

6. Economic Base

To understand the economic conditions of Sandwich, it is necessary to determine if its characteristics are in line with both how the community currently sees itself and how it expects to change in the future. Because of the town's small size, it relies on a number of surrounding communities for many of its jobs and services. The 1981 Master Plan summarized the town's economic situation as follows:

Sandwich's economic base is closely tied to the regional economy. Because the local population is relatively small, the town cannot support the same level of commercial outlets, banks and service firms as Center Harbor, Moultonborough, Meredith and Laconia: Sandwich residents have effectively traded the convenience of residing closer to commercial centers for the rural atmosphere and remote location of the town. (1981 Master Plan, p.8-1)

Summary of Findings

- Sandwich's economics can be characterized by having a small number of small businesses that provide relatively stable employment as compared to the region and state.
- The town has had a steady rate of employment growth in the past decade even taking into consideration the 2008-2009 economic recession.
- Of the 44 businesses identified by state and federal data sources, 57% have fewer than five employees and 93% have fewer than twenty employees.
- More than half of the occupations of town residents are found in construction, education, health care, social services, arts, entertainment, accommodations and food services.
- Over 80% of the people who live in town work in town and nearby communities.
- 26% of workers in town are self-employed, an unusually high number compared to other communities in New Hampshire. .
- More than 88% of the assessed value of the town is in single family homes.
- Only 30% of the property in town is assessed as "developed" leaving 70% that is undeveloped.
- In 2008, Sandwich had one of the lowest tax rates in the state – the town was 21st from the lowest of the 234 communities in the state.

This chapter will examine current economic conditions, recent trends in the town's employment, property valuation and taxation.

Employment - *Even with the 2008/09, economic recession total employment in Sandwich has risen by 45% since 1998.*

Since 1992 there has been an overall increase in total employment in Sandwich from 173 to a 2008 total of 251. As Figure 6-1 shows, there was a steady increase in the average private sector employment in Sandwich from 1992 to 2004, rising to a total employment of 251. By 2008, that figure had dropped by 19% to 203. As of 2008, the most recent data available from the NH Department of Employment Security (NHES), total private employment was at 203 with average weekly wages of \$547.89. Public sector employment has also fluctuated over this same time period, rising to a high of 55 employees in 2006. The 2008 NHES figures showed a similar public sector downturn to 49 employees with average weekly wages of \$612.85.

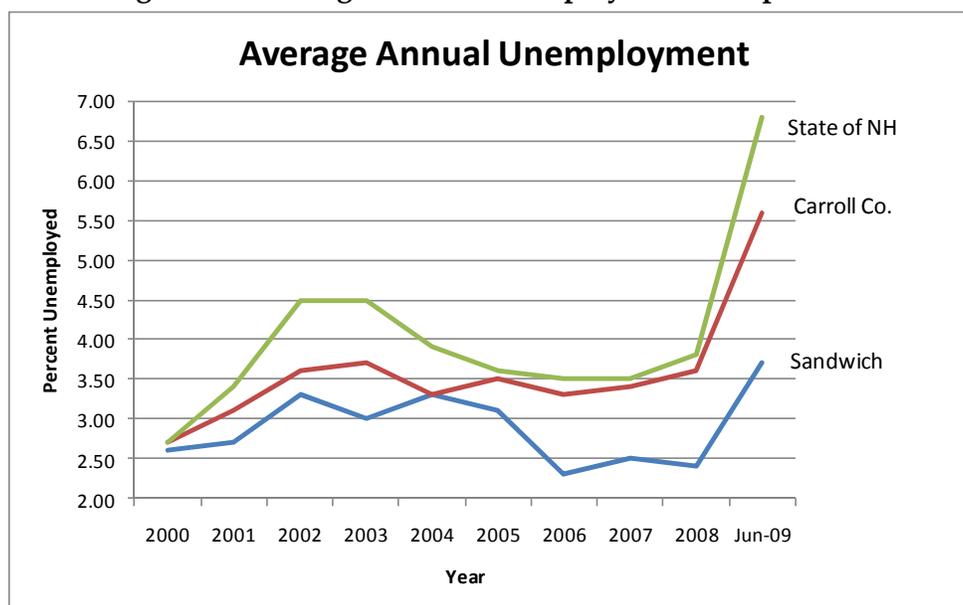
Figure 6-2 shows recent trends in the unemployment rate for Sandwich, Carroll County and the State. The drop in employment highlighted in figure 6-1 shows up in the rising unemployment numbers in figure 6-2 since 2006, with particular increases since 2008 that reflect the condition of the entire U.S. economy. While Sandwich unemployment rates have remained consistently below both the county and state figures, the changes in unemployment rates for the three jurisdictions consistently follow each other.

Figure 6-1: Average Annual Covered Employment in Sandwich

	1992	1994	1996	1998	2000	2002	2004	2006	2008
Number Private Businesses	34	41	51	47	49	41	47	45	48
Average Employment	141	157	207	223	241	232	251	200	203
Average Weekly Wage	\$352	\$400	\$474	\$545	\$543	\$626	\$606	\$557	548.
Number Public Entities	3	4	4	4	4	4	4	4	4
Number Public Employees	32	50	44	43	46	46	50	55	49
Average Weekly Wage	\$319	\$373	\$434	\$459	\$410	\$477	\$479	\$504	\$613
Total Employment	173	207	251	266	287	278	301	255	252

Source: NH Employment Security

Figure 6-2: Average Annual Unemployment Comparisons



Source: NH Employment Security

Periodically the NH Department of Employment Security completes projections of employment for each of the regions in the state. The most recent one was completed in 2006 with projections to 2016. For the Lakes Regional Planning Commission area (which includes Sandwich), they are anticipating an overall growth in employment of 12.4%. Figure 6-3 shows the projections of employment by NAICS industrial classification code.

