

## TOWN OF DERRY

**Town Council  
Derry Municipal Center**

**January 17, 2012  
Tuesday - 7:30 PM**

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**7:35 PM** Call to order

Pledge of Allegiance, Warning of Fire Exits, Handicap Access, Turn off all Cell Phones & Pagers

Roll Call: Councilors Milz, Olbricht, Wetherbee, Coyle, Fairbanks and Chairman Benson  
Chirichiello-absent

### **Consent Agenda**

**12-07** Approve Non-Public Minutes – January 3, 2012

**12-08** Approve Minutes – January 3, 2012

**12-09** Schedule Public Hearing – February 7, 2012 – Amend the Code of the Town of Derry, Chapter 150-9, General Parking Restrictions; Violations and Penalties

### **Accepted**

### **Public Hearing - (time sensitive)**

**12-03** Amend the Code of the Town of Derry, Zoning Ordinance Article VII, Floodplain Development District and Article IX, Conservation Corridor Overlay District

George Sioras gave information regarding the rezoning by FEMA as presented to the Planning Board to comply with FEMA regulations.

Open Public Hearing 6-0-0

No public Input

Close Public Hearing 6-0-0

(See Amendment Attached)

**Move to amend various section of Article VII, Flood Plan Development District and to amend Article IX, Conservation Corridor Overlay District as noted and in conformance with current FEMA regulation. Motion by: Wetherbee, seconded by Milz.**

**Vote 6-0-0**

### **New Business - (time sensitive)**

**12-10** Intermunicipal Agreement Renewal for Septage Disposal:  
Town of Derry and Allenstown Sewer Commission

Tom Carrier stated that NH RSA's require that every Town have a formal agreement for Septage Disposal at its facility. However the Town does not have the appropriate type facility to accept disposal of septage. The Town does have an agreement with the Allenstown Sewer Commission. This agreement is between the private haulers and the facility and states that the Town holds an agreement.

**Move to accept the agreement/amendment between the Allenstown Sewer Commission and the Town of Derry regarding the acceptance of Domestic Septage from the Town of Derry the dated January 17, 2012. Motion by: Wetherbee, seconded by Milz.**

**Vote: 6-0-0**

### **Council Requests / Open Discussion**

None

### **Adjourn to Workshop**

## WORKSHOP

### **Economic Development**

George Kassas stated after meeting with the Town Councilors individually for goals and what they perceive as the future of Derry he has a presentation.

Goals: To develop a credible and fully endorsed long term plan to bring businesses to downtown Derry.

Phase One: Inventory - establish core attractiveness, test pitch, draft a plan and receive Town Council endorsement.

Plan: Town owned real estate inventoried, Investment Incentive Fund, guarantee "in Business" within two weeks. Partnership with state assets, and a very active PR campaign.

Specifics: Need to start with location (establishment of a "campus") and a new TIF for downtown possibly centered around 6 West Broadway, Depot Station, trail and parking lot.

Funding: \$3M (\$2M public and \$1M private)

Councilor Olbricht: once the fund is established, can approach other agencies.

Councilor Fairbanks: shocked that 6 West Broadway is being considered. It has been sold and is now privately owned.

Councilor Wetherbee: is not sure if we can use standard TIF model for downtown. We will have to be innovative.

Councilor Olbricht: the Infrastructure is already in place

Councilor Coyle: asked what the bond is for.

Mr. Anderson stated they need to meet with businesses to determine needs and what the Town can provide for assets.

Councilor Coyle: is not comfortable with \$2M of taxpayer dollars; risky not sure if it is legal

Mr. Kassas stated the concept has been proven successful and they have his expertise.

Mr. Anderson stated it would be non-profit and would gain equity.

Councilor Olbricht: people will pledge dollar amount.

Councilor Fairbanks: Derry doesn't have a very good track record.

Chairman Benson: the only way to grow is to invest.

Discussion move to parking issues.

Mr. Kassas has been contacted by someone with interest in 5-7000 sq. ft. space as an incubator campus.

Mr. Anderson could be a filter for the questions from the Town Council.

Councilor Olbricht stated that we need to be innovative and entrepreneurial

Mr. Kassas stated that his expertise isn't retail; he's talking academic, engineers, venture capital

### **Transfer Station - Future Plans/Thoughts**

Mike Fowler and Joan Cornetta presented an overview of the Transfer Station.

There are 20 commodities now recycled. There are a lot of outdated structures and they have tried to come up with a plan. They presented some statistics on volume with the need for a new facility which they have outgrown as population has increased. The traffic flow is poor during peak times, exposed to elements and the garbage blows everywhere.

Goals: To improve traffic flow, a building required to meet the needs of today and the next 50 years, improve safety, a covered facility, achieve compliance with state regulations, flexible bunker system, storage capacity, purchase high capacity baler and reduce stress on machinery.

Review of preliminary design basics - Currently it costs \$30,000 per year to dispose of comingles (glass, plastics, aluminum, steel etc.) To cut that cost it would require further separation by customers.

They outlined the financial benefits - \$200,000 in new revenue with a reduction in costs. Financing and a timeline were also presented.

### **Adjournment 9:32 p.m.**

Recording Clerk: Mark Jesionowski  
Transcription: Denise Neale, Town Clerk  
Reviewed by: John P Anderson, Town Administrator

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Denise E Neale Town Clerk

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Date