

Demographic and Growth Assessment Newfound Lake Watershed Master Plan



August 2007

DRAFT

INTRODUCTION

The Newfound Lake Watershed is a rural area located in central New Hampshire's Lakes Region. Its 63,000 acres encompasses all, or parts, of nine towns. Five of the Watershed communities (Alexandria, Bridgewater, Bristol, Groton, and Hebron) account for 93% of the Watershed's area and 99% of its population. The Watershed has a year-round population of more than 4,500, distributed throughout the rural areas surrounding Newfound Lake. The arrival of the seasonal population during the summer months results in a doubling of the population for that portion of the year. If the year-round population growth continues without the appropriate tools in place, the impacts on the Watershed resources could be significant. Table _ displays the number of acres that each community contributes to the Watershed, and its share of the Watershed population.

Five of the Watershed communities (Alexandria, Bridgewater, Bristol, Groton, and Hebron) account for 93% of the Watershed area and 99% of the population in the Watershed.

Table_ Watershed Land Area and Population by Community - 2005

Town	% of Watershed	Acres (63,150 total)	Population in Watershed	% of Watershed Population
Alexandria	35.8	22,616	1030	23%
Bridgewater	8.4	5297	597	13%
Bristol	11.4	7212	1975	45%
Danbury	1.4	859	2	.05%
Dorchester	0 (rounding)	16	0	0%
Groton	18.0	11369	248	6%
Hebron	19.2	12151	539	12%
Orange	3.4	2141	12	.3%
Plymouth	2.4	1490	26	.6%

Source: [Newfound Lake Region Association](#); US Census

So that the communities can prepare for the future, it is important that they understand how the population and housing characteristics have been changing within the Watershed. The population and housing characteristics are directly related to land use decisions, and these decisions contribute to the overall health and character of the Watershed. The well-being of the Watershed, in turn, effects the value of the region and its economic development.

The first half of this chapter focuses on the historical growth rate of the population, as well as the demographic composition relative to age and income and the potential for future population growth. The second half of the chapter provides information on the changing dynamics of the Watershed's housing supply. An overview is presented about total housing growth, changes in housing mix in terms of the types of housing units constructed, and the conversion of seasonal units to year-round units. Lastly, general information is presented about the employment and transportation resources in the Watershed.

POPULATION

Data from the 2000 Census and computer mapping software, geographic information systems (GIS), were used to calculate the location of the population and associated housing units within the Watershed. Once these percentages were established, they were also used to estimate historic and future Watershed population figures. The Watershed population is 29% of the total population in the nine town area.

The Watershed population is 29% of the total nine town population.

The majority of residents, 99%, are within the five towns of Alexandria, Bridgewater, Bristol, Groton, and Hebron. There are very few residents within the other four communities of Danbury, Orange, Dorchester, and Plymouth that reside within the Watershed boundaries. Table _ illustrates the total population in each community, the population for the portion of the community in the Watershed, and the percent of that community's population living within the Watershed.

Table_ Total Population by Town and by Watershed

Towns	Town Population 2005	Watershed Area Population 2005	% of Town Population in Watershed
Alexandria	1,472	1030	70%
Bridgewater	1,029	597	58%
Bristol	3,185	1975	62%
Danbury	1,179	2	0.20%
Dorchester	382	0	0%
Groton	496	248	50%
Hebron	539	539	100%
Orange	311	12	4%
Plymouth	6,387	26	0.40%
<i>Total</i>	<i>14,980</i>	<i>4,429</i>	

Source: NH Office of Energy and Planning

Population Change

Table _ illustrates the population change in the nine town region. In the 35 years from 1970 to 2005 the nine town region the Newfound Watershed is located within nearly doubled in year-round population, and as of 2007 likely exceeds 15,000 persons. This growth rate is even greater than that of the state as a whole, 78%, and Grafton County, 58%, during the same time period.

