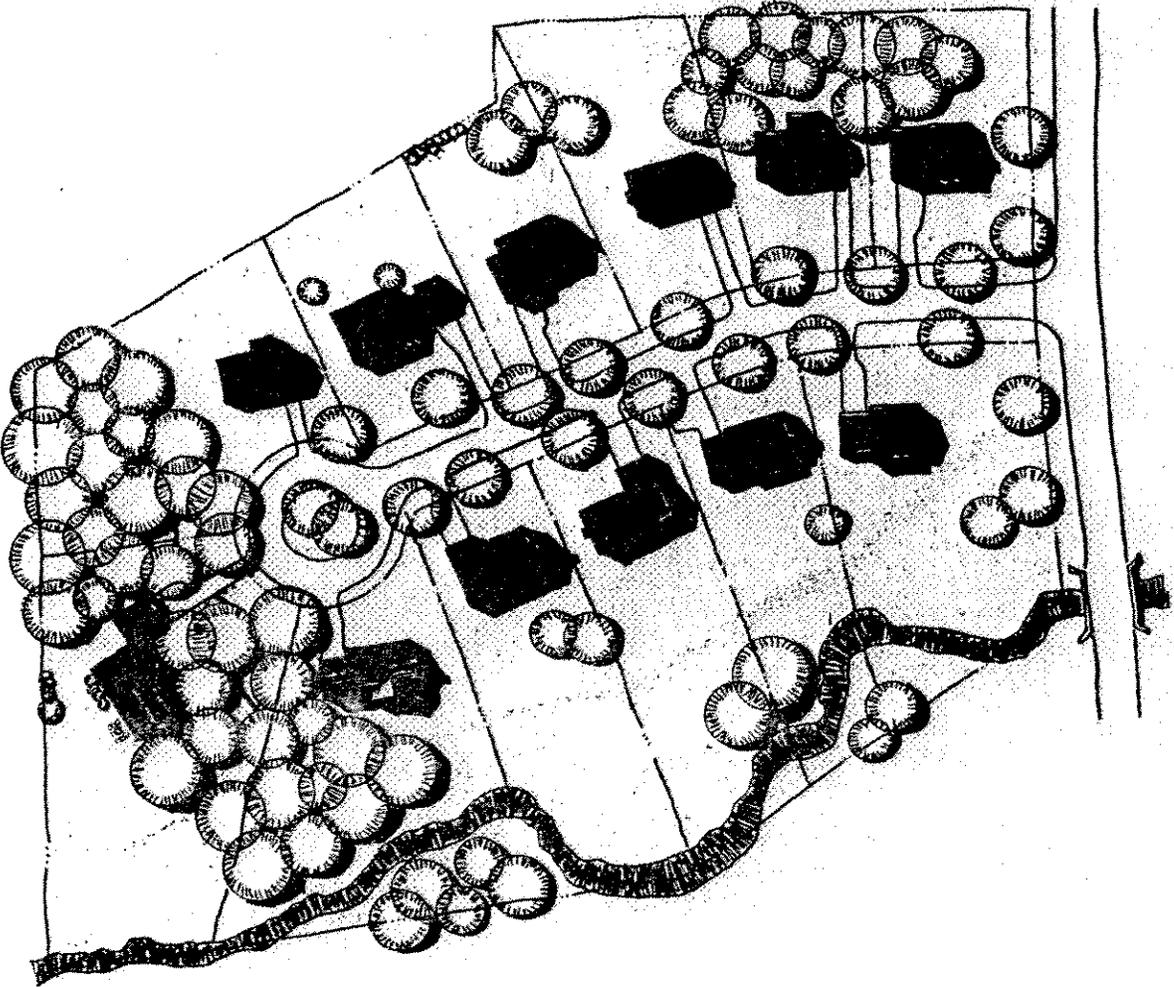


HOUSING



IV. HOUSING

I. INTRODUCTION

Within the framework of a comprehensive plan, housing should be viewed as a fundamental component of a community's development process, both influencing and being influenced by the natural environment, public services, transportation, economic development, energy and social interaction patterns. The purpose of this chapter is to provide an overview of the existing housing stock, development and occupancy patterns, household characteristics and housing needs within Sandwich. In addition, recommendations to meet future housing needs are also presented, along with an inventory of available funding assistance programs.

A. The Housing Process

The provision of housing within a community involves four basic phases which necessitate the close interaction of the public and private sectors:

1. Preparation Phase

This phase includes land acquisition, planning and zoning approval. The participants at this stage of the process include the land owner, developer, real estate broker, surveyor, lawyer, architect, landscape architect, the Planning Board, Selectmen, and Register of Deeds.

2. Production Phase

The second phase involves site preparation, construction and financing. Participants include the developer, lending institutions, constructors, craftsmen and laborers, insurance companies, architects and engineers, material distributors and the town building code officer, if one exists.

3. Distribution Phase

This phase involves the sale and subsequent resale of housing units. The chief participants are the buyer (initially the developer), the seller, real estate brokers and Register of Deeds. Lending institutions, lawyers and insurance companies are also involved in this stage.

4. Service Phase

The final phase includes property maintenance and management, repairs and improvements and additions. Within Lakes Region communities, this phase also includes the conversion of seasonal to year-round units. Local public participants include the tax assessor and indirectly, those involved with the provision of public services which are related to household location, such as the Road Commissioner and School Administrator. Private sector participants include the owners, maintenance firms, craftsmen and laborers, property management firms, utility companies and material distributors.

The housing process, as described above, has two important planning implications. First, it illustrates the extensive public sector involvement in the private housing market. Second, this framework shows the dynamic nature of housing in that decision made in the initial preparation phase have long-term implications for the subsequent phases of development and maintenance.

II. Community Goals and Attitudes

The 1980 Sandwich Goal Statement, prepared by the Planning Board as a policy guide for future planning activities, established the following goal:

Housing - Ensure adequate housing for all residents in healthful, safe, convenient and attractive neighborhoods.

This statement was prepared on the basis of the results of the Sandwich Community Survey which gave residents the opportunity to express their feelings about various aspects of community life and to indicate their preferences for future housing in Sandwich.

Only two types of housing - single-family units and retirement housing - are clearly desired by the year-round and seasonal residents of Sandwich. Single-family units drew an 89 percent favorable response from year-round residents and 98 percent from the seasonal residents, while 64 percent of the permanent residents and 59 percent of the seasonal residents favored retirement housing, respectively.

The year-round residents of Sandwich voiced extreme opposition to high-rise units (90% against), mobile home parks (89% against) and condominiums (88% against). They were also against mobile homes on private lots (39% favored, 52% against), low-income housing (36% favored, 55% against), apartments (24% favored, 72% against) and duplexes 25% favored, 63% against).

The seasonal residents were strongly against high-rise units (100% against) and mobile home parks (93% against). They also opposed low-income housing (38% favored, 53% against), condominiums (36% favored, 61% against), duplexes (32% favored, 61% against), mobile homes on private lots (28% favored, 71% against) and apartments (17% favored, 76% against).

III. Characteristics of the Housing Stock

A. Housing Inventory

Table IV-1 provides an inventory of the existing housing stock in Sandwich. Single-family homes are, of course, the dominant form of housing for both year-round and seasonal residents. The multi-family units are primary within structures containing two units. Mobile homes have not been a major factor in the town's housing supply, with only seven units. Seasonal units comprise approximately 47 percent of all residential units in Sandwich.

TABLE IV-1

Housing Unit Inventory
Sandwich, 1980

<u>Type</u>	<u>No. of Dwelling Units</u>	<u>Percent of Total Units</u>
<u>Year-Round</u>		
Single-family	386	52.7%
Multi-family	0	0
Mobile Homes	4	
<u>Seasonal</u>		
Single-family	341	46.5%
Multi-family	0	0
Mobile Homes	4	
Total Units	733	100%

Source: Sandwich Town Records.

B. Recent Construction Patterns

Over the past five years an average of 6.2 year-round homes per year and 4.4 seasonal homes per year have been added to Sandwich's housing stock. No multi-family units or mobile homes have been added over this period.

TABLE IV-2

Annual Additions to the Housing Supply, Sandwich, 1976-1980

<u>Type of Dwelling Units</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>
Year-Round Single-Family	8	10	1	9	3
Seasonal Homes	6	5	4	3	4
Multi-Family Units	0	0	0	0	0
Mobile Homes	0	0	0	0	0

Source: Sandwich Town Records.

C. Age of Existing Housing

As shown in Table IV-3, most homes in Sandwich are either old or new. Over half of the year-round houses were built prior to 1900, while 30 percent were built over the past 20 years. The ages of seasonal homes are not quite so polarized. Forty-two percent were constructed before 1900, while one-fourth were built over the past 20 years. It should be noted, however, that some seasonal homes were once year-round, while many year-round homes were formerly of seasonal use.

TABLE IV-3

Age of Existing Housing, Sandwich, 1980

<u>Year of Construction</u>	<u>Percent of Housing Stock</u>	
	<u>Year-Round Homes</u>	<u>Seasonal Homes</u>
Pre 1900	50.5	41.7
1900-1939	10.7	19.4
1940-1949	4.3	4.9
1950-1959	4.3	8.7
1960-1969	7.5	8.7
1970-1979	22.8	16.5

Source: Sandwich Community Survey, 1980.

