

Town of Hanover Master Plan 2003

Residential Build-Out Analysis

| Area                                 | Existing Conditions   |        |                   | Residential Build-Out--<br>Current Zoning*** |              |                   |                 | Master Plan--Residential Build-Out |                   |                  |      |                   |                    |                |              |            |                      |                 |
|--------------------------------------|-----------------------|--------|-------------------|----------------------------------------------|--------------|-------------------|-----------------|------------------------------------|-------------------|------------------|------|-------------------|--------------------|----------------|--------------|------------|----------------------|-----------------|
|                                      | Occupied<br>Units     | Pop.** | Perct.<br>of totl | Potentl<br>Units                             | Pop.**       | Perct.<br>of totl | Perct.<br>incr. | Land Use Concept--July 2003:       |                   |                  |      | Midrange Estimate |                    |                |              |            |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | Tract                              | Description       | Density<br>Acres | type | Exist.<br>Units   | Density<br>d.u./ac | Gross<br>Units | Net<br>Units | Popultrn** | Perct.<br>of totl    | Perct.<br>incr. |
| In-Town<br>Hanover                   |                       |        |                   |                                              |              |                   |                 | U1                                 | Centerra          | 120              | HM   | 0                 | 7.50               | 450            | 450          | 1,112      | 1/2 res.; 1/2 comm.  |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U2                                 | North             | 76               | HM   | 0                 | 7.50               | 285            | 285          | 705        | 1/2 res.; 1/2 comm.  |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U3                                 | Gile Tract        | 25               | MR   | 0                 | 2.40               | 60             | 60           | 148        | no. units determined |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U4                                 | Buck Road         | 10               | HR   | 0                 | 7.50               | 75             | 75           | 185        | no. units determined |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U5                                 | Sand Hill         | 74               | HR   | 0                 | 7.50               | 222            | 222          | 549        | 60% undevelopable    |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U6                                 | College Hill      | 22               | LR   | 0                 | 0.33               | 7              | 7            | 18         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U7                                 | Greensboro Rd     | 134              | LR   | 0                 | 0.33               | 44             | 44           | 109        | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U8                                 | Grasse Road       | 72               | MR   | 0                 | 3.00               | 216            | 216          | 534        |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U9                                 | Downtown          | 5                | HM   | 47                | 31.00              | 155            | 108          | 267        | no. units determined |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U10                                | W.Wheelock        | 12               | HR   | 111               | 12.00              | 144            | 33           | 82         |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U11                                | Burton Rd.        | 5                | MR   | 6                 | 3.00               | 15             | 9            | 22         |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U12                                | Summer/Park       | 9                | HM   | 66                | 12.00              | 81             | 15           | 37         | 3/4 res.; 1/4 comm.  |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U13                                | Storrs Rd.        | 5                | NE   | 1                 | 2.00               | 10             | 9            | 22         |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U14                                | Dresden South     | 25               | HM   | 0                 | 7.50               | 141            | 141          | 348        | 3/4 res.; 1/4 comm.  |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | U15                                | Dresden North     | 46               | HM   | 32                | 7.50               | 259            | 227          | 561        | 3/4 res.; 1/4 comm.  |                 |
|                                      | Potential<br>Existing | 1,859  | 4,598             | 42.4%                                        | 788<br>1,859 | 1,948<br>4,598    |                 |                                    | total acres       | 640              |      | 263               |                    | 2,164          | 1,901        | 4,699      |                      |                 |
| In-Town Hanover Build-Out*           |                       |        |                   | 2,647                                        | 6,546        | 33.0%             | 42.4%           |                                    |                   |                  |      |                   |                    | 3,760          | 9,297        | 54.3%      | 102.2%               |                 |
| Students                             |                       | 3,849  | 35.5%             |                                              | 3,849        | 19.4%             | 0.0%            |                                    |                   |                  |      |                   |                    |                | 3,849        | 22.5%      | 0.0%                 |                 |
| Total                                | 1,859                 | 8,447  | 77.9%             | 2,647                                        | 10,395       | 52.5%             | 23.1%           |                                    |                   |                  |      |                   |                    | 3,760          | 13,146       | 76.7%      | 55.6%                |                 |
