

**NOTES**  
**Downtown Zoning Subcommittee**  
of the Housing Task Force  
**December 11, 2024**  
2:00 pm Upstairs Conference Room

**Subcommittee members present**

Al Howland  
Paul Rasmussen  
Sally Tobias

Mark Henderson also attended

Michael Behrendt, Town Planner

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There was not a quorum present so these are only notes of the discussion.

The subcommittee discussed that the housing and development market is difficult now. There are vacancies in student housing. There are issues with parking downtown, interest rates, and the cost of construction, as well as with zoning.

Mark said the commercial market is difficult with its seasonality. He said he charges around \$22/square foot and others charge around \$26/square foot. Others use a triple net lease where the tenant has to pay for insurance, taxes, and utilities. Mark uses a gross lease.

The subcommittee asked Michael to ask Todd about placing RSA 79E on an upcoming Town Council agenda, perhaps in February, to talk about removing the requirement that an applicant demonstrate that they need RSA 79E in order for a project to be viable.

The subcommittee talked about using the TIF to help with drainage downtown.

Mark will look into setting up a meeting with downtown property owners and Town officials to talk about various issues affecting the downtown.

**Respectfully submitted,**

**Michael Behrendt**