

These minutes were approved at the March 28, 2008 meeting.

Economic Development Committee

Meeting Minutes 2/8/08

Present: Chris Mueller, Susan Fuller, Jason Lenk, Karl Van Asselt, Mark Morong,

Staff: Jim Campbell, Director of Planning and Community Development

Todd Selig, Town Administrator

Guests: Perry Bryant, Julian Smith, Neil Niman, Malcolm MacNeil, Mr. Farrell

I Meeting called to order at 7:34 am

II. Mixed Housing

Perry Bryant outlined ideas for potential mixed used housing. Housing that combines students and non-student housing. There are zoning obstacles for this and Mr. Bryant recommended that the ordinances be improved to allow this kind of housing. He further stated that the students are needed in order to pay for the non student housing as the cost a student pays is higher than a non-student.

Another example of mixed housing would be a student housing areas combined with a commercial area like a laundry or convenience store. It would provide a place for students to work as well. It would also enhance the community. Karl Van Asselt stated that key to the success is the concept of a managed property with sufficient buffers. Mark Morong felt that increased density would be possible if there was a managed property. Mr. Van Asselt asked Mr. Bryant what else do they need and what is missing. He further stated if Durham is interested in affordable housing then there are ways to structure it financially from the landlord. Perhaps the town can subsidize it. Bottom line is this what do we want? DO we want people with an income of \$40-45 K to be able to live in town? Susan Fuller said yes.

Julian Smith suggested we add a new category of zoning and use if on a case-by-case basis. Jim Campbell pointed it out that this action would open up all of the residential areas and send it all back to the zoning board becoming a bottleneck. Mr. Morong stated while we need to decide if we want to do this we also need to decide how we are going to do it. Student Housing doesn't not add students to the school district, but we need more balance. Chris Mueller stated that we needed to think about the Town Council and the Zoning Board as well. Jim Campbell pointed out that there are other types of Economic Development. Mr. Van Asselt stated through the non-traditional housing he felt it combined the other economic development when one is working at the coffee shop, or working at the phone bank, or other light office space or even light manufacturing right by where they live.

Malcolm MacNeil recommended that Durham make a commitment to affordable non-student housing. He further stated that current regulations are too specific and should be more flexible in areas of less impact (outside of the downtown

Durham). Mr. Morong said he liked the idea of space other than housing and like the idea of local stores and multiple centers of commerce.

Mr. Jack Farrell suggested the use a PUD an ordinance that allowed an area to be developed in an overlay district where standards are met. The PUD protects the community by requiring that they developer meet your criteria for use.

Following a discussion on the plant and sewer capacities and lack of basic infrastructure being an obstacle to commercial development, Mr. Mueller summarized the discussion and recommend that someone prepare a plan following the tenets of conditional use and zoning options so that it could follow a formal process. Mr. Morong suggested that Perry Bryant be included in the plan. It was decided that Mr. Campbell and Mr. Mueller will put together an outline with action steps as a starting point.

III. Durham Evangelical Church

Originally use was thought to be for Town Offices and Police discussions as broaden to other economic opportunities.

Susan Fuller suggested that if the consensus of the committee is for use as a Town hall great, if not then she suggested that a study be done to see if it is the best place. Mr. Campbell said that Bill Schoonmaker, a local architect, still needs to look the plans to recommend options. Mark Morong was excited by the field trip but expressed concern about whether this is a 100 year old building that would be ideal for the town?

Todd Selig weighed stating he felt it would meet the needs of the town, that he felt a need to be downtown. Mr. Van Asselt agreed with Ms. Fuller and suggested we look at the numbers. Neil Niman said that the church could be bought and retrofitted without raising taxes and noted that after two years is would be back on the tax rolls.

Mr. Niman outlined the church's plan. The church is moving to Beech Hill but currently has no access to it. They could go around Goss Road and it would give the church access. It would be over 1 million dollars to extend the water, sewer, and electricity. The church is willing to pay all the expenses and they are willing to make the land mixed use and taxable in an incubator business operation. The church has a two year timeframe. This project would drive the infrarstructure to building the water and sewer and the construction of a master plan that would cover the kinds of users the town would want to see. It however another west end sewer issue.

Mr. Van Asselt asked back to the sewer issues, who makes the decision to do the necessary changes and does UNH just pay 2/3? It is decided by town council authority said Jim Campbell and UNH is obligated to contribute. The town would require a warrant article.

Mr. Mueller asked if there were any other opportunities for the church on the table.

Neil answered that they would sell it tomorrow to a building who offered the right amount. Mr. Morong recommended that we work with the Church. It was decided that Mr. Mueller, Mr. Van Asselt, Mr. Smith and Mr. Niman will work on the Church proposal.

IV. Approval of Minutes

Minutes for December 21.2007: motioned by Mr. Van Asselt and seconded by Mr. Morong. It was unanimously approved

Meeting minutes for 1/11/2008: motion by Mr. Van Asselt and seconded Mr. Morong. It was unanimously approved.

V Miscellaneous

None

VI. Next Agenda and Assignments

Jason Lenke stated Dave Howland will be here in March to outline what will happen with the Mill Plaza.

Meeting adjourned at 8:46 am

Karl Van Asselt, Secretary