

Economic & Fiscal Conditions

6

1. Introduction

Local economic growth typically occurs as a result of external forces, such as a general expansion of the national or a regional economy, that are usually beyond the control of a specific community. By contrast economic development (e.g. the creation of new jobs, the attraction of private investment and the expansion of existing businesses) is something that a community can influence. However, in order to encourage and possibly direct future economic development, community officials and local residents must understand regional and local economic trends and conditions. This chapter briefly identifies key economic trends in Barrington and the region. Fiscal trends in Barrington relating to municipal expenditures/revenues and changes in property values are also discussed.

2. Summary of Major Findings

- Significant economic shifts have transformed the Portsmouth-Dover-Rochester metro area from a collection of smaller interconnected communities with strong economic ties and specialized functions, into an economic region with identifiable economic centers. As a result many communities, such as Barrington, find themselves becoming bedroom communities.
- The metro area experienced significant employment growth between 1990 and 2000. A major contributor to this increased regional job growth was the development of the Pease International Tradeport that has resulted in over 5,000 individuals working at over 160 businesses that occupy approximately 3.7 million square feet of new or recently renovated building space.
- Barrington's labor force, workers that reside in the town, increased to 4,221 individuals (a 28% increase) between 1990 and 2000.
- Both the number of private sector firms and individuals who work in Barrington increased significantly between 1991 and 2000. The number of firms increased to 81 (a growth rate of 72%) and the number of individuals who work in the town increased to 459 (a growth rate of 126%).
- Although the town has made progress in promoting economic growth, a specific economic

development strategy needs to be established in Barrington in order to guide future development and investment initiatives.

- Expenditures for municipal services in Barrington have increased at an average annual rate of about 11.5% from 1997 to 2000. Total expenditures, including school district assessment and County taxes, increased by less than 1% per year on an annual average basis. This is primarily due to the initiation of the State Education Grant Program.
- State funding of education in Barrington has increased from approximately \$750,000 in 1998 to over \$3 million during the past three years.
- During the past several years funding for Capital Outlays in Barrington have increased significantly.
- Property taxes, as a portion of General Fund revenues for the town, have declined from about 86% of total revenues collected in Fiscal Year (FY) 1997 to 81% in FY 2001. Conversely, Licenses and Permit fees have increased from about 7% of total revenues in FY 1997 to 11% in FY 2001.
- The Town of Barrington maintains a variety of Special and Fiduciary Funds, including Capital Reserve and School Impact Fee Funds.
- Residential land and buildings account for approximately 87% of the town's assessed property valuation. Inclusion of apartments and mobile home parks, classified as commercial uses under the property assessment system, increases residential uses to 89% of the town's property tax base.
- Commercial land uses represent about 6.3% of the town's assessed property tax base.
- Approximately 50% (11,851 acres) of the property in Barrington designated as residential in the property assessment system is enrolled in the current use program.
- The equalized value of property in Barrington increased by about 89% between 1991 and 2001. This represents the highest rate of increase among all communities within Strafford County.

3. Economic Perspective

This section briefly examines recent economic development trends in Barrington in terms of changes in the type of private business firms located in the community, as well as growth in private sector employment. Changes in regional economic factors that impact Barrington are also briefly discussed. Finally, some observations concerning future economic development in Barrington are highlighted.

A. Business and Employment Trends

In 2002 a *Master Plan Technical Update* was prepared for the Town of Barrington by the Strafford Regional Planning Commission (SRPC). In the chapter devoted to economic issues the *Technical Update* noted that "The economy of Barrington is linked to the regional economy that is comprised in large part of the Portsmouth-Dover-Rochester metropolitan area. This regional economy has had substantial growth

over the past 20 years, yet has been characterized by significant shifts in employment centers.”

Historically, as noted in the *SRPC Update*, no single community dominated the regional economy. Instead the strength of the region was a system of smaller interconnected communities with strong economic ties and specialized functions. “However, with the redevelopment of the Pease International Tradeport as a corporate business center, and Newington’s continued emergence as a regional retail center, the surrounding towns find themselves becoming bedroom communities.” Other key economic observations outlined in the *Technical Update* include the following.