In the 35 years from 1970 to 2005 the nine town region the Newfound Watershed is located within nearly doubled in year-round population, and as of 2007 likely exceeds 15,000 persons.

Table _ Population Change of Nine Town Area 1970-2005

Towns	1970	2005	% Change 1970 - 2005
Alexandria	466	1,472	216%
Bridgewater	398	1,029	159%
Bristol	1,670	3,185	91%
Danbury	489	1,179	141%
Dorchester	141	382	171%
Groton	120	496	313%
Hebron	234	539	130%
Orange	103	311	202%
Plymouth	4,225	6,387	51%
Total	7,846	14,980	91%

Source: NH Office of Energy and Planning

The Watershed population figures were calculated using Census block data and mapping software that was able to approximate the watershed boundary. This provided an opportunity to select data just from the portions of the communities that fall within the Watershed. Table _ illustrates that during the same 35 year time period the Watershed's year-round population increased by 132%. This is an even greater rate of growth than the region and the state.

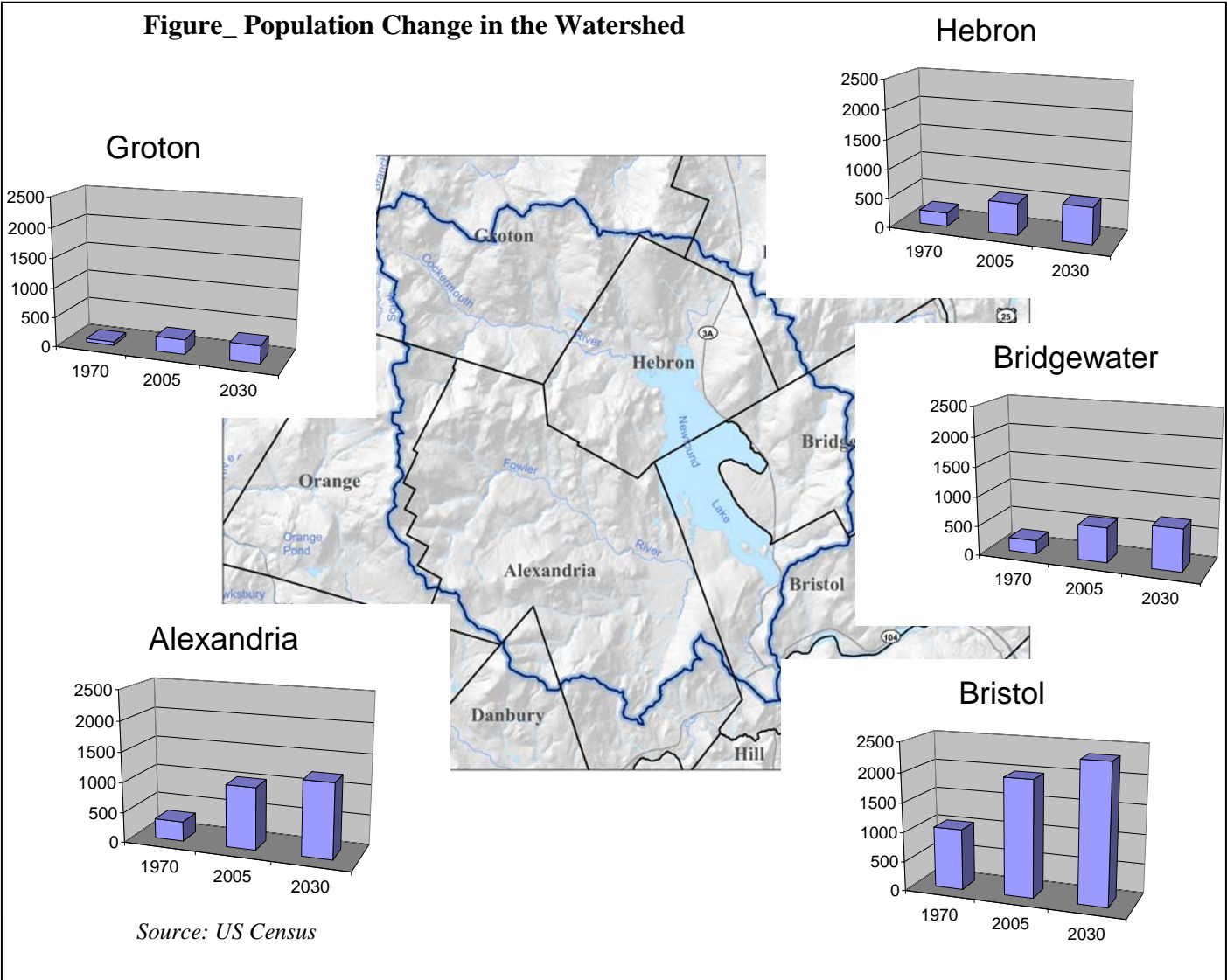
Table _ Population Change of Watershed 1970-2005

