

2014 Buildout Analysis

<https://drive.google.com/file/d/0B3ZgrJ7Tv9sZWDFaazVMZ3JHNG8/view?resourcekey=0-k8n3f25YdjH50y0eeSkVpw>

- The build-out analysis for the Newfound Lake watershed seeks to forecast development patterns and related water quality impacts within the watershed. This analysis included an example of local land-use planning with in-depth evaluation and recommendations for the Fowler River watershed, focusing on its high-yield aquifer and prime agricultural soils. The purpose of conducting a build-out analysis is to predict with reasonable certainty how future development patterns are likely to occur in a given study area. Commonly used for community planning purposes, this build-out analysis addresses the entire watershed by looking at historical development trends and land utilization over time, and then systematically extrapolating those trends into various future time periods using locally-estimated development rates.
- The buildout analysis identifies greater development density in the southern end of the lake, though the town by town results are influenced by the amount of land of each town in the watershed
- Build-out report begins on page 29 of the report
- The figure below shows how many new buildings are projected under different buildout scenarios. The 15% scenario results in a little more than 1,100 new housing units, or an increase of 30% over existing baseline, in a span of 15 years. The 30% scenario adds about 2,350 new units for an increase of 63% over existing baseline

15% Development

Municipality	# New Buildings	Percent Share
Alexandria	382	34.3%
Bridgewater	245	22.0%
Bristol	277	24.9%
Groton	125	11.2%
Hebron	84	7.5%
	1,113	

30% Development

Municipality	# New Buildings	Percent Share
Alexandria	827	35.2%
Bridgewater	491	20.9%
Bristol	550	23.4%
Groton	281	12.0%
Hebron	200	8.5%
	2,349	