Approved Minutes

TOWN OF NEWMARKET, NH  
**ECONOMIC DEVELOPMENT COMMITTEE**November 13, 2014  
5:30 PM Council Chambers

Members Present: Chairman Gary Levy (Town Councilor Rep), Philip Nazzaro (Town Councilor Rep), Leo Filion (NCDC Rep), Jay Dugal (NCDC Rep), Michael Provost (Business Association), Amy Thompson (Member at Large), Gerry O’Connell (Member at Large), Bill Arcieri (Member at Large), and Steve Fournier (Town Administrator)

Members Absent: Valerie Shelton (Planning Board Rep), Rod Bowles (Business Association),

Called to Order: 5:37 PM

Agenda:

The Town Council and EDC have unanimously chosen Mr. John Connery, Connery Associates, Melrose, MA from among three proposals in response to the distributed RFP to further refine the study previously completed by Peter Kwass Consulting of Somerville, MA.

The RFP stated:

“The Town of Newmarket NH (pop. 9,000) is seeking proposals from qualified firms to conduct an Economic Development Study for its community. The Town of Newmarket is seeking to revitalize its community and economic development efforts. It is seeking assistance to determine the best uses for certain areas in the community and the impact certain types of development may have on it. This study would be a more in-depth and specific review of a previous study done in 2014.”

The entire RFP may be viewed at: <http://www.newmarketnh.gov/sites/newmarketnh/files/file/file/rfp_for_economic_development_services_final.pdf>

The previous study completed by Peter Kwass Consulting may be viewed at: <http://www.newmarketnh.gov/sites/newmarketnh/files/file/file/economic_development_findings_and_recommendations_presenation.pdf>

Mr. Connery was introduced by the Chair. Mr. Connery has not been in Newmarket since his involvement with the Boise-Cascade project in 2009. He spent most of the day travelling in and around town, visiting various businesses and land sites, and he commented on the wonderful new development in the town along Rt.108. He began with a brief review of the RFP.

The RFP has asked that his report address four specific areas:

1. Explore having parcels in town developed as a Continuing Care Retirement Community (CCRC) in which people ‘age in place’.
2. Assist the EDC in determining which areas in town would be best for low impact business/office space.
3. Determine the impact which recreational/camping uses would have on the town.
4. What uses may be the best and most marketable for the land on Rt. 152 that is currently sand/gravel pits, but, in the future, will no longer be used as such.

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He plans to organize this study, not as a market study, but as a look at the uses themselves and how they fit into the community. He plans to perform a fiscal impact study for Newmarket which will measure the costs in addition to the potential/appropriate development use. Costs will be projected on one side against revenue on the other, along with a comparison of uses for consideration by the EDC. He feels that this town is charming and the EDC is encouraged not to lose sight of their asset.

He will speak with the Town Assessor soon to get a clear picture on office space values. He also needs values on recreational and camping uses which are generally seasonal. Mr. Connery has looked at the gravel pit area where there is water, but no town sewer connection. He plans to look at traffic concerns for all properties- average daily trips (ADT). The 6-ton bridge over the railroad travelling toward the New Road properties is particularly an issue with regard to ADT and servicing any future development.

**Phil Nazzaro** would like the report to reflect all zones in the town for potential development. Perhaps if one zone is not profitable for senior housing, it might be good for recreational use or office space. **Gerry O’Connell** doesn’t believe we are going to attract large office development because of our proximity to Pease which still has lots of space available, but small office space might be profitable along Rt. 108. **Mike Provost** recalled the Newmarket participation in the 2010 study for the Americans for the Arts Study: <http://www.americansforthearts.org/sites/default/files/pdf/information_services/research/services/economic_impact/aepiv/NationalStatisticalReport.pdf> He believes that Newmarket has the potential to be a destination for cultural and creative events which will help grow the local economy. **Gary Levy** wants to make sure that Mr. Connery doesn’t feel restricted in any way by what the EDC has included in the RFP. He hopes that anything which will enhance the community, bring positive increases to the tax base, and ensure people enjoy Newmarket, would be welcome.

Mr. Connery plans to make appointments with both the Town Assessor and Steve Fournier in addition to gathering other information necessary. He will then generate a memorandum to the EDC in order to begin formative discussions at each of the successive meetings until the final report is complete. The timeline is to have everything as complete as possible by late March. Steve Fournier will be sure to post the reports online, then schedule a presentation of findings to the planning board, and arrange to have a public forum.

Adjournment:

**ACTION**

Motion: **Mike Provost** moved to adjourn the meeting

Second: **Phil Nazzaro**

Vote: Unanimously approved 8-0-0

The meeting was adjourned at 6:51 PM

The next meeting is scheduled for January 22, 2015.

Respectfully submitted,  
  
Sue Frick, Recording Secretary