
Litchfield

Hillsborough County, New Hampshire

Transportation Access/Directions: The town of Litchfield is located 11 miles south of Manchester and 50 miles north of Boston. Litchfield is accessible by Exit 2 off I-293 and by Exit 4 off I-93.

Local Community

Executive Summary: This small residential community, west of the I-93 corridor, sits below Manchester and the airport and above Nashua. Litchfield is likely to experience more growth pressure from the airport access road and new bridge across the Merrimack than from the I-93 improvements. Nonetheless, housing pressures are liable to increase over time and the community needs to proactively adopt strategies to create commercial tax base and job opportunities within Litchfield itself.

Economic and Community Resources

Is there an economic development strategy in the Master Plan? (2002) The main goals of the economic development program in Litchfield are to: provide a planned and coordinated approach to economic development, broaden and increase the job and tax base, adopt an economic development marketing strategy, promote affordable housing, and preserve rural-agricultural community character, among other key objectives.

Other economic development strategies and efforts: Litchfield Community Economic Development Study, Seed Equity for Economic Development (SEED) Grant (2000). The goal is to expand the local and regional capacity for economic development decision-making and build a model for small town economic planning within the context of the Nashua region.¹

Regional Development Corporation: Gateway Industrial Development Corporation: This regional development corporation works with 13 communities around Nashua to assist companies and towns with economic development, such as setting up TIF districts and providing loans and other funding through CDBG.

Redevelopment Authority: N/A

Chamber of Commerce: Greater Manchester Chamber of Commerce

Housing: Greater Nashua Workforce Housing Coalition: www.gnwhc.org

Main Street Community: N/A

Historic Districts: N/A

Defined Community Center: The geographic centers of Litchfield commerce are NH Routes 3A and Route 102. Route 3A business consists of agriculture, such as nurseries, farm stands, and self-pick berries; recreation and amusements; restaurants; manufacturing and convenience businesses. Route 102 consists of service, professional and convenience businesses with some light industrial uses (Master Plan).

Transportation Alternatives: Nearby Park and Ride sites include three along the Everett Turnpike in Nashua, at Exits 5W, 7, and 8; as well as in Londonderry on Route 102, west of Exit 4 off I-93. The Boston Express bus service to Boston's South Station and Logan Airport operates daily from the Visitor's Center east of Exit 6 off the Everett Turnpike.

Eligible for new markets tax credit: N/A

CDBG Entitlement Community: N/A

Impact fees: Transportation impact fee

Farm and Agricultural Resources: There are many active farms in the Route 3A corridor that are in current use along with accessory uses such as pick-your-own farms, farm stands and nurseries.

Number of farms, names: Durocher Farm, McQuesten Farm, Wilson Farm

Farmers markets, farm stands: McQuesten Farm Stand

Products: strawberries, blueberries, raspberries, tomatoes, peppers, beets, carrots, beans, pumpkins

Amenities:

State parks and forests: Litchfield state forest

Golf courses: Hidden Creek Country Club, 9 holes (public), Passaconaway Country Club (public)

Hotels: N/A

Restaurants: a few

Museums: N/A

Theaters: N/A

Major retail areas, etc.: N/A

Demographics

Property Taxes (2006)

| Town Valuation | Town Tax | Local Educ. Tax | State Educ. Tax | County Tax | Total Tax | Tax Commitment |
|----------------|----------|-----------------|-----------------|------------|-----------|----------------|
| 928,983,841 | 2.06 | 10.36 | 1.98 | 0.88 | 15.28 | 14,057,133 |

Source: Department of Revenue Administration

Housing

| Housing Units Authorized by Permit | | Source: NH Office of Energy and Planning (OEP) | | | | | | | | | | | | | | | |
|------------------------------------|-----------|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|------------|--------------|
| Year | 1990 | '91 | '92 | '93 | '94 | '95 | '96 | '97 | '98 | '99 | '00 | '01 | '02 | '03 | '04 | '05 | Change |
| Single Family | 56 | 91 | 58 | 39 | 65 | 56 | 40 | 66 | 71 | 92 | 71 | 13 | 52 | 50 | 56 | 41 | 917 |
| Multi-family | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 4 | 12 | 0 | 4 | 12 | 16 | 10 | 84 | 146 |
| Mobile Home | -7 | 0 | 0 | 0 | 0 | 3 | 3 | 0 | -1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Total | 49 | 91 | 58 | 43 | 65 | 59 | 43 | 66 | 74 | 111 | 71 | 17 | 64 | 66 | 66 | 125 | 1,068 |

