

Development Activity in the Lakes Region

2015 Annual Report



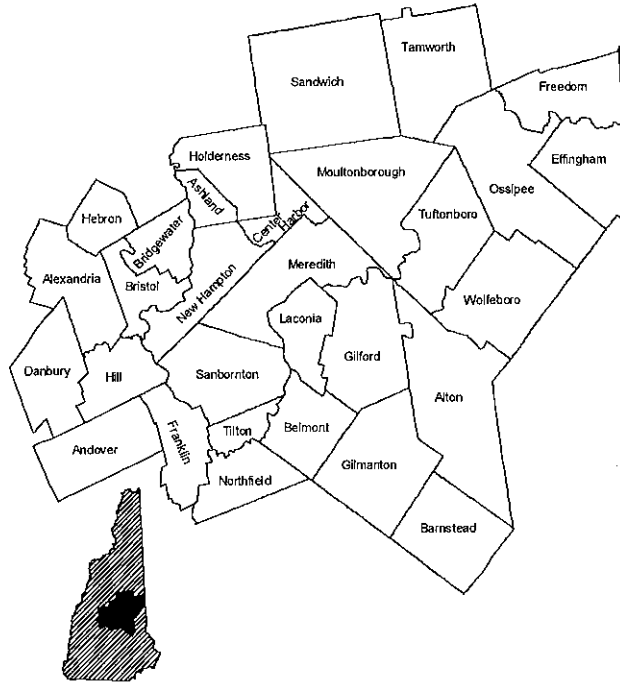
Proposed Master Plan
Laconia Millworks LLC
October 2013

May 2015

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

This document was produced with Targeted Block Grant Funds administered by the New Hampshire Office of Energy and Planning. Opinions in this report are not necessarily those of the grantor agency and the accuracy of all information contained herein is the sole responsibility of the Lakes Region Planning Commission.

THE LAKES REGION PLANNING COMMISSION



Alexandria
Janet Towse

Belmont
TBD

Effingham
Theresa Swanick

Hebron
Mitch Manseau

Moultonborough
Barbara Perry
Paul Punturieri

Sandwich
Toby Eaton

Alton
Philip V. Wittman

Bridgewater
TBD

Franklin
Tony Giunta

Hill
TBD

New Hampton
TBD

Tamworth
Patricia Farley
James Hidden

Andover
John Cotton

Bristol
Steve Favorite

Freedom
Jean Marshall

Holderness
Robert Snelling

Northfield
Wayne Crowley
Douglas Read

Tilton
Joseph Jesseman
Jonathan Scanlon

Ashland
Cheryl Cox

Center Harbor
David Hughes

Gilford
John Ayer
John Morgenstern

Laconia
Dean Anson, II
Warren Hutchins
Hamilton McClean

Ossipee
Rick St. Jean

Tuftonboro
Dan Duffy
Stephen Wingate

Barnstead
David Kerr
David Allen

Danbury
Charlotte McIver

Gilmanton
Wayne Ogni

Meredith
William Bayard
Herbert Vadney

Sanbornton
Dave Nickerson
Ian Raymond

Wolfeboro
Roger Murray, III
Chuck Storm

LAKES REGION PLANNING COMMISSION STAFF FY-2015

Jeffrey R. Hayes, MRP
Michael K. Izard
David K. Jeffers
Daniel J. Callister
Rosemarie R. Gelinas
Carl R. Carder
Ian L. McClure
Allen H. Constant
Mitchell Johnson

Executive Director
Principal Planner
Regional Planner
Regional Planner
Administrative Assistant
Bookkeeper
Transportation Technician
Transportation Technician
Intern-PSU

INTRODUCTION

The *Development Activity in the Lakes Region: 2015 Annual Report* summarizes and assesses development trends based on commercial, industrial, and residential permit activity in the Lakes Region. This report is a planning tool that can inform local development efforts, land use regulations and Master Plans. The 2015 report represents the 17th 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 with 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 for new residential development including: the number of approved subdivisions, acres subdivided, the number of lots created, whether the subdivision includes waterfront lots, and whether municipal water and/or sewer serve the lots. The survey also asks communities to identify the number of permits revoked, as this information is used to provide an adjusted estimate of existing units. The RDS data collected was for calendar year 2013. This report represents an ongoing effort to assess 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. NHOEP compiled and released preliminary 2013 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 Association of Realtors used in this report shows the socioeconomic trends using unit pricing data.

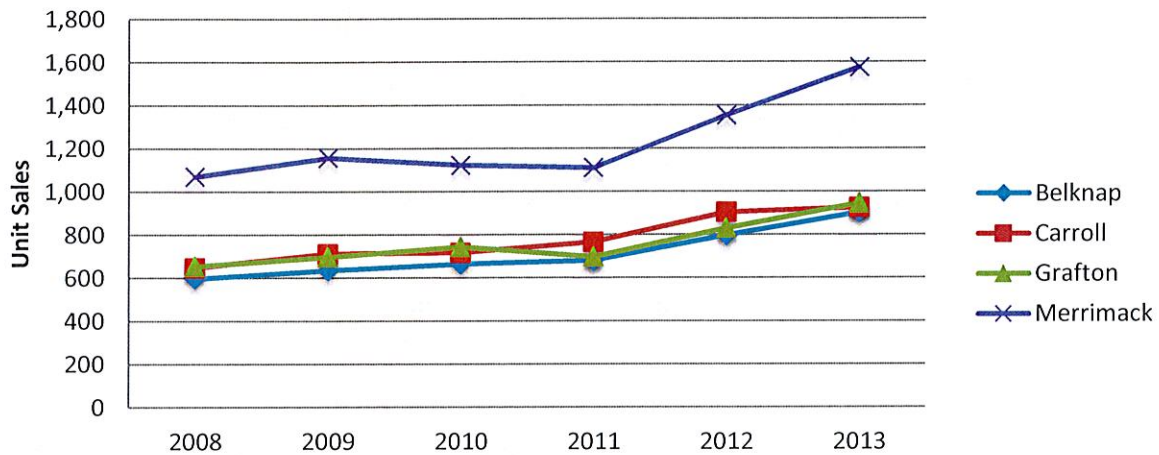
Some caution must be used when interpreting the results expressed in this document as it is based on the data reported by the 30 communities that comprise the Lakes Region. Not all communities follow the same procedures. For example, some communities do not require building permits and, as such, the regional trends do not necessarily reflect all development activity. The regional averages are based upon information provided only by the communities that responded to the NHOEP and LRPC annual surveys. Much of the information in this report also shows *net* values to predict the number of current housing units. This is done by subtracting demolitions and expired permits from the number of new permits issued. While limitations exist, there is enough participation and information 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. REGIONAL HOUSING UNIT SALES