- There continues to be some economic diversity in the metropolitan area. For example Portsmouth offers a range of dining, shopping and entertainment opportunities while Durham provides higher education facilities. A variety of manufacturing facilities are also located in Dover and Rochester.
- Employment in the Portsmouth-Dover-Rochester metro area increased by 32,000 jobs between 1990 and 2000.
- The Pease International Tradeport now includes over 160 business firms employing over 5,000 people in 3.7 million square feet of new or newly renovated space.
- The labor force in Strafford County grew by over 5,000 employees (9%) between 1990 and 2000. Key growth areas included: wholesale trade; professional education, health and social services; and public administration.
- Barrington’s labor force, workers that reside in the town, expanded at a faster rate (28%) than the County due to rapid residential growth. Key employment categories of the labor force that lives in Barrington includes: construction; manufacturing; retail trade; professional services; and education, health and social services. As of 2000 Barrington’s labor force included over 4,220 individuals.

In addition to these regional changes and the growth of the town’s labor force, there has also been some significant changes in the mix of business activities located in the Town of Barrington. As illustrated in Table 6-1, the number of private sector business establishments have increased by over 78%. Significant increases have occurred in business establishments involved in wholesale trade, manufacturing and professional services.

This growth in the number of business establishments located in Barrington has resulted in a 126% increase, between 1991 and 2000, in the number of private sector jobs in the community.¹ As noted in Table 6-2, most of these new employment opportunities occurred in manufacturing, wholesale trade, and services.

¹The number of local and federal government jobs also increased from 135 to 195 between 1991 and 2000. This represents an increase of approximately 44%, or 60 new employees.

Table 6-1 Number of Private Sector Business Establishments Barrington, New Hampshire 1991 and 2000			
	Establishments		
	1991	2000	Change
Agricultural Services	0	4	4
Construction	18	20	2
Manufacturing	0	6	6
Wholesale Trade	0	14	14
Trucking & Warehousing	4	0	-4
Retail	12	8	-4
FIRE	3	6	3
Services	10	23	13
Total Private Industry Firms	47	81	34
Source: Covered Employment, NH Department of Employment Security FIRE - Finance, Insurance and Real Estate			

Table 6-2 Number of Employees at Private Sector Firms Located in Barrington, New Hampshire 1991 and 2000			
	Number of Employees		
	1991	2000	Change
Agricultural	0	8	8
Construction	56	55	-1
Manufacturing	0	30	30
Wholesale Trade	0	136	136
Trucking & Warehousing	7	0	-7
Retail	72	83	11
FIRE	11	33	22
Services	57	114	57
Total Private Industry Employees	203	459	256
Source: Covered Employment, New Hampshire Department of Employment Security FIRE - Finance, Insurance and Real Estate			

B. Observations Concerning Future Economic Development in Barrington

As the data outlined in the previous section indicates there has been significant expansion of private sector businesses and employment within the Portsmouth-Dover-Rochester metro area. Some of this regional development activity has also had an impact on Barrington in terms of an increase in the number of businesses that now provide additional employment opportunities within the community,

A number of public and private actions to promote business expansion and development in Barrington have been initiated during the past several years. For example, a Barrington Chamber of Commerce was established to enhance and promote local businesses within the community. An Economic Development Committee was also created by town government to attract new commercial growth. In addition Town Meeting recently authorized the sale of a 125 acre site, located on Route 125, for commercial development. The Board of Selectmen and other individuals are currently involved in negotiations relating to the purchase of this site by a private developer.

Although these recent changes indicate there is potential and opportunity for future economic development in Barrington, the residents of the community need to make some critical decisions concerning development activities. Important issues include the kinds of development acceptable and practical for the town, the identification of locations within the community most appropriate for commercial development, and the financial investment the community is willing to undertake in order to provide the types of infrastructure required to attract new development and the expansion of existing businesses.

In order to guide future economic expansion, Barrington needs to formulate an economic development strategy that provides answers to the issues identified above, as well as providing direction for implementing the development strategy. This master plan identifies key principles and policies for guiding future economic development activities within the community. Outlined below are suggested economic development principles for Barrington.

