

Town of Hanover Master Plan 2003

Residential Build-Out Analysis

	Existing Conditions			Residential Build-Out-- Current Zoning***				Master Plan--Residential High Estimate								
Area	Occupied Units	Pop.**	Perct. of totl	Potentl Units	Pop.**	Perct. of totl	Perct. incr.	Tract Description	Density Acres	type	Exist. Units	Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.
In-Town Hanover								U1 Centerra	120	HM	0	10.00	600	1,483		
								U2 North	76	HM	0	10.00	380	939		
								U3 Gile Tract	25	MR	0	2.40	60	148		
								U4 Buck Road	10	HR	0	7.50	75	185		
								U5 Sand Hill	74	HR	0	10.00	296	732		
								U6 College Hill	22	LR	0	1.00	22	54		1 ac./unit
								U7 Greensboro Rd	134	LR	0	1.00	134	331		1 ac./unit
								U8 Grasse Road	72	MR	0	5.00	360	890		
								U9 Downtown	5	HM	47	31.00	108	267		
								U10 W.Wheelock	12	HR	111	15.00	69	171		
								U11 Burton Rd.	5	MR	6	5.00	19	47		
								U12 Summer/Park	9	HM	66	15.00	35	87		
								U13 Storrs Rd.	5	NE	1	2.00	9	22		
								U14 Dresden South	25	HM	0	10.00	188	464		
								U15 Dresden North	46	HM	32	10.00	313	774		
Potential				788	1,948			total acres	640		263		2,668	6,595		
Existing	1,859	4,598	42.4%	1,859	4,598								1,859	4,598		
In-Town Hanover Build-Out*				2,647	6,546	33.0%	42.4%						4,527	11,193	54.5%	143.4%
Students		3,849	35.5%		3,849	19.4%	0.0%							3,849	18.7%	0.0%
Total	1,859	8,447	77.9%	2,647	10,395	52.5%	23.1%						4,527	15,042	73.2%	78.1%
Rural Hanover:								N1 Lindy Lane	9	NE	0	0.33	3	7		3 ac./unit
Northwest Hanover:								N2 Longwood Rd	13	NE	0	0.33	4	11		3 ac./unit
								N3 Fullington	144	LR	0	1.00	144	356		1 ac./unit
								N4 Farm	55	LR	0	1.00	55	136		1 ac./unit
								N5 Fullington Fm.	42	LR	2	1.00	40	99		1 ac./unit
								N6 Pipers Lane	110	LR	0	1.00	110	272		1 ac./unit
								N7 Goodfellow West	55	LR	0	1.00	55	136		1 ac./unit
								N8 Lowr Pingree Brk	134	LR	0	1.00	134	331		1 ac./unit
								N9 Lower River Rd	69	VLR	0	0.20	14	34		5 ac./unit
								N10 Upper River Rd	38	VLR	0	0.20	8	19		5 ac./unit
								N11 Coleman Brook	79	SR	2	0.10	6	15		10 ac./unit
								N12 Lower Slade Brk.	147	SR	0	0.10	15	36		10 ac./unit
Potential								total acres	895		4		587	1,452		
Existing	276	682	6.3%										276	682		
Build-Out*													863	2,134	10.4%	212.8%
Etna Village:								E1 Etna Highlands	26	LR	0	1.00	26	64		1 ac./unit
								E2 Lower King Rd	33	LR	2	1.00	31	77		1 ac./unit

Area	Existing Conditions			Residential Build-Out-- Current Zoning***				Master Plan--Resi								
	Occupied Units	Pop.**	Perct. of totl	Potentl Units	Pop.**	Perct. of totl	Perct. incr.	High Estimate								
								Tract Description	Density Acres	Density type	Exist. Units	Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.
Potential Existing Build-Out*	91	225	2.1%					E3 Morgan Road	29	LR	0	1.00	29	72		1 ac./unit
								E4 Etna Commons	16	LR	0	1.00	16	40		1 ac./unit
								E5 SW Etna	36	NE	0	1.00	36	89		1 ac./unit
								E6 West Etna	14	NE	0	1.00	14	35		1 ac./unit
								E7 East Etna	7	NE	0	1.00	7	17		1 ac./unit
								E8 NW Etna	4	NE	0	1.00	4	10		1 ac./unit
								total acres	165		2		163	403		
												91	225			
												254	628	3.1%	179.1%	