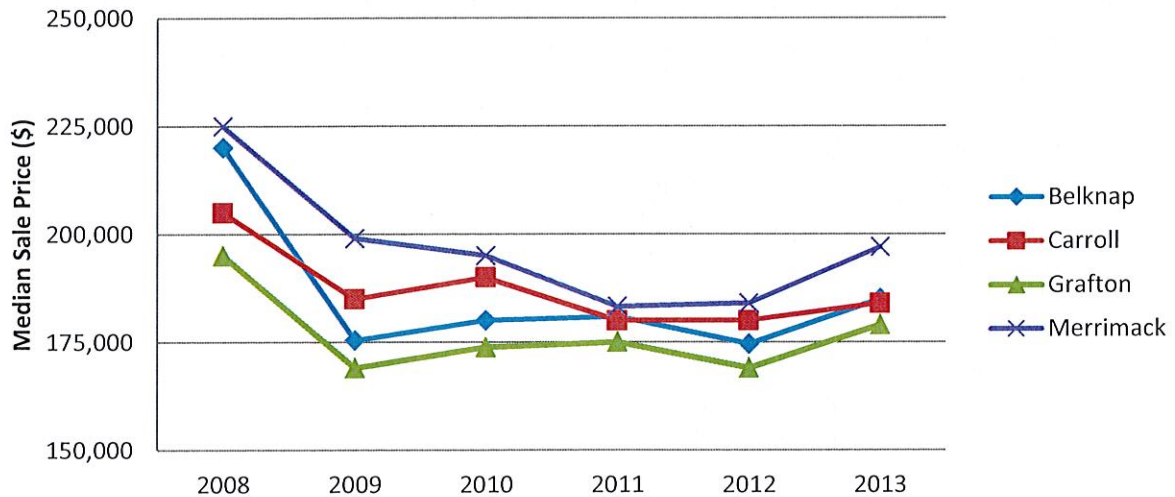
Figures 1.1 and 1.2 represent data from the New Hampshire Association of Realtors. These graphs show the volume and median sale price of housing units for the past six years representing the effects of the socioeconomic trends in the Lakes Region counties. The region is comprised of Belknap County, and portions of Carroll, Grafton, and Merrimack 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. The unit sales and median price sale price both increased slightly in 2013.

Figure 1.1: Unit Sales by Lakes Region County from 2008 to 2013



Source: New Hampshire Association of Realtors

Figure 1.2: Median Sale Price by Lakes Region County



Source: New Hampshire Association of Realtors

2. REGIONAL RESIDENTIAL PERMITTING

The three types of residential housing permits are: manufactured, single family and multi-family. Figure 2.1 illustrates a 34 percent increase in housing permits issued in the Lakes Region from 207 in 2012 to 277 in 2013. Residential development in the Lakes Region declined from 2005 to 2009 and has remained flat since 2009 until the uptick in 2013.

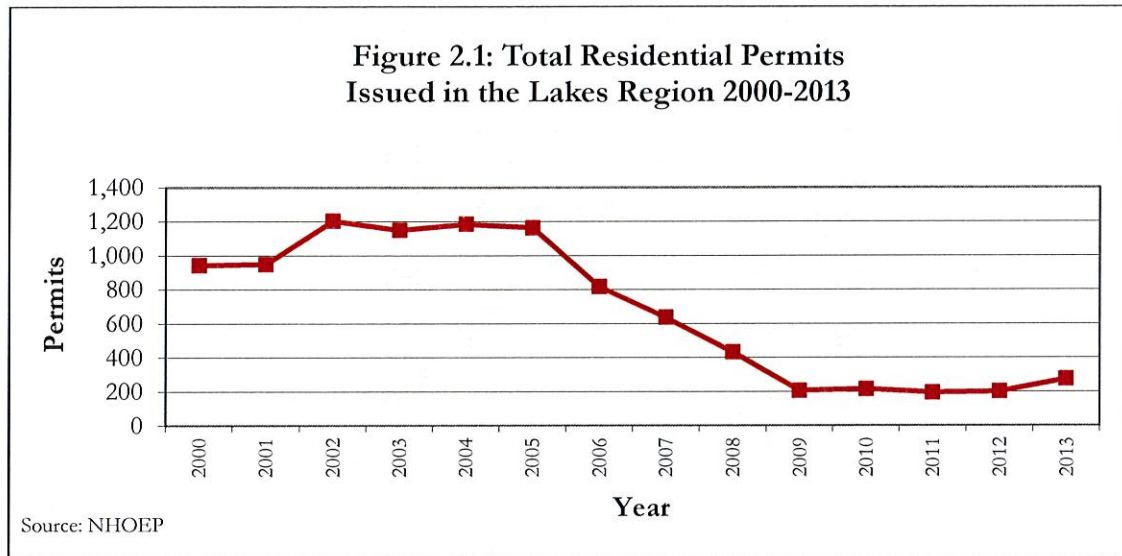


Figure 2.2 indicates Lakes Region residential permitting from 2000-2013 by county. The Lakes Region portions of Carroll, Belknap, Merrimack and Grafton Counties all experienced an increase in the number of residential permits issued in 2013 in comparison to 2012. Belknap and the Lakes Region portion of Carroll and Merrimack Counties experienced a five-year high number of housing permits in 2013.

