

II. DEMOGRAPHICS

The Town of Grantham, located in northern Sullivan County, was incorporated in 1761. The population density in 2000 was 77.3 persons per square mile. Grantham covers 28 square miles, with 0.9 square mile of inland water. The official elevation is 962 feet.

The town is primarily a rural community, served by Interstate 89 and NH Routes 10 and 114. Additionally, Grantham benefits from easy access to other through highways: US Routes 4 and 5, NH Routes 11 and 103, and Interstate 91. The town lies within the Upper Valley Lake Sunapee Region, a state-designated planning and economic development area. For the purpose of tourism promotion, the area is known as the Dartmouth-Lake Sunapee Region.

POPULATION

From 1990 to 2000, Grantham experienced an explosive growth rate, increasing 73.8% by adding 920 residents, for a total of 2,167. This growth was the third-highest percentage increase among the incorporated cities and towns in New Hampshire.

From 2000 to 2003, the population increased 8.2% (2,167 to 2,344). This population growth rate is considerably higher than the rate for Sullivan County (3.9%) and for the state as a whole (2.2%).

The 2004 population is estimated to be over 3,000, suggesting a four-year growth of 38%. Indicators supporting this estimate are: registered voters in Grantham for the 2004 General Election (2,200), K-12 students in the Grantham School District (380), numbers of new home permits (59 in 2003, 38 in 2004), vehicle registrations (3,367, all vehicle categories), and the number of residential structures reported in the Build-Out Analysis (1,880).

The first table on the following page shows Grantham's historical population trends from 1980 to 2000, along with data for the county and the state.

The age cohort data for Grantham residents from 1990 to 2000, shown in the second table on the following page, indicate a significant growth in all but one age category. Data for 1980 are less detailed, but are shown for reference. In particular, the table indicates that the age cohort of residents 65 and older grew 97.1% during this period. Moreover, the overall change in persons ages 45-64, from 336 in 1990 to 643 in 2000 (a 91.4% increase), indicates continued future growth of the age 65+ population.

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TOTAL POPULATION			
	<i>Population</i>	<i># Change</i>	<i>% Change</i>
<u>Town of Grantham</u>			
1980	704		
1990	1,247	543	77.1%
2000	2,167	920	73.8%
<u>Sullivan County</u>			
1980	36,063		
1990	38,592	2,529	7.0%
2000	40,458	1,866	4.8%
<u>State of New Hampshire</u>			
1980	920,610		
1990	1,109,252	188,642	20.5%
2000	1,235,786	126,534	11.4%

AGE COHORT DATA				
<i>Age</i>	<i>Size of Cohort</i>			<i>% Change 1990 to 2000</i>
	<i>1980</i>	<i>1990</i>	<i>2000</i>	
0-4	42	75	107	42.7%
5-9	571	65	126	93.8%
10-14		70	120	71.4%
15-19		62	96	54.8%
20-24		50	46	-8.0%
25-34		142	230	62.0%
35-44		208	328	57.7%
45-54		145	339	133.8%
55-59		74	154	108.1%
60-64		117	150	28.2%
65+		91	239	471
<i>Total</i>	704	1,247	2,167	73.8%

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POPULATION GROWTH

A community's population grows through: a) in-migration, b) new family formation, c) the turnover of existing housing from families without children to families with children, and d) the creation of new housing units.

In 2000 Grantham had 1,513 housing units, versus 1,289 in 1990 and 653 in 1980. But for Grantham, the dwelling unit numbers do not give the entire picture. Whether or not the units are occupied full time is important. In 2000, only 61% of the dwellings were occupied. Of these, 89% were owner-occupied and 11% renter-occupied. Of the 589 vacant dwellings in 2000, the great majority (533) were for seasonal, recreational, or occasional use. The balance were not in use (typically because they were for sale). So the picture of population is made more complete by data concerning *households* and *persons per household*, as presented below, with county and state data for comparison.