D. Conversions

Many Sandwich homes have been converted from seasonal to year-round use. According to the 1980 Community Survey, 27 percent of the town's residents live in homes which were once seasonal cottages. Sixty-two percent (62%) of the conversions occurred between 1970 and 1980.

The conversion of seasonal homes to year-round use is expected to continue. Sixty-four seasonal households (60% of the seasonal respondents) who answered the 1980 Community Survey indicated that they plan to retire in Sandwich. Assuming two persons per respondent household, this means that a minimum of 128 persons plan to retire in Sandwich. The actual figure will probably be much higher since only 27 percent of the personal property owners returned their surveys. In addition, many of the seasonal homeowners may choose to retire elsewhere, causing them to sell their seasonal home in Sandwich to another individual family who would convert the home to year-round use and who may be younger and have more persons per household than the retirees.

Since almost half of the number of housing units in Sandwich are seasonal, it is possible that a large proportion of the expected population growth over the next 20 years could settle into seasonal homes and convert them to year-round residences. Thus, the potential exists for the permanent population of Sandwich to nearly double without the construction of a single new home. This situation should be seriously considered because

(1) the town has no control over conversions; (2) many seasonal homes have poor road access and septic systems which are inadequate for year-round use; and (3) the town's tax base would be changed, since homes which once demanded services for only a portion of the year would demand town services (possibly including education) throughout the year.

Another form of conversions is the conversion of single-family homes (year-round or seasonal) into apartments. Most of Sandwich's rental housing needs can be met through the conversion of single-family houses into apartments. The advantage of conversions (rather than the construction of new apartment buildings) is that the exteriors of the buildings usually remain unchanged. Thus the town's rental housing needs can be met while many of the homes are very large and expensive to maintain and a number of them are occupied by elderly citizens who could benefit by renting an apartment in their home. Benefits could include increased income to offset rising costs, security, and assistance with maintenance, health and transportation.

There are, however, several potential problems which could result from conversions. The town should ensure that the new use will not be detrimental or injurious to the character or appearance of the neighborhood, that the use not create any traffic or safety hazards and that there be adequate parking, water and waste disposal.

E. Construction and Improvement Costs

The cost of housing has increased substantially over the past decade and is expected to continue to rise in the future. In 1980 the cost of new housing was generally at least thirty-five to forty dollars per square foot for enclosed, insulated, heated, plumbed, wired and finished space. Remodeling costs can vary widely. The costs of converting seasonal homes to year-round residences were normally in the range of ten to twenty-five dollars per square foot, depending upon how adaptable the existing plumbing and electrical conditions were to remodeling plans, how much finish work the owner was willing to do himself, and various special conditions which might exist.

The cost of land suitable for building is generally \$2,000 to \$3,000 per minimum lot size, with waterfront properties being much higher.

F. Occupancy

1. Tenure

The vast majority of year-round homes in Sandwich are owner-occupied. According to the U.S. Census, 93 percent of the homes in 1970 were owner-occupied and only 7 percent were rented. As shown in the following table, Sandwich' proportion of rental units was far below the region average in 1970.

TABLE IV-4

Household Tenure, Sandwich and Lakes Region, 1970

	<u>Sandwich</u>		<u>Lakes Region</u>	
	<u>Households¹</u>	<u>Percent</u>	<u>Households¹</u>	<u>Percent</u>
Owner	209	92.9	14,170	73.4
Renter	16	7.1	5,140	26.6
Total	225	100.0	19,310	100.0

¹Occupied year-round units only; excludes vacant and second seasonal units.

Source: U.S. Census, 1970.

Comparable data for 1980 are unavailable at the present time. However, the 1980 Community Survey indicated that 10 percent of the year-round households were renter-occupied in 1980.

2. Vacancy Rate

According to the U.S. Census, there were only two vacant year-round homes in 1970, which is a vacancy rate of 0.9 percent. This is far below the 1970 Lakes Region vacancy rate of 2.2 percent for ownership units and 10.6 for rental units and the State figure of 1.6 percent for ownership units and 6.9 percent for rental units.

G. Subsidized Housing

The New Hampshire Housing Commission in Concord keeps an accurate inventory of publicly assisted housing in the State of New Hampshire. In 1980 there were no subsidized housing units in Sandwich. The N.H.H.C. also publishes housing need indicators which are based on the number of renter households earning less than \$5,000 per year in the most recent U.S. Census (1970). The Housing Commission estimates that Centre Harbor has an "unmet need" of 20 publicly-assisted family units, Tamworth "needs" 29 elderly units and 19 family units, and Moultonboro "needs" 15 elderly units and 35 family units.

However, the Housing Commission's analysis showed no need for publicly-assisted housing in Sandwich. Based on this determination, it does not appear likely that the New Hampshire Housing Commission would support a proposal for publicly-assisted housing in Sandwich. New census data may change the picture, however.

H. Elderly Housing

The Sandwich Senior Citizens Housing Committee recently completed a detailed study of elderly housing needs and preferences. It appears that there is considerable interest and support for elderly housing in Sandwich. The town should encourage this group to continue its efforts toward meeting the needs of Sandwich's present and future elderly population. Great care should be taken, however, to ensure that the project will be consistent with the town's character.

IV. Household Characteristics

A. Size

The average number of persons per dwelling has dropped dramatically over the past decade. According to the U.S. Census, there was an average of 3.1 persons per year-round household in 1960 and an almost identical 3.0 persons per unit in 1970. However, from 1970 to 1980 average household size dropped to 2.2 persons per household.

The average number of persons per year-round household in Sandwich was calculated according to both town records and the results of the 1980 Community Survey. In both cases the household size was 2.2 persons per household. This decline in household size is consistent with national trends and the 1980 average is only slightly lower than the 1980 averages in other Lakes Region communities. The Sandwich trend also may reflect growth in the town's elderly population and the out-migration of youth.

B. Income

Annual income is the primary determinant of the quality and quantity of housing available to individual households. According to the Office of State Planning, the 1979 Median Family Income in Sandwich was \$15,919, which was above the Carroll County figure of \$13,600, and very close to the New Hampshire level of \$15,972. Only 3.9 percent of the families were below poverty level in 1970.

The 1980 Community Survey also provided income information. Forty-one percent (41%) of the year-round adults who answered the survey indicated that they receive less than \$9,000 per year, 20 percent between \$9,000 and \$15,000, 8 percent between \$15,000 and \$20,000, 5 percent between \$20,000 and \$30,000 and 5 percent above \$30,000. The median individual income range for the respondents was \$9,000 to \$12,000. This appears to be consistent with the state figures when one considers that many households have more than one income-earner.

Seasonal residents have much higher incomes. According to the Survey, 51 percent of the seasonal heads-of-households earn \$30,000 or more per year and 69 percent earn \$20,000 or more per year. Family incomes would be even higher.

C. Age Distribution

Another demographic factor which influences housing demand is a stage in the family life cycle. On the individual household level, the size and location components of housing need are related to the number and age of children and the employment or retirement status of adults. Detailed age distribution information is presented in the Population Chapter. It indicates that Sandwich has a fairly old population compared to other communities in the State and in the Lakes Region. Over the past 20 years, the proportion of students and pre-schoolers in Sandwich has fallen, while the percent of persons in the labor force age group (20-64)

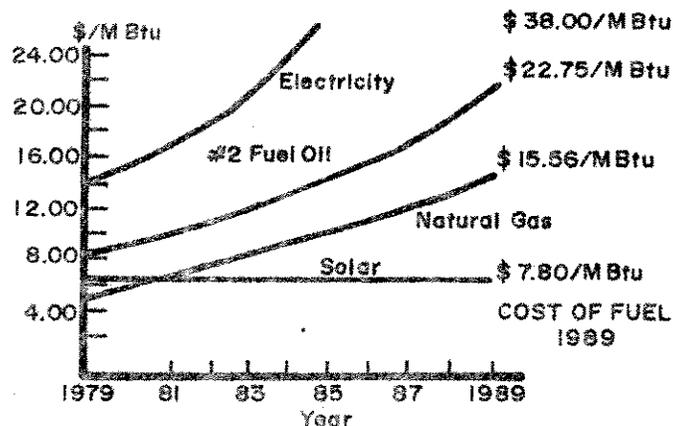
has increased slightly (3%) and the senior citizens group has increased substantially (12%). Over one-fifth of Sandwich's residents were over the age of 64 in 1980. The number of elderly persons is expected to increase even more over the next 20 years as the population ages and as many of the seasonal residents retire in Sandwich.

D. Energy Use

The U.S. Department of Energy (DOE) estimates that households use 22 percent of all the energy consumed in the United States. The costs of operating a house are expected to increase at a rate of 10 to 20 percent per year through the 1980's as electricity, oil and gas prices continue to climb. In addition, any sudden cut in fuel supplies could have a catastrophic effect on households across the United States. The following graph depicts the expected rising costs of electricity and fossil fuels over the next decade, using a conservative 10 percent energy inflation rate. Note that the only stable-priced energy source is solar.