1. Integrated Approach

Government, business, education and the community should work together to create a vibrant local economy, through a long-term investment strategy that:

- Encourages local enterprise;
- Serves the needs of local residents, workers and businesses;
- Promotes stable employment and revenues by building local competitive advantages;
- Protects the natural environment.

2. Vision

Barrington needs to promulgate a vision concerning the location of future economic development activities. Based on existing commercial development patterns, the Routes 4 and 125 corridors, including land areas near some intersecting roadways, offers the most practical alternatives for future commercial development. A key question is should commercial development be permitted on the entire length of the roadway or just specific locations? Design guidelines regulating future development activities should also be prepared.

3. Local Focus

Economic development efforts should focus on supporting existing businesses and entrepreneurs

to build locally. This type of approach could be advantageous in Barrington since over 11% of the labor force in the community (468 individuals) were identified in the 2000 Census as self-employed compared to only 7.7% of the Strafford County labor force.

4. **Industry Clusters**

Barrington should identify specific gaps and niches their economy could fill within the region and promote a diversified range of specialized industry clusters drawing on local advantages to regional and national markets. Possible market niches could include specialized manufacturing and assembly operations, wholesale trade, offices for professional service firms and limited mixed-use development projects that could include some retail activities.

5. **Wired Communities**

Barrington should support and invest, if appropriate, in technologies that improve the ability of local enterprises to access information and communicate in a variety of different ways.

6. **Long-Term Investment**

Publically supported economic development programs and investment should be evaluated on their long-term benefits and impacts on the entire community. Public investments should establish priorities for infrastructure improvements, and promote the vitality, to the extent possible, of all local enterprise, not just industrial firms. Specifically Barrington needs to evaluate required roadway improvements and the feasibility of establishing a municipal water system or connecting a portion of the community to a neighboring water and/or sewer systems.

7. **Human Investment**

Because human resources are so valuable in the information age, Barrington should endeavor to promote life-long skills and training opportunities, especially at post-secondary institutions.

8. **Environmental Quality**

Barrington should support and pursue economic development initiatives that maintain or improve, not harm, the environment and public health.

9. **Livable Communities**

Barrington should, as part of its land use policies, promote economic development initiatives that involve a compact mix of uses that also encourages walking, bicycling, and transit access to employment and other activities.

10. **Distinctive Development**

Economic development should preserve the town's sense of attractiveness, history, culture and social diversity.

11. **Regional Cooperation**

Transportation, natural resources, industrial development and other key elements of a healthy economy are regional in scope. The Town of Barrington should work with regional organizations, such as the Strafford Regional Planning Commission, in identifying and implementing solutions to problems such as roadway improvements and natural resource protection.

4. Fiscal Trends

A key, but often overlooked, factor in municipal planning is the fiscal condition of a community. This section examines recent trends in municipal expenditures and revenues for the Town of Barrington. An assessment of changes in the town's property tax base are also briefly reviewed. Data used in the analysis was obtained from various *General Purpose Financial Statements and Supporting Schedules* prepared for the Town of Barrington and several *Annual Town Reports*. Data was also obtained from the Barrington Assessor's Office relating to property values within the community. It should be noted that financial data in Barrington is reported on a Fiscal Year (FY) basis that begins on January 1st and ends on December 31st.

A. Municipal Expenditures and Revenues

As illustrated in Table 6-3 General Fund expenditures for town related services increased from approximately \$1.9 million to \$3.0 million from Fiscal Year (FY) 1997 to Fiscal Year (FY) 2001.² This represents an average annual increase of about 11.5%. Significant expenditure categories include General Government (approximately 34% of FY 2001 municipal expenditures); Highways, Streets and Bridges (about 24% of FY 2001 municipal expenditures); and Public Safety (approximately 20% of FY 2001 municipal expenditures). It is interesting to note that Capital Outlays have also increased during the past three years, representing 12%, 24%, and 12%, respectively, of municipal expenditures in Fiscal Years 1999, 2000 and 2001.

