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**TOWN OF NORTH HAMPTON, NEW HAMPSHIRE
ECONOMIC DEVELOPMENT COMMITTEE
MINUTES**

AUGUST 30, 2013 – 8:15 A.M.
NORTH HAMPTON TOWN ADMINISTRATIVE OFFICES

9 The meeting was called to order at approximately 8:15 a.m. Phil Wilson, Bob Schoenberger, Jim Better, Gary Stevens, Janet
10 Atkins, Jen Rowden, of RPC, Joe Arena, Todd Black, of Unitil, and Paul Apple attended.

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12 Mr. Black made a presentation on economic development in the Seacoast region. In the last year, electric sales are up 5%
13 which indicates increased economic activity. Unemployment in New Hampshire is 5.1% and full employment is usually
14 indicated with an unemployment rate of 3.5% Housing starts are up 50% in New Hampshire compared to 20% in the Several
15 States. Median income is \$55,000 in the United States, \$66,000 in New Hampshire and \$77,000 in Rockingham County. The
16 County possesses a stable work force.

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18 Considerations/benefits for North Hampton: (1) access to Route 1/Interstate 95 corridor; (2) the local airfield; (3) public
19 safety/quality of life; and (4) stable, educated workforce. Tourism is a heavy focus of the local economy.

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21 Challenges are: (1) what should be the focus of economic development: commercial or residential; (2) amount of available
22 land; (3) sewer and other infrastructure availability.

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24 Opportunities are: (1) marketing with website regarding available housing, building stock and links to DRED, RED and
25 commercial-residential realtors; (2) Route 1 corridor is a natural development opportunity: points north and south already
26 heavily developed; and (3) Stratham Industrial Park, containing high tech/smart businesses.

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28 Massachusetts enacted a 6.5% tax on computer/software services, so possible focus should be on research and computer
29 facilities. These types of businesses are very clean and require little from Town resources. Marketing should focus on
30 available land because larger companies want to build their own facilities.

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32 A plan for the northern part of Route 1 is important to avoid scattered development. Total acreage in town is about 8,900. Of
33 that, 3,300 acres are wetlands and another 1,200 acres are in conservation. Vacant areas include land adjacent to and south of
34 the McFarland Ford dealership, northern Route 1 and Route 111 at the westerly boundary of the Town. The Simmons and
35 Taylor properties on Route 1 are underutilized and are in prime commercial territory. Jen Rowden added that about a third of
36 the land could be developed but parcel size restricts that amount further.

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38 Mr. Wilson asked Ms. Rowden how much it would cost to do an inventory of land that could be developed. She estimated
39 between \$2,000 and \$3,000 but said she'd get back to the committee by email.

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41 The consensus of the committee was to invite Susan Conway to present regarding opportunities at the Stratham Industrial
42 Park. There was also interest in hearing from Paul Montrone. The committee would also like to talk to Pease about their
43 marketing plan and how they presented it.

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45 Mr. Black said he would find out the vacancy rate at SIP. Dr. Arena expressed concern about building new facilities and then
46 losing the businesses to somewhere else. Mr. Schoenberger said that this is an inherent risk in attracting business.

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48 The committee reviewed minutes from July 26, 2013 and June 28, 2013. Mr. Schoenberger moved to approve the minutes
49 and Mr. Stevens seconded the motion. All voted in favor.

North Hampton Economic Development Committee
August 30, 2013

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51 The next meeting is October 4, 2013 at 8:15 a.m.

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53 The meeting was adjourned at approximately 10:00 a.m.

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55 Respectfully submitted,

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58 Paul L. Apple, Town Administrator

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60 Date Prepared: September 13, 2013

61 Date Approved: October 4, 2013