Figure IV-1

A Comparison of Anticipated Fuel Cost
over the Next Ten Years
ESTIMATED FUTURE FUEL COSTS



Source: U.S. Department of Energy

Unfortunately, no figures are available for fuelwood, which is a major resource in Sandwich. According to the 1980 Community Survey, 44 percent of the resident households in Sandwich use wood as their primary heating source, while 40 percent cited oil as their primary source of heat. The remainder use electricity, gas, kerosene and solar heat, in descending order. Most people have electric stoves (47%), while a smaller percentage use bottled gas (39%), wood (10%), kerosene (2%) and oil (2%) for cooking. Over half (51%) have electric hot water heaters.

Seasonal Units

Almost half of the dwelling units in Sandwich are seasonal homes. The following table shows seasonal housing trends within Sandwich. The percentage growth of seasonal units decreased sharply from 29 percent during the 1960-1970 period to only 9 percent from 1970 to 1980.

TABLE IV-5

Seasonal Housing Units, Sandwich, 1940-1980

<u>Year</u>	<u>Seasonal Units</u>	<u>Percent Increase</u>	<u>Total Housing Units</u>	<u>Seasonal Units as a Percent of Total Units</u>
1940	78	--	328	23.8%
1960	244	213%	444	55.0%
1970	315	29%	542	58.1%
1980	344	9%	733	46.9%

Source: U.S. Census, 1940, 1960, 1970.
Sandwich Town Records, 1980.

Correspondingly, seasonal units now represent a smaller proportion of the total housing stock, decreasing 11.2 percent over the past decade. This trend is consistent with the growing rate of conversions of seasonal homes to year round use. As a result, seasonal units must now be considered as a prime determinant of future population growth, influencing both the rate of growth and the composition. The latter component relates specifically to the increasing percentage of retirees who are converting seasonal units to year-round occupancy.

VI. Projection of Future Housing

Projecting the future market demand for "new"* year-round dwelling units involves determining three principal factors:

1. the predicted number of future households;
2. losses in the current stock;
3. the anticipated vacancy rate.

From a public policy viewpoint, projection of the overall housing needs of a community should also incorporate replacement of substandard units. Due to the lack of adequate data** for Sandwich, this factor has not been incorporated into the analysis.

The equation used to estimate the market demand for future year-round dwelling units is as follows:

$$D.U. \text{ DEMAND}_{T_{p+n}} = \# \text{ HOUSEHOLDS}_{T_{p+n}} \times (1 + \text{Vacancy Rate}) - \# \text{ D.U. in stock}_{T_p} - \text{Loss in stock}_{T_p - T_{p+n}}$$

Where T = time
 p = present
 n = number of years (future)

Applying this equation to Sandwich, the following estimate for the number of new dwelling units needed by 2000 is derived:

$$D.U. \text{ Demand in Year 2000} = \# \text{ Households in Year 2000} \times (1 + \text{Vacancy Rate}) - \# \text{ D.U. in 1980} - \# \text{ Units Lost by Fire or Demolished}$$

$$141 = 546 \times (1 + .01) - 401 - 10$$

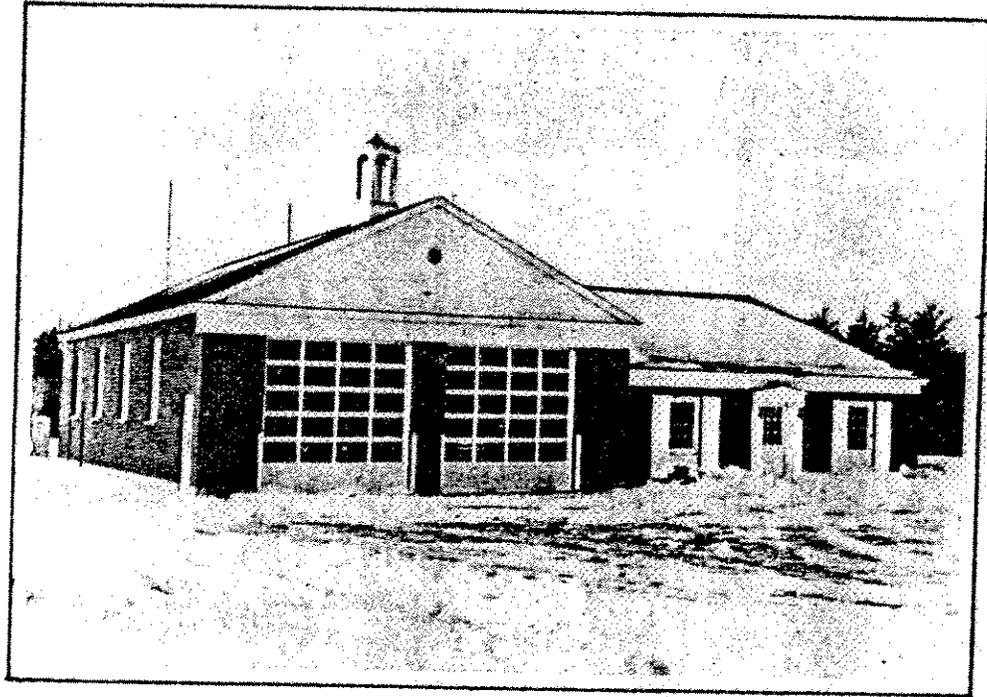
Where 546 = projected population (1200) divided by the population per household (2.2)
 .01 = assumed vacancy rate
 401 = current year-round housing units
 10 = estimated number of units lost to fire or demolished between 1980-2000

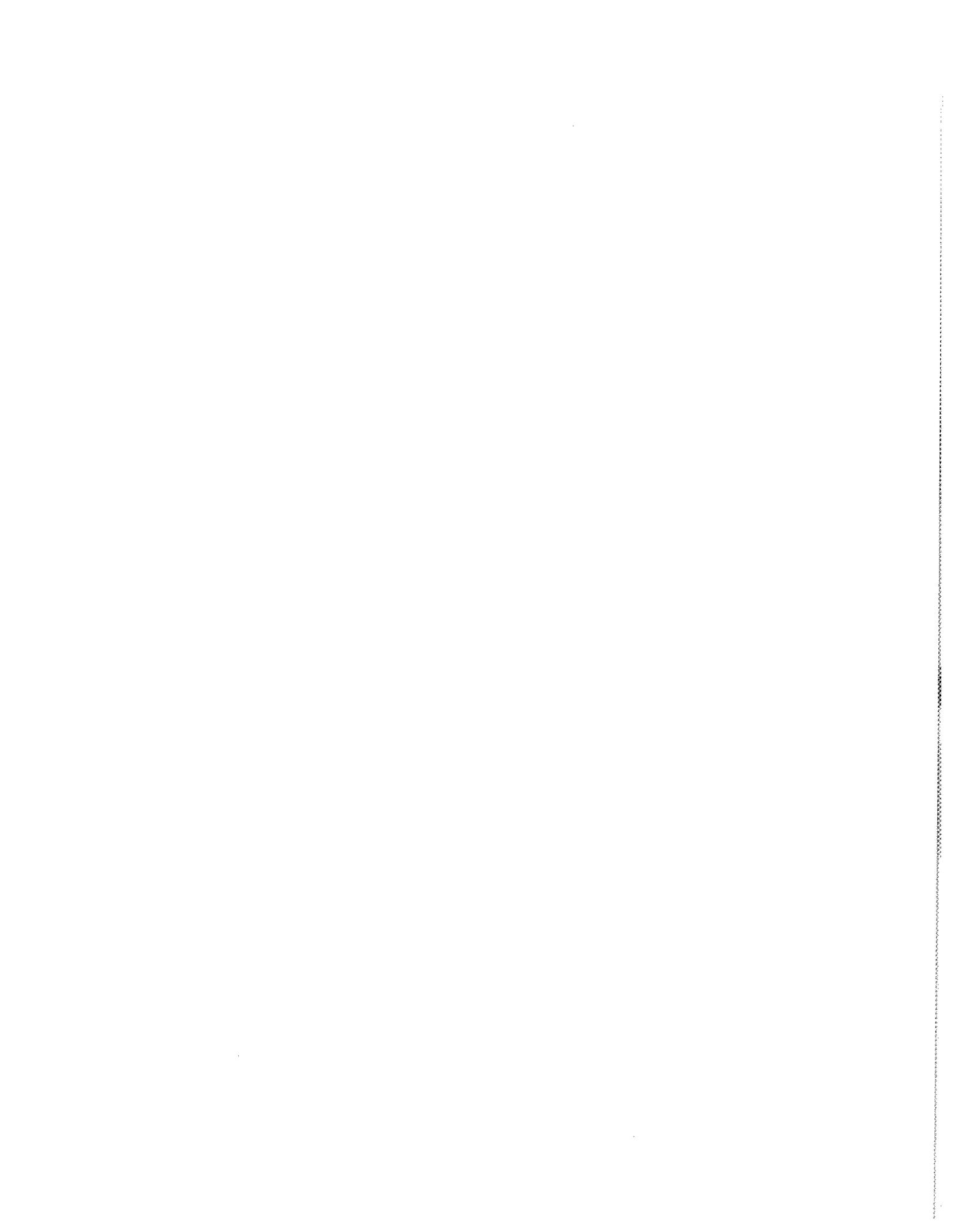
The 141 "new" units represents the construction or conversion of an average of 7 dwelling units per year over the next 20 years. This rate is generally consistent with the present rate of housing starts and conversions during the past five years.