Watershed Area	Population of Watershed		
	1970	2005	% Change 1970 - 2005
Alexandria	326	1030	215%
Bridgewater	231	597	158%
Bristol	1035	1975	91%
Danbury	1	2	100%
Dorchester	0	0	0%
Groton	60	248	313%
Hebron	234	539	130%
Orange	4	12	200%
Plymouth	17	26	53%
Total	1,908	4,429	132%

Source: NH Office of Energy and Planning

From 1970 to 2005 the Watershed's year-round population increased by 132%. This is an even greater rate of growth than the region and the state.

Figure_ Population Change in the Watershed



The seasonal population is another feature of the Newfound Watershed that makes it unique. Based on figures from the US Census for seasonal housing and average household size in the Watershed we can conservatively estimate that the seasonal population increases by an additional 3,600 persons. With the addition of other visitors and guests at camps, cottages, and local lodgings, the population in the Watershed essentially doubles during the summer months.

Land Use Implications:

Year-round and seasonal population growth create increasing pressure on the community and natural resources within the Watershed. However, increasing population also creates opportunities for increased economic opportunity. There is a need to balance these and other issues to protect the long-term health and sustainability of the Watershed for generations to come.

Migration and Mobility

Within the Watershed 62% of residents lived in the same house in 2000 that they lived in in 1995. This was an increase in stability from the 1990 Census when only 53 % had been in the same house for at least five years. Of the new residents in 2000, 17% came from elsewhere in Grafton County.

Within the watershed 48% of year-round residents are New Hampshire natives.

Within the watershed 48% of residents are New Hampshire natives. This represents a slight decrease from 1990 when 49% of watershed residents were New Hampshire natives, but is still higher than the County figure, 45%, and the State, 43%. The majority of watershed residents born outside of New Hampshire, 42%, are from the Northeast United States. Only 2% of Watershed residents were born outside of the continental United States.

Age

According to the 2000 Census, the average age within the Watershed is 43 years old. Bristol is on the lower end of the age spectrum with a median age of 38.5, and Hebron is at the upper end of the spectrum for the Watershed and the state with a median age of 50.

Within the Watershed the average age is 43 years old.

According to the 2000 Census, the median age in New Hampshire is increasing. The median age, as of 2000, was 37.1 years in New Hampshire, and the median age in the U.S. was 35.3. The Newfound Watershed clearly has an older population overall. This may be a reflection of the higher number of retirees and that locate within the Watershed.

Planning Implications:

An aging population will impact the Watershed differently over time. This aging population may require a different range of services from the communities, including smaller housing units, daytime activities, and assisted care facilities.

Household Structure

The Watershed has experienced changes in household structure, and the average household size in 2000 was 2.46 persons which is a decrease from the 1990 figure of 2.65 persons. Households in the Watershed are now smaller, and the number of single parent households and non-family households (i.e., roommates, cohabiting couples, and singles) have increased. The continued shrinking of household sizes is an ongoing trend nationwide as more people live alone, couples have fewer children, and the divorce rate increases. Table _ illustrates the change in average household size from 1990 to 2000.

