Draft Minutes

TOWN OF NEWMARKET, NH
**ECONOMIC DEVELOPMENT COMMITTEE**January 22, 2015
5:30 PM Town Hall Auditorium

Members Present: Chair Gary Levy (Town Councilor Rep), Philip Nazzaro (Town Councilor Rep), Leo Filion (NCDC Rep), Jay Dugal (NCDC Rep),Valerie Shelton (Planning Board Rep),Michael Provost (Business Association), Amy Thompson (Member at Large), and Steve Fournier (Town Administrator)

Members Absent:Bill Arcieri (Member at Large) and Gerry O’Connell (Member at Large)

Call to Order: 5:30 pm

Agenda:

*Review of the Memorandum from John Connery, Connery Associates, Melrose, MA*: Mr. Connery submitted a memorandum dated December 19, 2014 to both the Town Administrator, Steve Fournier, and the Town Planner, Diane Hardy.

* A copy of the memorandum may be found on the town website at: <http://www.newmarketnh.gov/sites/newmarketnh/files/file/file/connery_memo_1_2014.pdf>
*Correction in the memorandum: replace M-3 zoning with B-3 zoning where it is mentioned*

*Overview:* The memorandum includes a discussion of terminology: (1) Fiscal Impact, (2) Continuing Care Retirement Communities (CCRC); (3) office use; and (4) an outdoor recreational use concept without building impacts.

His memo states: “Fiscal studies generate an estimated cost to revenue ratio at project stabilization i.e. the relationship between annual municipal service costs and the annual estimated revenue stream.” Mr. Connery indicated that his final report will include both appendices regarding the source of traffic and the general assessed valuation by land use type. He reviewed valuation cards and found that Newmarket is completely in line with other towns in the surrounding area. He also reviewed the Newmarket Zoning Ordinance and believes that the current zoning in Newmarket is not overly restrictive to business or residential development. He does, however, find that M-3 zoning is obsolete and, therefore, restrictive.

Mr. Connery continues, “Of the uses to be considered, the senior housing/CCRC uses obviously have the highest value per sq.ft. and, similar to the office and recreation uses, they have no impact on school budgets.” Mr. Connery reviewed for the Committee the following properties in detail: (1) the Wilson property (20.93 acres), (2) the Hamm property (8.4 acres), (3) the Rt. 152 gravel pit area, and (4) Rt. 108 - North Main Street in his memo on pp.5-6.

He recommends that the Committee look at two specific sites for CCRC development (Wilson/Hamm/New Road and Rt. 152). Neither site is ‘ready’ to go as they both may require significant land remediation in order to be viable properties for development.

Mr. Connery has reviewed the RiverWoods Retirement Center in Exeter. The facility occupies more than

 Draft Minutes

50 acres and may not be completely built out as yet. Valerie Shelton mentioned that Spruce Wood in Durham has an interesting business plan that includes private development of small homes and along with an assisted living building – becoming a successful ‘age-in-place’ community.

Mr. Connery will model two developments: 1) Rt. 152 and 2) New Road. Traffic and fiscal impacts will be included in the analysis. The two models may then be compared and the Committee could determine if zoning changes will be required or recommended. The Strafford Regional Planning Commission is completing a demographic report for the Planning Board which clearly illustrates the ‘Silver Tsunami’ being experienced in New Hampshire. Valerie Shelton will ask Diane Hardy to make this report available to the EDC members. Although the two sites may have challenges in development, Amy Thompson believes the EDC could get ahead of any potential proposals by having possible obstacles, such as zoning changes, in place.

Next Meeting:

Mr. Connery will determine costs for police, fire, and ambulance services in his models. He will provide drafts of the two models at the next meeting along with a specific recommendation regarding his zoning concerns.

Adjournment:

 **ACTION**

 Motion: **Amy Thompson** moved to adjourn the meeting

 Second: **Gary Levy**

 Vote: Unanimously approved 8-0-0

The meeting was adjourned at 7:04 PM.

The next meeting is scheduled for February 26, 2015.

Respectfully submitted,

Sue Frick, Recording Secretary