As discussed in the section concerning community goals and attitudes, Sandwich residents would prefer that these "new" units be a mix of conventional single-family homes and retirement housing.

*"New" year-round units can also include units converted from seasonal or non-residential uses.
 **The Census of Housing attempts to estimate substandard housing on the basis of plumbing and heating facilities. This information is both incomplete and outdated.

COMMUNITY FACILITIES AND RECREATION





V. COMMUNITY FACILITIES AND RECREATION

Summary

The provision of public services is an important element in protecting the health, safety and general welfare of the community. Sandwich's community facilities are physical manifestations of services which provide local residents with police and fire protection, libraries, road maintenance, schools, waste disposal, water supplies and meeting rooms.

The need for additional public services and facilities increases as the population grows, residential areas expand, old facilities become outmoded, and living standards and public expectations rise.

Sandwich's community facilities are generally adequate to meet the needs of its present and project population.

The Town Hall is presently being renovated and was recently placed on the National Register of Historic Places. Renovation of the Town Hall should be a high priority because it receives a great deal of use and is historically significant.

The Wentworth Library, Town Garage, and the two fire stations are generally adequate.

The landfill and the new recycling center are generally adequate over the near future and a regional solid waste and recycling system should be explored.

A study of the sewage disposal problems in Center Sandwich should be conducted.

The police department should expand its manpower by adding at least a part-time officer who could be on call a couple of nights per week and who could work full-time during the summer.

Recreational facilities are generally adequate. Due to the small number of residents, dispersed settlement patterns and large amounts of open space, Sandwich does not have to offer the number of man-made facilities which would be needed in highly concentrated urban communities.

Recreational opportunities are both passive and active and are offered publicly and commercially. A number of community organizations supplement town-sponsored programs and facilities.

Based on survey results, it appears that a year-round town recreation program may be needed.

With immediate access to the White Mountain National Forest and countless other natural areas, Sandwich's residents have an abundance of outdoor recreational opportunities. This is one of the most desirable features about living in the town.

Community Goals and Attitudes

The 1980 Sandwich Goal Statement, prepared by the Planning Board as a guide for future planning activities, established the following goals:

- Community Facilities and Services - To provide community facilities and services in the most efficient manner to meet the existing and future needs of Sandwich's residents.
- Parks and Recreation - Provide a variety of recreational opportunities for all age groups according to current and projected needs of the community.

These statements were prepared on the basis of the results of the Sandwich Community Survey which gave residents the opportunity to express their feelings about various aspects of community life and to indicate their preferences for future land uses in Sandwich.

Survey of Year-Round Residents (96% response rate)

With few exceptions, Sandwich's year-round residents evaluated their town services as good or excellent. Fire protection, police protection, library services, road maintenance, planning board activity, conservation commission activity, the Town Clerk, ambulance service, medical and dental services, Treasurer and Tax Collector responsibilities, and the dump were all positively evaluated by a large majority of respondents. Conversely, youth programs were rated either fair or poor by 58 percent of the respondents and elderly programs were rated either fair or poor by 70 percent of the respondents. Most persons (73 percent) rated selectmen performance to be good or fair. Seven percent rated them as excellent, while 17 percent evaluated them as poor.

In spite of general satisfaction with the town dump, nine respondents considered the dump as one of the most disturbing aspects of Sandwich. Likewise, eight persons rated the lack of cooperation among town government, police and fire departments to be a most disturbing aspect of life in Sandwich.

Most respondents considered the size of the police force to be just right (39 percent), or that it should be enlarged (20 percent). Twenty-seven percent (27%) suggested police force enlargement just for the summer months.

Most respondents (119) favored renovation of the Town Hall over construction of a new municipal building (50). Seventy-two percent (72%) of those answering the questionnaire supported increased use of town-owned lands and buildings for resident recreational activity. Many (59 percent of the respondents) would like to see a year-round recreation program added to the present summer beach program. A skating rink, films, concerts, exhibitions, public car repair facilities, nature walks, billiards and ping pong, cross country ski trails, a shooting range, horse-back trails and adult volleyball were among the specific suggestions.

Most respondents (64 percent) did not favor tax support for a community center. Most of those who discussed location of a community center favored using the Town Hall (30 persons) or centralizing the facility (27 persons).

Survey of Seasonal Residents (27% response rate)

Generally, the seasonal respondents either rated town services as good or excellent or had no opinion about them. Fire protection, library services, road maintenance, the Planning Board, Selectmen, Conservation Commission, Town Clerk, Tax Collector, town dump and medical services were all positively evaluated by a majority of the respondents. Police protection was rated excellent or good by 42 percent of the respondents, while 38 percent gave it a fair or poor rating. Most of the respondents had no opinion about youth programs, elderly programs, ambulance service, dental services, the Treasurer and the Board of Adjustment.

When asked to list the most disturbing features about living in Sandwich, the lack of security of vacant homes was most often mentioned (7 times). Stated inadequacies in medical services ranked as the fourth-most disturbing feature (5 times).

A majority of the respondents (60%) favored renovation of the Town Hall over construction of a new municipal building (40%).

Forty-three percent (43%) indicated that they would like to see Town-owned lands and buildings used more for Town resident recreation and activities, while 14 percent were opposed and 43 percent had no opinion. Twenty-nine percent (29%) of the respondents would like to see a year-round recreation program in addition to the summer beach program, while 19 percent were opposed and 53 percent had no opinion.

A surprisingly large portion (40%) of the respondents indicated that they would be willing to volunteer for work at the town dump in a recycling program.

Sixty percent (60%) said that they would not favor tax support for a community center. Most of those who discussed location of a community center favored using the existing Town Hall or a building in a central location.

Thirty-seven percent (37%) had no opinion about the size of the present police department. Twenty six percent (26%) considered the present size to be just right, while 18 percent felt it should be enlarged and 18 percent thought that it should be enlarged for just the summer months. Many respondents were concerned about the security of their vacant homes.

Sixty-three percent (63%) of the seasonal respondents indicated that they would support the tax funding of an engineering study that would appraise the sewage disposal conditions in Center Sandwich Village and make recommendations as to corrective measures. However, only 36 percent of the year-round residents favored this study while 42 percent were opposed and 22 percent had no opinion.

TABLE V-1

Attitudes of Year-Round and Seasonal Respondents
Concerning Town Services, Sandwich, 1980

Item	Year-Round Respondents			Seasonal Respondents		
	Good or Excellent Rating	Fair or Poor Rating	No Opinion	Good or Excellent Rating	Fair or Poor Rating	No Opinion
Outdoor Recreation	71%	25%	4%	85%	10%	5%
Fire Protection	71%	25%	4%	50%	25%	25%
Police Protection	65%	30%	5%	42%	38%	20%
Library	88%	7%	5%	72%	10%	18%
Road Maintenance (S)	68%	30%	2%	74%	17%	9%
Road Maintenance (W)	76%	21%	3%	61%	9%	30%
Youth Programs	41%	58%	1%	19%	12%	69%
Elderly Programs	21%	48%	31%	7%	8%	85%
Planning Board	51%	29%	20%	34%	13%	53%
Selectmen	40%	48%	12%	50%	39%	11%
Conservation Comm.	44%	21%	35%	35%	10%	55%
Town Clerk	86%	7%	7%	56%	2%	42%
Ambulances	60%	18%	22%	27%	6%	67%
Town Dump	63%	27%	10%	61%	21%	18%
Tax Collector	85%	6%	9%	60%	6%	34%
Treasurer	60%	13%	27%	32%	1%	67%
Board of Adjustment	25%	18%	57%	14%	4%	82%
	Yes	No	No Opinion	Yes	No	No Opinion
Renovate Town Hall?	70%	---	---	60%	---	---
New Municipal Bldg.?	30%	---	---	40%	---	---
Increase Use of Town Land & Buildings for Recreation and Activities?	72%	11%	17%	43%	14%	43%
Year-Round Recreation Program?	59%	21%	20%	29%	18%	53%
Tax Support for a Community Center?	36%	64%	---	40%	60%	---
Study Sewage Disposal Conditions in Center Sandwich?	36%	42%	21%	63%	21%	16%
Will You Volunteer to Work at Dump Recycling Program?	38%	62%	---	40%	60%	---

Town Hall

The Sandwich Town Hall is a colonial two-story wood structure located on Maple Street in the heart of Center Sandwich. Built in 1914 to replace an earlier town hall that was destroyed by fire in 1913, the Town Hall was placed on the National Register of Historic Places in 1980. The building is 45 feet wide and 70 feet long and is located on one-eighth of an acre of land.

The Selectmen's Office (14' X 28'), Police Department Office (8' X 14'), a storage room, restrooms, a vestibule and a large meeting room are located on the first floor. There is a platform at one end of the meeting room, which supports the voting booths which are used on election days. Most town boards and committees use the first floor facilities for their meetings.