Households in the Watershed are now smaller, and the number of single parent households and non-family households have increased.

Table_ Average Persons Per Household

Location	1990	2000
Newfound Lake Watershed	2.65	2.46
Grafton County	2.51	2.38
New Hampshire	2.62	2.53

Source: 1990 and 2000 US Census

Table _ shows that the number of non-family households in the Watershed increased by 57% in the 1990s. This was a significant increase, and the largest increase of any household type in the Watershed. Non-Family Households also include single person households. In the Watershed these households have increased and now represent 30% of the year-round housing units in the watershed. The average Non-Family Household size in the Watershed is 1.48 persons.

Table_Non-Family Households

Location	Percent Change 1990-2000
Newfound Lake Watershed	57%
Grafton County	26%
New Hampshire	27.3%

Source: 1990 and 2000 US Census

Planning Implications:
 The main implication of shrinking household size is its effect on housing demand. As each housing unit holds fewer and fewer people, the number of housing units needed to accommodate the same number of people increases.

Education

As of 2000 approximately 87% of the population in the Watershed over the age of twenty-five were high school graduates or had continued on for additional schooling. On average 23% of the residents in the Watershed over the age of twenty-five completed a Bachelor's Degree or higher level of education.

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Table _ Level of Education

Location	Percent High School Graduate or Higher 2000	Percent of Bachelor's Degree or Higher 2000
Newfound Lake Watershed	87%	23%
Grafton County	88%	33%
New Hampshire	87%	29%

Source: 2000 US Census

The percent of Watershed residents that are high school graduates is very similar to both Grafton County and New Hampshire, but the number of college graduates in the Watershed is much lower overall. There is a significant range of educational attainment within the Watershed communities. Two communities in the Watershed were identified in the US Census as having 32% of their residents with a Bachelor's Degree or higher level of education. One community was identified as having only 8% of its residents with a Bachelor's Degree or higher level of education.

Income

The median household income in the Watershed was similar to the County in 1990 and slightly higher than the County in 2000. The median household income for the watershed actually represents a broad range of values with the highest median household income being \$13,000 more than the lowest. A full range of income levels are present within the Watershed, as they are in other portions of New Hampshire.

The median household income in the Watershed was similar to the County in 1990 and slightly higher than the County in 2000.

Table _ Median Household Income

Location	Median Household Income 1990	Median Household Income 2000
Newfound Lake Watershed	\$30,502	\$43,217
Grafton County	\$30,065	\$41,962
New Hampshire	\$36,329	\$49,467

Source: 1990 and 2000 US Census

Poverty

Overall, fewer Watershed residents were considered to be living below the poverty level in 2000 than there were in 1990. The population of children (below 17 years of age) living below the poverty level decreased during this ten year period, but there was a slight increase in the number of seniors (75 years and older) living below the poverty level during this same time period. The US Census calculates poverty levels by setting income thresholds for households based on the number of family members and the number of children under the age of 18. If the family's total income is below their identified income threshold they are identified as being below the poverty level.

Overall, fewer watershed residents were considered to be living below the poverty level in 2000 than there were in 1990.

Table _ Population Living Below the Poverty Level

Location	% of Population Below Poverty Level - 1990	% of Population Below Poverty Level - 2000
Newfound Lake Watershed	8%	6%
Grafton County	10%	9%
New Hampshire	6%	7%