Figure 6-3: Long Term Employment Projections for the Lakes Region

Long-Term Employment Projections, 2006 - 2016 Lakes Region Planning Commission Area						
NAICS Code		2006 No. of Businesses	Employment		Change 2006-2016	
			Estimated 2006	Projected 2016	Numeric	Percent
	Total Employment (incl. Self-employed)	3564	47,783	53,712	5,929	12.4%
101	Goods Producing Industries	732	8,922	8,928	6	0.1%
11	Agriculture, Forestry, Fishing and Hunting	22	129	132	3	2.3%
21	Mining	7	101	109	8	7.9%
23	Construction	507	2,828	3,253	425	15.0%
31-33	Manufacturing	197	5,864	5,434	-430	-7.3%
102	Service Providing Industries	2617	35,323	40,706	5,383	15.2%
22	Utilities	19	227	229	2	0.9%
42	Wholesale Trade	151	834	969	135	16.2%
44-45	Retail Trade	554	7,371	7,766	395	5.4%
48-49	Transportation and Warehousing	58	880	949	69	7.8%
51	Information	46	424	399	-25	-5.9%
52	Finance and Insurance	129	1,029	1,092	63	6.1%
53	Real Estate and Rental and Leasing	124	512	574	62	12.1%
54	Professional, Scientific, and Technical Services	262	1,099	1,266	167	15.2%
55	Management of Companies and Enterprises	19	481	554	73	15.2%
56	Administrative and Waste Management Services	184	1,426	1,790	364	25.5%
61	Educational Services	37	4,731	5,591	860	18.2%
62	Health Care and Social Assistance	253	5,299	6,720	1,421	26.8%
71	Arts, Entertainment, and Recreation	109	1,084	1,422	338	31.2%
72	Accommodation and Food Services	367	4,999	5,883	884	17.7%
81	Other Services (Except Government)	302	1,474	1,704	230	15.6%
	Government	215	3,453	3,798	345	10.0%
	Self-employed and Unpaid Family Workers		3,538	4,078	540	15.3%

Source: NH Employment Security

With just over 200 private sector employees, Sandwich comprises only 4/10ths of 1% of the region's employment. Economic changes affect the entire region, so it is reasonable to expect that employment in Sandwich will increase at a rate similar to that of the region, or about 12% by the year 2016. The fluctuations experienced in Sandwich since 1992 have been considerably more volatile than that however. Between 1992 and 2004 employment in town grew by 78% and then fell by 25% in just two years between 2004 and 2006. See Figure 6-1. This volatility can best be explained by the small number of businesses in town. The addition or loss of only a few businesses can have a dramatic effect on total employment numbers. For this reason we can speculate that employment gains between now and 2016 could be as low as 12% or potentially as high as 40%.

The above discussion relates specifically to employment that is "covered" by the NH Employment Security requirements. The most notable omission to covered employment is self employed individuals. Based on 2000 U.S. Census data 55.8% of the labor force in Sandwich (336 people) are employed; 26.2% are self-employed (158 people); and 17.5% work for either local, state or federal government. By comparison, the percentage of self-employed people represents only 7.6% of the state's total labor force.

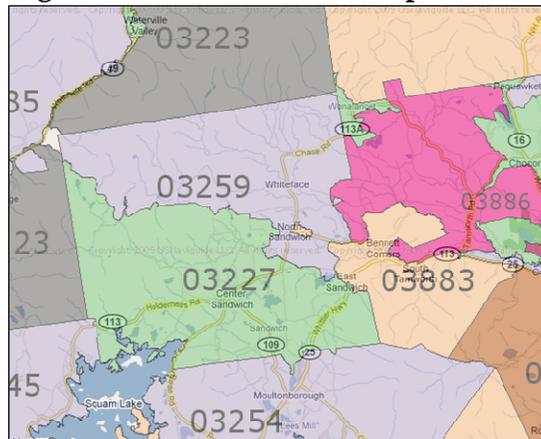
Types of Business in Sandwich - *Sandwich is dominated by employers having fewer than five employees. Construction related businesses are the single largest category of business in the town.*

The availability of detailed information on the nature of businesses in Sandwich is very limited due to data confidentiality standards of both the U. S. Census and the NH Department of Employment Security. The most detailed industry classifications are available by postal zip codes and Sandwich is actually divided into four zip codes:

	Zip Code
Center Sandwich	03227
North Sandwich	03259
Tamworth	03886
South Tamworth	03883

The best approximation that we can make for the entire community is to add the zip code economic data for Center and North Sandwich. As can be seen from the zip code map, this still leaves out a portion of North Sandwich Village and the very eastern edge of the Sandwich corporate limits that are included in the Tamworth and South Tamworth zip code areas.

Figure 6-4: Sandwich Area Zip Codes



Source: Google maps

Figure 6-5 displays the number of businesses by industrial classification between 1998 and 2006. It is particularly instructive to review the change in numbers of businesses by type between 1998 and 2006 since they suggest trends in businesses and employment for the town.

The industry categories that lost businesses include:

- Forestry, fishing, hunting and agriculture (loss of 1)
- Manufacturing (loss of 2)
- Professional, scientific and technical services (loss of 3)
- Management Companies (loss of 1)
- Health care and social assistance (loss of 2)
- Arts, entertainment and recreation (loss of 1)

Industry categories that gained in the number of businesses (highlighted in yellow in Figure 6-5) were:

- Construction
- Wholesale trade
- Retail trade
- Transportation and warehousing
- Information
- Administration, support, waste management and remediation services

Comparing the data presented in Figure 6-5 to the projected regional increases shown in Figure 6-3, most of the service-providing industries (NAICS Industry Codes 42-81) are expected to see healthy gains by 2016.

Figure 6-5 also points to a strong trend in Sandwich toward smaller businesses. Of the 44 businesses classified in 2006, the Census bureau found that 25 of them had 1-4 employees, twelve had 5-9 employees, four had 10-19 employees and only three businesses had more than 20 employees.