The second floor of the Town Hall has a large room with a stage. The Sandwich Players, a very active local theatrical group, uses this room for rehearsals and performances. The room is also occasionally used for dances.

Parking for Town Hall activities is a problem. Since there are only six parking spaces in front of the building, many people have to park on the road along Maple Street.

The Town Hall is currently being renovated. In the first phase of this project, a new well and septic system will be installed, roof and drainage problems will be corrected and the exterior of the building will be painted. Future plans include the addition of office space, a vault and a new heating system.

The Town Hall is open from 8:30 a.m. to 3:30 p.m. on weekdays and is often used during the evening for meetings.

Wentworth Library

The Wentworth Library is a two-story stone building located on Main Street in Center Sandwich. The Library was constructed in 1914 and a new 3,000 square foot wing was added in 1971-1972. The wing includes a meeting room which is used by many groups on a sign-up basis.

The Library contains 10,821 volumes, several desks and tables, a slide projector, a 16 mm projector, a movie screen, a tape recorder/player, a kitchen stove/refrigerator combination. The Library also subscribes to numerous magazines and has a large record collection.

Two librarians and a custodian and cleaning lady operate the facility which is open from 2:30 p.m. to 5:30 p.m. on Monday, from 2:30 p.m. to 9:00 p.m. on Wednesday, from 12:00 noon to 5:30 p.m. on Friday, and from 9:00 a.m. to 12:00 noon on Saturday.

As shown in the following table, adult circulations have increased over the past decade, while juvenile circulations have decreased. This appears to be consistent with recent population trends in which the adult population of Sandwich has greatly increased, while the pre-school and school-age children have declined as a percent of total population.

TABLE V-2

Summary of Library Circulation, Sandwich, 1970-1979

	<u>1970</u>	<u>1975</u>	<u>1979</u>	<u>1980</u>
Fiction	4,008	4,288	4,492	4,958
Non-Fiction	2,124	2,728	2,931	3,281
Juvenile	2,991	3,080	2,753	3,595
Magazines	693	784	1,380	1,695
School-Juvenile	2,800	1,424	1,215	766
Concord Non-Fiction	72	181	57	68
	<u>12,688</u>	<u>12,485</u>	<u>12,828</u>	<u>14,363</u>
Records	<u>1,331</u>	<u>860</u>	<u>782</u>	<u>900</u>
Totals	14,019	13,345	13,610	15,263

The number of annual book purchases has also decreased over the past decade from 1,026 in 1970 to 639 in 1975 to 417 in 1979; however, the book purchases in 1980 totaled 1,570. One of the reasons for the decrease in book purchases is the enormous increase in the cost of the books.

The Library is almost entirely supported with trust funds. The following is a summary of trust funds which support the Library.

TABLE V-3

Library Trust Funds and Their Uses, Sandwich, 1980

Name of Trust Fund	Principal	Purpose/Use
Joseph Wentworth	\$334,764.22	"To be used for the support, benefit and upkeep of the Samuel Wentworth Library."
Stephen Wentworth Memorial	11,912.50	"To be used in any manner that the Trustees see fit."
Erastus P. Jewell	500.00	No stipulations
Cora Barker	500.00	"New books for town library!"
Charles Blanchard	4,674.00	No stipulations.
Joseph Wentworth-Acct. A	2,000.00	"Purchase of books of current fiction."
Heard Trust	Varies (shared with others)	"Purchase of books."

Post Offices

There are Post Offices in Center Sandwich, North Sandwich and Sandwich. The Center Sandwich Post Office is a 300 square-foot structure owned by the Quimby Trust and located on Main Street in Center Sandwich. The North Sandwich Post Office occupies 45 square feet of space in the home of Mrs. Burns, while the Sandwich Post Office covers 20 square feet of space in the Gotshall store. Each employs one person full-time, while the Center Sandwich Post Office also has one part-time employee.

Churches

There are four church structures in Sandwich which are used for religious gatherings and other meetings.

1. Baptist Church - built in 1803
2. Methodist Church - built in 1825
3. Quaker Meeting House - built in 1884
4. East Sandwich Chapel - built in 1879

Meeting Rooms

There are several buildings in Sandwich which can be used for various meetings and activities. They include the Town Hall, Library, Central Fire Station, Grange, Masonic Hall, Methodist Church, Sandwich Central School, Fair Building, Historical Society, Sandwich Home Industries, and the Town Garage. All residents and town officials should be aware of facilities which could be used for a variety of purposes. The table on the following page is a summary of existing meeting rooms in the Town of Sandwich.

TABLE V-4

Meeting Rooms, Sandwich, 1980

Name of Building	Approx. No. of Seating Spaces	Uses	Condition	Kitchen	Toilets	Location
Town Hall	125 Lower 200 Upper	Meetings Dances Plays Town Gov't. Voting	Fair	No	Yes	Maple Street, Ctr. Sandwich, N.H.
Library	40 to 50	Meetings	Excellent	Yes	Yes	Route 109, Ctr. Sandwich, N.H.
Central Fire Station	80	Meetings Receptions	Excellent	Yes	Yes	Route 109, Ctr. Sandwich, N.H.
Grange	100 Upper 100 Lower	Meetings	Good	Yes	No	Maple Street, Ctr. Sandwich, N.H.
Masonic Hall	Private Upper 100 Lower	Meetings Dinners	Good	Yes	Yes	Main Street, Ctr. Sandwich, N.H.
Methodist Church	100	Meetings Dinners	Excellent	Yes	Yes	Main Street Ctr. Sandwich, N.H.
Sandwich Central School	200	Meetings Dinners Dances	Good	Yes	Yes	Bean Road, Ctr. Sandwich, N.H.
Fair Building	350	Dances Book Fair Fair Displays	Good	No	No	Fair Grounds, Ctr. Sandwich, N.H.
Historical Society	60	Meetings Displays	Excellent	Partial	Yes	Maple Street, Ctr. Sandwich, N.H.
Sandwich Home Industries	20	Classes	Good	No	Yes	Route 109, Ctr. Sandwich
Town Garage	Could Seat 500 - 600	Meetings	Excellent	No	Yes	Route 113, No. Sandwich, N.H.

Water Supply

There are no public water supply systems in the Town of Sandwich. According to the Sandwich Community Survey, 56 percent of the year-round households have a deep well, 37 percent use a dug well, 3 percent draw water from a spring and 1 percent drink lake water. Several households also have a dug well as a secondary source of water.

Of those who returned the survey of seasonal residents, 40 percent indicated that they have a deep well, 34 percent use a dug well, 13 percent drink lake water, and 9 percent draw water from a spring. With so many seasonal residents drinking lake water, it is important that Sandwich protect the water quality of its lakes.

It is also worth mentioning that there are two privately owned and maintained spring-fed troughs which people in need of water can use. One is located on Bean Road across from Squam Lake (not usable in winter). The other trough is located on land owned by Mr. Edwin Elliott on Route 113A in North Sandwich (usable year-round).

There also is a faucet located near the road at the Sandwich Central School which draws water from a well on the school property. The water is available for public use and is maintained by the school or town.

Sewage Disposal

There are no public sewage disposal or treatment facilities in the Town of Sandwich. According to the Sandwich Community Survey, 89 percent of the year-round homes have a septic tank, while 6 percent use a privy and 3 percent have a cesspool. The survey also revealed that 66 percent of the seasonal homes have a septic tank, 15 percent have a privy, 14 percent have a cesspool, and 5 percent use a composting toilet or chemical system.

Pumping of septic systems is conducted by private companies who truck the sewage to facilities outside of town. There is some concern in Sandwich over sewage disposal in Center Sandwich Village due to the age and condition of individual systems and their increased load. The Sandwich Community Survey asked "Would you support tax funding of an engineering study that would appraise the situation and make recommendations as to corrective measures?". Thirty-six percent (36%) of the year-round residents were in favor, 42 percent were against, and 22 percent had no opinion. The seasonal residents felt differently. Sixty-three percent (63%) favored the study, 21 percent were against, and 16 percent had no opinion.

Police Protection

The Sandwich Police Department has a small (8' x 14') office in the Town Hall. The Chief of Police is the only full-time employee. There is only one police cruiser. Occasionally, an additional officer has been added during the summer months through the Work Study Program at Northeastern University in Boston.

Sandwich also receives police assistance from the Carroll County's Sheriff's Office in Ossipee and New Hampshire State Police Troop E in Moultonboro. Ambulance service is provided by Kemp-Symonds Ambulance Service of Meredith, under contract with the town.

The Sandwich Police Department expenditures nearly doubled during the 1970's but have decline slightly since 1975. According to the Sandwich Town Reports, police expenditures totaled \$9,406.88 in 1971, \$21,525.15 in 1975 and \$17,895.97 in 1979.

Fire Protection

The Town of Sandwich is served by two fire stations - the Central Fire Station on Route 109 in Center Sandwich and the Whiteface Fire Station on Route 113A in Whiteface. The Central Station is a ten-year-old brick-faced concrete block building which has enough space for four trucks. It also has a kitchen and a meeting room. In addition to fire department, junior fire department and the women's auxiliary (Sandwich Siren's) meetings, the station is used by the Town Club (monthly), the Red Cross Blood Drive (semi-annually) and for classes sponsored by Sandwich Home Industries.

