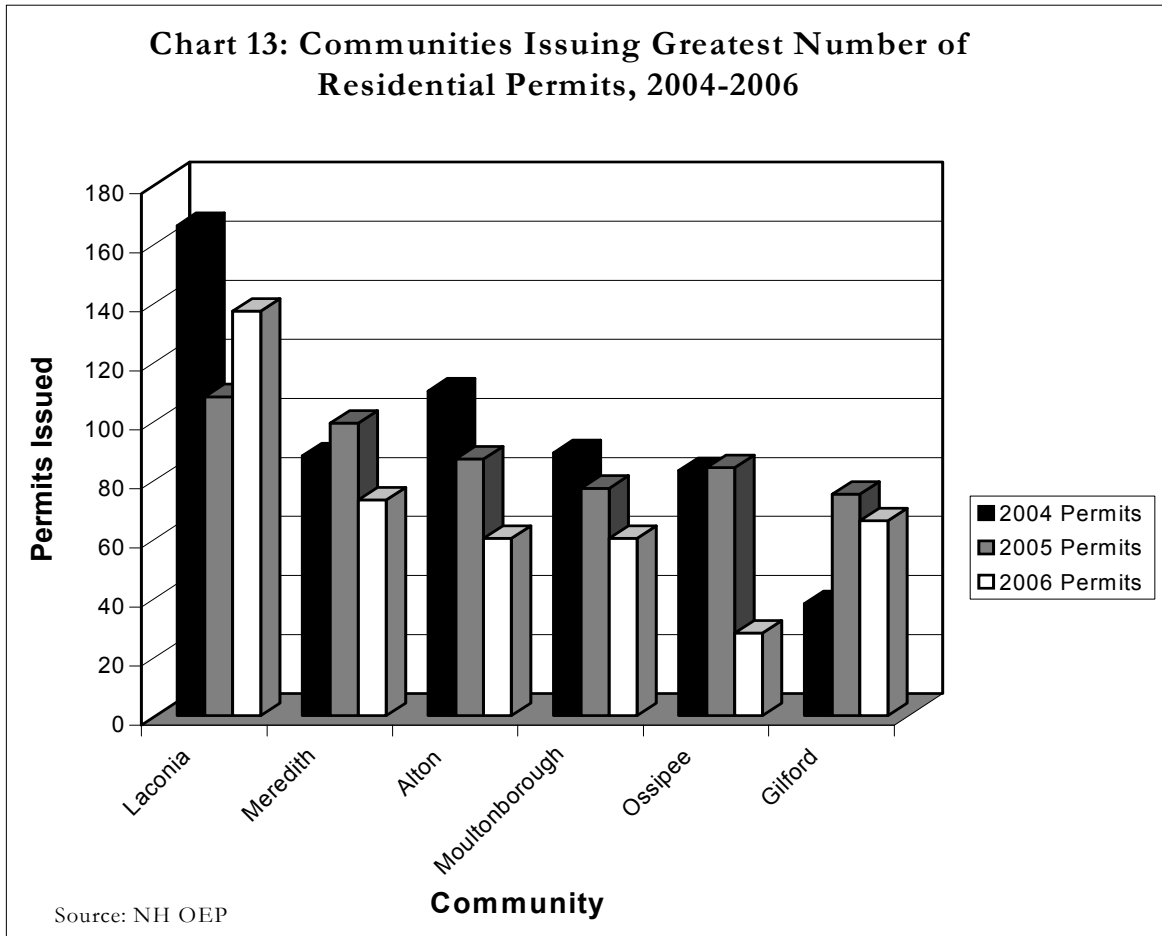




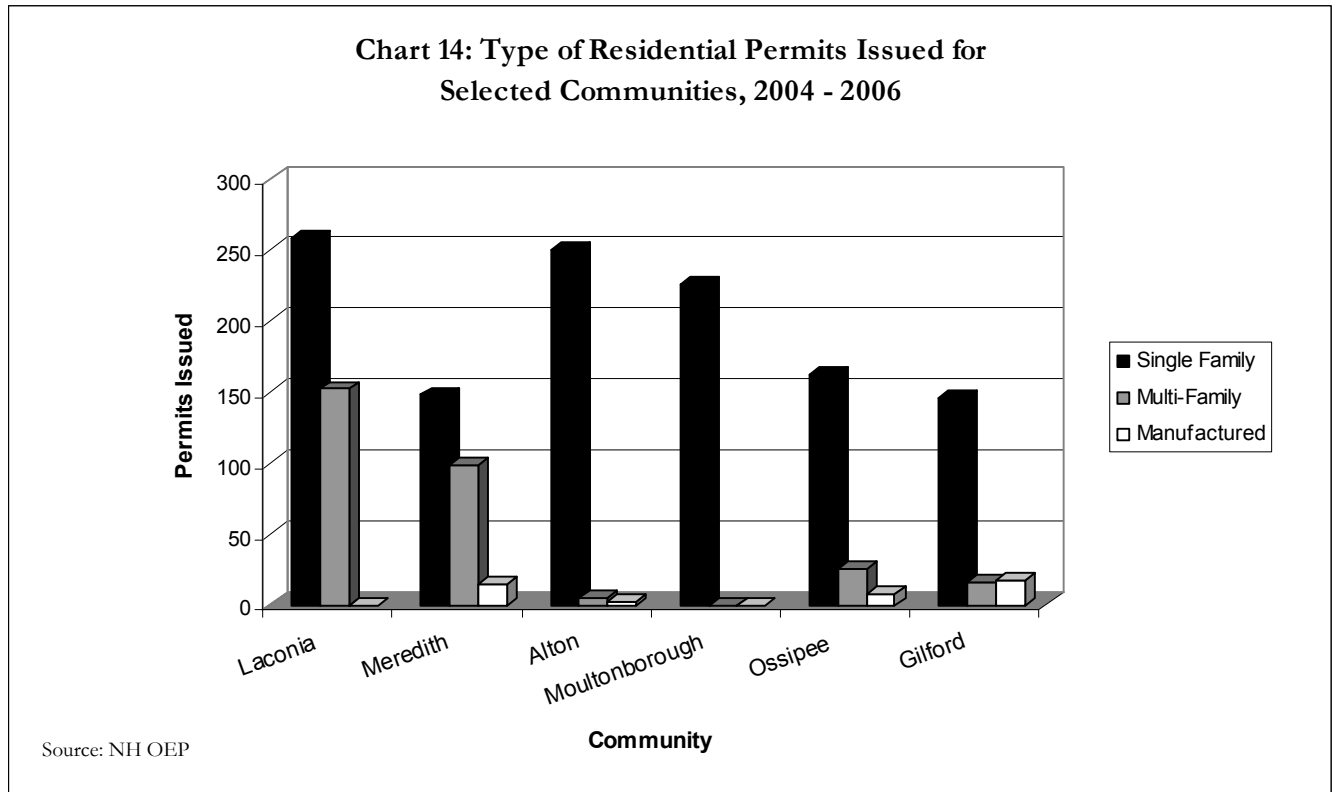
After examining the overall housing trends in the Lakes Region, it becomes beneficial to discern which communities in the area have been most active in issuing residential, commercial, and industrial construction permits. Additionally, it is helpful to compare these permitting data with population estimates from OEP and the US Census Bureau.



Laconia, the most populated Lakes Region community, continued the trend of issuing the greatest number of total permits in 2006, followed by Meredith, Gilford, Alton, and Moultonborough. These five municipalities combined to issue nearly half of all permits in the 30-community region in 2006. It is interesting to note that all of the communities issuing the most residential permits in 2006 have significant lake frontage. Ossipee, while not on Lake Winnepesaukee, has a significant amount of frontage on Ossipee Lake.



Another interesting way to analyze the diversity of housing options in Lakes Region communities is by examining the types of permits issued by the fastest-growing municipalities (Chart 14). Of the top six municipalities shown in Chart 13, Laconia and Meredith have the greatest diversity of housing options built in the last three years. Moultonborough has the least diversity; every permit issued there during the last three years has been for single family development. Detailed data are displayed in Table 3.



**Table 3: Type of Residential Permits Issued for Selected Communities, 2004 – 2006**

Municipality	Percent of Total		
	Single Family	Multi-Family	Manufactured
Alton	97%	2%	1%
Gilford	82%	9%	10%
Laconia	63%	37%	0%
Meredith	57%	38%	5%
Moultonborough	100%	0%	0%
Ossipee	83%	13%	4%

Source: NH OEP

Map 2 displays the percentage of residential building permits issued by each Lakes Region community in 2006. Laconia issued the greatest number of permits (137) for the fourth straight year. The last time Laconia did not issue the most permits was in 2003, when Gilford issued the most (124).