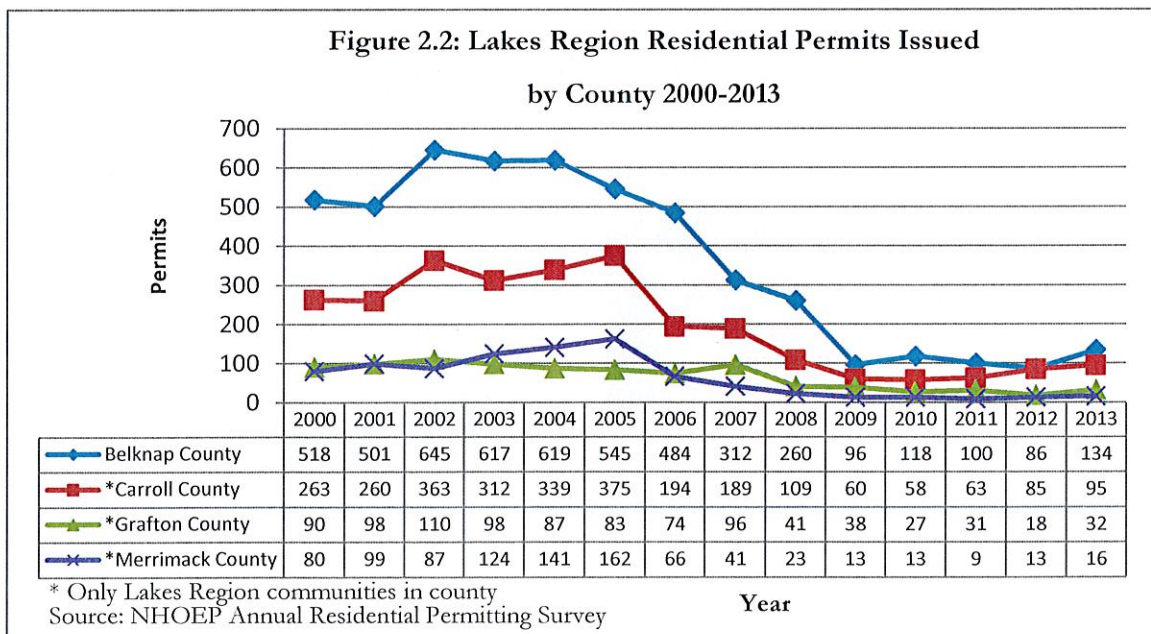


Figure 2.3 categorizes the residential permits issued by housing type from 2008 to 2013. In the Lakes Region, single-family permits continue to be the most common residential permits issued each year, however recent trends show a growing percentage of multi-family housing since 2010. In 2012, 21 percent of the net total permits were multi-family and in 2013 this share increased to 31 percent of the total.

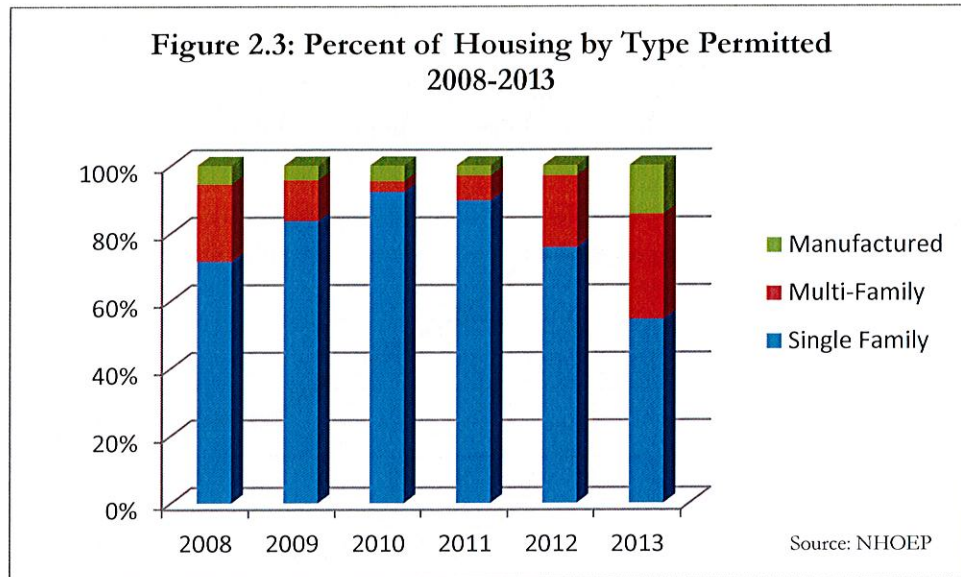
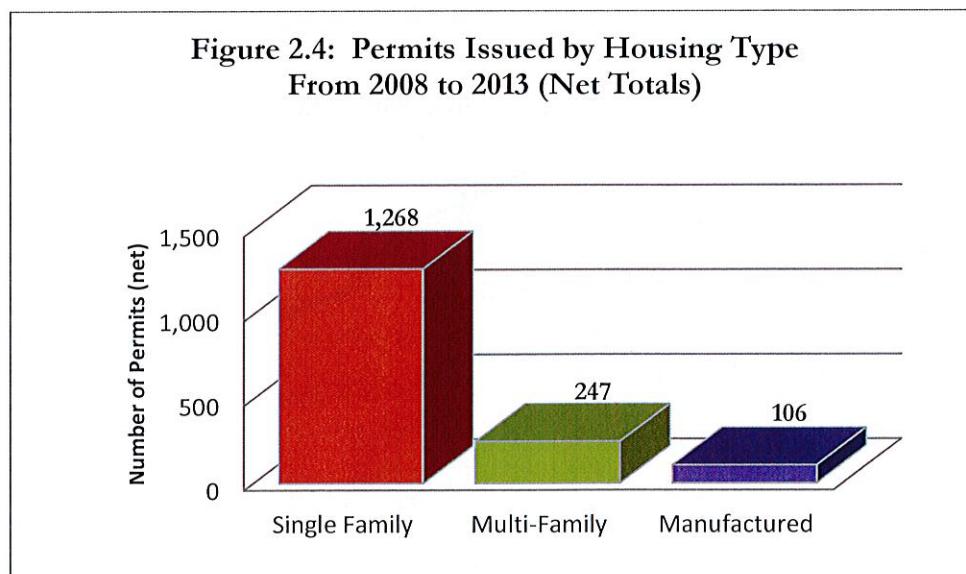


Figure 2.4 shows the net total number of permits issued in the Lakes Region from 2008 to 2013 by permit type. During this time period, a total of 1,621 permits were issued - 1,268 of them for single-family homes, 247 for multi-family homes, and the remaining 106 for manufactured homes.