Population Estimates and Projections

| | 2005 | NH Office of Energy & Planning | | | | | January 2007 | | | | |
|--------------|-------|--------------------------------|-------|--------|--------|--------|--------------|-------|-------|-------|-------|
| | | Projections | | | | | Differences | | | | |
| Municipality | Est. | 2010 | 2015 | 2020 | 2025 | 2030 | 05-10 | 10-15 | 15-20 | 20-25 | 25-30 |
| Litchfield | 8,120 | 8,850 | 9,480 | 10,100 | 10,670 | 11,410 | 730 | 620 | 620 | 560 | 740 |

Source: NH Office of Energy and Planning, January 2007

Top ten locations where people living in Litchfield worked in 2000

| | |
|-------------|-----|
| Nashua | 870 |
| Hudson | 545 |
| Manchester | 541 |
| Londonderry | 223 |
| Merrimack | 168 |
| Bedford | 106 |
| Milford | 70 |
| Salem | 68 |
| Concord | 42 |
| Portsmouth | 32 |

Commuters living in Litchfield and commuting to another state

| | 1990 | 2000 | % Change |
|------------------|------|------|-------------|
| Maine | 0 | 0 | 0 |
| Massachusetts | 556 | 849 | 52.70% |
| Vermont | 0 | 20 | 100% |
| All Other States | 8 | 0 | -100% |

Source: US Census 2000

Labor Force and Unemployment, Not Seasonally Adjusted - Litchfield

| Date | Civilian Labor Force | Employed | Unemployed | Unemployment Rate (%) |
|------|----------------------|----------|------------|-----------------------|
| 2006 | 4,997 | 4,836 | 161 | 3.2 |

Source: Economic and Labor Market Information Bureau, NH Employment Security

Sex by Industry for the Employed Civilian Population (16 years and over)

| | Male | Female | Total |
|---|------|--------|-------|
| TOTAL | 2226 | 1916 | 4142 |
| Agriculture; forestry; fishing and hunting; and mining | 33 | 32 | 65 |
| Agriculture; forestry; fishing and hunting | 23 | 25 | 48 |
| Mining | 10 | 7 | 17 |
| Construction | 299 | 31 | 330 |
| Manufacturing | 605 | 241 | 846 |
| Wholesale trade | 134 | 101 | 235 |
| Retail trade | 291 | 311 | 602 |
| Transportation and warehousing; and utilities | 107 | 63 | 170 |
| Transportation and warehousing | 94 | 63 | 157 |
| Utilities | 13 | 0 | 13 |
| Information | 79 | 35 | 114 |
| Finance; insurance; real estate and rental and leasing | 94 | 106 | 200 |
| Finance and insurance | 75 | 97 | 172 |
| Real estate and rental and leasing | 19 | 9 | 28 |
| Professional; scientific; management; administrative; and waste management services | 232 | 163 | 395 |
| Professional; scientific; and technical services | 212 | 126 | 338 |
| Management of companies and enterprises | 0 | 0 | 0 |
| Administrative and support and waste management services | 20 | 37 | 57 |
| Educational; health and social services | 135 | 573 | 708 |
| Educational services | 51 | 200 | 251 |
| Health care and social assistance | 84 | 373 | 457 |
| Arts; entertainment; recreation; accommodation and food services | 43 | 121 | 164 |
| Arts; entertainment; and recreation | 20 | 34 | 54 |
| Accommodation and food services | 23 | 87 | 110 |
| Other services (except public administration) | 93 | 82 | 175 |
| Public administration | 81 | 57 | 138 |

Source: US Census 2000, SF3, P49

Sex by Occupation for the Employed Civilian Population (16 years and over)

