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**Economic Development Committee
Monday October 24, 2011
Town Council Chambers
7 PM**

Members Present: Ute Luxem, Doug Clark, Tom Elliott, Yusi Wang Turell Jim Lawson

Members Not Present: Jim Campbell, Ken Chadwick

Also Present: Diana Carroll, Malcolm McNeill, Todd Selig, Steven Burns, Jay Gooze
Robin Mower, Ken Young

I. Call to Order

Chair Tom Elliott called the meeting to order at 7:04pm

II. Approval of Agenda

Jim Lawson MOVED to approve the agenda as written, this was SECONDED by Ute Luxem and APPROVED unanimously.

III. Public Comments

Andrea Bodo introduced herself as a member of the Historic District Commission and the Heritage Commission. She said she is advocating for the dam. Ms. Bodo said there are only seven dams in the state of New Hampshire that are Ambursen Dams. She explained that the DES notified the Town in 2008 that the dam had deficiencies and offered to remove the dam. Ms. Bodo noted that the Town conducted studies and opted to do some of the repairs; in 2009 the dam was nominated to the registry of Historical Resources and qualifies to be listed on the national registry. She noted that the New Hampshire Preservation Alliance nominated the dam in 2010 to the "Seven to Save" list. Ms. Bodo said she feels historic structures should be promoted and that new uses need to be found to continue their sustainability.

Steven Burns continued the presentation regarding the dam with a slide show proposing to replace the current building with an Archimedean screw building which could be used as a water pump and is also fish friendly. Mr. Burns suggested that hydropower could be restored to the site and that the site could also be used as an educational asset. He said he is advocating not to remove the dam. Mr. Burns said a Southeast Power engineer made a presentation to the Town Council regarding his analysis of the potential of the river. He said the river could produce 64,000 kilowatt hours; equivalent to 10 households worth of power. Mr. Burns noted this could power the Town Hall and/or Town Library.

1
2 Mr. Burns presented a computer simulation of the site as it is currently and as it could be
3 with an Archimedean screw.

4
5 Jim Lawson asked what the estimated cost of this type of project would be.
6 Mr. Burns responded that it would be approximately \$90,000.

7
8 Chair Tom Elliott thanked Mr. Burns for his presentation. He noted that this would be a
9 unique facility and that Durham is a town that is looking to strengthen its message that it
10 is unique.

11
12 Mr. Burns said he felt the site could be one that would attract tourists as well as those
13 interested in gaining more knowledge on water power.

14
15 Chair Elliott asked the Town Administrator what the Town's position is on dam removal
16 and/or repair.

17
18 Mr. Selig said the dam has a long history in Durham, but that most recently the Town
19 reviewed the dam concrete to ensure that a microscopic phenomenon that can result in
20 deterioration of the concrete is no longer continuing. He noted it has been determined
21 that there is no longer an urgency to make a determination as to whether the Town keeps
22 or eliminates the dam. Mr. Selig said the critical repairs to the abutment wall were made
23 last December and those repairs give the Town a two year window to determine how to
24 proceed. He noted there are student groups working with the Town Engineer studying
25 the dam. Mr. Selig said there is no interest from the Town Council regarding removing
26 the dam. He said if the Town decides to keep the dam they may want to move forward
27 with listing the dam as a Historical structure.

28
29 Andrea Bodo noted that river restorations began 25 years ago and that New Hampshire
30 has removed 10 dams and done no outcome studies, so the results of dam removal are not
31 known.

32
33 Doug Clark asked who would pay, who would own, and who would benefit from changes
34 to the dam.

35
36 Mr. Burns noted that they would be willing to provide a substantial portion of the costs
37 and be willing to discuss deeding to the Town some of the water rights.

38
39 Mr. Selig said one of the student teams are looking at the electrical possibility of the dam.

40
41 Chair Elliott said the Committee will take this issue up again and noted he is relieved to
42 know it is not an urgent situation. He said the presentation has impressed the Committee
43 by presenting a unique way for Durham to highlight its assets. Chair Elliott thanked
44 both Mr. Burns and Ms. Bodo.