As of 2010, the US Census no longer provides residential housing information by type of residential unit (single family, multi-family, manufactured) at the municipal (county subdivision) level of detail. As a result the NHOEP annual residential permitting survey represents a unique resource to track residential development by types of housing permitted over time and opportunity to estimate total housing units by municipality.

Figure 2.5: Estimated Total Housing Units 2013

Location	2010 Census	Net Permits				Estimated Housing Units
	Housing Units	2010	2011	2012	2013	
Laconia	9,879	50	46	31	51	10,057
Gilford	5,111	17	3	17	17	5,165
Moultonborough	4,940	21	29	19	17	5,026
Meredith	4,728	17	6	1	15	4,767
Wolfeboro	4,443	-9	0	25	34	4,493
Alton	4,281	7	15	6	11	4,320
Franklin	3,938	4	7	9	10	3,968
Belmont	3,615	3	5	-9	3	3,617
Ossipee	3,057	13	10	8	10	3,098
Bristol	2,488	5	8	3	7	2,511
Tuftonboro	2,435	6	3	4	1	2,449
Barnstead	2,319	4	9	7	4	2,343
Gilmanton	2,118	1	0	1	0	2,120
Tamworth	1,969	8	3	9	10	1,999
Northfield	1,969	0	2	2	2	1,975
Tilton	1,845	8	3	23	15	1,894
Sanbornton	1,612	2	5	6	4	1,629
Freedom	1,580	14	6	14	15	1,629
Holderness	1,510	3	0	2	4	1,519
Ashland	1,355	3	7	2	5	1,372
Andover	1,121	3	1	0	1	1,126
New Hampton	1,083	7	7	6	11	1,114
Sandwich	1,057	2	3	4	7	1,073
Bridgewater	995	3	2	5	4	1,009
Alexandria	967	5	6	2	10	990
Effingham	963	3	9	2	1	978
Center Harbor	795	0	0	0	3	798
Danbury	684	3	-2	5	1	691
Hebron	600	8	8	3	2	621
Hill	512	2	1	0	2	517
Lakes Region Totals	73,969	213	202	207	277	74,868

Source: NHOEP

Belknap County, which is completely within the Lakes Region, accounts for 50 percent of the region's housing units. The eight Lakes Region municipalities in Carroll County account for the remaining 28 percent. The Lakes Region portion of Merrimack (5) and Grafton (6) counties make up 11 percent of the region's total housing units.

Figure 2.5 provides a descending ordered list of estimated net total housing units by Lakes Region community. Represented are net totals and some communities will have negative totals. Laconia has the most housing units (10,057 units) with nearly twice as many as Gilford, which has the second greatest number of residential housing units (5,165). The town of Hill has the fewest estimated units (517).

Increased residential development may affect a community's annual tax roll and assessed values due to potential increased demand for municipal services. Laconia, Wolfeboro, Moultonborough, and Gilford had the most net permits in 2013. Combined they comprise 43 percent of the total residential permits issued in the region. The city of Laconia accounted for 18 percent of the regions net total housing in 2013.

The map to the right displays a graduated scale based on the net total number of residential permits issued by individual Lakes Region communities in 2013.