| | Male | Female | Total |
|---|------|--------|-------|
| TOTAL | 2226 | 1916 | 4142 |
| Management; professional; and related occupations | 869 | 685 | 1554 |
| Management; business; and financial operations occupations | 451 | 206 | 657 |
| Management occupations; except farmers and farm managers | 354 | 116 | 470 |
| Farmers and farm managers | 6 | 0 | 6 |
| Business and financial operations occupations | 91 | 90 | 181 |
| Business operations specialists | 51 | 72 | 123 |
| Financial specialists | 40 | 18 | 58 |
| Professional and related occupations | 418 | 479 | 897 |
| Computer and mathematical occupations | 139 | 38 | 177 |
| Architecture and engineering occupations | 136 | 0 | 136 |
| Architects; surveyors; cartographers; and engineers | 107 | 0 | 107 |
| Drafters; engineering; and mapping technicians | 29 | 0 | 29 |
| Life; physical; and social science occupations | 20 | 0 | 20 |
| Community and social services occupations | 29 | 20 | 49 |
| Legal occupations | 7 | 16 | 23 |
| Education; training; and library occupations | 23 | 190 | 213 |
| Arts; design; entertainment; sports; and media occupations | 29 | 5 | 34 |
| Healthcare practitioners and technical occupations | 35 | 210 | 245 |
| Health diagnosing and treating practitioners and technical occupations | 29 | 167 | 196 |
| Health technologists and technicians | 6 | 43 | 49 |
| Service occupations | 123 | 231 | 354 |
| Healthcare support occupations | 11 | 40 | 51 |
| Protective service occupations | 57 | 0 | 57 |
| Protective Fire fighting; prevention; and law enforcement workers; including supervisors | 38 | 0 | 38 |
| Protective Other protective service workers; including supervisors | 19 | 0 | 19 |
| Food preparation and serving related occupations | 26 | 88 | 114 |
| Building and grounds cleaning and maintenance occupations | 19 | 7 | 26 |
| Personal care and service occupations | 10 | 96 | 106 |
| Sales and office occupations | 483 | 802 | 1285 |
| Sales and related occupations | 329 | 231 | 560 |
| Office and administrative support occupations | 154 | 571 | |
| Farming; fishing; and forestry occupations | 17 | 27 | 34 |
| Construction; extraction; and maintenance occupations | 439 | 6 | 445 |
| Construction and extraction occupations | 286 | 0 | 286 |
| Construction and extraction occupations; Supervisors; construction and extraction workers | 48 | 0 | 48 |
| Construction and extraction occupations; Construction trades workers | 229 | 0 | 229 |
| Construction and extraction occupations; Extraction workers | 9 | 0 | 9 |
| Installation; maintenance; and repair occupations | 153 | 6 | 159 |
| Production; transportation; and material moving occupations | 295 | 165 | 460 |
| Production occupations | 168 | 108 | 276 |
| Transportation and material moving occupations | 127 | 57 | 184 |
| Supervisors; transportation and material moving workers | 28 | 0 | 28 |
| Aircraft and traffic control occupations | 11 | 0 | 11 |
| Motor vehicle operators | 54 | 23 | 74 |
| Rail; water and other transportation occupations | 0 | 0 | 0 |
| Material moving workers | 34 | 34 | 68 |

Source: US Census 2000, SF3, P50

According to the New Hampshire Department of Employment Security,

- The top five industry sectors employing Litchfield residents were, according to the year 2000 Census:
- In 2004, NH Employment Security indicated that the top five employment sectors that will add the most jobs in Hillsborough County by 2014 were:
 - a) Health Care & Social Assistance
 - b) Retail Trade
 - c) Educational Services
 - d) Accommodation & Food Services
 - e) Administrative & Waste Management Services
- In November of 2006 NH Employment Security indicated that the top five employment sectors likely to experience the most growth by 2014 statewide include:
 - a) Healthcare Support
 - b) Computer & Mathematical
 - c) Healthcare Practitioners/Technicians
 - d) Community & Social Services
 - e) Personal Care & Service

Source: New Hampshire Employment Projections by Industry and Occupation: Base Year 2004 to Projected Year 2014

Hillsborough County - Fastest Growing Occupations

| Occupation Title | 2004 Employment | 2014 Projected | % Change |
|--|-----------------|----------------|----------|
| Home Health Aides | 618 | 1,020 | 65.0% |
| Computer Software Engineers, Applications | 1,820 | 2,831 | 55.5% |
| Medical Assistants | 367 | 567 | 54.5% |
| Network Systems and Data Communications Analysts | 229 | 346 | 51.1% |
| Community and Social Service Specialists, All Others | 188 | 280 | 48.9% |
| Dental Assistants | 440 | 644 | 46.4% |
| Dental Hygienists | 393 | 574 | 46.1% |
| Social and Human Service Assistants | 482 | 691 | 43.4% |
| Database Administrators | 118 | 169 | 43.2% |
| Medical Records and Health Information Technicians | 353 | 498 | 41.1% |

Hillsborough County - Occupations Adding the Most Jobs

| Occupation Title | 2004 Employment | 2014 Projected | Numeric Change |
|---|-----------------|----------------|----------------|
| Retail Salespersons | 7,577 | 9,424 | 1,847 |
| Registered Nurses | 3,658 | 4,935 | 1,277 |
| Computer Software Engineers, Applications | 1,820 | 2,831 | 1,011 |
| Nursing Aides, Orderlies, and Attendants | 2,278 | 3,080 | 802 |
| Business Operations Specialists, All Other | 2,455 | 3,240 | 785 |
| Janitors/Cleaners, Ex. Maids/ Housekeeping Cleaners | 3,152 | 3,905 | 753 |
| Teacher Assistants | 2,739 | 3,488 | 749 |
| Combined Food Prep/Serving Workers, Inc. Fast Food | 3,328 | 4,036 | 708 |
| Customer Service Representatives | 2,882 | 3,586 | 704 |
| Waiters and Waitresses | 3,464 | 4,116 | 652 |