Also noted in Table 6-3 are General Fund expenditures related to other governmental units such as the School District Assessment and Strafford County Taxes. In FY 2001 the School Assessment represented about 60% of total General Fund expenditures, while County Taxes equated to approximately 10% of the types of expenditures accounted for under the General Fund. In essence, the total of General Fund expenditures allocated to other Governmental Units have ranged from 80% of all expenditures in FY 1997 and 1998 to a low of approximately 70% in FY 2000 and 2001.

A more detailed examination of yearly changes in General Fund expenditures (Table 6-4) indicates that General Government and Public Safety have experienced steady increases during the period examined. This type of increase is quite common in rapidly growing communities. Other expenditure items, especially a number of the smaller budget categories, experienced a great deal of fluctuation. The most significant decline in General Fund expenditures occurred in the School District Assessment which decreased from a high of \$7.1 million in FY 1998 to a low of \$5.5 million in FY 1999. This represented a decline of about 22%. By FY 2001 this assessment had increased to about \$6.0 million.

² The General Fund is the primary operating fund of the town. All general tax revenues and other receipts that are not allocated by law or contractual agreement to another fund are accounted for in this fund. From this fund are paid the general operating expenditures, the fixed charges and the capital improvements costs that are not paid through other funds. (Source: General Supporting Financial Statements and Supporting Schedules for the Town of Barrington, 2001).

Table 6-3 Actual General Fund Expenditures Barrington, New Hampshire 1997-2001					
	1997	1998	1999	2000	2001
Town					
General Government	\$501,598	\$540,713	\$618,946	\$806,170	\$1,014,794
Public Safety	\$432,073	\$440,541	\$460,959	\$579,778	\$617,442
Highways, Streets & Bridges	\$669,305	\$597,260	\$502,770	\$522,029	\$730,932
Sanitation	\$97,560	\$90,945	\$112,798	\$112,063	\$153,962
Water Distribution & Treatment	\$1,267	\$305	\$767	\$13,154	\$300
Health	\$16,026	\$17,349	\$16,700	\$15,243	\$16,948
Welfare	\$27,594	\$19,348	\$23,886	\$32,527	\$24,123
Cultural & Recreation	\$550	\$550	\$26,591	\$29,597	\$31,407
Debt Service-Interest	-	-	\$4,887	\$90,161	\$85,550
Capital Outlays	\$173,456	\$43,701	\$254,891	\$690,378	\$351,678
Total Town Expenditures	\$1,919,438	\$1,750,712	\$2,022,695	\$2,891,091	\$3,027,086
Other Governmental Units					
School District Assessment	\$6,991,762	\$7,147,426	\$5,485,510	\$6,019,169	\$6,030,019
County Taxes	\$734,184	\$691,628	\$757,768	\$740,471	\$981,746
Total Other Governments	\$7,725,946	\$7,839,054	\$6,243,278	\$6,759,640	\$7,011,765
TOTAL EXPENDITURES	\$9,645,384	\$9,589,766	\$8,265,973	\$9,650,731	\$10,038,851

Source: Financial Statements, Town of Barrington

Table 6-4 Percent Change in General Fund Expenditures by Year Barrington, New Hampshire 1997-2001				
	1997 to 1998	1998 to 1999	1999 to 2000	2000 to 2001
Town				
General Government	7.8%	14.5%	30.2%	25.9%
Public Safety	2.0%	4.6%	25.8%	6.4%
Highways, Streets & Bridges	-10.8%	-15.8%	3.8%	40.0%
Sanitation	-6.8%	24.0%	0.7%	37.3%
Water Distribution & Treatment	-75.9%	151.5%	1,614.5%	-97.7%
Health	8.2%	-3.7%	-8.4%	11.2%
Welfare	29.9%	23.5%	36.2%	-25.8%
Cultural & Recreation	0%	4,734.7%	11.3%	6.1%
Debt Service-Interest	-	-	1,744.9%	5.1%
Capital Outlays	-74.8%	483.3%	170.9%	-49.1%
Total Town Expenditures	-8.8%	15.5%	42.9%	4.7%

Other Governmental Units				
School District Assessment	2.2%	-22.3%	9.7%	0.2%
County Taxes	-5.8%	9.5%	-2.3%	32.6%
Total Other Governments	1.5%	-20.4%	8.3%	3.7%
TOTAL EXPENDITURES	-0.6%	-13.8%	16.8%	4.0%

Source: Financial Statements, Town of Barrington

This decline in the School District Assessment portion of General Fund expenditures is directly related to increased state funding of schools in Barrington. As noted in Table 6-5, the State Education Grant increased the amount of state funds received by the town from \$753,397 in 1998/99 to over \$3 million during the last three years.