1 IV. Presentations by Beth Della Valle about Master Plan process and EDC
2 involvement
3

4 Chair Elliott noted the Town of Durham is beginning the process of updating its Master
5 Plan; which is the core guiding document of Planning and Zoning regulations and many
6 land use policies in town. He said Durham began the Master Plan update preparations
7 last fall with a survey and a public engagement evening and the next step is to engage
8 policy committees regarding specific chapters of the Master Plan. Chair Elliott said the
9 Town has engaged Beth Della Valle to aid in the rewrite of the Master Plan. He said Ms.
10 Della Valle is present to speak with the Committee about the Master Plan and the
11 proposed zoning changes for the Central Business District.
12

13 Beth Della Valle introduced herself saying she is a land use consultant and that she
14 originally began working with Durham as member of the B. Dennis Report for the
15 downtown area. She noted that part of those recommendations was to prepare ordinance
16 amendments to implement the plan. Ms. Della Valle said the Town decided to amend the
17 existing code and she was hired to do what has been termed “quick fixes”. She said it
18 was also envisioned that a member of the team would assist Jim Campbell with the
19 Master Plan update. Ms. Della Valle said at the end of July the Master Plan Steering
20 Committee held a “visioning workshop” and conducted a town wide survey. She said
21 subgroups are being formed and working on their chapters. Ms. Della Valle said a
22 schedule has been devised that has the “Energy Chapter” and the “Economic
23 Development Chapter” among the first few chapters to be focused on. She explained the
24 committees will not be drafting the specific language but will hold a preliminary scoping
25 meeting with her to ascertain the major issues around economic development in the
26 commercial core which she will use as her basis to write a draft. Ms. Della Valle
27 explained that the draft will be brought back to the Committees for their review. She said
28 the “Energy Chapter” and the “Economic Development Commercial Core Chapters” are
29 scheduled to be drafted by December which would be followed by public engagement.
30 Ms. Della Valle said the new year will focus on the “environmental resources chapter”,
31 the “Culture Chapter” and the “Land Use Chapter”, which will be followed by public
32 engagement in the months of March and April and a Public Hearing sometime in May.
33

34 Chair Elliott asked what will be involved in the “scoping meeting” and how should the
35 Committee members prepare.
36

37 Ms. Della Valle suggested the members read the Tax Stabilization Chapter and the
38 commercial core chapter in the existing Master Plan; as well as the B. Dennis Charrette
39 Report, the Town Wide Market Analysis and the Business Visitation Survey. She
40 suggested the members attempt to identify issues and formulate specific questions. Ms.
41 Della Valle said the meeting will begin by identifying the top three issues the Committee
42 feels she should focus on. She said she envisions the meeting being interactive and said
43 it would be helpful to know what the Committee feels has been accomplished from the
44 current Master Plan, what has not worked and what has not been done.
45

1 Chair Elliott asked if she is looking for specifics or more general goals for the downtown
2 area.

3
4 Ms. Della Valle said a lot has been done with regard to the commercial core. She said
5 she will summarize the information and said she is looking for more than general “feel
6 good” statements, but does not want too many specifics. Ms. Della Valle said a balance
7 needs to be found.

8
9 Chair Elliott asked if since there will be a land use chapter if it is appropriate for the
10 Economic Development Chapter and the Central Business Core to be digging into zoning
11 changes.

12
13 Ms. Della Valle said the commercial core is specifically focused on zoning and the “Land
14 Use Chapter” is much broader.

15
16 Yusi Wang Turell noted that the “Tax Stabilization Chapter” from the 2000 Master Plan
17 will have a change in title as well as changing some of the aspects which it focuses on.
18 She said there are certain items that will no longer fall under that chapter; such as
19 revisiting the school formula which will not fall under the Economic Development
20 Chapter and asked where they will fall.

21
22 Ms. Della Valle said there will be some shifting of information and that there will also be
23 a “cultural resources chapter” which is not in the current Master Plan. She said some
24 items may stay in the same chapter or be shifted to other more appropriate chapters.

25
26 Ute Luxem said one goal she would like to set is to ensure that the Town is not being
27 constrained by the Master Plan having too much detail. She suggested the core values be
28 stated in the Master Plan without going into too much detail as to how they will be
29 applied during the 10 years.

30
31 Doug Clark said he dislikes Master Plans that set out good ideas with no suggestions on
32 how to proceed to accomplish those ideas. He said he feels it is appropriate for the
33 Master Plan to give suggestions as to how to proceed to accomplish goals.