HOUSEHOLDS AND PERSONS PER HOUSEHOLD			
	# Households	% Change	Persons/H'hold
<u>Town of Grantham</u>			
1980	264		2.7
1990	494	87.1%	2.5
2000	924	87.0%	2.3
<u>Sullivan County</u>			
1980	13,239		2.7
1990	14,873	12.3%	2.6
2000	16,530	11.1%	2.4
<u>State of New Hampshire</u>			
1980	323,493		2.8
1990	411,186	27.1%	2.7
2000	474,606	15.4%	2.6

Since 2000, Grantham has issued an increasing number of building permits. The past five years have seen an upturn in new home construction, averaging 42 residential permits per year. In Eastman, of the home transfers occurring in the 2001-2003 period, almost 80% involved conversion to full-year occupancy. The increases in building permits for new homes, plus the high rate of conversion of part-time residences to full-time residences, have placed pressure on town services, especially the Grantham School District. New home building permit information since 1988 is as follows:

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GRANTHAM BUILDING PERMITS 1988-2004	
<i>Year</i>	<i>Number of New Home Building Permits</i>
1988	65
1989	54
1990	27
1991	27
1992	17
1993	22
1994	28
1995	22
1996	24
1997	25
1998	21
1999	25
2000	35
2001	32
2002	45
2003	59
2004	38

The 2000 Census indicates that 173 Grantham dwellings (19%) were occupied by a household which had moved into its house during the previous fifteen months (January 1999 through March 2000). In addition, 332 dwellings (36%) were occupied by a household which had moved in between 1995-1998. Thus, even though there are many long-term residents in Grantham, turnover does occur and is quite vigorous.

The historic population density of Grantham has increased from 1990 to 2000 by 74% (from 44.5 to 77.3 persons/square mile). From 1980 to 2000, the density has increased by 208%.

In terms of population increase by community, Grantham stands alone as having experienced the highest 1990–2000 growth rate in the Upper Valley Lake Sunapee

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Region. In absolute numbers, Grantham's growth in population (920) is fourth, behind that of more heavily populated communities in the region: Hanover (1,638), Hartford (963), and New London (936). Sullivan County's 1990–2000 growth was 1,866. Grantham's growth during the same period represents 49% of Sullivan County's growth.

In 2000, Grantham's median house value was \$159,000. There has been significant appreciation in house values in the last four years, as well as new house construction focused largely on the higher-valued portion of the market. The real estate market asking-price range for Grantham homes offered for sale in 2004 ran from a low of \$75,000 to \$600,000–\$699,000 (less than four being in this latter range). The preponderance of upper-price-range homes falls in the \$300,000– \$400,000 range. The *Real Estate Survey* (November 2004) reported the median asking price for homes in Grantham as \$359,000.

FACTORS AFFECTING POPULATION GROWTH

Since Grantham is located within the Lebanon-Hartford and New London-Lake Sunapee labor market areas, with their historically low unemployment rates and favorable business climates, the town is likely to continue showing significant growth. By reason of its existing, more-affordable, and high-quality housing stock, its excellent school system, its large tracts of available undeveloped land, and its location along I-89 and at the junction of two state highways, Grantham will doubtless experience development pressure to fill the available tracts of land.

The 2003 Upper Valley Housing Needs Analysis (see *Upper Valley Lake Sunapee Regional Plan, Appendix B*, prepared by the Upper Valley Lake Sunapee Regional Planning Commission) stated that "... the Lebanon-Hartford labor market area has exhibited strong economic growth during the last decade, which has generated a housing shortage and created a pronounced housing affordability crunch...." The study further indicates that the Upper Valley Lake Sunapee Region should expect job and household growth to remain strong in the next ten years, thus generating a need to build an additional number of units equaling 68% of the region's current inventory. The demands for housing in the Lebanon-Hartford area will very likely spill into Grantham, based on the town's favorable attributes given above.

Grantham's Character and Environment

Grantham residents are clear in the 2003 Community Survey that rural character and a quiet environment are essential to their quality of life, and that future town planning should reflect this view.