Area	Existing Conditions			Residential Build-Out-- Current Zoning***				Master Plan--Resi High Estimate							
	Occupied		Perct.	Potenti		Perct.	Perct.								
	Units	Pop.**	of totl	Units	Pop.**	of totl	incr.	Tract Description	Density	Exist.	Density	Net	Perct.	Perct.	
								Acres	type	Units	d.u./ac	Units	Pop.**	of totl	incr.
Rural Hanover Center:															
								R1 Etna-Partridge	6	NE	0	0.33	2	5	3 ac./unit
								R2 Hayfield	12	NE	1	0.20	1	3	5 ac./unit
								R3 Upper Dogford S	5	NE	0	0.20	1	2	5 ac./unit
								R4 Upper Dogford N	44	NE	0	0.20	9	22	5 ac./unit
								R5 Trescott Saddle	36	VLR	0	0.20	7	18	5 ac./unit
								R6 Adams Farm	196	VLR	2	0.20	37	92	5 ac./unit
								R7 Lower Ruddsb-NV	20	VLR	0	0.20	4	10	5 ac./unit
								R8 Lower Ruddsb-S	103	VLR	3	0.20	18	44	5 ac./unit
								R9 Chandler Rd S	201	VLR	3	0.20	37	92	5 ac./unit
								R10 Stevens Road	112	SR	1	0.10	10	25	10 ac./unit
								R11 Hayes Hill	525	SR	5	0.10	48	117	10 ac./unit
								R12 Mount Tug	615	SR	4	0.10	58	142	10 ac./unit
								R13 King Rd North	340	SR	4	0.10	30	74	10 ac./unit
								R14 Partridge Rd N.	58	SR	0	0.10	6	14	10 ac./unit
								R15 Jones Road	69	SR	1	0.10	6	15	10 ac./unit
								R16 3d Resrvr South	82	SR	2	0.10	6	15	10 ac./unit
								R17 Chandler Rd N	121	SR	2	0.10	10	25	10 ac./unit
								R18 Elm Road	335	SR	4	0.10	30	73	10 ac./unit
								R19 3d Resrvr North	141	SR	2	0.10	12	30	10 ac./unit
								R20 Corey Road	60	SR	0	0.10	6	15	10 ac./unit
								R21 Pinneo Hill North	279	SR	5	0.10	23	57	10 ac./unit
								R22 Lords Hill	289	SR	2	0.10	27	66	10 ac./unit
								R23 Upper Slade Brk.	34	SR	0	0.10	3	8	10 ac./unit
								R24 Hanover Ctr. E.	409	SR	6	0.10	35	86	10 ac./unit
								R25 Uppr Pingree Brk	444	SR	0	0.10	44	110	10 ac./unit
								R26 Lower Hewes Brk	184	SR	1	0.10	17	43	10 ac./unit
								R27 Upper Hewes Brk	160	SR	3	0.10	13	32	10 ac./unit
								R28 Thompson Road	50	SR	1	0.10	4	10	10 ac./unit
Potential								total acres	4,930	52		504	1,246		
Existing	591	1,461	13.5%									591	1,461		
Build-Out*												1,095	2,707	13.2%	85.3%
Remote Hanover:															
Existing	15	35	0.3%									15	35	0.2%	0.0%
Seasonal:****															
Existing	65											65			
Potential								M1 through M6****	6,500	F	0	120		50 ac./unit	
Total												185			
Total Rural Hanover:															
Potential				2,837	7,013			total acres	5,990			1,254	3,101		
Existing	973	2,403	22.1%	973	2,403							973	2,403		
Rural Hanover Build-Out*				3,810	9,417	47.5%	291.8%					2,227	5,504	26.8%	129.0%

	Existing Conditions			Residential Build-Out-- Current Zoning***				Master Plan--Residential							
	Occupied		Perct.	Potentl		Perct.	Perct.	High Estimate							
Area	Units	Pop.**	of totl	Units	Pop.**	of totl	incr.	Tract Description	Density	Exist.	Density	Net	Pop.**	Perct.	Perct.
									Acres	type	Units	d.u./ac	Units	of totl	incr.
Town-wide Totals:															
Potential				3,625	8,961			grand total acres	6,630			3,922	9,696		
Existing	<u>2,832</u>	<u>7,001</u>		<u>2,832</u>	<u>7,001</u>							<u>2,832</u>	<u>7,001</u>		
Build-Out*	2,832	7,001	64.5%	6,457	15,963	80.6%	128.0%					6,754	16,697	81.3%	138.5%
Students		<u>3,849</u>	35.5%		<u>3,849</u>	<u>19.4%</u>	0.0%						<u>3,849</u>	<u>18.7%</u>	
Total	2,832	10,850	100%	6,457	19,812	100%	82.6%					6,754	20,546	100%	89.4%