Source: US Census

Future Population Growth

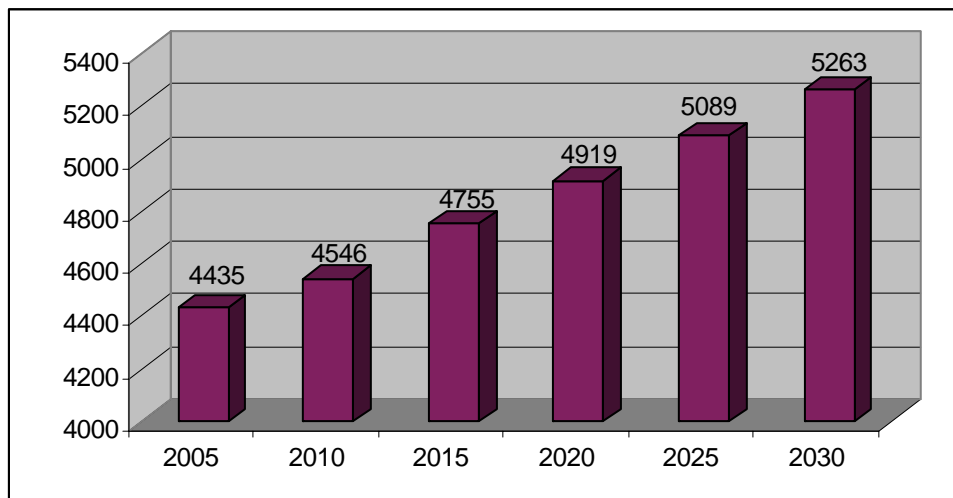
Methodology

The New Hampshire Office of Energy and Planning (NHOEP) has prepared population projections for New Hampshire since 1964. Local projections are highly dependent on the limits set by the county totals. The county projections are roughly based on long-term trends that occurred during the 1960 to 2000 period. The local projections are based on a community's historical share of its respective county's growth. Staff at the NHOEP and the regional planning commissions then evaluate the projections to make sure that the trends are likely for that community, or if some other external factors should be considered.

From 2005 to 2030 the Watershed population is expected to increase by 19%.

The projections prepared by NHOEP for the nine Watershed communities have been used to calculate Watershed population projections from the estimated 2005 population through 2030. This represents an average population growth of 3% every five years in the Watershed, and a 19% increase in the Watershed during this twenty-five year period. This is much lower than the rate of population growth, 132%, experienced in the Watershed from 1970 – 2005.

Figure _ Watershed Population Projections 2005 - 2030



Source: NH Office of Energy and Planning

If the current household size (2.46 persons) remains about the same in the Watershed, and the NHOEP population estimate is correct, the Watershed will need approximately 340 new year-round units by 2030. If the current household size continues to decline this could result in a need for even more units to accommodate the smaller households. If the current growth rate of 8.5% (2000-2005) continues, the watershed will likely see a much larger population than anticipated and a demand for nearly 1,000 year-round units by 2030.

HOUSING

The housing units in the Watershed account for 48% of the total number of housing units in the nine town region. This is greater than the percent of each community's population that is found within the Watershed, and is likely due to the higher percentage of seasonal units found in these areas around the Lake. Table _ illustrates the percent of each communities' housing stock that is within the Watershed. The housing situation in the Watershed is fairly complex because of the high percentage of seasonal units (45%) and the continued conversion of these units into year-round units.

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Table _ Estimated Number of Housing Units

Towns	Town Estimated Housing Units 2005	Watershed Area Estimated Housing Units 2005	% of Town Housing in Watershed	% of Watershed Housing Units
Alexandria	898	682	76%	18%
Bridgewater	921	682	74%	18%
Bristol	2,226	1,625	73%	43%
Danbury	670	2	0.30%	.05%
Dorchester	0	0	0%	0%
Groton	391	196	50%	5%
Hebron	583	583	100%	15%
Orange	143	7	5%	.2%
Plymouth	2,037	14	0.70%	.4%
Total	7,869	3,791		

Source: NH Office of Energy and Planning

All of Hebron's housing is within the Watershed, and four other communities (Alexandria, Bridgewater, Bristol, and Groton) have a significant percentage of their housing located within the Watershed. The density of housing units is typically greater near the shoreline of Newfound Lake and less the further out into the Watershed one travels.

Planning Implications:

The diversity of housing unit types and levels of affordability are a concern within the Watershed as we look into the future. The location and pattern of residential development within the Watershed also has the potential to impact both the communities and the natural resources in negative ways.