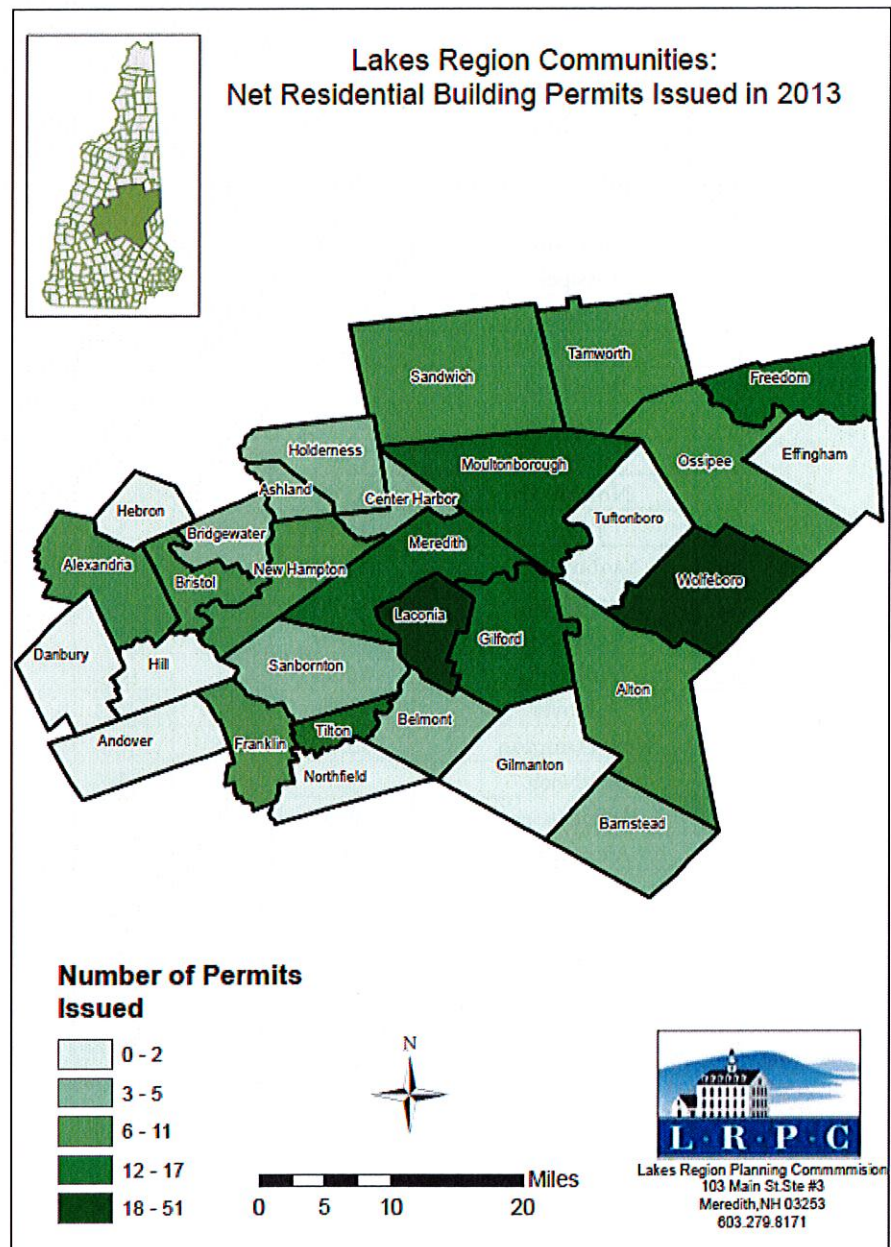
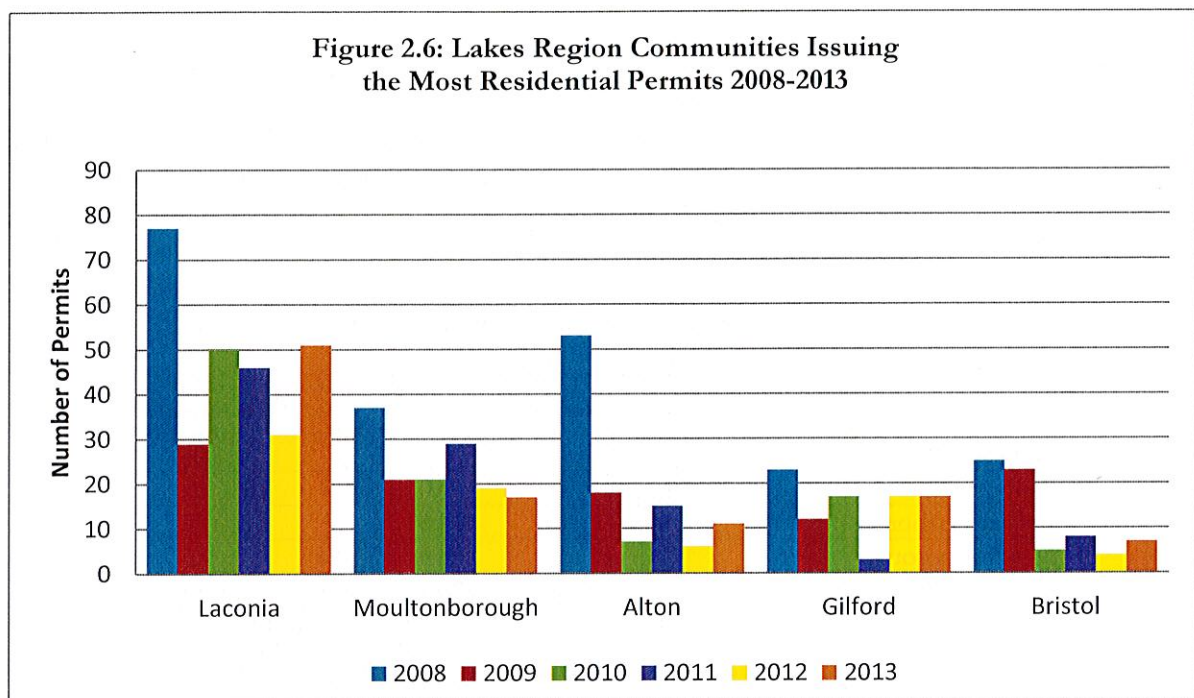


Figure 2.6 displays the communities that issued the greatest number of net residential permits from 2008 to 2013. Laconia had the greatest amount with 284 followed by Moultonborough with 144.



3. SUBDIVISION ACTIVITY

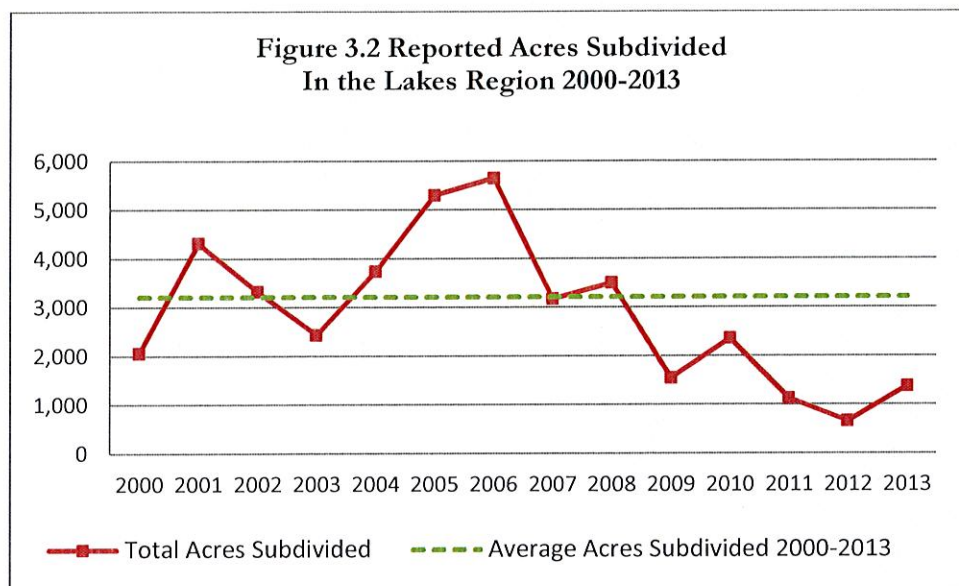
The LRPC *Regional Development Survey (RDS)* is the primary source of subdivision activity data in the Lakes Region. Communities were asked to provide details on residential subdivision activity that took place in 2013. Of the 30 Lakes Region communities contacted, 21 responded. According to the 2013 survey results, as summarized in Figure 3.1, approximately 1,380 acres were subdivided which was more than double reported 663.4 acres subdivided the previous year. A total of 15 waterfront lots were created in 2013, while none of the newly formed lots were reported as being serviced by municipal water and sewer. Of the municipalities reporting, nearly half (45 percent) of the reported acres subdivided were in Sanbornton and Center Harbor where a total of 616.6 acres produced 12 lots.