Source: New Hampshire Employment Projections by Industry and Occupation: Base Year 2004 to Projected Year 2014

Conclusion

The scaling back of the I-93 corridor improvements will likely slow growth pressures on Litchfield until the airport access road is completed and assuming that job growth on the Route 3 corridor will foster housing demand in this community. To balance housing growth, Litchfield needs to determine how it can be competitive for attracting commercial development within the region.

Resources and References

¹SEED Program: http://www.nashuarpc.org/communities/documents/litcheconanalysis_may00.pdf

Amenities: <http://www.visitnh.gov/about-new-hampshire/maps-and-regions/merrimack-valley.aspx>

Resources (Economic and Community)

Community Development Finance Authority http://www.nhcdfa.org/web/resources/related_links.html

NH Business Resource Center <http://www.nheconomy.com/>

NH Small Business Development Center <http://www.nhsbdc.org/index.html>

Incentives Programs-CROP Zones, Jobs Grants & Telecom and Technology Matching Grant Program
<http://www.nheconomy.com/business-services/business-assistance-programs/incentive-programs.aspx>

NH Farm to Restaurant Connection <http://www.nhfarmtorestaurant.com/>

NH Business & Industry Association <http://www.nhbia.org/index.php?page=home>

PSNH Economic and Community Development: <http://www.prospernh.com/>

Workforce Opportunity Council/NH Works <http://www.nhworks.org/index.cfm>

USDA Rural Development <http://www.rurdev.usda.gov/vt/>

Sources of Funding

Capital Regional Development Council: CRDC operates the [Economic Development Loan Fund](#), which is designed to stimulate economic development in a core service area of Belknap, Grafton, Merrimack and Sullivan counties. Eligible borrowers are small businesses, individuals, and partnerships in these counties and the projects must focus on at least one of these areas: Working capital (inventory, accounts payable, etc.), fixed assets (land, buildings, machinery, equipment), re-financing and debt consolidation, and "equity" injection in CRDC/SBA 504 loans.
<http://www.crdc-nh.com/economicdevloan.php>; <http://www.crdc-nh.com/>

Community Development Block Grants (CDBG): Provides grants to Entitlement Communities [larger cities and urban counties], State Administered CDBG [smaller cities that carry out community development activities], Section 108 Loan Guarantee Program [entitlement and non-entitlement communities are eligible to apply], Disaster Recovery Assistance, and Renewal Communities/Empowerment Zones/Enterprise Communities. Entitlement communities are comprised of central cities of Metropolitan Statistical Areas (MSAs); metropolitan cities with populations of at least 50,000; and qualified urban counties with a population of 200,000 or more (excluding the populations of entitlement cities). States distribute CDBG funds to non-entitlement localities not qualified as entitlement communities.

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/>

CDBG Economic Development Grants: CDBG Economic Development grants provide funds through an annual set-aside for activities, which create and retain employment, primarily for low and moderate income people, by providing business financing through Regional Development Corporations and Economic Development Entities, or through public facility improvements to support economic development efforts. CDBG Economic Development Funds can be used for acquisition of land and buildings, construction of commercial buildings, purchase of machinery and equipment, employee training, and public facilities improvements. Applications are accepted on a first-come, first-served basis. http://www.nhcdfa.org/web/cdbg/cdbg_grants.html#Studies%20Grants%20anchor

Community Development Finance Authority: Using a combination of state tax credits and Community Development Block Grant funding, CDFA provides project funding, technical assistance, and financial support to nonprofit community development organizations, counties, municipalities, cooperatives, and other volunteer citizens groups. <http://www.nhcdfa.org/web/index.html>

NH Business Finance Authority: The BFA works with New Hampshire's banking, business, and economic development sectors to develop and implement programs that expand the availability of credit in the state. Customers include manufacturers, small and medium-sized businesses, health providers, and non-profit educational and cultural organizations. <http://www.nhbfa.com/>

U.S. Economic Development Administration (EDA): Funding opportunities for Public Works and Economic Development, Economic Adjustment Assistance, Research and National Technical Assistance, Local Technical Assistance, Planning Program, University Center Economic Development, and Trade Adjustment Assistance for Firms. <http://www.eda.gov/InvestmentsGrants/Investments.xml>