34
35 Ms. Della Valle said her bias is to include some details and would err on the side of
36 specific recommendations with acknowledgement that some will fall by the wayside as
37 conditions change. She said she feels a Master Plan needs to provide specifics of who
38 will be doing what and when. Ms. Della Valle said a new trend has developed in the last
39 10 years to set up a group whose responsibility is to monitor the implementation of all the
40 groups.

41
42 Chair Elliott asked if there were any questions from the public.

43
44 Robin Mower said the Energy Committee has been working on its chapter and met with
45 the Town Planner and spoke about the concept of having a specific implementation for

1 each of the goals/steps being considered. She said they viewed this as a way to keep
2 track of what is going on and to be specific.

3
4 Diana Carroll said she agrees with the idea of having details of how to implement and
5 arrive at specific goals. She noted that the Master Plan is a legal document and may be
6 legally binding, so any details about reaching a goal should be suggestions only since
7 what is a good idea now may not be a good idea in 3-5 years. Ms. Carroll said the Town
8 Council receives annual reports from committee and commissions and suggested these
9 refer to the Master Plan and speak to what has been implemented from the Master Plan.

10
11 Chair Elliott said he will be presenting the Economic Development Committee annual
12 report at the November 7th Town Council meeting.

13
14 Malcolm McNeill said he is a member of Master Plan Advisory Committee and that he
15 was very involved in the 1990 master plan and has been involved in drafting Master Plan
16 in many communities. He said the Master Plan is an advisory document regarding land
17 use. Mr. McNeill suggested it not be a consultant driven process, but that it should be a
18 Durham driven process. He suggested the members bring to the “scoping meeting” all
19 the input they feel is necessary and to attempt to frame the issues. Mr. McNeill said the
20 Master Plan Advisory Committee has the role of reviewing what individual committees
21 suggest. He suggested that the process be very open and include as much public
22 involvement as possible and that it not turn into an academic exercise. Mr. McNeill said
23 at the end of the process there should be specific recommendations with regard to
24 implementing the Master Plan.

25
26 Chair Elliott said he would like to see an example chapter to help us see what Master
27 Planning done right looks like. He asked Mr. McNeill if he would suggest a Town’s
28 chapter that would help the Committee.

29
30 Mr. McNeill said he would think about which Town’s Master Plan to suggest. He said he
31 feels the City of Dover has done a good job in terms of planning. Mr. McNeill said the
32 Master Plan should be something that everyone feels good about and something that is
33 used. He noted that when projects are proposed before the Planning Board and the Town
34 Council some will say they are not consistent with the Master Plan. Mr. McNeill said he
35 believes people will be able to find contrary positions within the Master Plan and
36 suggested it would be nice to have a Master Plan that is a true plan and one that is
37 implemented.

38
39 Ms. Turell said community involvement is important and the Master Plan should reflect
40 the community. She asked at what point it is feasible to open up the process to public
41 comment.

42
43 Mr. McNeill said he proposes opening up public comment at the beginning of the process
44 because if public comment is held till the end any comment can be responded to by
45 saying that the committee/consultant already looked at that issue. He suggested having

1 the public attend the focusing session on economic development and that community
2 input should be at that stage.

3
4 Chair Elliott asked if the event in January and the following events open to the public
5 were not enough public input.

6
7 Mr. McNeill said those events went a long way, but further input is needed.

8
9 Ms. Della Valle said she disagrees that the ultimate response is regulatory. She said that
10 is an important component, but some municipalities' place too much emphasis on that
11 and that she hopes to introduce other strategies as well. Ms. Della Valle said she is
12 assisting with five chapters and that Jim Campbell is the staff member responsible for
13 directing her, and for coordinating with the committees. She said the intent of engaging
14 the public was to get preliminary direction established by the community and noted that
15 the public will be brought in in two months on the first three chapters and again in five
16 months on the next three chapters. Ms. Della Valle said the Public Hearing will be at the
17 end of the process. She noted the process will include building peoples comments in
18 throughout the process.