	1998/99	1999/00	2000/01	2001/2002
Foundation Aid	\$503,149	-	-	-
School Building Aid	\$120,711	\$119,241	\$30,954	\$34,122
Catastrophic Aid	\$64,537	\$70,173	\$45,509	\$45,500
Child Nutrition	\$65,000	\$65,000	\$65,000	\$65,000
State Education Grant	-	\$3,197,729	\$3,197,729	\$3,197,747
Kindergarten Aid	-	\$46,500	\$46,500	\$74,400
Kindergarten Construction	-	\$394,714	-	-
Total Revenues	\$753,397	\$3,893,357	\$3,385,692	\$3,416,769

Source: Town of Barrington *Annual Report* and New Hampshire Department of Revenue Administration

An examination of General Fund revenues (see Tables 6-6 and 6-7) indicates that the major portion of General Fund revenues were obtained from taxes, primarily the property tax. In FY 2001 taxes (about \$8.4 million) under General Fund revenues represented about 81% of all revenues collected. By contrast taxes represented about 86% of General Fund revenues in FY 1997. The percent of total revenues collected through taxes has declined in most years since FY 1998. Conversely, Licenses and Permit fees increased from 7% of total revenue collected in FY 1997 to 11% in FY 2001. The remainder of the revenues categories account for about 8% of total revenues collected. Between FY 1997 and FY 2001, total revenues collected under the General Fund increased every year except for FY 1999. However, over the five year period the average annual increase was about 1.3%.

Table 6-6 Actual General Fund Revenue Barrington, New Hampshire 1997-2001					
	1997	1998	1999	2000	2001
Taxes	\$8,358,420	\$8,461,282	\$7,091,346	\$7,915,797	\$8,374,457
Licenses & Permits	\$688,247	\$763,605	\$903,940	\$1,004,190	\$1,129,950
Intergovernmental	\$372,351	\$409,826	\$338,440	\$431,807	\$486,415
Charges for Services	\$147,503	\$151,724	\$166,155	\$163,184	\$222,278
Interest & Dividends	\$89,981	\$104,960	\$86,919	\$97,957	\$94,354
Miscellaneous	\$20,613	\$28,744	\$23,407	\$8,192	\$17,479
Total Revenues	\$9,677,115	\$9,920,141	\$8,610,207	\$9,621,127	\$10,324,933
Source: Town of Barrington Annual Reports					

Table 6-7 Percent Change in General Fund Revenues by Year Barrington, New Hampshire 1997-2001				
	1997 to 1998	1998 to 1999	1999 to 2000	2000 to 2001
Taxes	1.2%	-16.2%	11.6%	5.8%
Licenses & Permits	10.9%	18.7%	11.1%	12.5%
Intergovernmental	10.1%	-17.4%	27.6%	12.6%
Charges for Services	2.7%	9.5%	-1.8%	36.2%
Interest & Dividends	16.6%	-17.2%	12.7%	-3.7%
Miscellaneous	3.9%	-18.6%	-65.0%	113.5%
Total Revenues	2.5%	-13.2%	11.7%	7.3%
Source: Town of Barrington Annual Reports				

There are several other types of funds used to finance specific municipal activities in Barrington. Although these funds are relatively small, in terms of actual dollars, the purpose of these funds are briefly described below.

1. Special Revenue Funds - These funds are used to account for the proceeds of specific revenue sources requiring separate accounting due to legal or regulatory provisions or administrative actions. Significant examples are noted below.
 - Library - Operation of the town’s public library. Expenditure of approximately \$93,784 in FY 2001 that included \$84,651 from the town’s General Fund.