Housing Inventory and Housing Types

According to the US Census the number of housing units in the Watershed only increased by 1% from 1990 to 2000. This is because of the decrease in the number of mobile home units which masked the new housing units constructed during this time period. This replacement of mobile home units with single-family and multi-family units resulted in an increase of nearly 200 new housing units within the Watershed. A significant number of year-round housing units were also created by converted existing seasonal units. Table _ illustrates the change in housing units by type within the Watershed from 1990 to 2000.

According to the US Census the number of housing units in the Watershed only increased by 1% overall from 1990 to 2000.

Table _ Housing Units by Type

Type of Units	1990	% of Total	2000	% of Total	% Change
Total Units	3,352		3,433		1%
Single Family Units	2,544	75%	2,639	77%	4%
Multi-family Units	433	13%	530	15%	22%
Mobile Home & Other	375	11%	265	8%	-29%

Source: US Census

Planning Implications:

This reduction of mobile home units may represent some loss of affordable housing units within the Watershed. The regulatory analysis being completed as part of this Watershed Master Plan will need to examine the possibilities that exist for creating a range affordable housing opportunities within the Watershed.

Housing Occupancy and Tenure

From 1990 to 2000 the Watershed experienced a reduction in seasonal housing units overall. Some of the Watershed communities (Alexandria, Groton, and Hebron) actually saw an increase in seasonal units while others (Bridgewater and Bristol) saw large reductions. This illustrates the variable nature of this data across the Watershed. There was also a decrease in the vacancy rate created by units in the Watershed that are available for sale or rent and unoccupied.

From 1990 to 2000 the Watershed experienced a reduction in seasonal housing units overall, and an increase in year-round units.

The conversion of seasonal housing units, the decrease in the vacancy rate, and some new construction resulted in an increase of nearly 400 year-round housing units within the Watershed. Table _ illustrates the shift in housing by tenure and vacancy.

Table _ Housing Units in the Watershed 1990-2000

Units by Tenure & Vacancy	1990	%	2000	%	% Change
Total Units	3,394		3,425		1%
Occupied Units	1,477	43%	1,873	55%	27%
Owner Occupied	1,121	76%	1,438	77%	28%
Renter Occupied	356	24%	435	23%	22%
Vacant Units	1,917	56%	1,553	45%	19%
Vacant For Sale	58	3%	31	2%	-46%
Vacant For Rent	76	4%	22	1%	-71%
Vacant Seasonal	1,659	87%	1,446	93%	-13%

Source: US Census

The rate of increase in year-round housing units within the Watershed slowed slightly between 2000 and 2005, but still resulted in an increase of approximately 30 year-round units in the Watershed each year. It is very likely that this increase represents the continued conversion of seasonal units along with new construction.

Table _ Occupied Housing Units 2000-2005

Newfound Watershed	2000	2001	2002	2003	2004	2005	% Change 2000-2005
Occupied Housing Units	1,873	1,899	1,934	1,972	2,001	2,028	8%

Source: NH Housing Finance Authority

Planning Implications:

Many of the sites that are being converted from seasonal to year-round units in the Watershed are located in some of the more sensitive areas, adjacent to important natural resources. The conversion of units in these areas can increase the potential for long-term impacts by introducing year-round activity, but can create opportunities to address existing threats by upgrading waste treatment and other systems.

Residential Development Trends

From 1995 to 2005 an average of 66 building permits were awarded annually in the Watershed. Approximately 722 were awarded in total during this time period. This information is collected from the communities by New Hampshire Office of Energy and Planning (NHOEP). Usually, permits are valid for one year. Some permits never result in actual construction and in those cases the permit expires.

From 1995 to 2005 an average of 66 building permits were awarded annually in the Watershed.

