

Planning Board Meeting
December 10, 2009 - 7:00 PM
Work Session – Conference – Cleveland Horton

Members present: Chairman John Huckins
Edward Lemos
Alan Kelley
Dawn Hatch (Alt)

Guest present: Cleveland Horton – Owner of Calef’s Store

Economic discussion – Cleveland Horton

Chairman Huckins opened the meeting to a discussion with Cleveland Horton concerning the Master Plan Chapter 6, Economic and Fiscal Conditions Update. Huckins said the Board had chosen this chapter to update first as there had been very little done in the past few years. He said that the Board was talking to various land owners, business men, etc. to get input and suggestions for update feedback.

Horton said that he was happy with the interest that business was showing concerning locating in the Village Center. He said that it was a good move. He said that frankly he was surprised that the Town had increased the building footprint to make it more desirable.

Horton said that Barrington had 2 strikes against it from the start with no community water or sewage. He said it might be feasible to create a municipal infrastructure to provide services. He said that a community septic system and water now that the Town had several districts could be a selling point. Horton said that his well could be a community water supply as it produced 400 gallons a minute. He said that the draw back would be that it would need 2 tests per year which he was not interested in persuing.

All agreed that Turbo Cam was a success for the Town and it did not stress the services. A business like this helped broaden the tax base. Huckins said that the Town helped with the financing of the project with Turbo Cam doing all of the work. The Town accepted the responsibility of seeing that the project was done. Horton said the tax base was of interest to any business owner. He said Barrington was ripe for development when the economy turns around.

Horton said that it had been discouraging serving on the economic development committee as at the time there appeared to be little support. He said when it dissolved there was no one to turn to. He said the Town needed a planner. He said a navigator would be a good position to hook people up with for someone to lead them. Horton said one on one worked the best. He said it did not have to be a Town designee.

Horton said anyone needs someone to work with in the process. He said the reason that he located in Barrington was a decision that took a great deal of leg work and research. Horton said if a person was looking to locate a business it should not be a long drawn out ordeal as the applicant could become discouraged. He said that Rick Sirois had helped him.

Huckins asked Horton if he had any suggestions or leads for the Board to consider. Horton said that he was willing to work with anyone that might consider locating next to him. He said for example parking could be shared. He said he did not think that the type of businesses that had come before the Board for a conceptual a few years ago would hurt him. Horton said that there had been good projects that had located in Town. He said it was not like old times as new residents were interested in businesses locating in Town. He said the friction between the old natives and new comers had lessened.

Huckins said there should be a middle person for a person interested in locating in Town could talk with. He said maybe it could be someone from the Chamber of Commerce. Horton said he thought that this might not work as the Chamber was not creative and like to be a social group. He said it could be a valuable resource for a new comer.

All agreed that a person that could meet with a potential developer to let him know what they were facing concerning getting started which would be a great help to him. Lemos said he thought that the Chamber could help in the process.

Huckins said the people had represented that they did not want a Wal-Mart. He said that they preferred smaller establishments. Huckins said an anchor store was needed first. Lemos said we should approach Coast to see if they would be interested in a bus route stop. He said Charter Weeks had talked with a representative concerning a possible stop.

Horton said that park and ride was a growing service. A good location would be in the Village District. He said the number of vehicles that park in his parking lot to take the Coast bus had increased over the years. Lemos said it would be a good selling point if there could be shuttle service to the Manchester airport. Horton said even office space would use public transportation.

Horton said the economy right now was rough on retail. Huckins said that was why the Board thought that it would be a good time to make changes so we could be ready when it opened up. All agreed that no matter how much new business came into Town we needed to keep the old. Horton said that he had received good response from the police, fire chiefs and the ambulance. He said old and new businesses could help each other.

Horton said that the Town and its people were pro business. He said it was not over regulated as in Rochester and Dover. He said we were removing obstacles for new people. He said a planner would also help with the process.

Huckins said a planner should not be both an economic developer and planner as both were different roles, a planner made sure that the rules and regulations were followed and an economic developer steered a business to locate in Town. He said in these times maybe we need an economic developer more than a planner.

Huckins said we were meeting with various people to have input from more than just the Board members. There could be private/public developments. He said maybe an economic development committee could be established. We could give this idea more thought after the first of the year.

Lemos said that the Town wanted a planner to work with both the Town and Planning Board. Horton said he had seen enough growth over the past 14 years to support a planner. He suggested that we might want to talk with Peter Rhoades of

Hubbington's Furniture. He said he also knew the owners of Yankee Equipment who might also be good to swap ideas with. Members thanked Horton for coming to the meeting and offering his suggestions. Horton said that he was pleased to be asked.

Public hearing for zoning changes

Hatch said that she had talked with Attorney Whitelaw concerning getting the zoning ordinance changes posted for a public hearing. Hatch said that the last day to post and publish any zoning changes would be December 25. The last Day to hold the first public hearing was January 5. The last day to post and publish for the second hearing was January 8 with the second public hearing on January 19. Hatch will contact Whitelaw to get these dates set.

Meeting at Strafford Regional Planning Commission

Lemos reported on the TPA meeting. He said Selectman Charter Weeks attended it also. He said Weeks had talked with both representatives of the Department of Environment Services and the Department of Transportation planner. He said an engineer was willing to do some grant writing pro-bono with the hope of getting any work that might be received from it. Lemos said Weeks had worked with Strafford Regional Planning Commission also.

Huckins said that we might want to talk with Chris Albert of Jones and Beach concerning a grant. He suggested talking with Weeks first.

George Calef – Conference 12/17/2009

The Board will meet with George Calef on December 17 to discuss the economics of the Town and Master Plan. The meeting adjourned at 9:05, motion by Kelley, seconded by Lemos, all in favor.

Dawn Hatch, Clerk