19
20 Chair Elliott suggested working with Ms. Della Valle and Mr. Campbell to prepare a
21 memo to assist the members of the committee be well prepared for the next meeting. He
22 noted any Economic Development Committee meeting always includes a public
23 commentary portion and at the November meeting there will be an opportunity for the
24 public to participate. He suggested having a member of the Committee available between
25 now and the November meeting to meet with the public and hear from them in a one to
26 one setting at a public place.

27
28 Mr. Lawson said he thought that was an interesting and good idea.

29
30 Mr. Clark said comments could also be solicited through email.

31
32 Ms. Turell said she feels more public input is needed about prioritizations. She suggested
33 asking individuals how they would frame the issues and create a structure for
34 implementation.

35
36 Chair Elliott said he was not sure that would be appropriate before the scoping meeting.
37 He said he believes it is important for the committee to take comments and ideas without
38 constraints.

39
40 Ms. Turell said she believes it is beneficial to ask the community members for a
41 comprehensive framework. She said perhaps this can be solicited after the November
42 meeting.

43
44 Mr. Clark said the Committee needs to be sure that pet projects do not get too loud a
45 voice in regard to the big picture. He said he assumes the benefit of all the projects done

1 over the past years which involved public comments will not be lost. Mr. Clark said he is
2 struck by their consistency.

3
4 Ms. Luxem asked if putting in a lot of details would interfere with zoning issues and
5 cause constraints.

6
7 Ms. Della Valle said she believes it is better to err on the side of more than less. She said
8 if the Master Plan is too general implementation is more difficult, but agreed that it has to
9 be crafted in a way that it is not binding in some ways. Ms. Della Valle encourages the
10 members to choose one or two important items and develop a means to measure them in
11 the future.

12
13 A date of Wednesday, November 16th at 7 pm was set for the “scoping meeting”.

14
15
16 V. Further Discussion of proposed Zoning Changes in CBD

17
18 Chair Elliott said there has been discussion about proposed changes to zoning in several
19 different districts being implemented within the next three to six months. He said these
20 proposed changes arose from the B.Denis downtown strategic plan. Chair Elliott said
21 Ms. Della Valle was chosen as the consultant to draft those changes. He said the
22 suggestion is to have a package of changes that are interrelated and have those changes
23 be adopted as a packet. Chair Elliott said because of this “package” approach anyone
24 wishing to comment on the changes will need to read all of them.

25
26 Ms. Della Valle distributed copies of the proposed changes to the members.

27
28 Ms. Della Valle said her charge was to implement the proposed ordinance language from
29 the B. Dennis plan using a conventional zoning ordinance approach. She said the
30 changes were broken into three groups. Ms. Della Valle said as each group moves to the
31 Town Council, the Planning Board will begin working on the next group.

32
33 Ms. Della Valle began her review of the document, noting that the first five pages are
34 definitions and the subsequent pages deal with development standards, zone
35 requirements, dimensional requirements and design standards. She said that a new article
36 will be created called design standards.

37
38 Chair Elliott asked how the Historic District Commission’s standards will intersect with
39 Design Standards.

40
41 Ms. Della Valle said there are design guidelines for the Historic District and that
42 document was edited and expanded to be appropriate for the downtown area.

43
44 Chair Elliott noted that a small portion of the Historic District overlaps with the Central
45 Business District (3-4 lots). He asked if the Design Standards are “form based” code.

1 Ms. Della Valle responded that it is conventional code with design standards. She said the
2 primary issue is the conflict between student housing and year round housing. Ms. Della
3 Valle noted that performance standards for security and management plans may be
4 requirements.

5
6 Chair Elliott said that Ms. Della Valle noted earlier that the changes should not be broken
7 up into pieces.

8
9 Ms. Della Valle said if the Town is serious about wanting to make design standards, it
10 would be best to adopt the entire package of changes.

11
12 Chair Elliott said the package addresses five zones and the argument could be made that
13 different things are needed in different zones. He asked if it is appropriate to focus on
14 one zone first.

15
16 Ms. Della Valle said that could be done, but if that is done the design piece of these
17 changes will be lessened.

18
19 Jay Gooze said he feels it is a good document, he suggested changing the language to
20 state “meets these” instead of “may allow” on page 7. He suggested the members read
21 the package thoroughly and discuss it further. Mr. Gooze said the Committee could
22 suggest certain items in the package be sent to the Planning Board quickly.

