
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

	NH Office of Energy & Planning						January 2007				
	2005 Est.	Projections					Differences				
Municipality	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>