Map 2

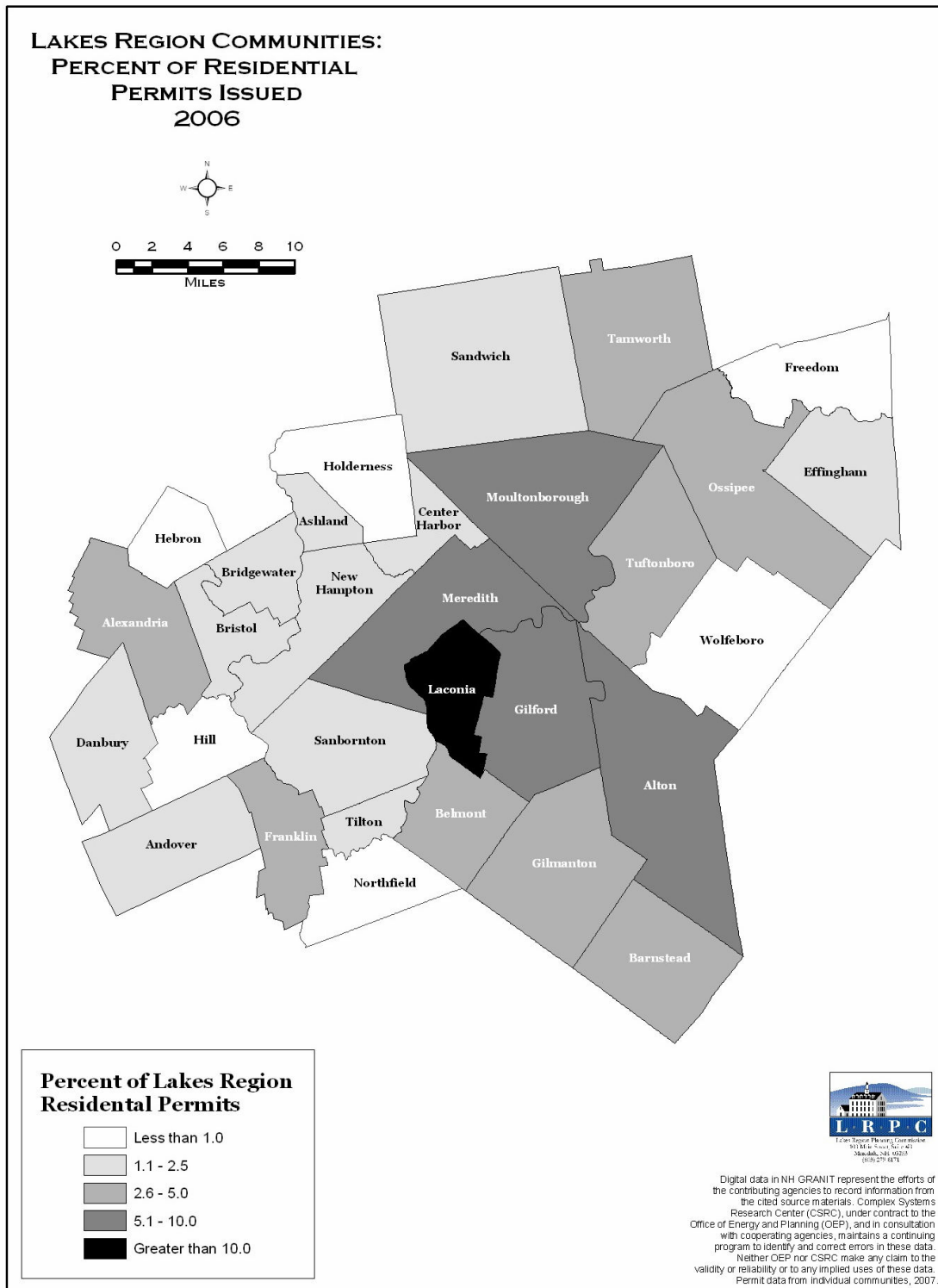


Table 4 details community residential permitting activity in 2006 for Lakes Region communities. The communities are listed in descending order by total permits issued. The municipalities of Laconia, Meredith, Belmont and Ashland issued the greatest number of multi-family housing permits. Combined, these communities granted 93.1 percent of the total multi-family housing permits approved in 2006. Gilford, Franklin, and Meredith issued the greatest number of manufactured housing permits, combining for 22 of the 31 total permits (71 percent) in the region.

**Table 4: Residential Permitting in the Lakes Region 2006**

<b>Municipality</b>	<b>Single Family Building Permits</b>	<b>Multi-Family Building Permits</b>	<b>Manufactured Housing Building Permits</b>	<b>Total Permits</b>
Laconia	57	80	0	137
Meredith	23	46	4	73
Gilford	51	4	11	66
Alton	58	0	2	60
Moultonborough	60	0	0	60
Tamworth	35	0	3	38
Belmont	26	12	-2	36
Barnstead	34	0	0	34
Gilmanton	29	2	0	31
Ossipee	28	0	0	28
Franklin	23	1	7	31
Tuftsboro	25	0	0	25
Alexandria	23	0	0	23
New Hampton	20	0	-1	19
Sanbornton	16	0	2	18
Ashland	6	10	1	17
Effingham	14	1	0	15
Tilton	10	2	0	12
Bristol	14	0	-2	12
Sandwich	10	0	1	11
Andover	11	0	0	11
Bridgewater	11	0	0	11
Center Harbor	10	0	0	10
Danbury	8	0	2	10
Northfield	8	0	0	8
Hebron	6	1	0	7
Holderness	5	0	1	6
Hill	4	0	2	6
Wolfeboro	4	0	0	4
Freedom	0	0	0	0
<b>Totals</b>	<b>629</b>	<b>159</b>	<b>31</b>	<b>819</b>