When expired permits are reported, NHOEP reduces the number of permits reported in the prior year. If the expired permits are never reported there is a possibility of double counting if a permit is re-issued, and the number of permits does not actually reflect the number of new units that were constructed. Building permit data is a useful tool that provides a sense of the rate of growth in the Watershed. This is especially true between Census counts. Table_ illustrates the number of permits awarded for each housing type in the Watershed from 1995 to 2005.

Table _ Building Permits in the Watershed

	1995-2005
Single Family	631
Multi-family	1
Mobile Home	90
Total	722

Source: NH Office of Energy and Planning

In the case of the Newfound Watershed the rate of permitting is lower for the entire watershed than it is for many New Hampshire communities to the south, and many of those located on other popular New Hampshire lakes.

Planning Implications:

The location and design of development is more important to the health of the Watershed than the rate of growth alone.

EMPLOYMENT

Existing Conditions and Trends

The largest employers in the Watershed communities are generally located outside of the Watershed area, such as Freudenberg-NOK, Shop 'n Save, and the Newfound Area School District. Within the Watershed the largest employers are the municipalities, the Bridgewater Elementary School, and Shackett's Grocery. Many of the remaining employers are small, locally-owned businesses. There is also an increase in employment during the summer months when the many camps are open for operation, and other seasonal services are in demand.

The largest employers in the Watershed communities are generally located outside of the Watershed area.

Planning Implications:

Although the watershed is not home to one large employer supplying jobs to its residents, it is also not dependent on one business or employment sector for survival. The diversity of small locally owned businesses suits the Watersheds rural character, and provides greater stability to the Watershed economy.

Labor Force and Employment Trends

All of the Watershed communities, except Orange, fall within the Plymouth Labor Market Area as defined by the US Census. Orange is considered part of the Hartford-Lebanon VT-NH, Labor Market Area.

The unemployment rate in the Watershed has been lower than the state, but higher than Grafton County.

Table _ indicates how the Watershed's unemployment rate compares to the Labor Market Area, County, state, and the nation. The unemployment rate in the Watershed has been lower than the state, but higher than Grafton County. The unemployment rate in the Watershed has increased since 1995 when it was only 2.5%.

Table _ Unemployment Rates in 2006

Area	Unemployment Rate
Watershed	3.3
Labor Market Area	3.2
Grafton County	2.9
New Hampshire	3.4
United States	4.6

Source: NH Employment Security

TRANSPORTATION

When analyzing the Watershed's demographics and growth rate, it is important to look at the transportation system that ties the communities together. Only one state route passes through the Watershed (NH Route 3A), but traffic counts have also been collected on several local roadways. The estimated average daily traffic counts for fourteen locations throughout the Watershed have been included in Table_ below. These counts indicate the total number of vehicles that are likely traveling on each roadway daily. This includes vehicles traveling in both directions on these two lane facilities.

Only one state route passes through the Watershed, but traffic counts have also been collected on several local roadways.

Table _ Annual Average Daily Traffic in the Watershed

Town	Location	1999	2000	2001	2004	2005	2006
Alexandria	West Shore Rd. @ Bristol Town Line	580				1100	
Alexandria	Washburn Road over Patten Brook	490				690	
Alexandria	Bailey Rd. over Bog Brook	310				330	
Bridgewater	NH Route 3A @ Hebron Town Line	2700				3100	
Bridgewater	Dick Brown Rd. over Clay Brook	200				320	
Bristol	NH Route 3A @ Newfound River Bridge	6400				7300	
Bristol	NH Route 3A @ Bridgewater Town Line		4200			4700	
Bristol	West Shore Rd. over Newfound River	2300				4300	
Bristol	West Shore Rd. @Fowler River Bridge	1300				1800	
Groton	North Groton Rd. @ Hebron Town Line		740				720
Groton	North Groton Rd. @ Cockermouth River		390				400
Groton	Sculptured Rocks Rd. over Atwell Brook		30				40
Hebron	North Shore Rd. over Cockermouth River			930		1100	
Plymouth	NH Route 3A @ Hebron Town Line	2700			3100		

Source: NH Department of Transportation

Planning Implications:

As population growth continues within the Watershed some of the local roadways will no longer be able to serve the increasing traffic volumes as well as they have. This is partially due to the geometry of many of these rural roadways, the increase in access points for roads and driveways, and the lack of infrastructure for other modes of travel such as bicycles and pedestrians.

