
Pelham

Hillsborough County, New Hampshire

Transportation Access/Directions: Pelham is located 25 miles south of Manchester and 36 miles north of Boston. The town is accessible from Routes 111 and 128 by way of Exits 1 and 2 off I-93.

Local Community

Executive Summary: Lying on the Massachusetts border, immediately adjacent to I-93, Pelham has experienced the pressures and challenges of the growth bubbles emanating from Boston, Route 128, and Route 495. The community would like to develop more commercial tax base and local employment as a balance to increasing residential development. However, the current Exit 1 and Exit 2 configurations do not provide optimum access directly to Pelham. For those who wish to maintain the rural and residential character of the town, this is a positive. However, those that feel more commercial tax base is needed realize that substantial infrastructure investments will be required to achieve significant increases in commercial tax base.

Economic and Community Resources

Is there an economic development strategy in the Master Plan? (2002) No economic development chapter.¹

Other economic development strategies and efforts: Pelham is using CTAP funds for the Center for Urban and Regional Policy (CURP) assessment tool to create a basis for a strategic economic development plan in partnership with Nashua Regional Planning Commission; there was a July 2007 proposal to begin an Economic Development Panel in the town.

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 Salem Chamber of Commerce

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

Main Street Community: N/A

Historic Districts: No, but the town has a list of potential historic sites and is involved with restoration and preservation.²

Transportation Alternatives: The closest Park and Ride site is located in Windham on Route 111, west of Exit 3 off I-93. There is MBTA commuter rail service from Lowell and Haverhill, MA to destinations in Massachusetts. Concord Trailways offers service from a park and ride off Exit 4 in Londonderry to Boston, Logan Airport, Manchester, Concord, Tilton, Conway, and Berlin. Concord Trailways also offers transfers in Concord to Plymouth, Franconia, and Littleton. Travelers may switch to Vermont Transit in Concord and travel to Hanover, Vermont points, and Montreal. The Coach Company offers service from Plaistow and Haverhill, MA to Boston and Logan Airport. <http://www.rpc-nh.org/SPW/spw-intercity.htm>

Eligible for new markets tax credit: Yes, census tract 1003.02.

CDBG Entitlement Community: N/A

Impact fees: School and fire department impact fee.

Farm and Agricultural Resources

Number of farms, names: Owens Farm

Farm stands and farmer's markets: N/A

Products: sheep, raw cow's milk, honey, humanely raised veal, lamb, pork, broilers, turkeys

Amenities:

State parks and forests: Jeremy Hill Natural Area

Golf courses: Pine Valley Golf Links, 9 holes (public)

Hotels: N/A

Restaurants: several

Museums: N/A

Theaters: Pelham Community Theatre

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
1,691,942,238	3.24	7.74	2.08	0.93	13.99	23,377,812

Source: Department of Revenue Administration

Housing

Housing Units Authorized by Permit																	
Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	'00	'01	'02	'03	'04	'05	Change
Single Family	44	47	64	77	67	59	62	77	71	69	99	109	156	119	79	38	1,237
Multi-family	2	2	0	4	4	5	0	0	4	35	10	6	2	0	0	6	80
Mobile Home	0	0	0	0	0	0	0	0	0	0	3	0	0	0	4	44	51
Total	46	49	64	81	71	64	62	77	75	104	112	115	158	119	83	88	1,368

Source: NH Office of Energy and Planning (OEP)

Population Estimate and Projections

Municipality	2005	Projections					Differences				
	Est.	2010	2015	2020	2025	2030	05-10	10-15	15-20	20-25	25-30
Pelham	12,490	13,990	15,230	16,530	17,870	19,460	1,500	1,250	1,300	1,340	1,590

Source: NH Office of Energy & Planning, January 2007

Commuting Patterns

Top 10 locations where people living in Pelham worked in 2000

Salem	512
Nashua	312
Manchester	183
Hudson	97
Londonderry	96
Milford	69
Merrimack	61
Windham	57
Portsmouth	46
Bedford	24

Commuters living in Pelham and working in another state

	1990	2000	% Change
Maine	8	0	100%
Massachusetts	2,773	3,092	12%
Vermont	0	23	100%
All Other States	0	0	0

Source: US Census

Labor Force and Unemployment, Not Seasonally Adjusted - Pelham

Date	Civilian Labor Force	Employed	Unemployed	Unemployment Rate (%)
2006	7,132	6,789	343	4.8