| Rural Hanover:<br>Northwest Hanover: |                       |        |                   |                                              |              |                   |                 | N1                                 | Lindy Lane        | 9                | NE   | 0                 | 0.33               | 3              | 3            | 7          | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N2                                 | Longwood Rd       | 13               | NE   | 0                 | 0.33               | 4              | 4            | 11         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N3                                 | Fullington        | 144              | LR   | 0                 | 0.33               | 48             | 48           | 117        | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N4                                 | Farm              | 55               | LR   | 0                 | 0.33               | 18             | 18           | 45         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N5                                 | Fullington Fm.    | 42               | LR   | 2                 | 0.33               | 14             | 12           | 29         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N6                                 | Pipers Lane       | 110              | LR   | 0                 | 0.33               | 36             | 36           | 90         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N7                                 | Goodfellow West   | 55               | LR   | 0                 | 0.33               | 18             | 18           | 45         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N8                                 | Lowr Pingree Brk  | 134              | LR   | 0                 | 0.33               | 44             | 44           | 109        | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N9                                 | Lower River Rd    | 69               | VLR  | 0                 | 0.13               | 9              | 9            | 22         | 8 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N10                                | Upper River Rd    | 38               | VLR  | 0                 | 0.13               | 5              | 5            | 12         | 8 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | N11                                | Coleman Brook     | 79               | SR   | 2                 | 0.07               | 6              | 4            | 9          | 15 ac./unit          |                 |
| Potential<br>Existing<br>Build-Out*  | 276                   | 682    | 6.3%              |                                              |              |                   |                 | N12                                | Lower Slade Brk.  | 147              | SR   | 0                 | 0.07               | 10             | 10           | 25         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | total acres                        | 895               |                  | 4    |                   | 215                | 211            | 522          |            |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    | 276            | 682          |            |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    | 487            | 1,204        | 7.0%       | 76.5%                |                 |
| Etna Village:                        |                       |        |                   |                                              |              |                   |                 | E1                                 | Etna Highlands    | 26               | LR   | 0                 | 0.33               | 9              | 9            | 21         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | E2                                 | Lower King Rd     | 33               | LR   | 2                 | 0.33               | 11             | 9            | 22         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | E3                                 | Morgan Road       | 29               | LR   | 0                 | 0.33               | 10             | 10           | 24         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | E4                                 | Etna Commons      | 16               | LR   | 0                 | 0.33               | 5              | 5            | 13         | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | E5                                 | SW Etna           | 36               | NE   | 0                 | 1.00               | 36             | 36           | 89         | 1 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | E6                                 | West Etna         | 14               | NE   | 0                 | 1.00               | 14             | 14           | 35         | 1 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | E7                                 | East Etna         | 7                | NE   | 0                 | 1.00               | 7              | 7            | 17         | 1 ac./unit           |                 |
| Potential<br>Existing<br>Build-Out*  | 91                    | 225    | 2.1%              |                                              |              |                   |                 | E8                                 | NW Etna           | 4                | NE   | 0                 | 1.00               | 4              | 4            | 10         | 1 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | total acres                        | 165               |                  | 2    |                   | 95                 | 93             | 231          |            |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    | 91             | 225          |            |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    | 184            | 456          | 2.7%       | 102.5%               |                 |
| Rural Hanover Center:                |                       |        |                   |                                              |              |                   |                 | R1                                 | Etna-Partridge    | 6                | NE   | 0                 | 0.33               | 2              | 2            | 5          | 3 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R2                                 | Hayfield          | 12               | NE   | 1                 | 0.20               | 2              | 1            | 3          | 5 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R3                                 | Upper Dogford S   | 5                | NE   | 0                 | 0.20               | 1              | 1            | 2          | 5 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R4                                 | Upper Dogford N   | 44               | NE   | 0                 | 0.20               | 9              | 9            | 22         | 5 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R5                                 | Trescott Saddle   | 36               | VLR  | 0                 | 0.13               | 5              | 5            | 12         | 8 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R6                                 | Adams Farm        | 196              | VLR  | 2                 | 0.13               | 25             | 23           | 58         | 8 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R7                                 | Lower Ruddsb-NV   | 20               | VLR  | 0                 | 0.13               | 3              | 3            | 6          | 8 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R8                                 | Lower Ruddsb-S    | 103              | VLR  | 3                 | 0.13               | 13             | 10           | 26         | 8 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R9                                 | Chandler Rd S     | 201              | VLR  | 3                 | 0.13               | 26             | 23           | 57         | 8 ac./unit           |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R10                                | Stevens Road      | 112              | SR   | 1                 | 0.07               | 8              | 7            | 17         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R11                                | Hayes Hill        | 525              | SR   | 5                 | 0.07               | 37             | 32           | 78         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R12                                | Mount Tug         | 615              | SR   | 4                 | 0.07               | 43             | 39           | 97         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R13                                | King Rd North     | 340              | SR   | 4                 | 0.07               | 24             | 20           | 49         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R14                                | Partridge Rd N.   | 58               | SR   | 0                 | 0.07               | 4              | 4            | 10         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R15                                | Jones Road        | 69               | SR   | 1                 | 0.07               | 5              | 4            | 9          | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R16                                | 3d Resrvr South   | 82               | SR   | 2                 | 0.07               | 6              | 4            | 9          | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R17                                | Chandler Rd N     | 121              | SR   | 2                 | 0.07               | 8              | 6            | 16         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R18                                | Elm Road          | 335              | SR   | 4                 | 0.07               | 23             | 19           | 48         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R19                                | 3d Resrvr North   | 141              | SR   | 2                 | 0.07               | 10             | 8            | 19         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R20                                | Corey Road        | 60               | SR   | 0                 | 0.07               | 4              | 4            | 10         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R21                                | Pinneo Hill North | 279              | SR   | 5                 | 0.07               | 20             | 15           | 36         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R22                                | Lords Hill        | 289              | SR   | 2                 | 0.07               | 20             | 18           | 45         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R23                                | Upper Slade Brk.  | 34               | SR   | 0                 | 0.07               | 2              | 2            | 6          | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R24                                | Hanover Ctr. E.   | 409              | SR   | 6                 | 0.07               | 29             | 23           | 56         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R25                                | Upvr Pingree Brk  | 444              | SR   | 0                 | 0.07               | 31             | 31           | 77         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R26                                | Lower Hewes Brk   | 184              | SR   | 1                 | 0.07               | 13             | 12           | 29         | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | R27                                | Upper Hewes Brk   | 160              | SR   | 3                 | 0.07               | 11             | 8            | 20         | 15 ac./unit          |                 |
| Potential<br>Existing<br>Build-Out*  | 591                   | 1,461  | 13.5%             |                                              |              |                   |                 | R28                                | Thompson Road     | 50               | SR   | 1                 | 0.07               | 4              | 3            | 6          | 15 ac./unit          |                 |
|                                      |                       |        |                   |                                              |              |                   |                 | total acres                        | 4,930             |                  | 52   |                   | 388                | 336            | 831          |            |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    | 591            | 1,461        |            |                      |                 |
|                                      |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    | 927            | 2,292        | 13.4%      | 56.8%                |                 |
| Remote Hanover:                      |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    |                | 15           | 35         | 0.2%                 | 0.0%            |
| Existing                             | 15                    | 35     | 0.3%              |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    |                |              |            |                      |                 |
| Seasonal:                            |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    |                |              |            |                      |                 |
| Existing                             | 65                    |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    |                | 65           |            |                      |                 |
| Potential                            |                       |        |                   |                                              |              |                   |                 | M1 through M6****                  | 6,500             | F                | 0    |                   |                    |                | 120          |            | 50 ac./ unit         |                 |
| Total                                |                       |        |                   |                                              |              |                   |                 |                                    |                   |                  |      |                   |                    |                | 185          |            |                      |                 |
| Total Rural Hanover:                 |                       |        |                   | 2,837                                        | 7,013        |                   |                 | total acres                        | 5,990             |                  |      |                   |                    |                | 640          | 1,583      |                      |                 |
| Potential                            |                       |        |                   | 973                                          | 2,403        |                   |                 |                                    |                   |                  |      |                   |                    |                | 973          | 2,403      |                      |                 |
| Existing                             | 973                   | 2,403  | 22.1%             | 973                                          | 2,403        |                   |                 |                                    |                   |                  |      |                   |                    |                | 973          | 2,403      |                      |                 |
| Rural Hanover Build-Out*             |                       |        |                   | 3,810                                        |              |                   |                 |                                    |                   |                  |      |                   |                    |                |              |            |                      |                 |

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