Figure 3.1: Lakes Region Subdivision Activity 2013

Municipality	Number of Subdivisions	Number of Resulting Lots	Lots Revoked	Total Acres Subdivided	Waterfront Lots Created	Lots Served by Municipal Water and Sewer
Sanbornton	3	6	0	309.0	0	0
Center Harbor	3	6	0	307.6	0	0
Moultonborough	6	20	0	155.0	10	0
Wolfeboro	3	7	0	128.5	0	0
Alexandria	2	4	0	89.0	0	0
Alton	2	5	0	84.0	0	0
Franklin	1	2	0	59.1	0	0
Barnstead	3	7	0	53.6	0	0
New Hampton	3	10	0	47.6	5	0
Belmont	2	6	0	39.7	0	0
Northfield	2	4	0	34.5	0	0
Gilford	2	4	0	33.4	0	0
Effingham	1	2	0	24.0	0	0
Sandwich	1	2	0	14.8	0	0
Bridgewater	0	0	0	0.0	0	0
Freedom	0	0	0	0.0	0	0
Hebron	0	0	0	0.0	0	0
Holderness	0	0	0	0.0	0	0
Tamworth	1	2	0	0.0	0	0
Tuftsboro	0	0	7	0.0	0	0
Ashland	0	0	0	0.0	0	0
Andover						
Bristol						
Danbury						
Gilmanton						
Hill						
Laconia						
Meredith						
Ossipee						
Tilton						
Totals	35	87	7	1,379.9	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 2013. This is the first time since 2010 that there has been an increase in reported acres subdivided.



Source: LRPC Regional Development Survey

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 21 communities responded to the commercial permitting questions in the RDS, indicating that there were a net total of 21 new commercial units (see Appendix C).

Out of the respondents, Alexandria created the greatest number of commercial building units with nine gained. Sanbornton created the second greatest number of commercial building units with six units gained. Combined, these two communities accounted for 75 percent of the reported new commercial units in the region.

No Lakes Region municipalities reported any industrial development.

Figure 4.1: Lakes Region Commercial and Industrial Permits 2013

Municipality	Net Commercial Building Permits	Net Total Commercial Units Gained	Net Industrial Building Permits	Net Total Industrial Units Gained
Alexandria	9	9	0	0
Alton	1	1	0	0
Andover				
Ashland	0	0	0	0
Barnstead	0	0	0	0
Belmont	4	0	0	0
Bridgewater	2	2	0	0
Bristol				
Center Harbor	0	0	0	0
Danbury				
Effingham	2	2	0	0
Franklin	-1	-1	0	0
Freedom	0	0	0	0
Gilford	-1	-3	0	0
Gilmanton				
Hebron	2	2	0	0
Hill				
Holderness	0	0	0	0
Laconia				
Meredith				
Moultonborough	1	1	0	0
New Hampton	2	-1	0	0
Northfield	0	0	0	0
Ossipee				
Sanbornton	1	6	0	0
Sandwich	0	0	0	0
Tamworth	0	0	0	0
Tilton				
Tuftonboro	0	0	0	0
Wolfeboro	2	2	0	0
Totals	24	20	0	0

Source: LRPC Regional Development Survey, 2013 (blank spaces represent no response)

5. SUMMARY

Residential development activity in 2013 marked a notable change from recent years which remained flat after the significant decline in 2010. The number of reported residential permits issued increased in 2013 by 37 percent over 2011 and 34 percent over 2012 – which represented the highest increase in residential permits since 2005. The majority of new units continue to be single family; however, in 2013 there were 86 permits reported for multi-family housing, the highest amount reported since 2008. This may reflect a change in consumer preference as the housing needs of residents change in response to household composition and financial circumstances.

Belknap County reported the most residential permitting in the region which included four of the seven communities reporting the highest number of residential permits in 2013 (Gilford, Laconia, Meredith and Tilton). Belknap County experienced an estimated increase of 134 residential units while Carroll County experienced 95. Overall, counties in the Lakes Region experienced an increase in residential development.

Subdivision data in 2013 indicated an increase in both the number of reported lots created and in number of acres subdivided. A total of 29 reported subdivisions affected 1,130 acres of land in 2012. In 2013, 35 approved subdivisions affected 1,379 acres and led to the creation of 87 new lots.

In 2013 reported commercial permitting increased from 17 permits 2012 to 24 permits 2013. The 24 permits resulted in 107,370 square feet of new commercial space which equates to 297 percent more square feet than was reported 2012.

The data presented in this report are the most accurate at the time of publication, but may benefit from revision upon release of the pending *Current Estimates and Trends in New Hampshire's Housing Supply* report from NHOEP.

APPENDICES

- A. ESTIMATED HOUSING UNITS 2013
- B. HOUSING PERMITS 2002-2013 by HOUSING TYPE
- C. COMMERCIAL and INDUSTRIAL PERMITS 2013
- D. RESIDENTIAL PERMITS ISSUED by COMMUNITY 2013

APPENDIX A: ESTIMATED HOUSING UNITS 2013

Figure A-1: Estimated Total Housing Units 2013

Location	2010 Census Housing Units	Net Residential Permits Issued				NH OEP Estimated Total Housing Units
		2010	2011	2012	2013	
Alton	4,281	7	15	6	11	4,320
Barnstead	2,319	4	9	7	4	2,343
Belmont	3,615	3	5	-9	3	3,617
Center Harbor	795	0	0	0	3	798
Gilford	5,111	17	3	17	17	5,165
Gilmanton	2,118	1	0	1	0	2,120
Laconia	9,879	50	46	31	51	10,057
Meredith	4,728	17	6	1	15	4,767
New Hampton	1,083	7	7	6	11	1,114
Sanbornton	1,612	2	5	6	4	1,629
Tilton	1,845	8	3	23	15	1,894
Belknap County	37,386	116	99	89	134	37,824
Effingham	963	3	9	2	1	978
Freedom	1,580	14	6	14	15	1,629
Moultonborough	4,940	21	29	19	17	5,026
Ossipee	3,057	13	10	8	10	3,098
Sandwich	1,057	2	3	4	7	1,073
Tamworth	1,969	8	3	9	10	1,999
Tuftonboro	2,435	6	3	4	1	2,449
Wolfeboro	4,443	-9	0	25	34	4,493
*Carroll County	20,444	58	63	85	95	20,745
Alexandria	967	5	6	2	10	990
Ashland	1,355	3	7	2	5	1,372
Bridgewater	995	3	2	5	4	1,009
Bristol	2,488	5	8	3	7	2,511
Hebron	600	8	8	3	2	621
Holderness	1,510	3	0	2	4	1,519
*Grafton County	7,915	27	31	17	32	8,022
Andover	1,121	3	1	0	1	1,126
Danbury	684	3	-2	5	1	691
Franklin	3,938	4	7	9	10	3,968
Hill	512	2	1	0	2	517
Northfield	1,969	0	2	2	2	1,975
*Merrimack County	8,224	12	9	16	16	8,277
Lakes Region Totals	73,969	213	202	207	277	74,868