Source: NH OEP

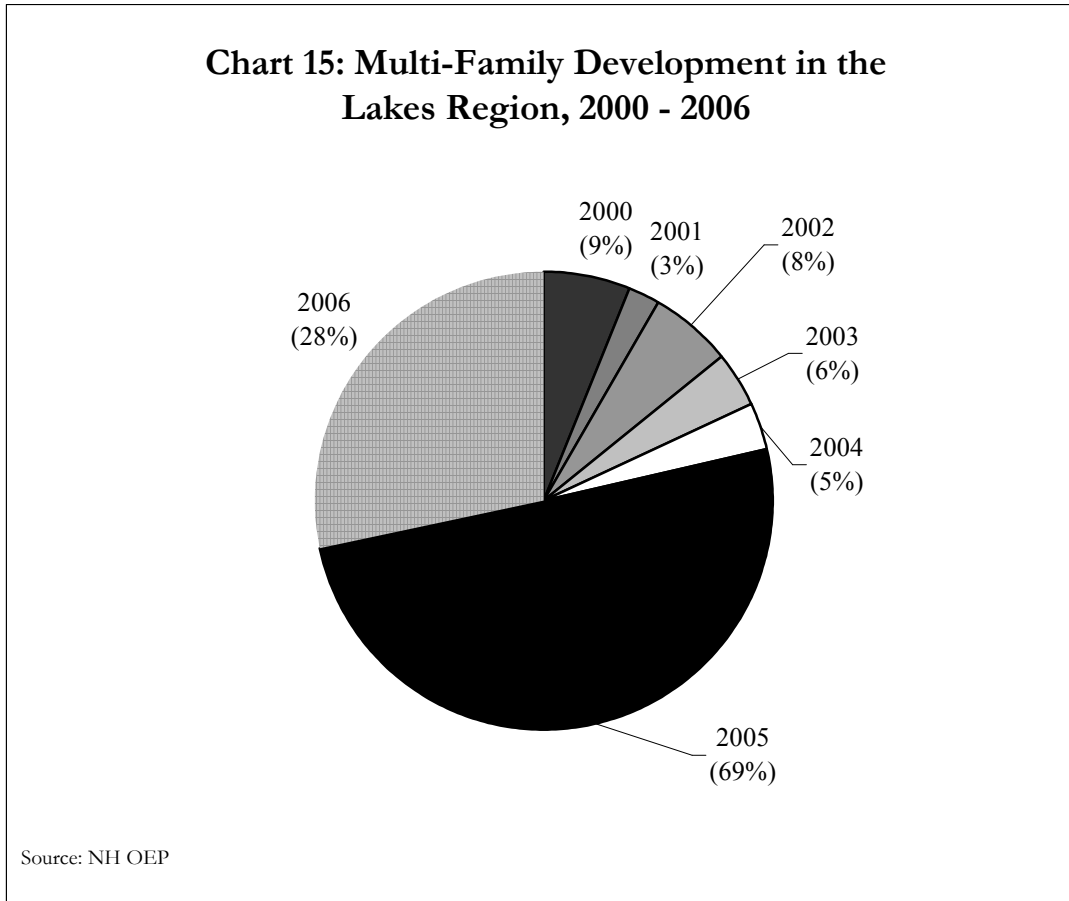


Chart 15 shows the distribution of multi-family permits issued in the Lakes Region from 2000 to 2006. From 2000 to 2004 multi-family housing made up 1.6 percent to 3.6 percent of the total permits issued in the Lakes Region. From 2004 to 2005, there was an increase from 19 to 283, a 1,489 percent spike that represents more multi-family permits granted in 2005 than were permitted in all previous five years combined. While a significant decrease was experienced from 2005 to 2006, more multi-family permits were issued in 2006 than the years 2000 - 2004.

## Growth Management

Increases in the rate of residential development can have an impact on a community's ability to provide municipal services and infrastructure. New Hampshire state statutes provide for such a condition through innovative land use control measures. In particular, interim growth management can be used for a one-year period while a community prepares planning guidelines such as the community master plan or capital improvements program. The adoption of a growth management ordinance may have an impact on the number of residential permits issued. In conjunction with strong residential development, the Lakes Region Planning Commission occasionally receives technical assistance requests related to growth management planning tools.

## Subdivision Data

A total of 5,651 acres were subdivided in the 26 communities that responded to this particular question in the *Regional Development Survey*. This subdivision activity created a total of 724 new lots. A variation in the number of communities responding to this question over time makes assessing regional activity difficult; however, observations can be made.

Alton accounted for 19.6 percent of the total lots created in the Lakes Region in 2006. The 142 lots created in Alton were greater than Meredith's 2005 total of 107. Belmont saw an increase in lots created, from 16 in 2005 to 86 in 2006, a 438 percent increase. New Hampton's increase was sizeable as well, increasing from 33 in 2005 to 73 in 2006, an increase of 121 percent.