**Figure 6-5:
Number of Businesses by Industry Classification – Center & North Sandwich Zip Codes**

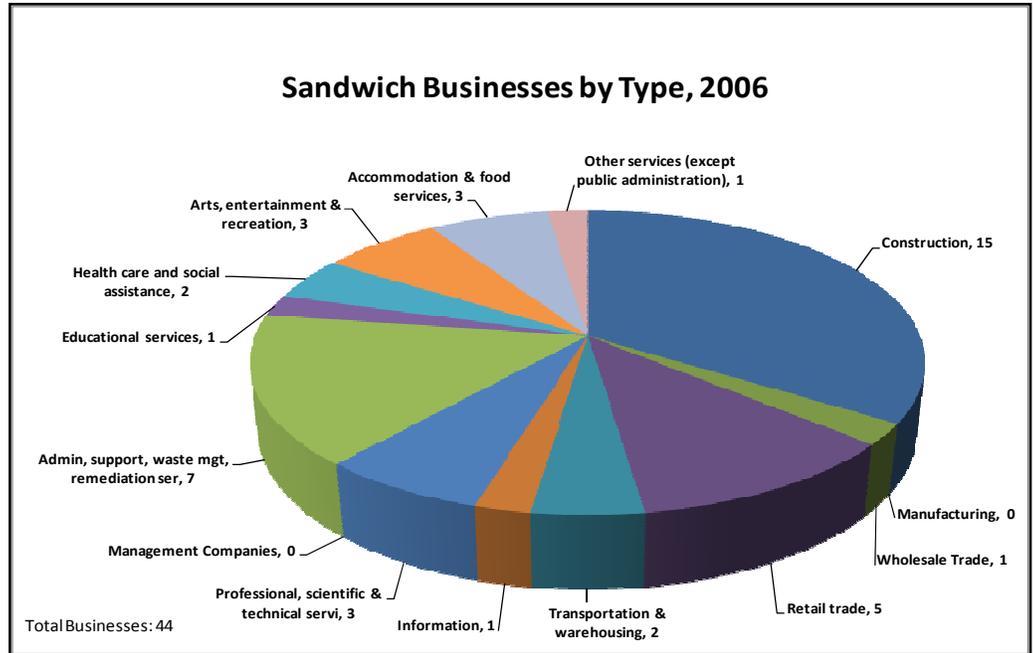
Private Sector Employers and Employment		1998					2006					Change 1998-2006							
Industry Code	Industry Code Description	Number of Employees					Number of Employees					Number of Employees							
		Total # Businesses	1-4	5-9	10-19	20-49	Total # Businesses	1-4	5-9	10-19	20-49	50-99	Total # Businesses	1-4	5-9	10-19	20-49	50-99	
	Total	44	36	4	1	3	44	25	12	4	2	1		-11	8	3	-1	1	
11	Forestry, fishing, hunting, and agricultur	1	1										-1	-1					
23	Construction	14	11	2		1	15	5	7	3			1	-6	5	3	-1		
31	Manufacturing	2	1		1								-2	-1		-1			
42	Wholesale Trade						1			1			1				1		
44	Retail trade	4	4				5	3	2				1	-1	2				
48	Transportation & warehousing	1			1		2	1			1		1	1					
51	Information						1	1					1	1					
54	Professional, scientific & technical servi	6	5	1			3	2	1				-3	-3					
55	Management Companies	1	1										-1	-1					
56	Admin, support, waste mgt, remediation ser	1	1				7	6	1				6	5	1				
61	Educational services	1	1				1	1											
62	Health care and social assistance	4	3	1			2		1			1	-2	-3				1	
71	Arts, entertainment & recreation	4	4				3	3					-1	-1					
72	Accommodation & food services	3	2		1		3	2			1								
81	Other services (except public administration)	1	1				1	1											
99	Unclassified establishments	1	1										-1	-1					
		Total Employees				223	Total Employees				200	Total Employees				-23			

Source: US Census Zip Code Employment

The 2006 distribution of businesses are then shown in Figure 6-6 as a percentage of the total number of businesses documented by the U.S. Census bureau. 34% (or 15 businesses) of the companies covered were in the construction industry, 16% (7 businesses)

administration/support/waste management or remediation services, 11% (5 businesses) retail trade, and three classification categories each accounted for 7% (3 businesses each) of the employers in town (professional, scientific & technical services; arts, entertainment & recreation; and accommodation & food services).

Figure 6-6: Sandwich Businesses by Type, 2006



Source: US Source: US Census, Zip Code Data

Type of Work done by Sandwich Residents - Construction and education/health/social services lead the list of occupations held by Sandwich residents. There are also a much higher percentage of households with retirement income in Sandwich than elsewhere in the region or state.

The previous section described what types of businesses are located in Sandwich. This section describes the industry categories where Sandwich residents work. In 2000 the US Census indicated that there were a total of 1,047 people 16 years of age and older and that 611 were people in the labor force, nine of whom were not employed. The remaining 436 people were not in the labor force. The two largest employment categories (both at 19.4%) were “construction” and “education, health and social services.” A little over 10% of the workforce was identified as working in the “arts, entertainment, recreation accommodation and food services” sector. The other categories are displayed in Figure 6-7.

Figure 6-7: Industrial Classifications of Sandwich Workers Over 16 years of Age

INDUSTRY	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	25	4.2
Construction	117	19.4
Manufacturing	35	5.8
Wholesale trade	13	2.2
Retail trade	43	7.1
Transportation and warehousing, and utilities	30	5.0
Information	12	2.0
Finance, insurance, real estate, and rental and leasing	42	7.0
Professional, scientific, management, administrative, and waste management services	48	8.0
Educational, health and social services	117	19.4
Arts, entertainment, recreation, accommodation and food services	62	10.3
Other services (except public administration)	33	5.5
Public administration	25	4.2
Total	602	100

Source: 2000 US Census

As discussed in the chapter on demographics Sandwich has a higher than average number of retired persons who receive either social security income, retirement income or both. A total of 39.4% of the households in town receive social security income as compared to 32.6% for Carroll County and 24.7% for the state. Likewise, 25.7% of Sandwich households received retirement income compared to 20.3% for the county and only 16.4% for the entire state. The figures for Sandwich are significant because, although retirement and social security income is not technically employment, the higher percentages of people in town who receive these types of income are an important component of the town's economic picture and contribute to the economic vitality of the community.