23
24 Chair Elliott asked if the Planning Board would be discussing the document on
25 November 2nd and if it would be helpful for the Committee to express their general
26 support for the document and encourage the Planning Board to move quickly.

27
28 Mr. Gooze said he thought that would be helpful. He noted the document will eventually
29 go to the Town Council and the public. Mr. Gooze said if the Committee has specific
30 comments to express those to the Planning Board, but otherwise general comments are
31 would be useful.

32
33 Doug Clark said he read the document and felt any objections are far fewer than things
34 that he felt were helpful. He said he feels design standards are very important.

35
36 Jim Lawson said he agreed with Mr. Clark. He said he read the document and saw a
37 tremendous number of good things. Mr. Lawson said he felt the most important is
38 instituting standards/criteria to move from conditional use to permitted use. He said
39 conditional use is a significant barrier to economic development and he likes the
40 transition from conditional use to permitted use.

41
42 Ms. Turell said she likes that this document clarifies and expands what is possible.

43
44 Mr. Gooze said there are occasional instances where discussion that would occur under
45 the conditional use process is needed and he is not sure how that will be preserved with
46 the design standards.

1
2 Chair Elliott agreed that they need to be cautious, but said he believes the document will
3 make clear what can be done and what cannot be done.

4
5 The members, Mr. Gooze and the Town Administrator discussed the history of
6 “conditional use” in the Town of Durham.

7
8 Mr. Gooze said Durham residents have been protective of their conditional use process
9 because it gave them the chance to have the Planning Board provide protection to the
10 residents.

11
12 Mr. Selig said that Durham is a very deliberative community and noted when the 2000
13 Master Plan was adopted “conditional use” was integrated as a compromise to be sure
14 that there was the ability for give and take and the Planning Board would have discretion.
15 He said the idea was to protect the Town. Mr. Selig said the process has for many years
16 inhibited development in town but things are changing and these suggested changes have
17 been subject to public input and shows developers interested in proposing a project what
18 is wanted by the Planning Board.

19
20 Chair Elliott asked if conditional uses become permitted uses would it suggest that
21 developers can move forward and not need to go before the Planning Board.

22
23 Mr. Selig said the suggestion of “fast track proposals” from the B. Dennis Report is part
24 of the third group of changes to be considered.

25
26 Chair Elliott summarized that at this point just because a proposal is a permitted use does
27 not mean it does not have to go through the Planning Board, but it adds more certainty to
28 the project being approved and reduces the number of areas that will need to go into the
29 negotiation process.

30
31 Chair Elliott asked if the development community had been engaged in the process and if
32 a developer has reviewed the document.

33
34 Ms. Della Valle said one developer; Matt Crape met with them and spoke about some of
35 the issues he faced. She said it would be a good idea to have developers read through the
36 packet, but suggested providing them some support as they do that as it is a lengthy and
37 complicated packet.

38
39 Mr. Selig said the Town has seen in the last two years more development and investment
40 than there has been in the last 10 years. He said for a lot of people it is threatening and
41 moving forward with the document is counterintuitive to some; but the reality is that this
42 document will ensure that future development will meet requirements the public wanted.

43
44 Ms. Della Valle suggested having business owners and architects review the packet.
45

1 Robin Mower cautioned that conditional use has a role, especially when speaking about
2 abutting zones. She suggested that conditional use be maintained if a project affects the
3 general community.

4
5 Jim Lawson noted a small concern that the document did not establish a buffer between
6 the commercial zones and residential zones. He suggested this be reviewed.

7
8 Mr. Gooze said he and Ms. Della Valle would review that.

9
10 Mr. Gooze noted that one reason Durham has gotten increased projects is because the
11 developers have seen what has been allowed before it and they come to the Planning
12 Board with a plan that has implemented things the Planning Board requested in other
13 projects.

14
15 The members, Ms. Mower and Mr. Gooze discussed the specific instance of an outside
16 added to an existing restaurant which was serving food and alcohol and how conditional
17 use allowed the Town to require certain conditions to lower the impact to abutters.

18
19 Ms. Mower noted that with only the noise ordinance, she felt a business which was
20 legally serving food and alcohol outside until 1 am would create a hardship on residential
21 neighbors. She said in this instance, a conditional use permit through the Planning Board
22 limited the hours serving food and alcohol outside and diminished issues with the
23 residential abutters.