**Table 5: Lakes Region Subdivision Activity 2006**

Municipality	Lots Created	Lots Revoked	Acres Subdivided
Alexandria	6	0	22.0
Alton	142	0	360.0
Andover	9	0	176.1
Ashland	43	0	32.0
Barnstead	30	0	639.4
Belmont	86	0	505.2
Bridgewater	7	0	19.0
Bristol	10	0	85.8
Center Harbor	16	0	137.4
Danbury			
Effingham	6	0	57.3
Franklin	20	0	130.8
Freedom	2	0	5.0
Gilford	39	0	324.1
Gilmanton	13	0	618.0
Hebron	33	0	228.8
Hill	3	0	80.0
Holderness	13	0	172.8
Laconia			
Meredith	24	0	195.5
Moultonborough			
New Hampton	73	0	184.7
Northfield	9	0	41.0
Ossipee			
Sanbornton	21	0	329.3
Sandwich	16	0	933.0
Tamworth	16	0	NA
Tilton	36	0	61.5
Tuftonboro	38	0	312.0
Wolfeboro	13	0	NA
<b>Totals</b>	<b>724</b>	<b>0</b>	<b>5,650.7</b>

Source: LRPC

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.” The Lakes Region Planning Commission has worked with communities in the past to gather information on subdivision activity from planning board records. The subdivided parcels are color-coded by the year in which the subdivision activity occurred. The resulting community map 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 aid for understanding land use patterns that can assist in planning efforts, and can be used for inclusion in local Master Plans. Future subdivisions could potentially be added to these maps to illustrate continued subdivision activity in the years ahead. The database associated with the maps can be used to track and display additional information about subdivision activity. Communities that are interested in having this mapping work performed to detail their subdivision activity may contact the Lakes Region Planning Commission.

Also relevant to subdivision activity is a series of innovative land use controls developed through the NH Regional Environmental Planning Program (REPP) in cooperation with the regional planning commissions. The series includes model ordinances for innovative land use as outlined in NH RSA 674:21. Some of the model ordinances and regulations pertinent to this report fall into the category of multi-density zoning. These include the following:

Transfer of Development Rights	Village Plan Alternative Subdivision
Lot size Averaging	Infill Development
Feature-based Density	Inclusionary Housing
Conservation Subdivision	Growth Boundaries

NH DES intends all of the 18 model ordinances being worked on to be included in a model ordinance handbook. Additional information on these development ordinances will be available as more of the handbook chapters are completed.

## Current Commercial and Industrial Trends

The 26 communities that responded to the *Regional Development Survey* issued a total of 55 commercial permits and 4 industrial permits in 2006. This is a 10 percent decrease in commercial permitting, down from 61 permits issued in 2005. The reported industrial permits issued in 2006 created an increase of at least 39,600 square feet of new industrial space. A key industrial redevelopment occurred in the town of Ashland, where the L.W. Packard woolen mill has been converted into ten units of mixed commercial/industrial use. In Belmont, a permit was issued to build a 9,600 square foot construction - demolition facility on Industrial Drive. Other industrial permits were issued in the towns of Barnstead, Gilford, and Tilton.

## Population Trends

Table 6 compares 2000 Census population numbers, 2005 NH OEP population estimates, and 2010 NH OEP population projections. Population estimates indicate that, as a whole, the Lakes Region has grown at a rate of approximately seven percent from 2000 to 2005. The region is projected to grow by 6.2 percent into 2010, exceeding the five-year projected state growth rate of 3.8 percent

**Table 6: Population Projections and Estimates Comparison for Lakes Region Communities**

Location	2000 Census Population	OEP 2005 Estimate	OEP 2010 Projections
Alton	4,502	4,990	5,630
Barnstead	3,886	4,510	4,910
Belmont	6,716	7,210	7,880
Center Harbor	996	1,080	1,180
Gilford	6,803	7,290	7,970
Gilmanton	3,060	3,430	3,740
Laconia	16,411	17,100	17,240
Meredith	5,943	6,350	6,990
New Hampton	1,950	2,130	2,330
Sanbornton	2,581	2,830	3,090
Tilton	3,477	3,640	3,880
<b>Belknap County</b>	<b>56,325</b>	<b>60,560</b>	<b>64,840</b>
Effingham	1,273	1,430	1,540
Freedom	1,303	1,430	1,540
Moultonborough	4,484	4,880	5,270
Ossipee	4,211	4,560	4,920
Sandwich	1,286	1,360	1,460
Tamworth	2,510	2,520	2,730
Tuftonboro	2,148	2,310	2,490
Wolfeboro	6,083	6,480	6,980
<b>Carroll County</b>	<b>23,298</b>	<b>24,970</b>	<b>26,930</b>
Alexandria	1,329	1,470	1,510
Ashland	1,955	2,030	2,080
Bridgewater	974	1,030	1,060
Bristol	3,033	3,190	3,270
Hebron	459	540	550
Holderness	1,930	2,030	2,080
<b>Grafton County</b>	<b>9,680</b>	<b>10,290</b>	<b>10,550</b>
Andover	2,109	2,220	2,320
Danbury	1,071	1,180	1,230
Franklin	8,405	8,690	8,790
Hill	992	1,080	1,130
Northfield	4,548	4,910	5,140
<b>Merrimack County</b>	<b>17,125</b>	<b>18,080</b>	<b>18,610</b>
<b>Lakes Region</b>	<b>106,428</b>	<b>113,900</b>	<b>120,930</b>
<b>New Hampshire</b>	<b>1,235,550</b>	<b>1,315,000</b>	<b>1,365,140</b>