Commuting Patterns - *Nearly 7% of Sandwich workers walked to work and a very high percentage of workers work at home.*

Figure 6-8 displays how Sandwich, county and state residents traveled to work in 2000. Even though Sandwich is not served by public transportation residents actually used their cars less for commuting than the average county or state resident. The explanation for this apparent contradiction is that Sandwich workers walked to work and more than double the percentage of workers in town worked from their homes as compared to the county or state. Even with a more rural population, Sandwich residents who did commute only traveled a little further to work, on average, than county and state workers.

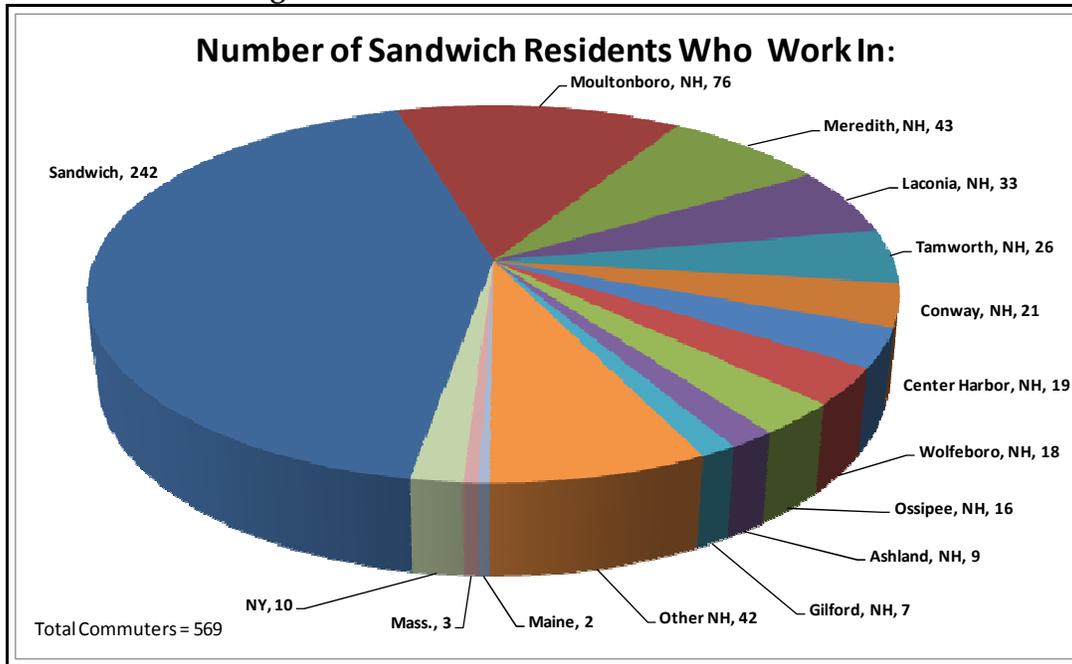
Figure 6-8: Commute to Work

	Drove	Public Transit	Walked	Other	Work at Home	Avg Travel Time (Min)
Sandwich	79.70%	0.00%	6.90%	1.80%	11.60%	27.0
Carroll County	89.50%	0.30%	3.30%	1.30%	5.70%	26.0
State of NH	91.60%	0.70%	2.90%	0.80%	4.00%	25.3

Source: 2000 US Census

Over 42% of the residents of Sandwich who are in the labor force work in Sandwich. More than 30% of Sandwich workers commute to Moultonborough, Meredith, Laconia and Tamworth. As Figure 6-9 shows, the remainder of the town's residents travel throughout the region for work—some even traveling as far as Massachusetts and New York.

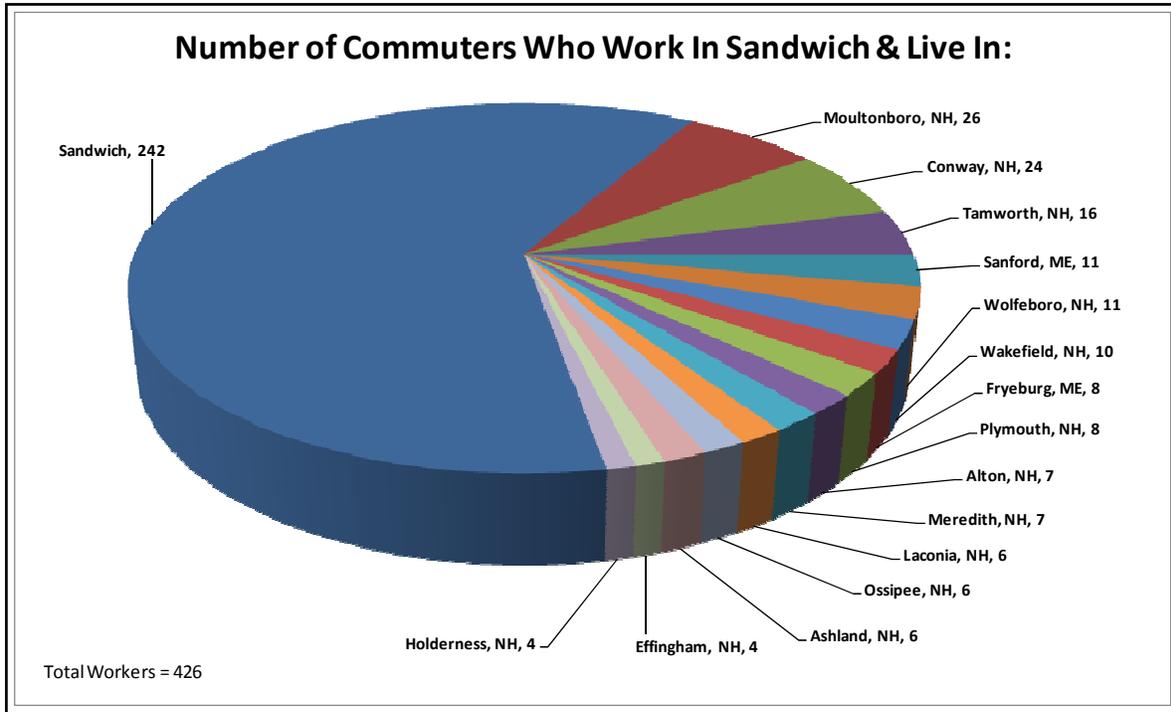
Figure 6-9: Where Sandwich Residents Work