- Cemetery Lot Fund - Maintenance of the town’s cemeteries. Revenues of \$4,780 in FY 2001.
 - Conservation Commission - Protection and maintenance of the town’s natural resources and watershed resources. Revenues of \$57,421 and expenditures of \$1,757 in FY 2001.
 - Lagoon Closure - Funds designated at Town Meeting for the eventual closure of the lagoon. Revenues of \$20,970 in FY 2001.
2. Recreation Fund - Account for revenues from recreation fees and charges that were designated at Town Meeting to be used for recreational purposes. FY 2001 - Revenue \$141,863 plus General Funds transfer of \$84,651. Expenditures \$143,590.
 3. Fiduciary Funds - These funds are used to account for assets held by the town in a trustee capacity or as an agent for individuals, private organizations, and/or other funds. Primary fund categories in Barrington are outlined below.
 - Cemetery - A nonexpendable trust that permits the use of income for cemetery maintenance.
 - Library - For use in purchasing library books. Total assets of \$93,173 in FY 2001.
 - Compactor Maintenance Trust - Funds (\$6,761 in FY 2001) that can be used for the maintenance of the compactor.
 - Capital Reserve - Funds designated at Town Meeting for future capital expenditures. The account contains \$453,893 in FY 2001.
 - Performance Bonds - Funds held by the Town of Barrington pending the satisfactory completion of various projects by private developers. This fund contained \$109,734 in FY 2001.
 - School Capital Reserve - Represents funds held by the Trustees of the Trust Funds for the Barrington School District. This account contained \$855,153 in FY 2001.
 - School Impact Fee - Development fees collected to fund school related capital improvements. This fund contained \$145,862 in FY 2001.
 4. Long Term Debt - In addition to day-to-day operating costs, the Town of Barrington also has a General Obligation Bond relating to the construction of the Safety Building in 2000. As noted in the FY 2001 Financial Statement this debt service has an outstanding principal of \$650,000 with \$235,376 in interest for a total payment of \$885,376. Currently the debt is designated for repayment by 2014.
 5. Capital Acquisition - The Town of Barrington, as noted earlier, has also established various accounts to fund future activities and acquisitions. Based on the FY 2001 Financial Statement the fund balances designated for capital acquisition are noted below.

Town Lagoon Closing	\$ 46,133
Fire Truck	\$ 32,131
Lamprey Solid Waste	\$ 21,557
Ambulance	\$ 26,596
Revaluation	\$130,387
Recycling Building	\$ 7,534
Cemetery Well Building	\$ 5,001

Vital Record Preservation	\$ 3,501
Highway Equipment	<u>\$ 82,035</u>
Total Capital Reserve	\$453,893

B. Property Values and Tax Rates

As previously discussed taxes, primarily taxes on property, represent the most significant source of revenue for the Town of Barrington. In this section the composition of the town’s existing property tax base is examined. Data related to changes over time and comparisons with other communities are also presented.

<p>Key Property Tax Terms</p> <p>Local Assessed Value: Value of property as determined by local community for property tax purposes.</p> <p>Full and True Value - Present market value of property.</p> <p>Equalization: An adjustment process of the municipality’s local assessed value, either upward or downward, in order to approximate the full market value of property within a community. Adjustments are not made to any individual properties. Rather the total value of all property in a municipality is adjusted based on the comparison of recent property sales with local property assessments.</p> <p>Source: New Hampshire Department of Revenue Administration</p>
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As discussed in Chapter 4 (Land Use) the vast majority of developed land in Barrington is used for residential purposes (6,300 acres or about 89% of total developed acreage). This development pattern is also reflected in the assessed value of land and buildings for various types of uses in the community. As illustrated in Table 6-8 residential land and buildings account for about 87% (\$338 million) of the town’s assessed property valuation. When apartments and mobile homes, (classified as commercial property under the town’s property assessment system) are included as residential types of land uses, the portion of the town’s property tax base representing residential uses increases to 89% (\$346,586,247).³

Property designated for commercial purposes represent approximately 6.3% (\$24,340,002) of the town’s assessed property tax base. If apartments and mobile home parks are included in the commercial category the portion of the assessed valuation represented by commercial activities increases to about 8.4% (\$32,737,684).

