

APPROVED MINUTES

Exeter Economic Development Commission

December 8, 2015

Present: Vice Chairman Lizabeth MacDonald, Madeleine Hamel, Dan Chartrand, Dan Gutstein, Chris Surette, John Mueller, Darren Winham- Economic Development Director and Russell Dean-Town Manager. Also in attendance were Doug Eastman- Building Inspector/Code Enforcement Director.

1. **Call to order:** The meeting was called to order at 8:35 by Vice Chairman Lizabeth MacDonald.
2. **Approval of past minutes:**
 - a. October 20, 2015 - Dan Chartrand made a motion to approve the draft minutes as submitted by Donna Goldfarb . Seconded by Madeleine Hamel. Unanimously approved.
 - b. November 24, 2015 - Russ Dean noted an editorial correction on page 2 in the “Motion” paragraph ...C-3 zoning should have an “n” in *zoning*. Lizabeth MacDonald noted the miss spelling of her name on page 2 first paragraph, McDonald should have an “a” in *MacDonald*. Dan Chartrand made a motion to approve the draft minutes of the “special” meeting with the two corrections as submitted by Grace Rogers. Seconded by Madeleine Hamel. Unanimously approved.
3. **Treasurer’s Report (B. Lortie):** Lizabeth MacDonald stated since Mr. Lortie was unable to attend the meeting the item will be set up on the next meeting’s agenda. Russ Dean stated he was updated by Mr. Lortie, via email, that he had up’d the nonprofit.
4. **Updates (old business):**
 - Update on Epping Road Mixed Use Zoning Amendment:
 - Dan Chartrand stated, due to Mr. Surette’s efforts, there are enough signatures to hand in the petition today, December 8, 2015. He and Chris Surette will hand in the petition to the Town Clerk’s office after today’s meeting, which is a day ahead of the deadline.
 - Planning Process Review:
 - Russ Dean mentioned on the Planning Boards (PB) agenda for Thursday, December 10, 2015 meeting it does say there’s a public hearing on the proposed zoning amendments for the 2016 Town meeting warrant. The second one listed is to amend Article 4, Section 4.2 Schedule 1 which Russ Dean believes is the Epping Road Mixed Use Zoning Amendment. Russ believes they have the option of taking the citizens petition up and not deal with the amendment as it would be sponsored by the PB. Dan Chartrand

stated he is planning on attending the meeting and encouraged any of the board members to attend also. The meeting is Thursday, December 10, 2015 at 7:00 p.m. Russ stated although this is a citizens petition the PB will have to make a recommendation on it.

Development Projects at other Board Meetings;

- Planning Board:
 - No report
- Conservation Commission:
 - Russ Dean stated the next meeting is December 8, 2015. Nothing is on their agenda that is development related.
- Historic District Commission:
 - Darren Winham stated they are looking to implement 79E which is the historic tax incentive. Russ Dean stated the next meeting of the Historical District is December 17, 2015. There is a continued public hearing on the application of property on 29 Front Street located in the commercial zoning district. There is also a continued public hearing on The Porches, which is a demolition project located at 20 Franklin Street.
- Heritage Commission:
 - No report
- Zoning Board of Adjustment:
 - Russ Dean stated they are meeting on December 15, 2015. There is one item on their agenda currently and it is a residential variance.
- Select Board:
 - Russ Dean stated the Board is in the midst of budget. Dan Chartrand mentioned there were a couple of suggestions to make some cuts but the majority of the board did not go along so the budget as recommended by the budget recommendation committee stood.
 - Dan Chartrand stated also at the meeting they continued their work on the water agreement with Stratham. Dan believes that issue is of interest to the EEDC and he is an ardent proponent of selling water to Stratham. It would help control Exeter's water rates by having a larger base of users and to spur development in the appropriate corridors in this region.
 - Russ Dean brought up a couple of points on the water agreement that is on deck by stating the new Ground Water Treatment Plant (GWTP) was a \$6.35 million dollar project producing over a million gallons of water per day. The GWTP is located off Gary Lane and the dedication of the plant took place last week. The plant is up and running and producing. The last well tie in is Stadium well on the PEA property and will be on line by the end of this year, 2015. 20% of the cost of the GWTP was forgiven by DES so the actual cost to the Town will be closer to \$5 million. The Stratham water agreement calls for them to buy 125,000 gallons per day from the Town of Exeter up to 150,000 as a max cap. Stratham will be paying us our fully loaded rates plus a \$2 million dollar buy in. The \$5 million dollar cost of the GWTP could be offset by the \$2 million paid by Stratham bringing

the cost to Exeter as \$3 million. Plus the revenue of the selling of the water. Stratham is paying for the pipe installation on their side. Our only obligation is supplying them the water. This has been under negotiation for the better part of 2 to 3 years. It will be a long term agreement of 30 years.

- John Mueller asked if there was a sewer agreement as well being discussed. Russ stated there has been some discussion in the past and he feels there is still some interest there and will try to work through something.

5. Project updates/announcements/Q&A (Darren Winham):

- Mixed Use Zoning: Darren Winham passed out a flyer on zoning for mixed uses to the committee members from the American Planning Association. Darren wanted the committee to know mixed use zoning is not new that in fact the flyer was 10 years old. Darren brought the committees attention to page 2 of the flyer on “Revising the Zoning Ordinance”, reading the section. He hopes this would be a good tool to reference.
- 80 Epping Road: This was finally passed through the planning process and the PB. The rear part is residential and the front is commercial. The owner is currently soliciting commercial use. Darren asked the committee member if they know of something that might work there please bring it to his attention.
- John Shafmaster’s Large Parcel: ZBA passed a residential development on the back portion that abuts where the Mobil Station is. Mr. Shafmaster is soliciting like type projects of Calamar and is working on one currently that the board may see in the next month or so.
- Economic Development Future Plan: There is a draft due date at the beginning of the summer and Darren has delivered so far what the chapter outline will be. There will be eight chapter in all with two chapters to be deliberated each month in draft form.
- Continental Drive: Darren and Doug Eastman have been working on the parcels on Continental Drive owned by Mr. Monahan. When he purchased the property it came with a private property large sign with granite posts “Garrison Glen”. The local business have gotten together and they want to put an exact sign one space in from the current sign. The businesses have asked if Doug Eastman and himself would work with them on getting the sign approved because it would be in the public right of way and need the support of the Board of Selectmen. Darren confirmed they would.
- Holland Way Project: There is a landlocked piece of property on the corner of Holland Way and Hampton Road that was owned by the State. He has been working with NH DOT and other parties to sell the piece of land to the only owner that could use it which is Mr. Gargiulo. Mr. Gargiulo is looking to build a building on that property which is good news to Exeter because it would be property that would never be able to be taxable. It will be a commercial venture and taxable for Exeter. All parties involved has been proactive and sped up the process for the sale of it.
- New Business on Mr. Monahan Property: There is a new business that will be named at next week’s PB, which will be building a facility past FW Webb. This

business will be a 106,000 square foot facility and built so it could be extended. They currently employ 53 employees and will be increased to well over 100 in a couple of years. Darren feels this is the first of many projects out there. There is also another company looking at another piece of Mr. Monahan's property.

6. **New Business:** No new business. Next meeting January 12, 2016.
7. **Adjournment:** Meeting was adjourned at 9:04 a.m.

Respectfully submitted by Grace Rogers