Draft Minutes

TOWN OF NEWMARKET, NH  
**ECONOMIC DEVELOPMENT COMMITTEE**  
February 26, 2015  
5:30 PM Town Council Chambers

Members Present: Chairman Gary Levy (Town Councilor Rep), Philip Nazzaro (Town Councilor Rep), Leo Filion (NCDC Rep), Valerie Shelton (Planning Board Rep), Bill Arcieri (Member at Large), and Steve Fournier (Town Administrator)

Members Absent*:* Gerry O’Connell (Member at Large), Amy Thompson (Member at Large),Michael Provost (Business Association), and Jay Dougal (NCDC Rep)

Meeting Called To Order*:* 5:34 PM

Agenda:

**Review of the Fiscal Impact Analysis – Hypothetical Senior Housing Scenarios** dated February 10, 2015 prepared by Mr. John Connery, Connery Associates, Melrose, MA. Mr. John Connery will present his findings from his previous discussions with the EDC. Mr. Connery began his discussion with a preface that he examined the two properties agreed upon at the last meeting with specific focus on senior housing, in particular, CCRC (Continuing Care Retirement Community). His discussion will include stand-alone senior housing, assisted living, skilled nursing, memory care facilities or combinations thereof. The two models follow:

* Scenario #1 in the B-3 area of the Rt. 152 (gravel pit -150 acres) includes 150 units: 120 Assisted Living Units, 30 Dementia/Alzheimer’s units. He also included a small, neighborhood commercial node of 10,000 sq ft. This does not necessarily mean one large building, but might include smaller facilities to service the area. Significant remediation to the land may drive the costs up for a potential developer. He based this particular model on the Wadleigh Falls Senior Housing in Newmarket as the low end base for his projections. The conversation also involved a detailed discussion of Spruce Woods in Durham and the four different pods within that development. The more active people living within the model development living in condos or townhomes will drive the ratio up for costs of police and fire. The developer would be responsible for the cost of bringing sewer to the area (approximately ½ mile). Mr. Connery felt that this cost would not be prohibitive to a potential developer.
* Scenario #2 on the Wilson/Hamm property. This property is limited by the current rural roadway access on New Road and any development might be reduced to approximately 10 acres and the remaining land would remain rural. There would not be any commercial possibilities at this site because of the above mentioned limitations. Much of the property would remain available for trails and outdoor recreation.

Any possibilities for development on Rt. 108 may be restricted by the necessity to accumulate large parcels of property. The properties on Rt. 108 are currently fine in terms of zoning for small commercial development.

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Mr. Connery’s **Summary of Findings** from this Report:

### Scenario 1 will have a strong positive annual cost to revenue ratio of 0.18 and generate an annual fiscal benefit of $229,000 (current dollars)

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| --- | --- | --- | --- | --- |
| Scenario 1 | General  Service Cost  (1) | Annual Revenue | Cost to  Revenue Ratio | Annual Fiscal  Benefit |
| 150 Residences 10,000 sq ft Commercial | $50,000 | $279,000 | 0.18 | $229,000 |

(1) Combined police and fire and ambulance service costs.

**Scenario 2** will also have a strong positive fiscal profile, but due to the smaller scale of development, it will generate a smaller annual fiscal benefit of $103,000.

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| --- | --- | --- | --- | --- |
| Scenario 2 | General Service Cost | Annual Revenue | Cost to  Revenue Ratio | Annual Fiscal  Benefit |
| 75 Residences | $25,000 | $128,000 | 0.20 | $103,000 |

Public Comment: Rose-Anne Kwaks had several very good questions/concerns about the Fiscal Impact Analysis. For those questions that were not readily answered by the EDC or Mr. Connery, Gary Levy suggested that she send her list of questions to Steve Fournier (with copies to the EDC). Mr. Connery will then address these questions/concerns at the next meeting.

Next Meeting:

* Mr. Connery will return for the next meeting with specific overlay and zoning recommendations. He will determine his recommendations after discussions with both Steve Fournier and Diane Hardy.
* The EDC is encouraged to send any questions of matters that they wish Mr. Connery to address in more depth to Steve Fournier. He will see that Mr. Connery receives these questions for discussion at the next meeting.
* Steve Fournier will see that the meetings for the EDC are noted on the town calendar and will also see that Mr. Connery’s Fiscal Impact Analysis dated February 10, 2015 is posted online.

Adjournment:

**ACTION**

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

Second: Unanimous

Vote: Unanimously approved 6-0-0

The meeting was adjourned at 7:01 PM.

The next meeting is scheduled to March 26, 2015

Respectfully submitted,

Sue Frick, Recording Secretary