³It should be noted that the residential category includes about \$16.5 million of property classified as vacant and commercial includes approximately \$1.7 million of property designated vacant.

Type of Land Use	Building	Land	Total Values
Residential			
Single Family	\$192,235,100	\$116,367,140	\$308,602,240
Condo	\$269,300	\$144,000	\$413,300
Mobile Home	\$13,254,700	\$6,310,282	\$19,564,982
Multi-Family	\$4,014,200	\$1,521,525	\$5,535,725
Other	\$1,666,800	\$2,613,900	\$4,280,800
Total	\$211,440,100	\$126,950,347	\$338,396,947
Commercial			
Apartments	\$1,960,700	\$621,600	\$2,582,300
Mobile Home Park	\$2,372,600	\$3,234,400	\$5,607,000
Commercial	\$15,987,500	\$8,352,502	\$24,340,002
Other	\$25,000	\$183,562	\$208,562
Total	\$20,345,800	\$12,392,064	\$32,737,684
Utility (Electric)	\$3,617,000	-	\$3,617,000
Exempt	\$8,229,500	\$6,021,915	\$14,388,415
Grand Total	\$243,730,400	\$145,403,326	\$389,140,226
Source: Assessment Records, Town of Barrington			

The percentage of assessed value in Barrington devoted to these types of land uses (e.g. residential, commercial, etc.) has remained fairly consistent during the past decade. As noted in Table 6-9 the percent of the tax base represented by residential land uses has remained around 89% since 1990.

Year	Residential	Commercial Industrial	Electric Utility	Current Use	Total
1990	89.7%	8.8%	1.2%	0.1%	100%
1993	89.0%	9.1%	1.4%	0.4%	100%
1996	89.4%	8.8%	1.4%	0.4%	100%
2000	89.8%	8.7%	1.0%	0.5%	100%
Source: Assessment Records, Town of Barrington					

As noted in Table 6-9 the valuation of property enrolled in the current use program has steadily increased during the past decade. An examination of property assessment data indicates that there are approximately 12,760 acres in Barrington currently enrolled in the current use program (see Table 6-10).

Table 6-10 Acreage in Current Use Program (2002) Barrington, New Hampshire			
	Current Use Acres	Non Current Use Acres	Total
Residential			
Single Family	4,661	6,234	10,895
Vacant Residential	6,474	4,682	11,156
Other	716	928	1,644
Total Residential	11,851	11,844	23,695
Commercial	909	1,052	1,961
Other	0	0	0
Exempt	0	2,509	2,509
Grand Total	12,760	15,403	28,165
Source: Assessment Records, Town of Barrington			

The growth in Barrington’s property tax base has been significant during the past decade. As indicated in Table 6-11 the town’s total equalized property valuation increased by 89.3% from 1991 to 2001. This change exceeded every other municipality in Strafford County. As of 2001 Barrington had the fifth largest equalized tax base within the County.

Table 6-11 Total Equalized Valuation Strafford County Municipalities 1991 and 2001				
	1991	2001	Change	% Change
Barrington	259,565,629	491,451,055	231,885,426	89.3%
Dover	1,055,412,688	1,794,028,135	738,615,447	70.0%
Durham	340,277,430	603,665,961	263,388,531	77.4%
Farmington	187,666,704	258,259,577	70,592,873	37.6%
Lee	170,578,675	304,773,293	134,194,618	78.7%
Madbury	63,488,372	111,764,281	48,275,909	76.0%
Middleton	71,353,029	86,033,355	14,680,326	20.6%
Milton	156,502,399	203,093,698	46,591,299	29.8%
New Durham	165,201,181	196,709,282	31,508,101	19.1%

Table 6-11 (continued) Total Equalized Valuation Strafford County Municipalities 1991 and 2001				
Rochester	880,205,300	1,433,752,892	553,547,592	62.9%
Rollinsford	111,986,165	171,416,442	59,430,277	53.1%
Somersworth	379,326,720	546,440,254	167,113,534	44.1%
Strafford	159,386,579	279,447,405	120,060,826	75.3%
Strafford County	4,000,952,862	6,480,837,632	2,479,884,770	62.0%
*Total equalized valuation including utilities, railroads, payments in lieu of taxes (ILT) Source: New Hampshire Department of Revenue Administration				

A comparison of Barrington’s 2001 Full Value Tax rate also indicates that Barrington is very competitive with tax rates in other communities within Strafford County (See Table 6-12).