Source: NH OEP

**Population Note:** 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”.<sup>2</sup>

## Conclusion

Since the Lakes Region economy relies heavily on tourism and recreation, housing needs fluctuate throughout the year. Examining these development trends 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 planning tool that can influence land use regulations and Master Plans, both of which are used to guide and shape community growth.

The *Development Activity in the Lakes Region: 2008 Annual Report* shows that total residential housing permits in the region have begun to decline in the last three years (2004 to 2006), falling from 1,186 to 819. Multi-family permitting, despite decreasing in 2006, is at a much higher level than any year before 2005; this shows promise for a future diversified housing stock. While there are exceptions, many communities have diversified more in the last year than past records indicate.

Since 2002, at least 20,453 acres have been subdivided in the Lakes Region, an average of 4,090 per year. At this rate, over 57,000 acres (nearly 90 square miles) of land will have been consumed by new development by the year 2020.

Commercial development has remained relatively steady in the Lakes Region in the last two years. Decreasing by 6 permits (10 percent) from 2005, the Lakes Region saw 55 commercial permits issued in 2006. Industrial permitting remained relatively stable in 2006. This type of permit is by far the rarest to occur as the region’s industrial base has seen limited growth over the past several years.

The population projections and estimates by NH OEP indicate that the Lakes Region is growing faster than the state rate of growth. The region is projected to grow by 6.2 percent from 2005 to 2010, increasing the population by roughly 7,000 residents in the next 5 years. This exceeds the projected five year growth rate of 3.8 percent for the state.

LRPC’s annual survey and compilation of residential, commercial, and industrial permit 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 took the time to respond to our request for information.

Caution must be used when interpreting the results expressed in this document. For example, some towns do not require building permits, and as such, the regional trends do

---

<sup>2</sup> NH Office of Energy and Planning, *2006 Population Estimates of New Hampshire Cities and Towns*.

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.



## **Appendix**

### **Supporting Regional Development Data**









**Table A1: Total Permits Issued in the Lakes Region, 2000-2006 (continued)**

<b>Municipality</b>	<b>Structure Type</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>Total</b>
Hill*	Housing	15	4	9	11	8	3	6	56
	Commercial	-	0	0	-	0	0	0	0
	Industrial	-	0	0	-	0	0	0	0
Holderness*	Housing	23	15	18	13	13	10	6	98
	Commercial	0	-	-	0	0	0	0	0
	Industrial	0	-	-	0	0	0	0	0
Laconia	Housing	81	65	82	140	166	108	137	779
	Commercial	7	6	-	-	-	0	-	13
	Industrial	1	0	-	-	-	0	-	1
Meredith*	Housing	59	42	75	71	88	99	73	507
	Commercial	0	-	1	-	6	3	2	12
	Industrial	0	-	0	-	0	0	0	0
Moultonborough*	Housing	94	73	110	88	89	77	60	591
	Commercial	-	-	-	5	11	3	2	21
	Industrial	-	-	-	0	0	0	0	0
New Hampton*	Housing	46	15	25	24	22	15	19	166
	Commercial	4	5	2	11	0	3	1	26
	Industrial	0	0	0	0	0	0	0	0
Northfield*	Housing	28	40	29	37	32	96	8	270
	Commercial	1	1	0	2	0	0	0	4
	Industrial	0	0	0	0	0	0	0	0
Ossipee	Housing	28	44	68	51	83	84	28	386
	Commercial	1	2	3	-	0	52	-	58
	Industrial	0	0	0	-	0	0	-	0
Sanbornton*	Housing	42	24	29	23	27	37	18	200
	Commercial	0	0	0	-	0	0	0	0
	Industrial	0	0	0	-	0	0	0	0
Sandwich*	Housing	10	10	11	17	18	18	11	95
	Commercial	0	0	0	0	0	0	0	0
	Industrial	0	0	0	0	0	0	0	0
Tamworth*	Housing	8	0	-	0	0	75	38	121
	Commercial	-	-	-	-	0	5	1	6
	Industrial	-	-	6	-	0	1	0	7
Tilton*	Housing	10	-2	32	25	19	21	12	117
	Commercial	2	2	2	-	7	3	3	19
	Industrial	0	0	0	-	0	0	1	1
Tuftonboro*	Housing	25	39	53	34	31	51	25	258
	Commercial	8	0	0	2	0	0	0	10
	Industrial	0	0	0	1	0	0	0	1
Wolfeboro*	Housing	55	70	67	60	60	20	4	336
	Commercial	12	7	7	7	5	0	9	47
	Industrial	0	0	0	0	0	0	0	0
<b>Lakes Region</b>	Housing	<b>987</b>	<b>963</b>	<b>1,210</b>	<b>1,150</b>	<b>1,193</b>	<b>1,185</b>	<b>819</b>	<b>6,688</b>
	Commercial	<b>45</b>	<b>32</b>	<b>43</b>	<b>37</b>	<b>43</b>	<b>112</b>	<b>53</b>	<b>3</b>
	Industrial	<b>2</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>10</b>