Density Types: F=Forestry=1 seasonal d.u./50 acre; SR=Sparse Residential=1 d.u./10-20 ac.; VLR=Very Low Density Residential=1 d.u./5-10 ac.; LR=L
MR=Moderate Density Res'l= 1-5 d.u./ac.; HR & HM=High Density Res'l or Mixed Res'l & Commerical=5+ d.u./ac; NE=Neighborhood Expansion=compa

* Build-Out Total = Existing + Potential

** Population assumed at 2.47 persons per dwelling unit: avg. h

*** 1998 Build-Out Analysis by Upper Valley Lake Sunapee Regional Planning Commission, revised to reflect 2000 Census

**** Excluded from totals

dential Build-Out--Land Use Concept--July 2003:

Midrange Estimate					Low Estimate					General Notes
Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	
7.50	450	1,112			5.00	300	742			1/2 res.; 1/2 comm.
7.50	285	705			5.00	190	470			1/2 res.; 1/2 comm.
2.40	60	148			2.40	60	148			no. of units set
7.50	75	185			7.50	75	185			no. of units set
7.50	222	549			5.00	148	366			60% undevelopable
0.33	7	18		3 ac./unit	0.20	4	11		5 ac./unit	
0.33	44	109		3 ac./unit	0.20	27	66		5 ac./unit	
3.00	216	534			1.00	72	178			
31.00	108	267			31.00	108	267			no. of units set
12.00	33	82			9.25	0	0			
3.00	9	22			1.20	0	0			
12.00	15	37			9.75	0	0			3/4 res.; 1/4 comm.
2.00	9	22			2.00	9	22			
7.50	141	348			5.00	94	232			3/4 res.; 1/4 comm.
7.50	<u>227</u>	<u>561</u>			5.00	<u>141</u>	<u>347</u>			3/4 res.; 1/4 comm.
	1,901	4,699				1,227	3,034			
	<u>1,859</u>	<u>4,598</u>				<u>1,859</u>	<u>4,598</u>			
	3,760	9,297	54.3%	102.2%		3,086	7,632	50.9%	66.0%	
		<u>3,849</u>	<u>22.5%</u>	0.0%			<u>3,849</u>	<u>25.7%</u>	0.0%	
	3,760	13,146	76.7%	55.6%		3,086	11,481	76.6%	35.9%	
0.33	3	7		3 ac./unit	0.33	3	7		3 ac./unit	
0.33	4	11		3 ac./unit	0.33	4	11		3 ac./unit	
0.33	48	117		3 ac./unit	0.20	29	71		5 ac./unit	
0.33	18	45		3 ac./unit	0.20	11	27		5 ac./unit	
0.33	12	29		3 ac./unit	0.20	6	16		5 ac./unit	
0.33	36	90		3 ac./unit	0.20	22	54		5 ac./unit	
0.33	18	45		3 ac./unit	0.20	11	27		5 ac./unit	
0.33	44	109		3 ac./unit	0.20	27	66		5 ac./unit	
0.13	9	22		8 ac./unit	0.10	7	17		10 ac./unit	
0.13	5	12		8 ac./unit	0.10	4	9		10 ac./unit	
0.07	4	9		15 ac./unit	0.05	2	5		20 ac./unit	
0.07	<u>10</u>	<u>25</u>		15 ac./unit	0.05	<u>7</u>	<u>18</u>		20 ac./unit	
	211	522				133	329			
	<u>276</u>	<u>682</u>				<u>276</u>	<u>682</u>			
	487	1,204	7.0%	76.5%		409	1,012	6.8%	48.3%	
0.33	9	21		3 ac./unit	0.20	5	13		5 ac./unit	
0.33	9	22		3 ac./unit	0.20	5	11		5 ac./unit	

idential Build-Out--Land Use Concept--July 2003:

Midrange Estimate					Low Estimate					General Notes
Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	
0.33	10	24		3 ac./unit	0.20	6	14		5 ac./unit	
0.33	5	13		3 ac./unit	0.20	3	8		5 ac./unit	
1.00	36	89		1 ac./unit	1.00	36	89		1 ac./unit	
1.00	14	35		1 ac./unit	1.00	14	35		1 ac./unit	
1.00	7	17		1 ac./unit	1.00	7	17		1 ac./unit	
1.00	<u>4</u>	<u>10</u>		1 ac./unit	1.00	<u>4</u>	<u>10</u>		1 ac./unit	
	93	231				80	197			
	<u>91</u>	<u>225</u>				<u>91</u>	<u>225</u>			
	184	456	2.7%	102.5%		171	422	2.8%	87.7%	

dential Build-Out--Land Use Concept--July 2003:

Midrange Estimate					Low Estimate					General Notes
Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	
0.33	2	5		3 ac./unit	0.33	2	5		3 ac./unit	
0.20	1	3		5 ac./unit	0.20	1	3		5 ac./unit	
0.20	1	2		5 ac./unit	0.20	1	2		5 ac./unit	
0.20	9	22		5 ac./unit	0.20	9	22		5 ac./unit	
0.13	5	12		8 ac./unit	0.10	4	9		10 ac./unit	
0.13	23	58		8 ac./unit	0.10	18	44		10 ac./unit	
0.13	3	6		8 ac./unit	0.10	2	5		10 ac./unit	
0.13	10	26		8 ac./unit	0.10	7	18		10 ac./unit	
0.13	23	57		8 ac./unit	0.10	17	42		10 ac./unit	
0.07	7	17		15 ac./unit	0.05	5	11		20 ac./unit	
0.07	32	78		15 ac./unit	0.05	21	53		20 ac./unit	
0.07	39	97		15 ac./unit	0.05	27	66		20 ac./unit	
0.07	20	49		15 ac./unit	0.05	13	32		20 ac./unit	
0.07	4	10		15 ac./unit	0.05	3	7		20 ac./unit	
0.07	4	9		15 ac./unit	0.05	2	6		20 ac./unit	
0.07	4	9		15 ac./unit	0.05	2	5		20 ac./unit	
0.07	6	16		15 ac./unit	0.05	4	10		20 ac./unit	
0.07	19	48		15 ac./unit	0.05	13	32		20 ac./unit	
0.07	8	19		15 ac./unit	0.05	5	12		20 ac./unit	
0.07	4	10		15 ac./unit	0.05	3	7		20 ac./unit	
0.07	15	36		15 ac./unit	0.05	9	22		20 ac./unit	
0.07	18	45		15 ac./unit	0.05	12	31		20 ac./unit	
0.07	2	6		15 ac./unit	0.05	2	4		20 ac./unit	
0.07	23	56		15 ac./unit	0.05	14	36		20 ac./unit	
0.07	31	77		15 ac./unit	0.05	22	55		20 ac./unit	
0.07	12	29		15 ac./unit	0.05	8	20		20 ac./unit	
0.07	8	20		15 ac./unit	0.05	5	12		20 ac./unit	
0.07	3	6		15 ac./unit	0.05	2	4		20 ac./unit	
	336	831				233	576			
	<u>591</u>	<u>1,461</u>				<u>591</u>	<u>1,461</u>			
	927	2,292	13.4%	56.8%		824	2,037	13.6%	39.4%	
	15	35	0.2%	0.0%		15	35	0.2%	0.0%	
	65					65				
	<u>120</u>			50 ac./unit		<u>120</u>			50 ac./unit	
	185					185				
	640	1,583				446	1,103			
	<u>973</u>	<u>2,403</u>				<u>973</u>	<u>2,403</u>			
	1,613	3,987	23.3%	65.9%		1,419	3,506	23.4%	45.9%	

idential Build-Out--Land Use Concept--July 2003:

Midrange Estimate					Low Estimate					General Notes
Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	Density d.u./ac	Net Units	Pop.**	Perct. of totl	Perct. incr.	
	2,541	6,282				1,673	4,137			
	<u>2,832</u>	<u>7,001</u>				<u>2,832</u>	<u>7,001</u>			
	5,373	13,284	77.5%	89.7%		4,505	11,138	74.3%	59.1%	
		<u>3,849</u>	<u>22.5%</u>				<u>3,849</u>	<u>25.7%</u>		
	5,373	17,133	100%	57.9%		4,505	14,987	100%	38.1%	

Low Density Residential=1 d.u./1-5 ac.;
 tible with adjacent neighborhood

ousehold size in Hanover per 2000 U.S. Census

MP-Final-BuildOut-all ranges

JE July 2003