Source: 2000 US Census

Of the 426 people who were reported as having worked in Sandwich in 2000, 57% were town residents. Not surprisingly, nearly all of the remainder of Sandwich employees traveled to work from residences throughout the greater lakes region, and beyond. See Figure 6-10 for the complete distribution.

Figure 6-10: Where Workers in Sandwich Live



Source: 2000 US Census

Assessed Valuation

Eighty-eight percent of the town's total valuation comes from single family homes

A town's assessed valuation is not only an indicator of its land use patterns and relative prosperity compared to other communities but also a gauge of the zoning regulatory choices that it has made regarding the mix of residential, commercial and industrial property in the town. It is also an indicator of its economic sector strength. Figure 6-11 provides a breakdown of the major town assessor land use categories and how many acres are classified as developed and undeveloped. On a town-wide basis, more than 70% of the total town area is assessed as undeveloped with slightly less than 30% classified as developed.

The single largest category of undeveloped land is "exempt-other" which comprises almost 19,000 acres of land and consists almost exclusively of property within the White Mountain National Forest. The next largest percentage of undeveloped land is property that is classified as residential at slightly more than 18% of the total town area. The third largest category of undeveloped land is managed and unmanaged forest with 10.5% and 7.1% of the total town land area – respectively.

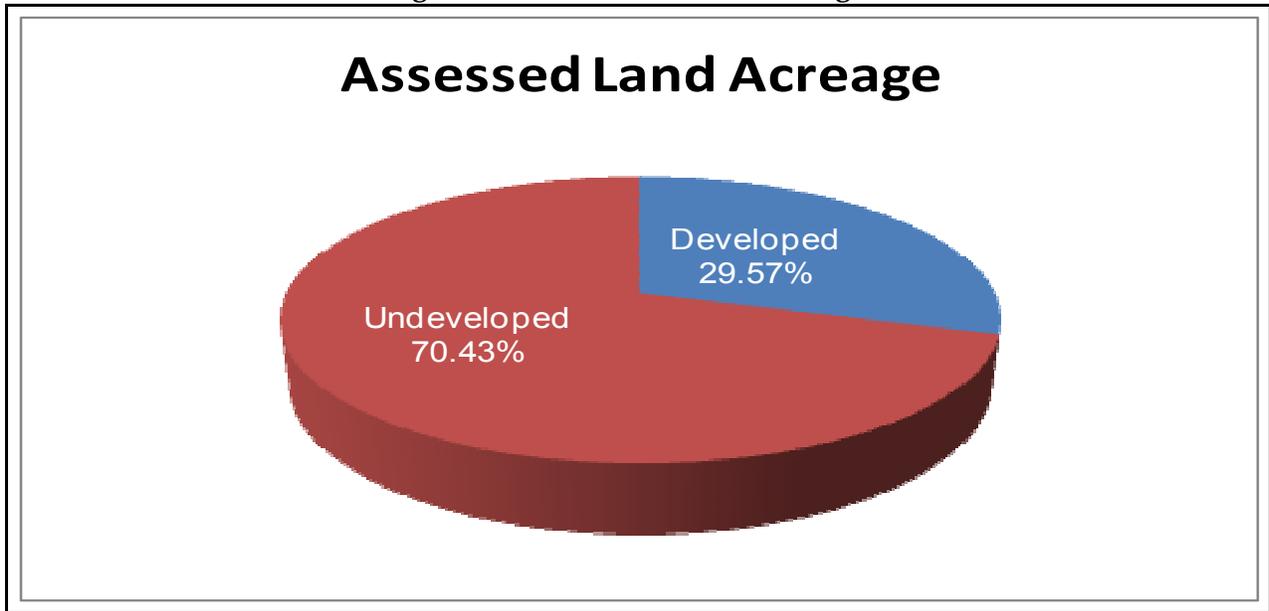
Of the total town land area classified as developed, over 98.3% is single family residential and single-family water front residential (Figure 6-12). Other assessed land that is listed as developed includes commercial (0.05%); two-family residential (0.13%) and three-family residential (0.04%). The only other developed land categories shown on the Town assessor records are for exempt properties which account for 1.49% of the developed land area of Sandwich. Figures 6-12, 13 &14 graphically display these assessor database breakdowns.

