

## Meeting Minutes

October 10, 2008

Present: Chris Mueller, Jason Lenk, Doug Clark, Susan Fuller

I. Call to order 7:35

II. Public comments

- a. Henri Smith: pointed out Stone Quarry is stalled out and Durham Bus. Park is moving slowly

III. Gateways

- a. Chris- need to define for esthetics and functional land use, use of PUD and TDR as tools to put in controls
- b. Doug-(responding to question of what is zoning) a lot of work went into zoning lines, a big job, everyone involved, must have vision first, then balance development and conservation because our commercially available land sits on gateways and the issue is contentious. Recommends planting trees and maintaining setbacks to satisfy the esthetic argument.
- c. Susan- sewer and water are always an issue. We need to get back to specific objectives for the Durham PUD as a playbook of rules acceptable to all parties (citizens, investors, etc).
- d. Chris- some zoning changes didn't get very far, EDC can do a better job of vetting and identifying obstacles. Meeting with Con Comm- use PUD and TDR to work on potential conservation subdivision for commercial property. EDC should have Con Comm subcommittee component to expand on conversations between Jim Campbell and Cynthia Belowski for PUD / TDR solutions. Susan will pilot that effort.

IV. Strategic Plan

- a. Target goal for completion March 1<sup>st</sup>, 2009
- b. Process: come up with EDC goals and then intersect with other committees
- c. Doug- we need to write a chapter on energy independence as a way to reduce tax burden (wind,solar,tidal,geothermal) and reunite the town and heal factions, requires investment from town first, energy production is one alternative to land value/ tax strategies to stimulate revenue sources.

### Review of Strategic Plan Outline

I.A key findings should also discuss limitations on our ability to do what we want to do.

II. A ...energy plans as economic development, and other non-property tax options to generate revenue...incubator space to serve UNH's low-level start-ups, example of MIT nanotechnology applied to waterproofing footwear.

II.B goals flow from vision

III. Demographics- identify inherent advantages for Durham or New Hampshire, include a geographic assessment of natural resources for renewable energy economic opportunities

IV.Include geographic assessment above in this section of the outline

V.SWOT analysis, what people are spending elsewhere so we know who to bring in. Jason will work with Prof. Marsucchi on the survey, to include residents, get with Jim.

VI. Conclusions go here

VII. Policy that reflects integration with other committees

V. Zoning amendment updates- a review of Jim Campbell's agenda memo to EDC Oct 8<sup>th</sup>, 2008.

a. Doug – we learned a lot, invite public comment at EDC level- use as a public forum and put a more thoughtful proposal forward next time

b. Chris—possible public hearing format to streamline proposals before advancing to town council

VI. Susan to work with Jim Campbell and Con Comm to satisfy all interests

VII. Approval of minutes not possible, 1 member was not present at 8/8 meeting.

VIII.a. Old business-

i. Attendance: Jason, Doug, Susan elect to add alternates to establish quorums, committee should look to add alternates with desirable skill sets—economics, planning, etc.

ii. Doug- liked note to TC from EDC on assessment issue, we need to reinforce that tax rate is independent of assessment changes

b. New business

i. Budget for EDC

1. Chris uncomfortable with EDC having any funds allocated

2. Susan- postage, DCAT, survey will come from someone's budget

3. Doug- funds could be used for a project leader to make things happen, follow thru with leg work—possibly a grad student or resident

IX. Items IV-IX postponed until next meeting.

X Adjournment (9:00 am)

Jsl