Table 6-12 Local and Full Value Tax Rates Strafford County Municipalities 2001			
	Local Tax Rate	Equalization Ratio	Full Value Tax Rate
Barrington	\$22.74	0.74	\$16.72
Dover	\$22.36	0.89	\$19.75
Durham	\$42.33	0.61	\$25.84
Farmington	\$24.64	0.71	\$17.09
Lee	\$30.25	0.73	\$21.93
Madbury	\$23.18	0.98	\$22.27
Middleton	\$25.60	0.97	\$24.87
Milton	\$22.41	0.91	\$20.20
New Durham	\$28.54	0.74	\$21.20
Rochester	\$24.83	0.77	\$18.83
Rollinsford	\$24.44	0.66	\$15.97
Somersworth	\$27.88	0.78	\$21.66
Strafford	\$28.42	0.66	\$18.82
Source: NH Department of Revenue Administration			

5. Implications for the Future and Recommendations

The economic region in which Barrington is located (Portsmouth-Dover-Rochester metropolitan area) has changed significantly during the past 20 years. Due to increased economic centralization a number of

municipalities in Strafford County, including Barrington, have undergone extensive residential growth and have begun to exhibit the characteristics commonly associated with suburban bedroom communities.

In many emerging suburban communities, especially those with high traffic regional roadway corridors, such as Routes 125 and 4 in Barrington, retail strip development begins to gradually appear on land adjacent to the corridor. While this type of development pattern occurs incrementally and is often justified as a means of generating increased property tax revenues in order to fund municipal services in a rapidly growing municipality, over time this form of development often dramatically alters a community's character and quality of life.

As noted earlier in this chapter the community has created public (Economic Development Committee) and private (Barrington Chamber of Commerce) organizations to advocate, initiate and guide economic development efforts. The 2003 Town Meetings also authorized the selling of a 125 acre town owned parcel for industrial and commercial purposes. Town officials are currently negotiating with a private firm about the development of this property. A key element of these negotiations is the incorporation of natural resource protection as an important element in the future development of the site.

Although these initial efforts to expand the towns commercial and industrial base represents a positive commitment for change, it must be recognized that this type of undertaking will require a great deal of time and significant public investment in infrastructure improvements. An important first step should be the preparation of an economic development strategy that provides guidance in organizing and managing development related initiatives. Outlined below are some initial recommendations relating to this type of initiative.

- Key geographical areas for specific types of economic development activities need to be identified. Although the Routes 4 and 125 corridors are suggested as primary target areas, other locations may also be appropriate. In addition it should be recognized that certain locations along these corridors may not, due to traffic issues or adjacent residential land use conflicts, be appropriate for commercial types of development activities.
- Changes in the town's zoning ordinance should be prepared to reflect the selection of property designated for commercial and industrial land uses. The regulations should also recognize that not all sites may be appropriate for every type of commercial use. For example, retail type land uses may not be applicable at certain sites due to existing or projected future traffic conditions. New design guidelines, under the town's site plan review regulations, should also be prepared.
- Specific development niches and industrial clusters should be identified for marketing purposes. Possible market niches could include, based on existing development trends, specialized manufacturing and assembly operations, wholesale trade, professional offices and limited mixed-use projects that include some retail uses.
- Long-term public investment related to specific locations should be identified and incorporated as part of the town's Capital Improvement Plan.
- Consider establishing an Economic Development Corporation to acquire, manage and sell property

for commercial related purposes.

- Work with New Hampshire Department of Transportation in the preparation of a corridor management plan for Route 125.