Figure 6-11: Town Assessor Land Use Designations by Percent and Acreage

Description		Acres		Percent	
		Developed	Undeveloped	Developed	Undeveloped
Commercial	Commercial	8.1	14.8	0.01%	0.03%
Current Use	Farmland		94.4	0.00%	0.17%
	Managed Forestry		5,974.6	0.00%	10.56%
	Unmanaged Forestry		4,044.3	0.00%	7.15%
Exempt	Exempt-Municipal	91.5	267.7	0.16%	0.47%
	Exempt-Other	157.7	18,992.0	0.28%	33.56%
Residential	Single Family	15,766.8	10,211.7	27.86%	18.04%
	Single Family Waterfront	679.3	258.6	1.20%	0.46%
	2 Family	21.6	2.0	0.04%	0.00%
	3 Family	6.7		0.01%	0.00%
	Utility	0.0	0.0	0.00%	0.00%
Total		16,731.7	39,860.0	29.57%	70.43%

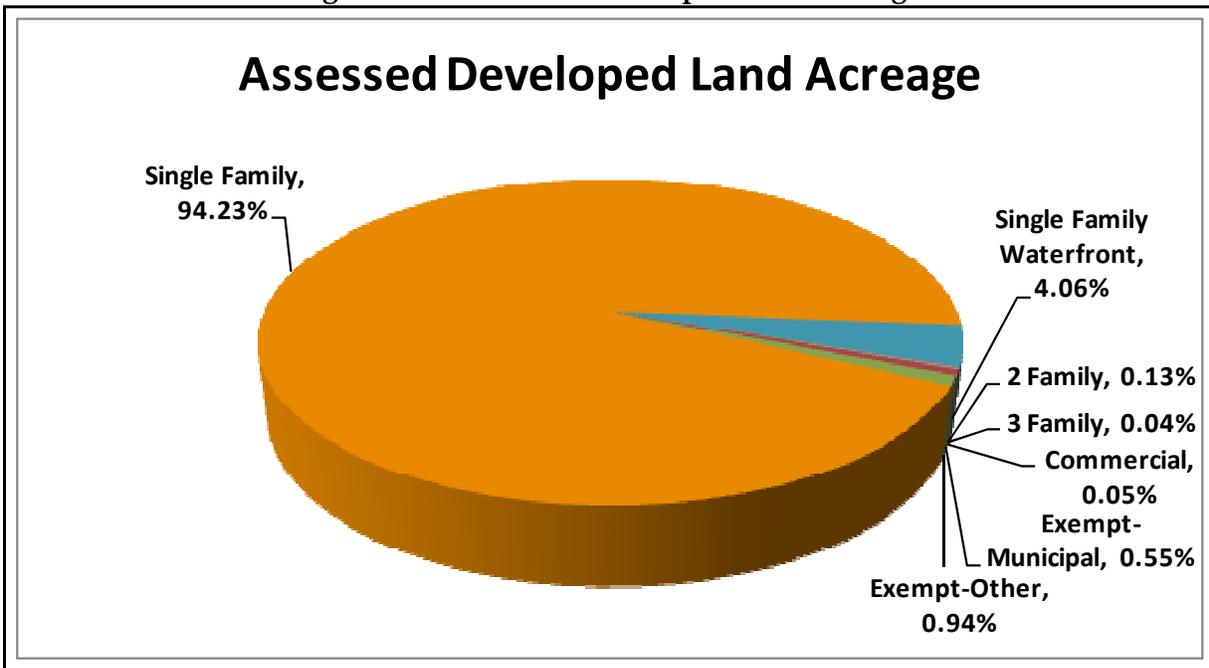
Data Source: Sandwich Assessor

Figure 6-12: Assessed Land Acreage



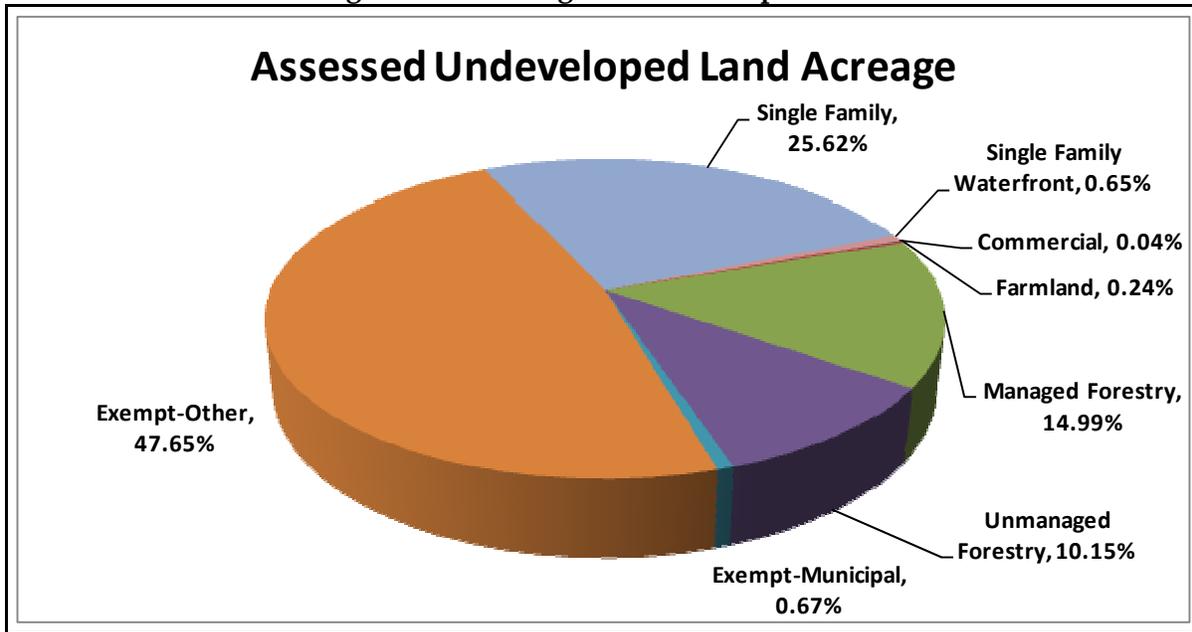
Data Source: Sandwich Assessor Records

Figure 6-13: Assessed Developed Land Acreage



Data Source: Sandwich Assessor Records

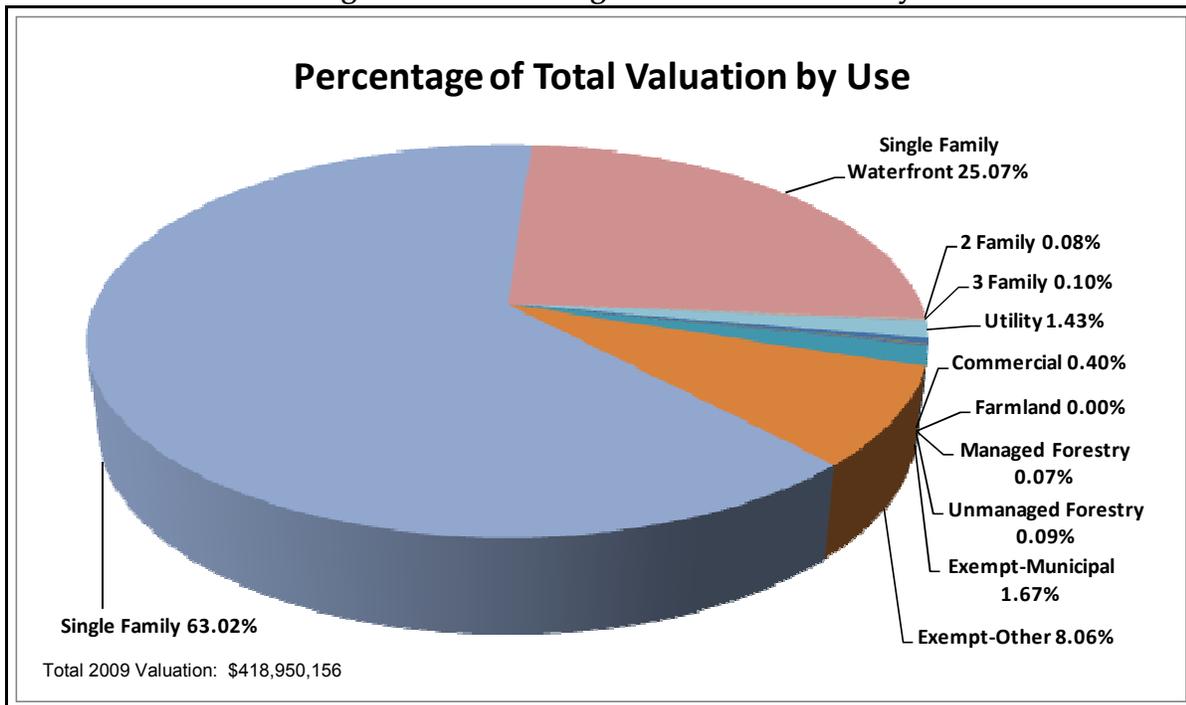
Figure 6-14: Acreage of Undeveloped Land



Data Source: Sandwich Assessor Records

Taking a look at the value of all the assessed property in town (Figure 6-15), it is clear that non-waterfront single family residential property carries the lion’s share of the town tax burden – with 63% of the total valuation in Sandwich. Single family residential waterfront property adds another 25% to the total value in town. Commercial property accounts for only 0.4% and utilities only 1.43% of the assessed valuation. The WMNF captures 8% of the assessed value in town.

Figure 6-15: Percentage of Total Valuation by Use



Data Source: Sandwich Assessor Records

Local Taxes

Sandwich has one of the lowest tax rates in the state coupled with a correspondingly high property valuation

The tax rate of one community, compared to that of others in the region, can influence the marketability of property in a town. Consistently low taxes may positively influence the value of homes or businesses in a community, especially if nearby towns have appreciably higher taxes. Even with the very heavy reliance of the town on residential property valuation, Sandwich has the 21st lowest tax rate of the 234 towns and cities in New Hampshire. Figure 6-16 shows the Sandwich tax rate in comparison to other communities of similar population. Looking at the town tax burden on a per capita basis, Sandwich's ranking is not nearly as favorable – ranking much closer to the top of the range at 185 out of 234 communities in the state. Figure 6-16 also highlights the fact that Sandwich has one of the highest per capita property valuations in the state – ranking 207 out of 234, which helps to explain the comparatively low tax rate.