The Whiteface Fire Station is a wood-frame shingled building with enough space for two trucks. It is only used for the storage of fire equipment and has no meeting room facilities.

The major pieces of fire equipment in Sandwich include a 1952 Ford Tank Truck in fair condition, a 1963⁹⁹ International 750 Pumper in good condition and a 1952 GMC Tanker (military conversion) in good condition. The department also has a 1947 jeep, a 1943 Chevy 4 X 4 and a 1952 Dodge, all on loan from the State, and a truck on loan from the City of Laconia.

Sandwich has twenty-eight volunteer firemen who respond to calls and meet twice each month for training sessions and various work details. The department also repairs and maintains its equipment and provides custodial services for the two stations, which represents a significant savings in labor costs to the town. The fire department (& Sirens) also hold two or more barbeques each summer to raise money for various projects.

The town also receives fire protection assistance from the Lakes Region Mutual Aid Association and Tamworth. The town also receives training, investigation and equipment purchasing assistance from the State Forest Fire Service.

The total number of fire calls has generally increased in recent years. The following table reveals the number and types of calls over the past five years.

TABLE V-5
Fire Department Calls, Sandwich, 1975-1979

Type	1975	1976	1977	1978	1979
In-Town Fires	17	23	13	24	23
Rescue & Medical	6	3	0	6	8
Other Emergencies	1	2	4	9	5
False Alarms	0	0	0	2	0
Service Calls	0	9	8	18	18
Mutual Aid Given	7	10	6	12	9
Total	31	47	31	71	63

Since many of the homes in Sandwich are heated by wood, it is not surprising that there are several chimney fires each year (five in 1979). Proper wood stove installation and maintenance practices should be encouraged.

Town fire departments are rated by the Insurance Services Office (ISO) in Concord. The rating scale ranges from one to ten, with one being the best and ten the worst. Sandwich has a Class 9E rating for fire protection, which is typical for a town of its size. Tamworth, Madison and Ossipee also have 9E ratings. This is the best a town can do without any recognized hydrants. A further rating improvement would come after an alarm system. Conway, Meredith and Wolfeboro, for example, have Class 6C ratings.

The stations themselves are rated on the basis of equipment, manpower and the condition of the station. Both of the Sandwich stations are recognized. Residential, commercial and industrial buildings located within three miles of recognized stations receive reduced insurance rates.

Thus, both the town and property owners can benefit from development concentrated around the villages. The most obvious benefits include: (1) faster responses to calls, (2) reduced insurance rates, and (3) hydrant systems and alarm systems would be cheaper and more feasible.

As shown on the Community Facilities and Recreation Map, there are many potential water sources for fire protection in Sandwich. The map shows the location of dry hydrants and water holes throughout the town. In 1980 there were about twenty dry hydrants and twenty-three water holes.

There are several ways that the Town of Sandwich can increase fire protection. They include building and/or fire codes, requiring or encouraging the use of smoke detectors, continuing the dry hydrant program, requiring or encouraging the installation of sprinklers in large buildings, requiring or encouraging that all fire department personnel become certified EMT's and attend State training programs, establishing an ordinance authorizing periodic fire safety inspections of all structures in the town and increasing public education and awareness by providing lecture-demonstrations in the schools and through media exposure. The town would also benefit from a Capital Reserve Fund for fire equipment which would help avoid situations where several major items would have to be purchased in the same year.

Highway Department

The Town Garage is a 1500 square-foot building located on Route 113 in North Sandwich. The department has six employees - five for road maintenance and one for welding and cleaning the garage.

As of January 1, 1980, there were 95.84 miles of public roads winding through the Town of Sandwich, of which 32.06 miles are maintained by the State. The following table compares Sandwich's public road mileage and per capita road mileage to some other Lakes Region communities in the area.

TABLE V-6

Road Mileage and Per Capita Road Mileage in Selected Lakes Region Communities, 1980

<u>Town</u>	<u>Total Road Mileage</u>	<u>Town Main- tained Road Mileage</u>	<u>1980 Population</u>	<u>Road Mileage Per 100 Residents</u>	<u>Town Maintained Road Mileage Per 100 Residents</u>
Centre Harbor	27.04	13.19	808	3.35	1.63
Holderness	54.39	27.11	1,581	3.44	1.71
Laconia	98.84	79.99	15,579	0.63	0.51
Meredith	104.20	71.66	4,636	2.25	1.55
Moultonboro	85.13	48.58	2,164	3.93	2.24
*Sandwich	95.84	63.72	895	10.71	7.12
Tamworth	90.80	55.59	1,663	5.46	3.34

Source: N.H. Department of Public Works and Highways, January 1, 1980.

The above table clearly demonstrates the fact that Sandwich plows, patrols and maintains many more miles of road per capita than other communities in the area, thus increasing the cost of the highway department and other town services which in turn increases the town's tax rate. This point should be a major planning consideration because in 1979 highway department expenditures alone represented 36 percent of the town's budget.

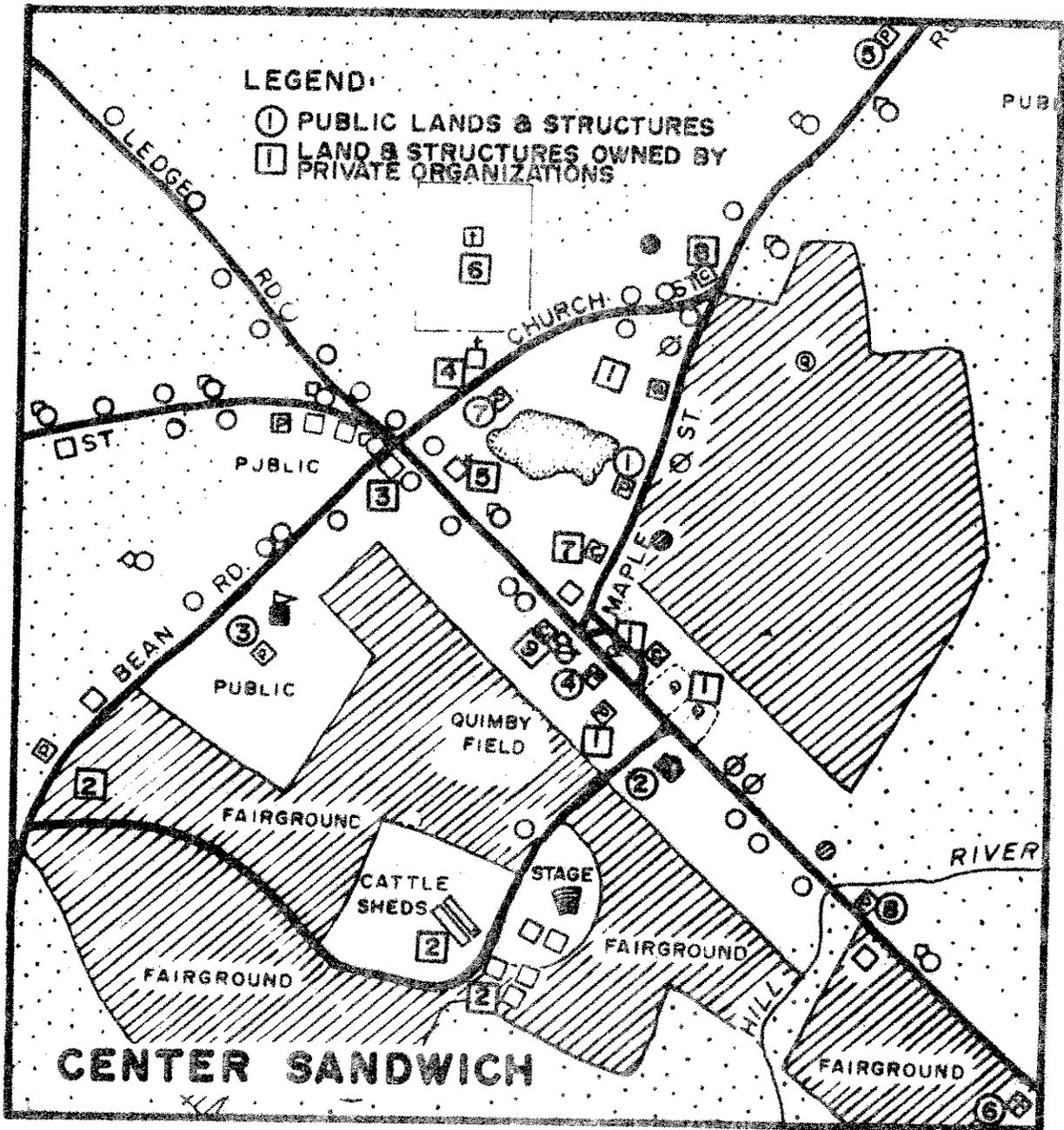
Solid Waste

The entrance to the Town Dump is located on Route 113 about four-fifths of a mile west of Chicks Corner. The landfill covers about three acres and is part of a seventy-acre parcel owned by the town, the rest of which is wooded. Residents of Sandwich are responsible for taking their own refuse to the landfill; there is no municipal collection system. Many residents pay a private hauler to take their trash to the landfill. Private haulers transport approximately 30 percent of the town's refuse during the winter and about 50 percent during the summer.