24
25 Mr. Gooze said if performance standards are done correctly this issue could be dealt with.
26 He said perhaps means could be devised to baffle the noise so it would not disturb
27 neighbors.

28
29 Ms. Luxem said she would like to see uses permitted. She used as an example Light
30 Manufacturing in Coe's Corner and suggested to not allow disturbing impacts, like
31 outside storage, as a means to make permissible uses more acceptable for a zone.

32
33 The members decided to focus on the more general idea of the document.

34
35 Chair Elliott asked if any member did not agree to sending a letter to the Planning Board
36 supporting the document in a general sense; the direction it is going and stating that they
37 view it as good for economic development.

38
39 Mr. Clark asked that the letter ask them to address the buffer or transitional zone where
40 commercial zones abut residential zones.

41
42 Chair Elliott said he would like the letter to convey that the EDC supports the document,
43 feels it is good for economic development in Durham but is concerned how business
44 impacts residential neighbors and request that the Planning Board be sensitive to this
45 issue, but move quickly.

1 Ms. Turell said she agrees developers should be involved in reading the packet and noted
2 that this would also be good public relations for Durham by showing that we are making
3 changes and involving developers.

4
5 Chair Elliott said it would also be good to have a land use attorney involved, a noted
6 developer and an architect or two give input on the packet.

7
8 *Jim Lawson MOVED to draft a letter in support of moving forward with the zoning*
9 *changes. This was SECONDED by Ute Luxem.*

10
11 Discussion:

12
13 Doug Clark asked that a buffer between residential and commercial zones be addressed.

14
15 Ms. Della Valle said one concern expressed was that the lengthy language would be
16 discouraging of economic development. She suggested if the members believe length is
17 okay as long as it provides clarity that they express that.

18
19 *The motion was APPROVED unanimously.*

20
21 Ms. Della Valle told the members if they have specific concerns/questions as they review
22 the document to send them to Jim Campbell who will forward them to her and she will
23 provide responses.

24
25 VI. Approval of Minutes of 8/22/2011 & 9/19/2011

26
27 August 22, 2011:

28
29 *Jim Lawson MOVED to approve the August 22, 2011 Economic Development Committee*
30 *Meeting Minutes as amended, this was SECONDED by Ute Luxem and APPROVED*
31 *unanimously.**

32 **Doug Clark abstained as he was not present at the meeting.*

33
34 September 19th, 2011:

35
36 *Doug Clark MOVED to approve the September 19, 2011 Economic Development*
37 *Committee Meeting Minutes as written, this was SECONDED by Jim Lawson and*
38 *APPROVED unanimously.*

39
40 VII. Committee and Staff Round Table

41
42 Town Administration – Todd Selig

43
44 Mr. Selig said there has been a lot of economic development activity. He noted the
45 Capstone Project has been moving quickly and that 75 foundations have been poured, as
46 well as new construction on the corner of Pettee Brook and Madbury Lane, and the

1 completed sale of the Grange structure (which is moving ahead quickly). Mr. Selig
2 reported that there are continued discussions with Watershed Development group
3 interested in doing a downtown redevelopment in the Main Street, Pettee Brook Lane,
4 Jenkins Court, Pettee Brook parking lot area. He said they have been in contact with
5 local property owners regarding acquiring use of their property.

6
7 Mr. Selig said the Town budget has been sent to the printer. He noted the Economic
8 Development Committee's budget include \$5000 for the minute taker and \$1500 for
9 newsletter/mailed/informational brochures and \$1000 for professional services. Mr. Selig
10 said the 2011 budget allocated \$30,000 to be used for an Economic Development
11 Director; which has not moved forward and energy has been focused elsewhere. He said
12 these funds will not be expended in 2011 and in 2012 because of the increased activity
13 downtown and the interest for redevelopment, the residual amount from UDAG funds
14 (\$150,000) will be utilized toward leveraging a public/private site for one of these
15 projects. Mr. Selig said if that does not work out the funds will not be used, but it was
16 felt that this approach would be a tangible signal to a private investor.

17
18 Doug Clark said he believes the Town needs to do more than just hope development
19 comes. He said if the plaza is to be redeveloped a second access is needed. Mr. Clark
20 said he does not see the planning and it scares him.