As a point of interest, Figure 6-16 also includes the comparable figures for the smallest town in the state (Hart's location) and the largest city (Manchester). At 2 persons per square mile, Hart's location has a very low population density. Sandwich also has a very low population density – due primarily to the large amount of undeveloped land area – at 15 persons per square mile. Manchester has a population density of 3,290 persons per square mile.

Figure 6-16: Tax Rate of Towns with Similar Population to Sandwich

	OEP Population	OEP Pop. Density	2008 Actual	2008 Tax Rate	2008 Gross Taxes Per Capita	2008 Per Capita Tax Rank	2008 Net Valuation Per capita	2008 Net Valuation Rank
	Est. 2007	Persons/Sq.Mi.	Tax Rate	Rank	Per Capita	Tax Rank	Per capita	Rank
Alexandria	1,511	35	16.55	75	2,571	152	156,530	169
Bennington	1,508	132	23.79	206	1,843	48	77,521	27
Effingham	1,467	38	16.16	70	2,034	84	126,199	131
Freedom	1,410	41	9.90	16	3,869	219	391,215	223
Milan	1,367	21	17.39	95	1,558	16	90,888	50
Sandwich	1,366	15	10.90	21	3,001	185	276,312	207
Mason	1,330	55	18.50	119	2,374	134	128,512	136
Lincoln	1,316	10	8.50	8	5,487	231	647,247	231
Wilmot	1,296	44	18.26	110	2,684	165	147,078	156
Salisbury	1,270	32	17.82	101	2,137	102	120,918	114
Grafton	1,242	30	16.92	80	1,704	30	100,869	66
Woodstock	1,199	21	15.61	62	3,322	203	213,092	197
Danbury	1,182	31	16.97	84	2,056	87	121,276	118
Orford	1,162	25	21.68	183	2,902	177	134,118	142
Smallest NH Town								
Hart's Location	32	2	6.65	2	3,132	195	473,701	227
Largest NH City								
Manchester	108,580	3,290	17.35	92	1,550	15	89,508	44

Data Source: NH Department of Revenue Administration & NHOEP

Another way of looking at the Sandwich tax rate is to compare it to other communities that have similar tax rates, regardless of their population. Figure 6-17 shows this comparison. It is very interesting to note that many of the municipalities in the lakes region are very closely ranked in terms of their tax rate. The net valuation ranking for these same communities shows that nearly all of them also have among the highest valuation per capita in the state.