Source: NH OEP

*Lakes Region communities only

APPENDIX B: HOUSING PERMITS 2002-2013 BY HOUSING TYPE

Figure B-1: Net Single Family Housing Permits 2002-2013

Location	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Alton	80	100	106	86	58	42	49	17	7	15	6	11
Barnstead	56	35	33	40	34	25	24	6	3	6	6	3
Belmont	37	43	40	23	26	19	8	6	5	4	6	2
Center Harbor	6	15	19	12	10	3	1	7	0	0	0	3
Gilford	102	59	38	57	51	51	23	12	17	2	14	13
Gilmanton	53	55	45	26	17	17	-1	5	1	0	1	0
Laconia	72	139	166	36	57	51	30	32	54	36	27	1
Meredith	71	70	79	46	23	27	17	-4	17	6	1	15
New Hampton	25	24	21	12	20	10	9	3	4	7	4	2
Sanbornton	29	23	27	36	16	16	8	6	0	5	6	4
Tilton	19	15	12	12	10	4	1	1	-1	-1	3	1
Belknap County	550	578	586	386	322	265	169	91	107	80	74	55
Effingham	22	30	32	31	14	7	8	8	2	8	1	2
Freedom	37	20	26	16	13	14	10	11	14	6	14	15
Moultonborough	110	88	89	77	60	75	37	21	21	29	19	17
Ossipee	58	41	78	56	28	32	10	13	13	10	8	8
Sandwich	11	17	18	18	10	10	8	1	2	3	4	6
Tamworth	0	0	0	40	35	17	9	5	6	2	6	9
Tuftsboro	48	34	30	51	25	15	17	7	5	3	4	4
Wolfeboro	66	60	60	16	4	17	2	-8	-9	0	2	10
*Carroll County	352	290	333	305	189	187	101	58	54	61	58	71
Alexandria	24	11	10	18	21	14	6	4	5	6	1	8
Ashland	6	12	13	11	6	4	3	7	3	7	3	2
Bridgewater	8	3	11	11	11	6	3	1	2	2	4	3
Bristol	37	30	20	14	14	10	2	2	5	9	3	1
Hebron	8	13	11	11	6	6	4	1	7	8	2	2
Holderness	17	11	12	9	5	6	-1	1	4	0	2	4
*Grafton County	100	80	77	74	63	46	17	16	26	32	15	20
Andover	10	14	17	18	11	6	5	2	3	1	0	1
Danbury	2	18	24	7	8	12	3	-1	2	1	3	1
Franklin	24	42	49	36	23	12	11	4	2	3	3	0
Hill	7	10	6	3	4	7	2	1	2	1	0	2
Northfield	27	36	30	26	8	6	2	2	0	2	0	1
*Merrimack County	70	120	126	90	54	43	23	8	9	8	6	5
Lakes Region Totals	1,072	1,068	1,122	855	628	541	310	173	196	181	153	151

Source: NHIOEP

*Lakes Region communities only

Figure B-2: Net Multi-Family Housing Permits 2002-2013

Location	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Alton	2	4	4	1	0	0	0	0	0	0	0	0
Barnstead	2	0	0	0	0	1	0	0	0	0	0	0
Belmont	3	14	5	2	12	2	33	5	-2	1	-3	0
Center Harbor	0	0	0	0	0	0	0	0	0	0	1	0
Gilford	8	7	0	12	4	2	0	0	0	0	0	0
Gilmanton	2	0	2	2	2	0	0	0	0	0	0	0
Laconia	10	0	0	72	80	14	47	-3	-4	10	4	50
Meredith	0	0	4	48	46	2	0	0	0	0	0	0
New Hampton	1	1	0	3	0	2	0	1	2	0	1	5
Sanbornton	0	0	0	0	0	3	0	0	0	0	0	0
Tilton	0	0	0	0	2	19	0	0	10	4	19	0
Belknap County	28	26	15	140	146	45	80	3	6	15	22	55
Effingham	0	0	0	0	0	1	0	0	1	0	0	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	0	0	25	0	0	0	0	0	0	0	0
Sandwich	0	0	0	0	0	0	0	0	0	0	0	0
Tamworth	0	0	0	33	0	0	0	0	0	0	0	0
Tuftsboro	0	0	0	0	0	0	0	0	0	0	0	0
Wolfeboro	0	0	0	4	0	0	2	0	0	0	24	24
*Carroll County	0	0	0	62	0	1	2	0	1	0	24	24
Alexandria	0	0	0	2	0	0	2	0	0	0	0	0
Ashland	0	0	0	3	10	33	-2	0	0	0	0	0
Bridgewater	0	0	0	0	0	0	0	0	0	0	0	0
Bristol	2	0	0	2	0	13	21	21	0	-2	-1	6
Hebron	0	0	0	0	1	0	0	0	0	0	0	0
Holderness	0	0	0	0	0	0	0	0	0	0	0	0
*Grafton County	2	0	0	7	11	46	21	21	0	-2	-1	6
Andover	0	2	0	0	0	1	0	0	0	0	0	0
Danbury	0	0	0	0	0	0	-4	0	0	0	1	0
Franklin	2	-5	2	4	1	-1	0	1	0	2	1	0
Hill	0	0	0	0	0	0	0	0	0	0	0	0
Northfield	0	0	2	70	0	0	0	0	0	0	1	1
*Merrimack County	2	-3	4	74	1	0	-4	1	0	2	3	1
Lakes Region Totals	32	23	19	283	158	92	99	25	7	15	48	86