\*Communities Responding to the 2006 Regional Development Survey  
Sources: NH OEP, LRPC Regional Development Survey

**Table A2: Total Estimated Housing Units in the Lakes Region**

Location	2000 Census - Total Housing Units	Permit Year							Estimated Total Housing Units
		2000	2001	2002	2003	2004	2005	2006	
Alton	3,522	78	58	85	104	110	87	60	4,104
Barnstead	1,994	50	139	77	37	33	40	34	2,404
Belmont	3,113	53	51	54	62	48	25	36	3,442
Center Harbor	653	5	7	7	15	21	12	10	730
Gilford	4,312	63	59	124	61	38	75	66	4,798
Gilmanton	1,848	47	43	55	55	47	44	31	2,170
Laconia	8,554	81	65	82	140	166	108	137	9,333
Meredith	4,191	59	42	75	71	88	99	73	4,698
New Hampton	944	23	15	25	24	22	15	19	1,087
Sanbornton	1,359	42	24	29	23	27	37	18	1,559
Tilton	1,631	10	-2	32	25	19	21	12	1,748
<b>Belknap County</b>	<b>32,121</b>	<b>511</b>	<b>501</b>	<b>645</b>	<b>617</b>	<b>619</b>	<b>563</b>	<b>496</b>	<b>36,073</b>
Effingham	791	6	0	22	30	32	31	15	927
Freedom	1,404	37	24	37	32	26	19	0	1,579
Moultonborough	4,523	94	73	110	88	89	77	60	5,114
Ossipee	2,742	28	44	68	51	83	84	28	3,128
Sandwich	965	10	10	11	17	18	18	11	1,060
Tamworth	1,662	8	0	0	0	0	75	38	1,783
Tuftonboro	2,019	25	39	48	34	31	51	25	2,272
Wolfeboro	3,903	55	70	67	60	60	20	4	4,239
<b>Carroll County*</b>	<b>18,009</b>	<b>263</b>	<b>260</b>	<b>363</b>	<b>312</b>	<b>339</b>	<b>375</b>	<b>181</b>	<b>19,921</b>
Alexandria	783	14	33	24	11	13	20	23	921
Ashland	1,149	6	8	5	26	13	13	17	1,237
Bridgewater	850	21	8	12	6	11	13	11	932
Bristol	2,073	11	27	42	30	26	17	12	2,238
Hebron	517	15	7	9	13	11	11	7	590
Holderness	1,208	23	15	18	12	13	10	6	1,305
<b>Grafton County*</b>	<b>6,580</b>	<b>90</b>	<b>98</b>	<b>110</b>	<b>98</b>	<b>87</b>	<b>84</b>	<b>76</b>	<b>7,147</b>
Andover	1,038	13	16	9	14	17	14	11	1,132
Danbury	596	5	11	9	18	24	7	10	680
Franklin	3,676	19	28	31	44	60	43	31	3,932
Hill	436	15	4	9	11	8	3	6	492
Northfield	1,782	28	40	29	37	32	96	8	2,052
<b>Merrimack County*</b>	<b>7,528</b>	<b>80</b>	<b>99</b>	<b>87</b>	<b>124</b>	<b>141</b>	<b>163</b>	<b>66</b>	<b>8,288</b>
<b>Lakes Region Totals</b>	<b>64,238</b>	<b>944</b>	<b>958</b>	<b>1,205</b>	<b>1,151</b>	<b>1,186</b>	<b>1,185</b>	<b>819</b>	<b>71,429</b>