By comparison, New Castle has the lowest tax rate in the state and Claremont has the highest.

Figure 6-17: Towns with Similar Tax Rates to Sandwich

	OEP Population Est. 2007	OEP Pop. Density Persons/Sq.Mi.	2008 Actual Tax Rate	2008 Tax Rate Rank	2008 Gross Taxes Per Capita	2008 Per Capita Tax Rank	2008 Net Valuation Per capita	2008 Net Valuation Rank
Center Harbor	1,088	82	10.09	17	4,337	225	430,040	225
Wolfeboro	6,341	131	10.62	18	3,419	207	321,925	213
Waterville Valley	284	4	10.68	19	14,522	234	1,360,799	234
Albany	688	9	10.87	20	1,683	27	155,062	166
Sandwich	1,366	15	10.90	21	3,001	185	276,312	207
Jackson	869	13	10.96	22	4,220	222	385,561	222
Stoddard	1,023	20	11.08	23	3,065	191	276,980	209
Alton	5,054	79	11.30	24	3,612	213	319,855	212
Eaton	425	17	11.34	25	2,890	176	255,116	206
Meredith	6,449	160	11.46	26	3,447	208	300,959	211
Seabrook	8,477	942	11.58	27	3,811	218	365,835	221
Holderness	2,007	66	13.18	28	4,427	227	336,160	216
Lowest NH Tax Rate								
New Castle	1,022	1,278	4.68	1	3,232	199	691,153	232
Highest NH Tax Rate								
Claremont	12,898	299	32.59	234	1,836	46	56,437	3

Data Source: NH Department of Revenue Administration & NHOEP

Issues & Challenges

Sandwich has regularly affirmed its desire to remain a rural, small town and not seek to become a community with a higher concentration of non-residential activities. All of the economic and tax base data presented in this chapter confirm this desire. The rate of unemployment has consistently stayed below that of the county and state. From an economic perspective, the town has continued to have slow but steady growth in employment over the past twenty years. Employment in Sandwich is characterized by high levels of self-employment and a dominance of small businesses that employ fewer than ten people.

Furthermore, the Community Survey elicited a high number of comments indicating that town residents do not want to see any chain retail stores or “strip commercial” development in the community. The challenge for Sandwich will be to determine the specific policies necessary to maintain its “small business environment”.

While only about 4% of the town’s workers earn their living in agriculture, forestry, fishing and hunting, it is important to recognize the link between these vocations and the significance that Sandwich residents place on protecting the town’s rural character. Another significant factor in the town’s economy is the considerably higher percentage of households that receive social security income as compared to the state.

The town's tax structure is driven by major reliance on the value of residential properties. Sandwich has one of the highest total assessed values on a per capita basis in the state. This means that there is a much higher proportion of high value housing in town compared to the rest of the state and that the town is very careful about how it spends its public funds.

Action Plan

Vision Goals

Provide opportunity for limited village business activity (e.g., general store/professional offices) that is consistent with the architectural qualities that the town values.

Encourage home occupations that are compatible with and supportive of the town's rural character.

Objective EB 1: Promote a limited mix of residential, retail and office uses that are compatible with the existing visual character of the village and rural character of the town.

Actions

EB 1.1: Review provisions for a mix of residential uses and limited opportunities for small business activities in Center and North Sandwich. *See also further discussion of this recommendation outlined in the Village Center chapter, especially Actions VC 1.1, 1.2 and 1.3.*

EB 1.2: Review and amend, as appropriate, the remainder of the zoning ordinance to be sure that non-residential development in the community continues to be consistent with the town's Vision.

- Consider a set of design standards in the Site Plan Review Regulations that ensure that building renovations, additions and new structures are constructed in a way that they are compatible with the scale, architectural character and building placement of other buildings in the community.
- Review the setback requirement of 200 feet in the Commercial District. If the Town wishes to encourage small-scale commercial and industrial activity along the Whittier Highway, this setback may discourage such activity.
- Review the Sign Regulations to determine if the area requirement should be reconsidered for businesses in the Commercial District. A 32 square foot area restriction may be too small to be read by motorists on the high speed state roadway.

Objective EB 2: Encourage home occupations that are compatible with the rural character of Sandwich without infringing on neighbors ability to achieve quiet enjoyment of their property.

Actions

EB 2.1: Amend the zoning ordinance to specify criteria for home occupations so that allowed home occupation uses do not negatively impact abutting properties. The amendments need to respect traditional home occupations already found in Sandwich including arts and crafts and small construction contractors. Criteria to consider should include:

- The number of non-resident employees
- The average number of daily customers that would visit the business
- The size and type of sign that would identify the business
- The amount and type of exterior materials storage
- The level of noise, odor, dust and lighting that would be noticeable from the property.

Objective EB 3: To preserve the rural character of the town, encourage businesses that are related to maintaining and enhancing the value and sustainability of natural resources.

Actions

EB 3.1: Ensure that agricultural, forestry, and outdoor recreation enterprises are promoted and encouraged through the town's development regulations.

- The regulations need to be examined and amended to eliminate major impediments to the establishment and continuation of business activities that are reasonably connected to these occupations. *See also Actions LU 3.1 and 3.2 in the Land Use Chapter.*