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	3,065	2,741	5,806
Agriculture; forestry; fishing and hunting; and mining	0	17	17
Agriculture; forestry; fishing and hunting	0	17	17
Mining	0	0	0
Construction	436	64	500
Manufacturing	757	359	1116
Wholesale trade	207	53	260
Retail trade	325	312	637
Transportation and warehousing; and utilities	174	114	288
Transportation and warehousing	140	110	250
Utilities	34	4	38
Information	94	82	176
Finance; insurance; real estate and rental and leasing	120	224	344
Finance and insurance	59	163	222
Real estate and rental and leasing	61	61	122
Professional; scientific; management; administrative; and waste management services	350	291	641
Professional; scientific; and technical services	282	209	491
Management of companies and enterprises	0	10	10
Administrative and support and waste management services	68	72	140
Educational; health and social services	166	856	1022
Educational services	89	311	400
Health care and social assistance	77	545	622
Arts; entertainment; recreation; accommodation and food services	174	125	299
Arts; entertainment; and recreation	35	22	57
Accommodation and food services	139	103	242
Other services (except public administration)	163	133	296
Public administration	99	111	210

Source: US Census 2000, SF3, P49

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

	Male	Female	Total
TOTAL	3,065	2,741	5,806
Management; professional; and related occupations	958	1,176	2134
Management; business; and financial operations occupations	390	390	780
Management occupations; except farmers and farm managers	312	171	483
Farmers and farm managers	0	7	7
Business and financial operations occupations	78	212	290
Business operations specialists	23	108	131
Financial specialists	55	104	159
Professional and related occupations	568	786	1354
Computer and mathematical occupations	174	82	256
Architecture and engineering occupations	190	50	240
Architects; surveyors; cartographers; and engineers	115	10	125
Drafters; engineering; and mapping technicians	75	40	115
Life; physical; and social science occupations	13	20	33
Community and social services occupations	9	28	37
Legal occupations	35	39	74
Education; training; and library occupations	95	216	311
Arts; design; entertainment; sports; and media occupations	30	80	110
Healthcare practitioners and technical occupations	22	271	293
Health diagnosing and treating practitioners and technical occupations	6	191	197
Health technologists and technicians	16	80	96
Service occupations	290	388	678
Healthcare support occupations	6	57	63
Protective service occupations	98	0	98
Protective Fire fighting; prevention; and law enforcement workers; including supervisors	65	0	65
Protective Other protective service workers; including supervisors	33	0	33
Food preparation and serving related occupations	101	120	221
Building and grounds cleaning and maintenance occupations	63	64	127
Personal care and service occupations	22	147	169
Sales and office occupations	578	954	1532
Sales and related occupations	359	288	647
Office and administrative support occupations	219	666	885
Farming; fishing; and forestry occupations	0	13	13
Construction; extraction; and maintenance occupations	681	22	703
Construction and extraction occupations	365	6	371
Construction and extraction occupations; Supervisors; construction and extraction workers	101	0	101
Construction and extraction occupations; Construction trades workers	255	6	261
Construction and extraction occupations; Extraction workers	9	0	9
Installation; maintenance; and repair occupations	316	16	332
Production; transportation; and material moving occupations	558	188	746
Production occupations	343	106	449
Transportation and material moving occupations	215	82	297
Supervisors; transportation and material moving workers	5	0	5
Aircraft and traffic control occupations	4	20	24
Motor vehicle operators	149	31	180
Rail; water and other transportation occupations	11	0	11
Material moving workers	46	31	77

Source: US Census 2000, SF3, P50

According to the New Hampshire Department of Employment Security,

- The top five industry sectors employing Pelham 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

Pelham is likely to see increased demand for commercial development as Salem becomes more fully built out, and given its strategic location on the Massachusetts border. The community should benefit from CTAP planning tools to help preserve its community character and prepare for future economically driven development.

Resources and References

¹ Pelham Master Plan: <http://www.pelhamweb.com/masterplan/>

² Historic Resources Chapter:

<http://www.pelhamweb.com/masterplan/2002/chapter%207%20historic%20resources.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>

Intermediary Relending Program (Rockingham County): The goal of this program is to provide financing in rural areas for business growth, expansion, and relocation where jobs are being created. <http://www.redc.com/funding.htm>

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/>

Regional Revolving Loan Fund (Rockingham County): allows for expansion and/or relocation loans for businesses that are creating or retaining jobs in the region. Loans are generally approved for real estate acquisition, machinery and equipment purchase, construction of new sites and project gap financing. Other uses may qualify on an individual basis. <http://www.redc.com/funding.htm>

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>