Source: NHOEP

*Lakes Region communities only

Figure B-3: Net Manufactured Housing Permits 2002-2013

Location	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Alton	3	0	0	0	2	0	4	1	0	0	0	0
Barnstead	19	2	0	0	0	1	2	0	1	3	1	1
Belmont	14	5	3	-2	-2	0	1	-1	0	0	-12	1
Center Harbor	1	0	2	0	0	0	0	0	0	0	-1	0
Gilford	14	-5	0	6	11	1	0	0	0	1	3	4
Gilmanton	0	0	0	0	0	0	0	0	0	0	0	0
Laconia	0	1	0	0	0	0	0	0	0	0	0	0
Meredith	4	1	5	5	4	0	0	0	0	0	0	0
New Hampton	-1	-1	1	0	-1	0	1	2	1	0	1	4
Sanbornton	0	0	0	1	2	0	1	0	2	0	0	0
Tilton	13	10	7	9	0	0	2	0	-1	0	1	14
Belknap County	67	13	18	19	16	2	11	2	3	4	-7	24
Effingham	0	0	0	0	1	1	0	0	0	1	1	-1
Freedom	0	12	0	3	0	0	0	0	0	0	0	0
Moultonborough	0	0	0	0	0	0	0	0	0	0	0	0
Ossipee	10	10	5	3	0	0	3	1	0	0	0	0
Sandwich	0	0	0	0	1	0	2	0	0	0	0	1
Tamworth	0	0	0	2	3	0	1	1	2	1	3	1
Tuftonboro	0	0	1	0	0	0	0	0	1	0	0	-1
Wolfeboro	1	0	0	0	0	0	0	0	0	0	-1	0
*Carroll County	11	22	6	8	5	1	6	2	3	2	3	0
Alexandria	0	0	3	0	0	0	0	0	0	0	1	2
Ashland	-1	14	0	-1	1	0	1	1	0	0	-1	3
Bridgewater	4	3	0	2	0	0	0	0	1	0	1	1
Bristol	3	0	6	1	-2	4	2	0	0	1	1	0
Hebron	1	0	0	0	0	0	0	0	1	0	1	0
Holderness	1	1	1	0	1	0	0	0	-1	0	0	0
*Grafton County	8	18	10	2	0	4	3	1	1	1	3	6
Andover	-1	-2	0	-5	0	-2	0	1	0	0	0	0
Danbury	7	0	0	0	2	0	2	0	1	-3	1	0
Franklin	5	7	9	3	7	0	3	2	2	2	5	10
Hill	2	1	2	0	2	0	-2	0	0	0	0	0
Northfield	2	1	0	0	0	0	1	1	0	0	1	0
*Merrimack County	15	7	11	-2	11	-2	4	4	3	-1	7	10
Lakes Region Totals	101	60	45	27	32	5	24	9	10	6	6	40

Source: NHOEP

*Lakes Region communities only

APPENDIX C: COMMERCIAL AND INDUSTRIAL PERMITS ISSUED 2013

Figure C-1: Commercial Permitting 2013

	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	10	10	0	0	0	0	0	0	0	1	1	0	9	9	0
Alton	1	1	816	0	0	0	0	0	0	0	0	0	1	1	816
Andover															
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	4	0	20,050	0	0	0	0	0	0	0	0	0	4	0	20,050
Bridgewater	4	4	10,746	2	2	5,248	0	0	0	0	0	0	2	2	5,498
Bristol															
Center Harbor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Danbury															
Effingham	2	2	0	0	0	0	0	0	0	0	0	0	2	2	0
Franklin	0	0	0	1	1	825	0	0	0	0	0	0	-1	-1	-825
Freedom	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gilford	0	0	0	0	0	0	1	3	0	0	0	0	-1	-3	0
Gilmanton															
Hebron	4	4	0	2	2	0	0	0	0	0	0	0	2	2	0
Hill															
Holderness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laconia															
Meredith															
Moultonborough	1	1	0	0	0	0	0	0	0	0	0	0	1	1	30,000
N. Hampton	3	0	30,980	0	0	0	1	1	2,450	0	0	0	2	-1	28,530
Northfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ossipee															
Sanbornton	1	6	5,000	0	0	0	0	0	0	0	0	0	1	6	5,000
Sandwich	0	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															
Tuftonboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wolfeboro	2	2	18,301	0	0	0	0	0	0	0	0	0	2	2	18,301
TOTALS	31	29	85,893	5	5	6,073	2	4	2,450	1	1	0	24	20	107,370

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

Figure C-2: Industrial Permitting Data

No industrial permits were reported issued in the Lakes Region in 2013

APPENDIX D: RESIDENTIAL PERMITS ISSUED BY COMMUNITY 2013

Municipality	Net Permits Issued	Regional Share	
Gilmanton	0	0.0%	-1% to 0%
Tuftonboro	1	0.4%	
Andover	1	0.4%	
Effingham	1	0.4%	
Danbury	1	0.4%	
Northfield	2	0.7%	>0% to 4%
Hebron	2	0.7%	
Hill	2	0.7%	
Belmont	3	1.1%	
Center Harbor	3	1.1%	
Sanbornton	4	1.4%	
Holderness	4	1.4%	
Bridgewater	4	1.4%	
Barnstead	4	1.4%	
Ashland	5	1.8%	
Sandwich	7	2.5%	
Bristol	7	2.5%	
Tamworth	10	3.6%	
Ossipee	10	3.6%	
Alexandria	10	3.6%	
Franklin	10	3.6%	
New Hampton	11	4.0%	
Alton	11	4.0%	
Tilton	15	5.4%	>4% to 8%
Meredith	15	5.4%	
Freedom	15	5.4%	
Gilford	17	6.2%	
Moultonborough	17	6.2%	
Wolfeboro	34	12.3%	>8%
Laconia	51	18.5%	

Source: NHIOP
 *Jakes Region communities only