21
22 Jim Lawson said he feels it is difficult to predict in advance what it is that is most critical
23 for the town to do to facilitate a project. He said his fear is that a prediction will not
24 match what the developer needs from the town in six to nine months. Mr. Lawson said
25 he is concerned with having the resources available so that when they are needed a
26 project can go through an expedited process.

27
28 Chair Elliott asked Mr. Selig how his administration is dealing with planning for
29 economic development.

30
31 Mr. Selig said the budget has been kept level for consultative funding. He said he feels
32 the most important thing to be done is to create an environment that is conducive to
33 planning.

34
35 Mr. Clark said it is a good start, but the town needs to look at the infrastructure; roads,
36 character, accessibility etc.

37
38 Mr. Clark said the Town could use the \$150,000 UDAG funds to hire someone that is
39 needed or those funds could be spent on infrastructure. He said those funds give the
40 Town the flexibility to meet needs in real time.

41
42 Mr. Selig said the Town could use a second full time planner and that would be his
43 preference. He said the current planner has all he can do to keep up with applications,
44 but in addition he supports this committee, works with the Historic District Commission,
45 is working with the Master Plan update, working on affordable and workforce housing, as
46 well as coordinating consultants. Mr. Selig noted that the Boards and Committees are

1 very deliberative, take a long time and focus on details. He said his goal is to have a
2 second planner who could focus on community development. Mr. Selig said the Town
3 needs someone who understands the community and understands what the infrastructure
4 is in the town.

5
6 Ms. Turell asked Mr. Selig what his thoughts are on an economic development
7 corporation which would provide more autonomy.

8
9 Mr. Selig said he is not sure the idea is right for Durham. He said historically there has
10 been a strong segment of the community that has been suspicious of economic
11 development and is suspicious of a group that the town government would not have
12 control over. Mr. Selig noted that Durham does not have the downtown core group that
13 would aid this entity and allow it to be autonomous.

14
15 Chair Elliott said the town is on the cusp of meaningful redevelopment. He said if they
16 do not materialize, the town may want to review the idea of an economic development
17 corporation and use UDAG funds to seed that.

18
19 Mr. Selig said that the Capstone project is 60% leased out at this time – before it has been
20 built. He noted they are giving consideration to a phase II in Durham. Mr. Selig said
21 other student housing developers nationally are looking at Durham and one has engaged a
22 realtor to find a site. Mr. Selig said the Board of the Durham Business Association,
23 which is made up of traditionally small businesses in the downtown, find some of these
24 changes frightening to some of their membership. He said they have expressed concern
25 that we do not give enough consideration to looking out for their interest and to help them
26 expand and be successful. Mr. Selig said the Durham Landlord Association joined the
27 Durham Business Association; and the DLA are concerned with the perception that the
28 Town worked hard to get the Capstone Development to the detriment of the DLA. He
29 said the DLA feel they work hard to run their properties well and feel Durham should
30 stand by them and insulate them.

31
32 Ms. Turell asked Mr. Selig what positive steps the DBA feel the EDC or the Town should
33 be taking to support local business owners.

34
35 Mr. Selig said they have not expressed what they feel should be done; they have
36 expressed their fear and concern regarding the impacts to their businesses. He noted, the
37 potential Watershed project could bring the UNH bookstore off campus and relocate it
38 downtown. Mr. Selig said owners of businesses downtown are concerned because this
39 will represent competition for them. He said the Watershed project also included
40 discussion of a coffee shop which would have impacts on Breaking New Grounds and
41 The Bagelry. Mr. Selig said he told the DBA that there needs to be a balance and that 10
42 years ago they expressed concern that no projects received approval, but now they are
43 seeing projects as threatening. He said some felt certain projects received preferential
44 treatment based upon their experience years ago. Mr. Selig said he told the members that
45 the Town has worked hard to refine the process and to make it more likely that projects
46 go through easier. He said he told them if they bring a project forward they can expect a

1 much different process than they did 10 years ago. Mr. Selig said he told the DBA that
2 the Town has a responsibility to consistently enforce ordinances and not enforce
3 competition.

4
5 Chair Elliot noted that the role is to grow the tax base through economic growth and to be
6 protectionist would be at cross purposes.

