Draft Minutes

TOWN OF NEWMARKET, NH  
**ECONOMIC DEVELOPMENT COMMITTEE**  
February 10, 2014  
5:30 PM Town Council Chamber

Members Present: Gary Levy, Chair (Town Council Rep), Bill Arcieri (Member at Large), Rod Bowles (Business Association), Jay Dugal (NCDC Rep), Leo Filion (NCDC Rep), Gerry O’Connell (Member at Large), Michael Provost (Business Association) *excused at 6:45 pm*, Philip Nazzaro (Town Council Rep), Valerie Shelton (Planning Board Rep), Steve Fournier (Town Administrator), and Diane Hardy (Town Planner)

Member Absent: Amy Thompson (Member at Large)

Call To Order*:* 5:39PM

Agenda:

As a review, the Chair read a brief summary overview for the benefit of the EDC and the public:

The entire document may be found at: <http://www.newmarketnh.gov/sites/newmarketnh/files/file/file/economic_development_findings_and_recommendations_presenation.pdf>

Economic Development Goals   
*Economic Overview* (pp 4-22)   
*A Tour of the Town’s Business and Mixed Use Zoning Districts – Development Opportunities* (pp 24-32)  
*A tour of the Town’s Business and Mixed Use Zoning Districts* – Districts with Significant *Barriers to Development* (pp 34-42)  
*A Tour of the Town’s Business and Mixed Use Zoning Districts – Districts with No Additional Development Potential* (pp 40-43)   
Key Conclusions:

* Newmarket has important assets that create economic development opportunities yet also has some liabilities that need to be addressed/taken into account
* There are a number of potential business targets consistent with local and regional economic trends and community preferences
* Development is likely to be incremental
* High commercial occupancy rate makes additional commercial property development a precondition for business growth
* Achieving goal of measurably reducing property tax rate would require a very aggressive commercial development effort (To reduce the tax rate by $1.00 would require an increase in valuation of commercial properties by $46.3 million, from $125.7 million in 2011 to $172.0 million, or 37 percent.)
* Downtown offers most favorable economic development opportunities

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* Residential provisions of M-2 and M-2A zones are likely to hinder the objective of mixed-use
* B2 and B3 zones offer more limited opportunities

The EDC found many of the conclusions in the report are currently incorporated in Chapter 6 of the Master Plan and the Administrator mentioned that many of the tasks/suggestions made in the report fall under the purview of his office to complete.

Diane Hardy has been contacted by Andre Garron, Extension Specialist in Regional Economic Development, from UNH. He is very interested in working with Newmarket while the town is having discussions about economic development. DRED (NH Department of Economic Development) has resources we also could utilize.

Phil Nazzaro believes that there needs to be one entity (an Economic Development hire) in charge of the tasks mentioned in the report so that the work does not all fall on the Town Administrator, Town Planner, and the Building Inspector. Rod Bowles feels that there could be a re-tasking of town personnel to find the person who is the most appropriate. Val Shelton wants the EDC to review the recommendations one by one and try to identify an entity in the town or community who may be responsible for the task.

Diane Hardy assisted with a story board and polled the board after discussion on several ideas:

*Visioning*: considered a high priority

*Why Newmarket?*: considered a high priority (Determine by survey as soon as possible and also meet with Andre Garron.)

Steve Fournier read a list of tasks/jobs and, with the EDC, assigned various groups who may be responsible including: the EDC, NCDC, Town, and NBA. He will send the EDC members a detailed memo with all the assignments discussed.

The EDC Goals:

1. Define the types of businesses they would like to see in Newmarket.
2. Delineate the zoning changes need to be suggested to the Planning Board for these types of development.
3. The Town Administrator will try to reach Andre Garron to meet with the EDC.

Adjournment:  **ACTION**

Motion: **Phil Nazzaro** moved to adjourn the meeting

Second: **Rod Bowles**

Vote: Unanimously approved 8-0-0

The meeting was adjourned at 7:24 PM  
The next meeting is scheduled to May 22, 2014 at 5:30 PM

Respectfully submitted,

Sue Frick, Recording Secretary