The landfill is maintained by a part-time attendant and a part-time vehicle operator. The vehicle operator uses the highway department's 1978 Payloader International 555. His time is included in the highway department's budget. Appropriations for the landfill operation have nearly tripled over the past decade. In 1971 the town appropriated \$2,000 for the Town Dump and in 1980 it appropriated \$5,500.

The town has also begun a voluntary recycling center. This should reduce the landfill's volume considerably. The town should also consider participating in a regional solution to solid waste disposal and recycling.

SANDWICH COMMUNITY FACILITIES AND RECREATIONAL AREAS



PUBLIC LANDS & STRUCTURES

- 1 Town Hall
- 2 Memorial Library
- 3 Sandwich Central School
- 4 Post Office
- 5 Medical Center
- 6 Fire Station (New)
- 7 Fire Station (Old)
- 8 State Highway Garage

LAND & STRUCTURES OWNED BY PRIVATE ORGANIZATIONS

- 1 Quimby Trust
- 2 Fair Association
- 3 Parsonage
- 4 Baptist Church
- 5 Methodist Church
- 6 Rural Cemetery
- 7 Historical Society
- 8 Grange Hall
- 9 Masonic Hall

RECREATION

The residents of Sandwich enjoy a wide range of recreational activities and hobbies. According to the 1980 Community Survey, the ten most popular leisure activities (in descending order) are: gardening, reading, skiing, hiking, fishing, sports, swimming, music/art, hunting and arts and crafts. Continued enjoyment of these activities generally requires an adequate library, undeveloped land for X-C skiing, hiking and hunting, clean waters for fishing and swimming and encouragement of art, music and crafts.

Outdoor recreational facilities in Sandwich include the Quimby Field and Tennis Courts, owned by the Quimby Trust, the Pothole Swimming Area, Squam Lake Beach, Bearcamp Pond Beach and Outdoor Ice Skating Rink, owned by the town, and the Basketball Courts, owned by the school. The Fairgrounds could also be considered a recreational facility. The Fair Association recently authorized the town to use their new Exhibit Hall on a trial basis as an indoor ice skating rink. There are also several parcels of conservation land which are available for hiking, picnicking and X-C skiing (See Table V-7).

Indoor recreational facilities are more limited. They include the Town Hall (theatre and dances), the Sandwich Central School (films), the Wentworth Library, and the local churches.

There are several recreation groups in town which organize recreational activities. They include the Sandwich Players, Choral Groups, Boy and Girl Scouts, the Town Club and the Colloquium.

Trails in the Sandwich Area

Squam Lakes Association Trails

For more than 50 years, the trails in the Squam Lakes region have been maintained, improved and extended under the supervision of the Squam Lakes Association (SLA) Permanent Trails Committee. There are over 40 miles of trails covering the entire Squam Range, the Rattlesnake Mountains, Red Hill, and the southwestern end of the Sandwich Range. The trails cross lands owned by the White Mountain National Forest (U.S.A.), the Squam Lakes Science Center, the University of New Hampshire, the Webster family and other private parties.

The SLA trails are marked with black-lettered yellow signs indicating destination, direction and mileage. All trails are blazed with yellow paint. In some White Mountain National Forest areas, SLA trails are marked and maintained by the U.S. Forest Service. The following table lists SLA trails. For a complete description of these trails, see the SLA Trails Guide, 1973, which is available through the SLA.

TABLE V-7

Trails in Sandwich Area

<u>A. SLA Trails</u>	<u>Starting Point</u>	<u>Finish</u>	<u>Length</u>
<u>Red Hill</u>			
Red Hill Trail	Off Bean Road	Red Hill	1.7
Eagle Cliff Trail	Bean Road	Eagle Cliff/Red Hill	2.6
Teddie Trail	Bean Road	Eagle Cliff Trail	0.8
<u>The Rattlesnakes</u>			
Old Bridle Path	Route #113	W. Rattlesnake	0.9
Ramsey Trail	Rockywold/Deephaven Rd.	W. Rattlesnake	0.4
Undercut Trail	Route #113	Rockywold/Deephaven Rd.	0.9
Pasture Trail	Pinehurst Farm Road	W. Rattlesnake	0.4
Col Trail	Pasture Trail	Off Route #113	1.0
Ridge Trail	W. Rattlesnake	E. Rattlesnake	0.6
E. Rattlesnake Trail	Rockywold/Deephaven Rd.	E. Rattlesnake	---
Butterworth Trail	Metcalf Road	E. Rattlesnake	0.7
<u>The Squam Range</u>			
Crawford-Ridgepole Trail	Sandwich Notch Road	Cotton Mt.	10.2
Crawford-Ridgepole Trail Extension	Wm. S. Gephart Trail	Cotton Mt.	1.2
Wm. S. Gephart Trail	Squam Lakes Science Ctr.	Mt. Fayall	1.0
Davison Trail	Squam Lakes Science Ctr.	Mt. Fayall	---
<u>The Squam Range</u>			
	<u>Starting Point</u>	<u>Finish</u>	<u>Length</u>
Cotton Mt. Trail	Route 113	Cotton Mt.	0.6
Cotton Mt.-Mt. Livermore Trail	Cotton Mt.	Prescott Trail	1.3
Old Highway	Route 113	Mt. Rd. Trail	1.1
Old Mountain Rd. Trail	Old Highway	Ridgepole Trail	0.9
Trail to Mt. Webster from the Old Mt. Road Trail	Old Mt. Road Trail	Mt. Webster	2.4
Prescott Trail to Mt. Livermore	Old Highway	Mt. Livermore	1.4
Mt. Morgan Trail	Route 113	Mt. Morgan	2.1
Mt. Percival Trail	Route 113	Mt. Percival	1.9
Doublehead Trail	Old Highway	Doublehead Mtn.	1.2

Sandwich Notch Road

Mount Israel

Wentworth Trail	Mead Base	Mt. Israel	2.2
Mead Trail	Guinea Pond Trail	Mt. Israel	1.7
Guinea Pond Trail	Sandwich Notch Road	Bennett Street	4.5

Sandwich Dome (Mountain)

Black Mt. Pond Trail	Guinea Pond/Mead Trail	Black Mt.	2.4
Algonquin Trail	Sandwich Notch Road	Sandwich Dome	4.5

B. Other Trails

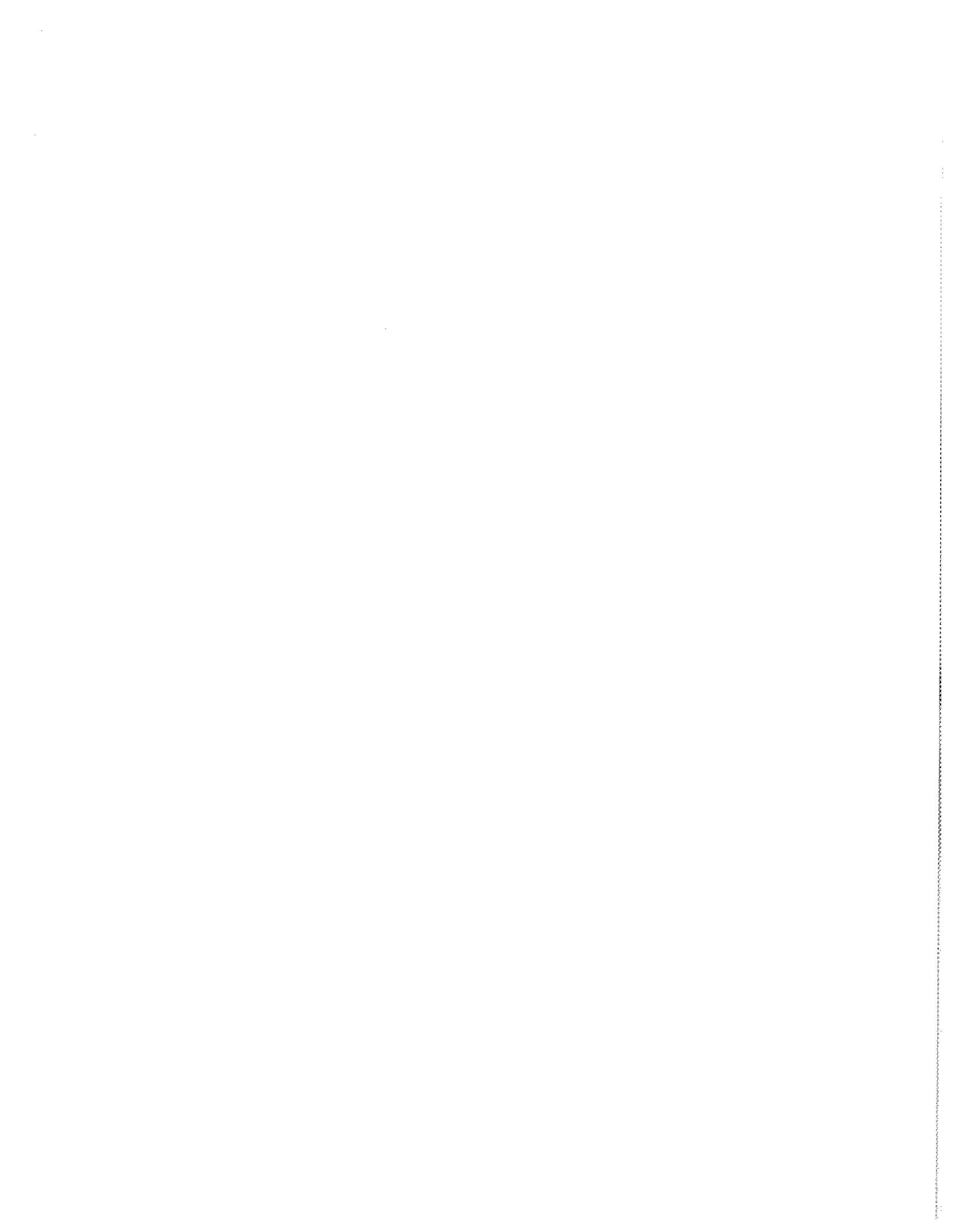
Sandwich Mt. Trail	Mad River Road	Flat Mt. Pond Trail	---
Drakes Brook Trail	Mad River Road	Sandwich Mt.	---
Smarts Brook Trail	Mad River Road	Sandwich Mt.	---
Bennett Street Trail	Jose Bridge	Sandwich Dome	---
Gleason Trail	Bennett Street Trail	Sandwich Dome	---
Whiteface Trail	Whiteface Intervale	Mt. Whiteface	---
McCrillis Trail	Whiteface Intervale	Mt. Whiteface	---
Flat Mt. Pond Trail			

