

**DRAFT MINUTES**  
**ECONOMIC DEVELOPMENT STRATEGIC PLAN**  
**KINGSTON ROAD AREA - PUBLIC INPUT SESSION**  
**June 1, 2016**

**1. CALL TO ORDER:**

The session was called to order at 6:01 pm by Darren Winham, Economic Development Director

**2. INTRODUCTION BY MR. WINHAM:**

Staff present were Mr. Winham, Economic Development Director; Don Clement, Selectman; Langdon Plumer, Planning Board Member; and David Pancoast, Recording Secretary. There were no members of the public in attendance at the start, but several arrived during the session at 6:10 pm.

Mr. Winham: this is the last in a six part series. This is a small corridor and the Town Manager wanted to see it included. Part of Rte. 11 is included in this corridor. It's possible that more homes could go in this area. Parcel #1 on the map is worth discussing, including the Fromeni property. Ninety-eight condos are in there. There are business condos in there and Exeter Cabinet is located there.

**Fact Sheet Review:**

Mr. Windham reviewed the Fact Sheet: there are nine parcels, 132 acres, with an assessed value of \$2.8 million. No traffic counts available in that area. No traffic lights, no on street parking. South side of Kingston Rd is 8 parcels zo0ned Neighborhood Professional ("NP"), and allows commercial uses and totals 58.7 acres. On the north side is 1 parcel zoned residential and is 73 acres and is one of the only large parcels zoned residential in the town.

There are 3 undeveloped parcels in the focus area. Lot #2 is vacant and 5 acres, but is well suited for development. The 30 acre lot is mostly wetlands, although there is water and sewer there. The front of one parcel is of interest to one gentleman who met with Mr. Winham this morning, who is willing to do a building on spec. One fellow said he might be interested in putting in storage units on one of the parcels, but it's nor currently zoned for that use.

In this area the front setback is 30 ft., building height is 25 feet and the other setbacks are 20 ft., so a larger building could be put in there.

### **3. Attendees' Vision for the Corridor/General Discussion:**

Mr. Winham's vision would be to find uses that are there and also decide if others are worthy. What use changes could be considered? Mr. Clement believes this is residential and should be left alone. Brickyard Pond Fields are in there. Adding traffic would not add to area nor benefit Exeter.

There was discussion on possible ballfields in this area.

### **4. Potential Development Map Parcels-What Would be a Good Fit?**

A resident named Brian came in, who is owner of one of the focus parcels. Mr. Winham asked him about the 30 acre parcel that they own. He responded that there are wetlands there. No plans right now but open to hearing ideas. Mr. Winham asked him what he thought should happen out there. Brian said that it should be all commercial zoning. Master Plan is to include commercial uses to offset the residential for property tax stabilization. Tax rate rises due to the ratio of residential to commercial uses is off, it should be equal. Rate goes up from spending and that ratio being off. We need affordably index in town. Taxation and cost of town services are part of that. Market issues have increased residential there. Past decade surrounding towns shared services. Joint tax revenue sharing was supposed to occur but has not happened. Mr. Winham, said he is going back to that through this process, with the Master Plan Steering Committee. Once he has done the corridor work, he is going back to that issue. Now he wants to focus on just these sites. Brian responded that he is looking for commercial here to aid that offset.

He continued that Stratham is built out now. There is a microcosm. It's zoned for computer technology, which is going nowhere. Exit 9 and 10 have marketability due to the freeway. You have to ID where can get economic development, look at it and decide what to do. Environmental concerns are best to be couched in terms of low value/high value designations for wetlands and such. Environmental professionals should not be saying to preserve everything. You could do off site mitigation for filling. Mr. Winham agreed, but the cost of mitigation can be high. Brian continued that first it was zoned industrial, then changed to Neighborhood Professional. A satellite economic development area occurred there. Mr. Winham said it is isolated.

**5. Potential Zoning and/or permitted use changes in the corridor:**

Mr. Clement did not think it worthwhile to reconfigure that NP zone there, only 80 acres so it's very small.

Mr. Winham related that at the last EDSP session, Holland Way, with an NP section involved, we moved through it quickly as it was built out, working well and residents didn't want more in there, so we moved through it quickly.

Mr. Winham asked "what is the value of the wetlands here"? Brian said it is prime wetlands, but there is usable land. Parcel 2 has a wet area one third back from the street and its good buildable land out front and to the rear. There was fill brought in in the past.

