

FINAL MINUTES

Exeter Economic Development Commission

July 25, 2017

Present: Lizabeth MacDonald-Chair, Don Clement-Selectman Rep, Darren Winham- Economic Development Director, Madeline Hamel, John Mueller, John Tremblay and Mike Dolly

- 1. Call to order:** The meeting was called to order at 7:06 p.m. by Lizabeth MacDonald.

Ms. Hamel joined the meeting at 7:11 PM.

- 2. Approve Minutes – May 23, 2017**

MOTION: Mr. Clement moved to approve the minutes, Mr. Mueller seconded. The motion passed unanimously.

- 3. Lincoln Street Design Input Session**

Mr. Clement explained that most of the time was spent discussing the street design. Someone from Iron Wood design gave a presentation on this. There were a lot of questions about the design, time table for completion, etc. There were a few questions about people being concerned about the traffic and solving the “parking issue” on Lincoln Street. This resulted in a good discussion, it was a positive meeting.

It prompted some people who work within the town to work on looking up some ideas for parking. Mr. Winham, Mr. Clement and Mr. Sharples discussed this after the meeting and they have some potential solutions and are hopeful. They plan to have another meeting to discuss this publicly.

- 4. TIF Advisory Board Update:**

Mr. Winham said himself and Mr. Dean would be meeting with Mr. Shafmaster 7/26/17 and hopefully would have more information for the next meeting.

- 5. Economic Development Project Updates:**

- The 116-unit active adult community is moving ahead and is at the Planning Board this week. The Sports Complex had Bauer bring in NHL athletes who were filming commercials at the arena. Their project is moving ahead, it has expanded and there will be a lot more public in the next couple months. They are still in negotiations.
- Mr. Monahan is working the King Property, they are meeting with the state in the next few weeks. They may have an end user, but the process was slowed due to the state requesting to see the end user before they considered the impact on the wetlands.
- Mr. Winham has been working with Mr. Carlisle to possibly build a hotel, restaurant and conference center on his property. They have engaged with a few different hotels. This is a very beginning stage of seeing this come to fruition. The property has been walked by some companies who are interested, and this is positive.
- Mr. Winham gave a presentation to the Board of Selectman a couple weeks ago, and they are coming closer to meeting the TIF agreement sooner than expected. Mr. Clement said it

was 19 million was the value of new tax revenue, but the money generated was about \$500,000. These funds would be used towards repayment of the bond.

- Mr. Winham is working with Mr. Lampert on a project for Continental Drive.
- Mr. Turner went in front of the ZBA to get approval for parking for a restaurant on the island and this was approved. He also is working on a potential 79E request.
- Mr. Winham applied for CMAQ program funds, he estimated that they would be requesting 1.2 million in federal funds through this program for a few purposes. This would be to purchase 29 Garfield Street, which would create more parking and include train station improvements. Project match is \$250,000.
- There were a lot of questions on Kingston Road Cell Phone tower, this was denied by the ZBA it was appealed by Varsity Wireless, and will be reheard by the ZBA.
- Mr. Winham said the front part of the property for Oslam Sylvania is in the C2 zone, this was discovered by town staff.
- Mr. Winham also discussed Holland Way with the Selectboard. This area is in a unique position as it's close to 101. Most of the property is for sale by broker or owner. There is no water or sewer in this location. It is zoned PP and CT, this is mainly professional offices. Mr. Winham thought this area could use outside the box thinking for what could be built here.
- Mr. Clement said the Board had said that they should get the first TIF going first, and do this one at a time. Mr. Dolly asked if anyone had seen a buildout analysis of this area that showed the capacity. Mr. Winham said he hasn't seen anything about this.

6. Discussion: Workforce Attraction & Retention:

Andre Garron is going to attend next month meeting. Mr. Smith and Mr. Gutstein have been talking with one of the local startups and they will discuss this at the next meeting.

7. Master Plan Steering Committee:

Ms. Hamel said there was another meeting on June 14, it was well attended but not as well attended as the previous meeting. There were interesting questions that were asked about economic development. Each station had activities to get them involved in what was going on in town.

Mr. Dean said this was done in stations, and people were able to use stickers to voice their support for different elements that they felt were important in each of the areas. Mr. Dean said the priorities have brought out interesting points of discussions, and how to integrate everything into the plan. Mr. Winham said his plan is symbiotic with the master plan, and he believes they coincide with one another.

Mr. Dean said ultimately the Planning Board will adopt to use this document and hopefully the ZBA will too. Mr. Dean said that the Economic Development Plan and Master Plan need to coincide. Mr. Dolly asked about the plan, and why it needed to blend with the Master Plan. Mr. Winham and the Board discussed the reasoning behind this at length.

Ms. Hamel said this Board has come a long way in achieving many goals over a long period of time. She does not want to become divorced from policy and strategies as a Board. This is why she feels the Board should have input on the Economic Development Strategy.

Ms. Hamel felt that this Commission needs an opportunity to recognize and celebrate the achievements that have occurred in the past several years. She suggests that maybe they need to revisit where they are heading. Ms. MacDonald agreed that it would be helpful to have a meeting on strategic planning. Mr. Clement agreed that this was a good idea. Mr. Dolly felt the tendency was for the Board to spread itself thin. He wants to see this Board be more efficient and relevant. Ms. Hamel felt September would be a good time, Ms. MacDonald asked for a census from the Board. The Board agreed that waiting until after the next meeting and scheduling sometime in September.

8. Communication

Nothing to report.

9. Updates on Related Items at:

Mr. Dean said that after the Housing Report came out the HFA came out with rental and housing costs in general. The report is worth reading. Mr. Mueller asked if any progress had happened with the workforce housing charrette. Mr. Winham said lots of progress was made, professionals have been selected to do the work. They are moving ahead and hopefully be more information soon.

Mr. Winham asked if the housing committee would now be working on projects etc. Mr. Dean said they would be following up on some of their recommendations for the Planning Board and some to the ZBA. Mr. Dolly felt that there should be zoning changes on housing that should be made this upcoming March. Ms. MacDonald said that Workforce Housing was a large economic development piece and the Board agreed. Mr. Mueller felt the pending charrette played into this, and this Board should be actively involved in supporting this. Mr. Winham explained that work force housing is really can workers at local places afford to live here? Mr. Dolly felt that Swampscott Commons was a great project and the owner of this should be talked to for more information.

Next meeting: Tuesday, August 22, 2017

ADJOURNMENT: Mr. Mueller moved to adjourn at 8:24PM, Ms. MacDonald seconded. The motion passed unanimously.

Respectfully submitted,

Jennifer Dionne