

APPENDIX A. COMMUNITY SURVEY

A key component in the preparation of this Master Plan has been to gather the current demographics of the community, and to solicit the opinions of community members on a number of issues relating to the future of Grantham. Thus a Community Survey was prepared. The design of the Community Survey resulted after the review of Grantham's previous master plans and surveys, and the examination of over 40 community surveys from comparable towns throughout New Hampshire and Vermont. Additional insight came from the Upper Valley Lake Sunapee Regional Plan, and from discussions with staff of the Upper Valley Lake Sunapee Regional Planning Commission.

The Grantham Planning Board approved the design of the resulting Community Survey, and in late September 2003 a copy of the survey was mailed to every Grantham property owner. Copies of the survey were also made available at the Town Office and electronically on the town's web site. In an attempt to reach Grantham residents other than property owners, details regarding the survey and the pickup and return locations were publicized on the town's web site, on the TV channels devoted to Grantham and Eastman notices, as well as in the Town of Grantham *Quarterly Newsletter*, the *Argus Champion*, and the *Kearsarge Shopper*.

To facilitate return of the surveys (in addition to either mailing or hand-delivery to the Town Office) there were drop boxes placed at convenient locations in Grantham: the Dunbar Free Library, Sugar River Savings Bank, Lake Sunapee Bank, Rum Brook Market, and the Eastman Community Association Office. The last completed surveys were received in early November 2003.

In total, 460 completed surveys were received. Since the survey form was designed to capture the responses of either one or two persons per survey, these surveys represented the responses of 796 people. The responses from each survey were entered into an ACCESS database. Then the total responses (or non-responses) for each question were tabulated and entered on a blank copy of the original survey form.

The resulting document is the completed Community Survey, and it is presented in this appendix. It provides much of the community information used by the Master Plan Committee in developing this Master Plan. Moreover, it provides a great deal of information that is likely to be of interest to members of the Grantham community at large.

The Master Plan Committee expresses its sincere thanks to all who participated in completing the Community Survey.

Community Survey

APPENDIX B. BUILD-OUT ANALYSIS

Just how much could Grantham grow? The systematic way to answer that question is to conduct a build-out analysis. Such a study looks at the physical characteristics of the town, which determine where residential development *could* occur. The study accomplishes this by first determining where development *couldn't* occur (e.g., because of wetlands, steep slopes, permanently conserved lands, etc.). Then it looks at the regulations presently in place, which determine where development *may* occur and its potential density. The analysis next eliminates the variables of time and real estate market demands, and goes on to calculate what the theoretical full development of the town would be in terms of population and numbers of dwellings.

The Grantham Board of Selectmen endorsed the request of the Master Plan Committee to have a build-out analysis conducted for the Town of Grantham. As a result, in 2003 the town contracted with the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) to perform the study. With the assistance of town personnel and committee members in making certain data available, UVLSRPC personnel developed a preliminary draft for discussion and refinement. Then a final draft was presented in late summer 2004, and with minor modifications the final finished product was delivered to the Town of Grantham in late fall 2004.

This appendix presents the complete UVLSRPC Build-Out Analysis for Grantham, including its attachments, which form the principal illustrations for this Master Plan.

How much, then, could Grantham grow? The Build-Out Analysis estimates that, under the current (2005) land use regulations, the potential year-round population of Grantham could be over 16,000 persons, an increase of more than 600% compared to the 2,167 residents indicated by the 2000 US Census.

It is the carefully considered and unanimous conclusion of the Master Plan Committee that the above estimate does not represent the desired outcome for the future of Grantham. Consequently, this Master Plan recommends many actions which are believed to offer promise for a future Grantham more in keeping with the expectations, hopes, and desires of the present Grantham community.

Build-Out Analysis