Population growth, and growth trends, are among the prime factors and assumptions that must be considered in the development of a Master Plan. Significant changes in population will affect the level and depth of community and commercial

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services, and will affect the infrastructure required in the town. There is a potential for Grantham to become mainly a commuting “bedroom community,” supporting future business development principally located outside of Grantham, in the greater Upper Valley Lake Sunapee area. The potential for such large growth is the basis for directing Grantham’s future growth in terms of the eventual extent of new residential and business developments.

Local Economy

Local Employers

The largest employers within Grantham are Yankee Barn Homes, Inc. (pre-engineered, prefabricated home and building structures), the Eastman Community Association, (recreation facility management and maintenance), and Cote & Reney Lumber Co. (sawmill, lumber, and building materials).

Home-Based or Cottage Industries

Seventeen percent of employed Grantham workers conduct their trade, profession, or business out of their homes. In 2004 over 40 home businesses existed in Grantham. Internet businesses, telecommuting, and local service businesses enjoy the benefits of an excellent road transportation system, package delivery and shipping services, plus the availability of high-speed communication linkages.

Lebanon-Hartford Labor Market Area

The leading employers of the area are Dartmouth College and the Dartmouth-Hitchcock Medical Center. These two institutions are the largest area employers providing over 10,000 jobs. Other major employers are Timken Aerospace, Hypertherm, Thermal Dynamics, the US Army Cold Regions Research and Engineering Laboratory, the various high-tech and retail enterprises in both Centerra Business Park (including the Dartmouth Regional Technology Center) and the Lebanon Airport Business Park, plus the many retail sales and service establishments and professional offices in Lebanon, West Lebanon, Hanover, and White River Junction.

The 2003 Grantham Community Survey indicates that, of the Grantham residents who commute beyond Grantham to work, 78% work in the Lebanon-Hartford market area. The labor market economy in Lebanon-Hartford is strong, and the labor supply is tight. Over 6,000 new jobs were added during the 1990s, with unemployment rates between 2% and 3%. The New Hampshire unemployment rate was 3.5% in October 2004; Vermont’s rate was 3.1%. The unemployment rate for Grantham in 2001 was 2.1%.

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New London and Lake Sunapee Labor Market Area

Among a wide range of smaller scale retail sales and service establishments, professional offices, and light manufacturing, Colby–Sawyer College and the recreational enterprises and facilities in the New London and Lake Sunapee area provide a secondary labor market area for Grantham.

EDUCATION AND INCOME LEVELS

The education level of the adult population of Grantham, based on the 2000 US Census, is summarized as follows:

EDUCATION LEVEL	% POPULATION
High School or higher	96.7%
Bachelors Degree or higher	51.2%
Graduate or Professional degree	21.8%

The income levels of Grantham households (based on 933 households), as surveyed in 1999/2000, are portrayed below:

INCOME	# HOUSEHOLDS	% POPULATION
Less than \$10,000	36	3.9%
\$10,000 to 14,999	12	1.3%
\$15,000 to 24,999	52	5.6%
\$25,000 to 34,999	68	7.3%
\$35,000 to 49,999	147	15.8%
\$50,000 to 74,999	259	27.8%
\$75,000 to 99,999	163	17.5%
\$100,000 to 149,999	129	13.8%
\$150,000 to 199,999	35	3.8%
\$200,000 or more	32	3.4%
Poverty Status	10	1.4%
Median Household Income: \$63,239		

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NOTE

The sources used for the data appearing in this chapter include:

2000 US Census
Upper Valley Housing Needs Analysis, March 2002
Upper Valley Lake Sunapee Regional Plan, 2003
Economic & Labor Market Information Bureau, NH Department of
Employment Security, 2002
New England School Development Council (NESDC) Report (Tables 1–5),
prepared for Grantham School District, 2003

Due to the variety of sources, minor inconsistencies in some data may be found.