7
8 Mr. Selig said he recommended that members come to the meeting to observe, learn, and
9 express their point of view. He said three members came this evening and he felt that
10 was a good thing.

11
12 Ms. Turell said if there are positive steps that the Committee can take that are not
13 protectionist it would love to hear about them.

14
15 Mr. Clark said the EDC's goal is not to have more retail; the goal is diversity; to have
16 light industry, mixed use and to create a more robust downtown. He said the committee
17 has to find a way to communicate that its overall goal is to create complimentary business
18 not competition.

19
20 Chair Elliott said it is not the EDC's role to be worried about competition.

21
22 Mr. Clark said he agrees, but sees the committee's role in ensuring diversity; because that
23 will help local businesses.

24
25 Ms. Luxem said she would like to reach out to the people that came to the meeting and
26 ask them to speak to the committee and keep an open mind. She asked for their input on
27 how the EDC can support them and what they need, and how this can be done. She noted
28 all business owners are welcome to come to the meetings and speak.

29
30 Mr. Selig said Mark Henderson has expressed an interest in working with the Town to
31 relocate his land holdings on the corner of Main Street and Madbury Road. He noted the
32 B. Dennis report suggested creating a right angle at that intersection and this type of land
33 swap would make that possible. Mr. Selig said Mr. Henderson is interested in developing
34 land next to the Post Office.

35
36 Mr. Selig noted that Mr. Henderson is working with a development company that has a
37 letter of intent for his historic buildings along Churchill for a possible pharmacy site. He
38 said the Town has received nothing before the Planning Board, but the development
39 company did contact the Department of Transportation.

40
41 Ms. Luxem asked if there are any design standards in place.

42
43 Mr. Selig responded that the property is in the Historic District, so consideration would
44 need to be given to that.

1 Mr. Selig said due to abatements to assessments there is going to be a significant bump
2 on the municipal side of the budget; a 6% increase. He said in 2012 the total increase in
3 spending is \$257,000 or a 2.35% increase over 2011. Mr. Selig said \$150,000 is the
4 UDAG money which is not raised through taxes; so that reduces the increase to 107,000
5 or .9%. He said they are anticipating that the added tax base from the Capstone project
6 will have an impact as well.

7
8 Mr. Clark asked when the next assessment would be and Mr. Selig responded that it
9 would occur in 2013.

10
11 Mr. Selig said that UNH is doing a Master Plan update and he is on the steering
12 committee. He said they are looking for ways to partner with the university.

13
14 TIF Update: Jim Lawson

15
16 Mr. Lawson reported that data is being pulled together and that there has been an initial
17 conversation with the Town Administrator about preparing to bring this to the Town
18 Council in November.

19
20 Parking and Usage Update: Jim Lawson

21
22 Mr. Lawson reported that they have been working on impact fees and researching
23 communities in this area that have those. He said it is likely that this will be discussed in
24 December.

25
26 Mr. Lawson noted that the New Hampshire Business Review published a front page
27 article about the Idea Greenhouse in Durham, which is Tom Elliott's business. He said
28 this is good for Durham and noted that the New Hampshire Business Review is an
29 important business publication in this state.

30
31 Chair Report:

32
33 Tom Elliott reported:

- 34 1) The peaked roof of the UNH Business School appeared today, providing a sense
35 of its outline.
36 2) He had the great pleasure to meet with Goss International who impresses him
37 with their intense desire to diversify their business. He said there is a huge
38 amount of ingenuity in that building and they are not sitting still, but are thinking
39 and planning for the future. He said as Durham's largest tax payer that is good
40 news.

41
42 VIII. Next Meeting Scheduling and Agenda Items

43
44 The next meeting of the Durham Economic Development Committee will be held on
45 November 16th at 7 pm.
46

1 The members discussed a date for their December meeting. A tentative date of
2 Wednesday December 7th was scheduled.

3
4 IX. Adjourn

5
6 *Jim Lawson MOVED to adjourn the October 24th, 2011 meeting of the Durham*
7 *Economic Development Committee at 10:13 pm, this was SECONDED by Doug Clark*
8 *and APPROVED unanimously.*

9
10
11
12 Respectfully submitted by,

13
14
15 Sue Lucius, Secretary to the Durham Economic Development Committee
16