Source: OEP Estimates and Trends in NH Housing Supply: Update 2006

\*Lakes Region Communities Only

Table A3: Population Projections by Community

	2000 Census Population	Population Projections				
Location	2000	2010	2015	2020	2025	2030
Alton	4,502	5,630	6,030	6,420	6,810	7,120
Barnstead	3,886	4,910	5,160	5,400	5,650	5,850
Belmont	6,716	7,880	8,310	8,720	9,130	9,460
Center Harbor	996	1,180	1,230	1,290	1,340	1,380
Gilford	6,803	7,970	8,400	8,810	9,230	9,560
Gilmanton	3,060	3,740	3,940	4,130	4,320	4,480
Laconia	16,411	17,240	17,310	17,390	17,460	17,520
Meredith	5,943	6,990	7,360	7,720	8,070	8,340
New Hampton	1,950	2,330	2,440	2,560	2,680	2,770
Sanbornton	2,581	3,090	3,250	3,400	3,550	3,680
Tilton	3,477	3,880	4,020	4,140	4,260	4,360
<b>Belknap County</b>	<b>56,325</b>	<b>64,840</b>	<b>67,450</b>	<b>69,980</b>	<b>72,500</b>	<b>74,520</b>
Effingham	1,273	1,540	1,660	1,780	1,890	1,960
Freedom	1,303	1,540	1,660	1,780	1,880	1,940
Moultonborough	4,484	5,270	5,680	6,120	6,480	6,730
Ossipee	4,211	4,920	5,280	5,650	5,960	6,180
Sandwich	1,286	1,460	1,560	1,650	1,730	1,790
Tamworth	2,510	2,730	2,930	3,140	3,320	3,440
Tuftonboro	2,148	2,490	2,660	2,820	2,970	3,060
Wolfeboro	6,083	6,980	7,480	7,990	8,420	8,710
<b>*Carroll County</b>	<b>23,298</b>	<b>26,930</b>	<b>28,910</b>	<b>30,930</b>	<b>32,650</b>	<b>33,810</b>
Alexandria	1,329	1,510	1,590	1,640	1,700	1,760
Ashland	1,955	2,080	2,170	2,240	2,300	2,370
Bridgewater	974	1,060	1,110	1,150	1,190	1,240
Bristol	3,033	3,270	3,410	3,530	3,650	3,780
Hebron	459	550	570	590	610	620
Holderness	1,930	2,080	2,180	2,250	2,310	2,390
<b>*Grafton County</b>	<b>9,680</b>	<b>10,550</b>	<b>11,030</b>	<b>11,400</b>	<b>11,760</b>	<b>12,160</b>
Andover	2,109	2,320	2,430	2,540	2,650	2,730
Danbury	1,071	1,230	1,290	1,360	1,420	1,470
Franklin	8,405	8,790	8,890	8,990	9,110	9,200
Hill	992	1,130	1,180	1,240	1,290	1,330
Northfield	4,548	5,140	5,370	5,610	5,860	6,050
<b>*Merrimack County</b>	<b>17,125</b>	<b>18,610</b>	<b>19,160</b>	<b>19,740</b>	<b>20,330</b>	<b>20,780</b>
<b>Lakes Region Total</b>	<b>106,428</b>	<b>120,930</b>	<b>126,550</b>	<b>132,050</b>	<b>137,240</b>	<b>141,270</b>

Source: NH OEP

\*Lakes Region Communities Only

**Table A4: Total Housing Permits Issued by Town, 2000 - 2006**

Rank	Municipality	Total Permits	Average Permits per Year	NH OEP 2005 (estimate)	Population Rank
1	Laconia	779	111.3	17,100	1
2	Moultonborough	591	84.4	4,880	9
3	Alton	582	83.1	4,990	7
4	Meredith	507	72.4	6,350	6
5	Gilford	486	69.4	7,290	3
6	Barnstead	410	58.6	4,510	11
7	Ossipee	386	55.1	4,560	10
8	Belmont	352	50.3	7,210	4
9	Wolfboro	336	48.0	6,480	5
10	Gilmanton	324	46.3	3,430	13
11	Northfield	270	38.6	4,910	8
12	Tuftonboro	258	36.9	2,310	17
13	Franklin	256	36.6	8,690	2
14	Sanbornton	200	28.6	2,830	15
15	Freedom	185	26.4	1,430	23 (t)
16	New Hampton	166	23.7	2,130	19
17	Bristol	165	23.6	3,190	14
18	Alexandria	138	19.7	1,470	22
19	Effingham	136	19.4	1,430	23 (t)
20	Tamworth	121	17.3	2,520	16
21	Tilton	117	16.7	3,640	12
22	Holderness	98	14.0	2,030	20 (t)
23	Ashland	97	13.9	2,030	20 (t)
24	Sandwich	95	13.6	1,360	25
25	Andover	94	13.4	2,220	18
26	Danbury	84	12.0	1,180	26
27	Center Harbor	77	11.0	1,080	27 (t)
28	Bridgewater	76	10.9	1,030	29
29	Hebron	73	10.4	540	30
30	Hill	56	8.0	1,080	27 (t)

Source: NH OEP

(t) Denotes a tie between communities