Level of Service

New Hampshire Route 3A is the only state route in the Watershed, and therefore it is the only route that can easily be examined for its “Level of Service”. A roadway’s level of service rating indicates its overall condition and how well the facility can handle existing levels of use. According to the New Hampshire Department of Transportation’s Ten Year Plan, Route 3A has no congestion issues in this area and the pavement condition for this two-lane state highway is considered good. This facility currently has a very high level of service, and is serving the region well. It is also important to recognize the importance of Route 104 to the south and Route 25 to the north. Both are east/west highways that provide access to Route 3A and the Watershed.

Route 3A has no congestion issues in this area, the pavement condition for this two-lane state highway is considered good, and it is serving the Watershed well.

Planning Implications:

As growth continues within the Watershed, and land use decisions are made along Route 3A and other roadways, more access points will likely be created. This could result in a higher number of locations for potential collisions, and will reduce the capacity of the roadways to handle the traffic volumes and serve the Watershed. Thoughtful land use regulations that manage access points could help reduce this threat.

Commuting Patterns

The average travel time to work for Watershed residents is 27 minutes based on information from the 2000 US Census, and the majority of workers commute to another New Hampshire community. The top locations workers reported commuting to include Bristol, Plymouth, Concord, Laconia, Meredith, Franklin, New Hampton, and Tilton. Table _ illustrates the commuting destinations of Watershed workers.

The average travel time to work for Watershed residents is 27 minutes, and the majority of workers commute to another New Hampshire community.

Table _ Commuting Destinations of Watershed Workers

Percent of Working Watershed Residents	
Working in community of residence	20%
Commuting to another NH community	75%
Commuting out-of-state	5%

Source: US Census

The distribution of commuters by mode of transportation in the Watershed is very similar to the state and national averages in all categories except carpooling and working from home. Overall, the majority of workers in the Watershed, 76%, commute to work alone using an automobile. It is understandable that the figures for public transportation would be lower than the national average, considering the lack of public transportation in the region compared to other regions of the U.S. that are more conducive to mass transit. Within the Watershed Hebron had the highest number of workers working from home at 14%.

Table _ Mode of Travel for Watershed Workers

Mode of Travel	Percent of Watershed Workers	Percent of New Hampshire Workers	Percent of U.S. Workers
Drove alone (car/truck/van)	76%	82%	76%
Carpooled (car/truck/van)	14%	10%	12%
Public Transportation	1%	1%	5%
Walked	3%	3%	3%
Other means	1%	1%	1%
Worked at home	6%	4%	3%
Mean Travel Time to Work	27 minutes	25 minutes	26 minutes

Source: US Census

Planning Implications:

There is a good percentage of carpooling and workers based at home or telecommuting within the Watershed. If these alternatives along with some form of public transportation could be encouraged further in the future this would have a very positive impact on the land use pattern within the Watershed, and would reduce the impact on the local and global environments.

CONCLUSION

It is clear from this demographic and growth assessment for the Watershed that the area is changing. This does not mean that the population is simply growing, which it is, but that the composition of this population is changing and will pose new challenges in the future. Overall, the population is aging, living together in smaller numbers, and shifting toward more year-round residency. The majority of the population and housing exists in the five communities of Alexandria, Bridgewater, Bristol, Groton and Hebron, but the four other Watershed communities contribute important upland areas. The majority of development within the Watershed is residential in nature, and this requires residents to travel outside of the Watershed for most services and employment opportunities.

The information gathered in this section of the Watershed Master Plan will be used in combination with the other sections to create implementation actions that ensure the long-term sustainability of the Watershed for generations to come.