Mr. Clement added that upcoming dam removal might affect this area as to the current flood zone, which may change. LOMAR might need to be done-it might have no impact, but it might have some or a lot, just don't know yet. Brian added that he thought it might open up, but probably not a lot.

[There was discussion on flood plain and changes in wet areas due to the dam removal.]

Mr. Clement asked what Kingston Rd. is. Is it high traffic, will it bring in lots of high traffic types of business? Probably not. Mr. Winham agreed it is not a retail site. Brian added that they had donated some land for a park, no residential will be coming in there. If it was light commercial, might have more usage, might be more basis for development there. [Here there was some discussion on zoning flexibility.] Brian said this is not going to become major commercially zoned area. Mr. Winham agreed, said he would like to see some investment in that area. There was discussion on building height and setbacks and NP changes that would also affect Hampton Rd. Mr. Winham said they could distinguish via NP and NP1 Zones. Mr. Clement suggested that they let the Master Plan evolve on this area. Mr. Winham said he just wanted to be able to present some ideas to folks as to uses for this area.

[There was discussion on town wide walkability issues related to this area.]

Brian related that a guy named Dyson had started filing Brickyard Pond and NHDES came down hard on him. There's a large drop off now on the property which will affect

construction costs and there are wetlands along there. [There was discussion on recreation facilities] Mr. Clement said that another playing field on west side of town would be great. Brian said their land donation was for a children's park. [There was discussion on multipurpose field uses.] Mr. Winham, said he gets lots of calls from folks who want smaller parcels- 8k to 12k sq. ft., for various potential uses. Some parcels might be split up, for smaller buildings of 4k to 6k sq. ft. in size.

Child care facility there might work there. That might be a good fit out there.

Brian said there is already Green Tree Child Care/School out there.

Mr. Winham is very interested in the Fromeni parcel across the street, which is not zoned commercial. Mr. Clement does not think it should become commercial. Not many places left for single family houses and this is a good place to encourage that. Mr. Winham brings out a 1971 plan (pre-zoning) that shows residential out there. It is R-1 zoning. Are single family homes the right thing here? Or try to go multi-family with a special exception?

Mr. Clement responded that it's all single family homes around it, so should try to keep it the same. Brian added that he thinks the area is mostly upland but some pocket wetlands. The area needs a transition area from Hobart St of small lots to Marshall Farms which are larger lots and higher end lots. That would accommodate medium and lower income levels. Use it as a transition residential area between the other two areas. Formulas used to do Open Space Development, must be designed without waivers, costs get driven up. The work force housing credit came about as a result of the residential projects all becoming high end. [There was discussion on density bonuses in residential developments and on 'starter' homes and transition homes.] Brian said that housing is too expensive right now, so from business perspective based on Exeter work force potential, there is no incentive to develop sites.

Brian added that the basic approach should be to fix the Master Plan and zoning first. If put in 120 residential units, then that will dictate what goes in across the street, such as child care and someplace to get milk.

Don Clement asked what he meant by "fix the zoning?" Brian responded that it involves changing environmental setbacks and such. Mr. Clement said we only control the buffers, not the wetlands, that's done by the state. It's difficult to change the setbacks There are ways to work within the system.

Mr. Plumer raised the issue of creation of new wetlands-that needs to be looked at. Don Clement agreed that wetlands mitigation might be a valid approach.

[There was discussion on buffer zones and their width and issues with a solely soil-based approach to wetlands.]

[There was discussion on Article 8, changing wetlands buffers and working with the State to find a way to do wetlands fill that allows for some offsite mitigation, perhaps a more unique way to mitigate can be created.]

Mr. Winham said an example of wetlands mitigation is if you fill one acre of wetlands, you then have to set aside 15 acres elsewhere in the same watershed via conversion of upland. Perhaps there could be found another way to protect ecology of the area-like phragmites control. Mr. Plumer said that there is a give and take but it needs to be done.

Brian asked what's wrong with smaller lots.

Zoning came in with a large manufactured housing development on Linden St. [There was general discussion on affordable housing and what constitutes it.]

Mr. Clement said that Exeter meets or exceeds the state standards on affordable housing. Brian stated that there is no need for the Condos on Epping Road, there are other things that should have gone in there.

#### **6. Other Items:**

Exit 10 parcels were discussed by Brian and Newfields Rd, right near the highway. From a practical standpoint, he believes those are developable. Mr. Clement raised the issue of the railroad bridge height restriction influence.

#### **7. Adjournment:**

There being no further business, Mr. Winham adjourned the session at 7:10 pm.

Respectfully submitted by David Pancoast, Recording Secretary.