

APPROVED MINUTES

Exeter Economic Development Commission

May 24, 2016

Present: Madeleine Hamel, Lizabeth MacDonald-Vice Chair, Dan Chartrand, Ian Smith, Brian Lortie, John Mueller, Chris Surette, Dan Gutstein, Kelly Bergeron, Darren Winham- Economic Development Director and Russell Dean-Town Manager.

- 1. Call to order:** The meeting was called to order at 6:30 by Lizabeth MacDonald.
- 2. Discussion of Meeting Day/Time of EDC:** After discussion took place it was determined to have the EDC meetings on the 4th Tuesday of the month at 7:00 p.m.
- 3. Approve Minutes – March 8, 2016 and May 10, 2016:** Russ Dean stated the March minutes were not ready. A motion to approve the minutes of May 10, 2016 as submitted by Grace Rogers vote was unanimous to accept as written.
- 4. Annual Election of EEDC Officers:** John Mueller made a motion to nominate Lizabeth MacDonald as Chairperson. Seconded by Dan Chartrand. The vote was unanimous to elect Lizabeth. Chris Surette made a motion to nominate Ian Smith as Vice Chair. Seconded by Dan Chartrand. The vote was unanimous to elect Ian Smith. Brian Lortie made a motion to nominate Madeleine Hamel as Secretary. Seconded by Dan Gutstein. The vote was unanimous to elect Madeleine as Secretary. Elections were accepted as follows:

Chairperson – Lizabeth MacDonald; **Vice Chair** – Ian Smith; **Secretary** - Madeleine Hamel

- 5. Financial Report – Brian Lortie:** Brian Lortie stated the balance in the account was \$7,104.00 with no activity. Brian stated the last activity was a charge for \$27.00 to the Secretary of State to operate.
- 6. EDSP Sessions Updates:** Darren Winham stated things are going good and ahead of schedule. They have had five meetings so far. There is another meeting next Wednesday, June 1, 2016. Darren passed out a map of Holland Way/Hampton Road EDSP Potential Development Map. See below. The shaded areas 1 thru 7 are zoned PP (Professional Technology Park). Darren stated there are lots of space for offices although there is no infrastructure out there. There areas are broken down as:

Holland Way/Hampton Road EDSP Potential Development Map



- #1 – Osram Sylvania 21 acres. Discussion will take place in the fall with Osram about potential uses.
- #2 – 33 acres and significant commercial space, currently has no access. There is 4-5 acres of developable space. The property is in a Trust and they have not made contact to see about getting access.
- #3A/3B – 21.75 acres owned by Bill Steinburg.
- #4 – 20 acres owned by Bill Steinburg.
- #5 – Mr. Gargiulo’s property which has been on the market a total of 12 years. He has looked into possibly changing the zoning category to residential but has not followed through on any requests. That property does have Water/Sewer.
- #6 - Mr. Gargiulo purchased this property from the State of New Hampshire. There was a possible tenant but they went to another site.
- #7 – NH Dot owned

The economist that Darren spoke with, who is from the Baltimore/DC area, stated we are in a growth period but it is starting to come down. We need to attract young workers by making Exeter a place where they want to live and stay. Madeleine Hamel stated the cost of living, quality of life and distance to work are pluses to attract young workers.

7. Economic Development Project updates (Darren Winham):

EPPING ROAD: Darren updated the committee stating Mr. Shafmaster has a Purchase and Sales Agreement and if the project comes to pass will build a 12,000 sq. ft. building that will employ 25 workers. They will also be willing to donate an entire day of their workers in assisting the Town to reroute the bike trails which are owned by Mr. Shafmaster not the Town.

Mr. King’s 63 acres, he has another entity interested in his property.

Darren stated he is working to negotiate six projects.

Russ Dean stated there is a RFQ (Request for Qualification) consultant out on the street. On May 17, 2016 they had an organizational meeting. It is starting to take shape.

Russ Dean stated 50% of housing in Exeter is under \$300,000. He stated it is a very desirable area to be. Single family homes are selling above the asking price. A broker stated some people cannot afford Exeter and are going to outside communities. Dan Gutstein stated Exeter is also attracting retirees as well as younger families. Dan asked Russ what infrastructure support looks like for incoming younger families. Russ replied very well with the Police Department, Fire Department, Parks and Recreation and other departments in Town. Madeleine Hamel asked Russ if Exeter has the capacity in our infrastructure if Holland Way, Epping Road, Downtown areas do get developed. Russ replied yes.

8. Master Plan Steering Committee update:

Kelly Bergeron stated the Planning Board said yes they would like a representative from the EEDC. It is a great idea for someone to represent this committee. Dan Chartrand suggested Ian Smith would make great master plan member. Ian asked when they typically met. The next meeting is in June and they are evening meetings. Ian said he would be willing to test it out and see if it is something that he can work into his schedule.

ED chapter of the Master Plan, will there be one? It is premature to write one now until they see the goals. Russ Dean suggested coming up with a list of things for the Steering Committee is crucial.

Dan Chartrand encouraged the EEDC members to attend the meetings for the Master Plan process and make time to participate.

Darren Winham stated he would like help writing the EDSP. Madeleine Hamel, Ian Smith and Darren will meet together to work on it.

9. Upcoming Events/Events Recap – All Boards Meeting June 15, 2016:

Russ Dean stated a couple of items came out of the previous all boards meeting. 1) The training needs and support for a budget; 2) Planning process in general. Russ would like to put out there asking are there things the commission feels the All Boards should be looking at and what things are important to this group. Lizabeth MacDonald asked what the budgeted money would be used for possibly interns, membership in certain groups, things of that nature? Russ replied yes. Darren Winham will put together a list for the group to consider. Dan Chartrand stated Julie Gilman would like to see more training and more professionalism. Russ Dean stated the #1 thing is to take a check point. Madeleine Hamel added communication and cross pollination between all boards is very important. Madeleine also suggested to Darren Winham that he give a tour of the different corridors to all the heads of the All Boards Committee.

Lizabeth MacDonald asked who will be attending and speaking at the All Boards Meeting on June 15, 2016. Darren said he would attend and speak. Russ and Liz said they are also planning on attending.

10. Economic Development Projects at other Board Meetings:

- Planning Board:
 - No update
- Zoning Board of Adjustment:
 - No update
- Conservation Commission:
 - No update
- Historic District Commission/Heritage Commission:
 - No update
- Select Board:
 - No update

Adjournment: Meeting was adjourned at 8:15 p.m. The next meeting is scheduled for June 28, 2016 at 7:00 p.m.

Respectfully submitted by Grace Rogers