Draft Minutes

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

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

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

Called To Order*:* 5:35 PM

Agenda Items:

1. Approval of Minutes

*May 22, 2014:*

**ACTION**

Motion: **Val Shelton** moved to approve the minutes as drafted.

Second: **Bill Arcieri**

Vote: Unanimously approved 6-0-0

*November 13, 2014:*

**ACTION**

Motion: **Bill Arcieri** moved to approve the minutes as drafted.

Second: **Jay Dugal**

Vote: Approved 5-0-1

*January 22, 2015:*

**ACTION**

Motion: **Val Shelton** moved to approve the minutes as drafted.

Second: **Phil Nazzaro**

Vote: Unanimously approved 6-0-0

*February 26, 2015:*

**ACTION**

Motion: **Valerie Shelton** moved to approve the minutes as drafted.

Second: **Leo Filion**

Vote: Approved 5-0-1

1. Old/New Business

Mr. John Connery, Connery Associates, has returned to present his findings to the EDC and get additional feedback from the members before putting forward a report with his zoning recommendations. His has spent time with the Town Planner, Diane Hardy. His question to the EDC

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this evening is: can the current Town zoning accommodate development of both of the properties which are under consideration as being both fiscally and spatially viable?

Mr. Connery feels that the B-3 zone (Rt. 152) is a complicated zone and believes that it is obsolete. From the Table of Permitted Uses, the B-3 zone permits the following uses: Hotel, Conference Center, Indoor and/or Outdoor Recreation Facility, Health Club, Retail, Wholesale, Warehouse, Light Manufacturing, Manufacturing, Research & Development, Education Facility, Fraternal Organization, Flexible Use Development (with conditional use permit), and Office Complex. Mr. Connery believes that, from a market perspective and as our consultant, none of these uses are going to occur on the Rt. 152 site.

His first suggestion is that the B-3 zone be re-zoned to R-1 (which is the least dense zone town).

Professionally, he believes that the R-1 would allow property owners to retain their right to develop their land as they wish.

He believes that the EDC proposal for senior housing should be progressive- much like Spruce Woods in Durham: <http://www.brookdale.com/communities/emeritus-spruce-wood/> . Creating an overlay district in the R-1 zone must require that water and sewer be brought to the property. This would still allow people to build a single family home. He believes that the Continuing Care Retirement Community (CCRC) should begin on approximately 20 acres with a 150 unit cap. CCRC would need to be defined in the ordinance as: senior housing with a broad range and progressive forms of residence types – stand alone single family (deed restricted) homes, multi-residence/duplexes, assisted living, and memory care (skilled nursing). The traffic on Rt. 152 would not be effected by ADTs for this type of development.The Master Plan must include the overlay requirements and change to R-1. The Chair would like a clear answer on the number of single family homes that could potentially be developed on this property. Mr. Connery will check with Diane Hardy about the build out potential on all of the R-1 zones in town which, according to Val Shelton, has been completed. Mr. Connery believes that we can create a decent incentive in the zone with the overlay to attract a CCRC proposal. Leo Filion mentioned that single family homes built over many years will have no incentive to bring the sewer down Rt. 152. Val Shelton believes that we should leave the zone as B-3, create the CCRC overlay (bringing water and sewer down), and then change the remaining B-3 to R-1. Mr. Connery believes incentives for the developer are a necessary component of this process.

Mr. Connery believes that the uses of the B-3 zone need to be amended. Val Shelton read the use changes that the EDC considered for the B-3 zone last year:

Include: Age Restricted Elderly, Conference, Hotel, Indoor/Outdoor Recreation Facility, Health Club, Retail, Light Manufacturing, Warehouse, Wholesale, and Research & Development

Move: Education Facility, Fraternal Organization, and Office Complex to the B-2 zone.

The Constitution requires that the Town must include every type of use within their zones. However, the Town has the right to determine what is permitted in each zone. Indoor/Outdoor Recreation Facilities may bring traffic and noise concerns to any residential or senior housing within the zone.

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The big risk from any of these changes may be that a developer could present a project for multiple single family homes which would become a fiscal net loss for the Town

The entire B-2 zone east of the tracks is quite large and is undulating, wet, and knobby. The Wilson property is the only land without significant development issues. However, the entire zone drains into the Bay. He believes that the B-2 zone should be rezoned to R-1. The Wilson property might be able to support eight single family homes or a cluster housing development. If an overlay district is proposed to benefit the development of an assisted and/or dementia facility, it will have fiscal value. There would be little or no traffic from such a facility. The R-1 might be changed to an R-1A requiring a density of one to five acres for each single family home.

With the discussions in mind from this evening, Mr. Connery will prepare two summary memos with some viable options to discuss with the EDC at the next meeting. If the members have any questions, they are encouraged to send them to Steve Fournier who will forward them to the committee members and Mr. Connery.

1. Public Comment

There were no public comments.

1. Adjournment

**ACTION**

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

Second: **Bill Arcieri**

Vote: Unanimously approved 6-0-0

The meeting was adjourned at 7:05 PM.

The next meeting is scheduled to April 23, 2015

Respectfully submitted,

Sue Frick, Recording Secretary