TABLE V-8

Recreational Facilities and Lands, Sandwich, 1980

Name of Facility/Parcel	Ownership	Acreage	Uses
Squam Lake Beach	Town	0.5 acre	Swimming
Bearcamp Pond Beach	Town (with Tamworth)	3 acres	Swimming
Pothole Swimming Area	Town	1 acre	Swimming
Wentworth Library	Town		Reading, films, lectures
Ice Skating Rink	Town	1 acre	Skating, Hockey
Sandwich School	School	--	Films
Outdoor Basketball Courts	School		Basketball
Town Hall	Town		Theatre, Dances
Quimby Field	Quimby Trust	4.75 acres	Softball
Tennis Courts (2)	Quimby Trust	0.33 acre	Tennis
Sunshine Park	Quimby Trust	30 acres	Conservation
Beede's Falls	Town	30 acres	Conservation
Chapman Wildbird Sanctuary	Private Trust	105 acres	Conservation
Audubon Society Land	Audubon Society	217 acres	Conservation
Goldmine Park	Private-Town Access	70 acres	Conservation
Lewis Q. Smith Farm	Town	125 acres	Conservation
Land Between Beede's Falls and Wilbur Cook	Town	16 acres	Conservation
Fairgrounds	Private Trust	31.3 acres	Sandwich Fair
Young Mountain Road	Town	8 acres	Conservation
Land Adjacent to Sandwich Home Industries	Quimby Trust	0.33 acre	Conservation
Land Adjacent to Town Hall	Quimby Trust	3 acres	Conservation
Land Behind Chapman Sanctuary	Town	70 acres	Conservation
Water Bodies (see Land Use Chapter)	State		Fishing, Boating, Skating
White Mountain National Forest	U. S. Government	15,272 acres*	Multiple, govt. control
Hiking Trails	Various	---	Hiking

*Includes Wagner Woodlands



MAP V-1
**SANDWICH COMMUNITY FACILITIES
 AND RECREATIONAL AREAS**

LIST OF PUBLIC LANDS & STRUCTURES

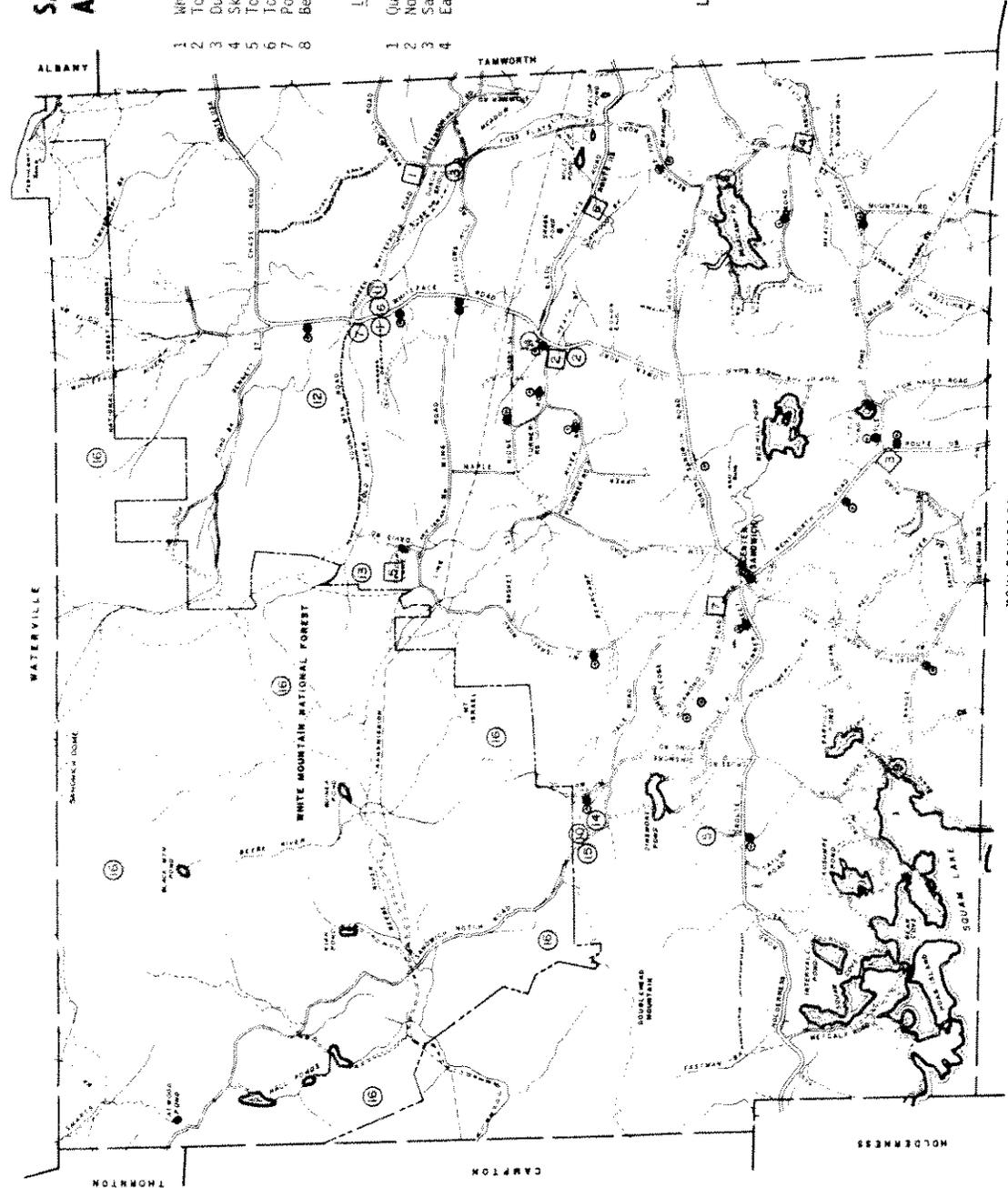
- | | | | |
|---|------------------------|----|----------------------------|
| 1 | Whiteface Fire Station | 9 | Squam Lake Beach |
| 2 | Town Garage | 10 | Beede's Falls |
| 3 | Durgin Bridge | 11 | Town Lot |
| 4 | Skating Rink | 12 | Young Mountain Land |
| 5 | Town Dump | 13 | Town Land |
| 6 | Town Lot | 14 | Town Land |
| 7 | Pothole Swimming Area | 15 | Lewis Q. Smith Land |
| 8 | Bearcamp Pond Beach | 16 | White Mtn. National Forest |

LANDS & STRUCTURES OWNED BY PRIVATE ORGANIZATIONS

- | | | | |
|---|--------------------------|---|----------------------|
| 1 | Quaker Meeting House | 5 | Leonard Boyd Chapman |
| 2 | No. Sandwich Post Office | 6 | Wildlife Sanctuary |
| 3 | Sandwich Post Office | 7 | Audubon Society |
| 4 | East Sandwich Chapel | | Sunshine Park |

LEGEND :

- ① - PUBLIC LANDS & STRUCTURES
- ② - LANDS & STRUCTURES OWNED BY PRIVATE ORGANIZATIONS
- DRY HYDRANTS
- PONDS OR FIRE WATER SOURCES



PREPARED BY
 Lakes Region Planning Commission
 Meredith, New Hampshire

**SANDWICH
 NEW HAMPSHIRE**

