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3 TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

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5 ECONOMIC DEVELOPMENT COMMITTEE
6 MINUTES
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8 REGULAR MEETING –OCTOBER 4, 2013 – 8:15 A.M.
9 NORTH HAMPTON TOWN ADMINISTRATIVE OFFICES
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11 The meeting was called to order at approximately 8:30 a.m. Phil Wilson, Bob Schoenberger, Gary Stevens, Janet Atkins, Jen
12 Rowden, of RPC, Joe Arena and Bill Hickey from SAU 21 and Paul Apple, the Town Administrator, attended. Cynthia
13 Jenkins, an Exeter Road resident, also attended. Susan Conway and Rob Graham appeared as guests of the Committee.
14

15 Mr. Wilson thanked Ms. Conway for attending. He indicated that the Committee was aware that there is land in North
16 Hampton adjacent to the Stratham Industrial Park and that it could possibly be developed. He asked Ms. Conway to give her
17 impressions about the viability of such a project.
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19 Ms. Conway thanked the Committee for the invitation and suggested she was pleasantly surprised to receive it. She suggested
20 that developers go to Towns where it is clear that the Town wants them. Developers don't want to go where local
21 governments work against development. She suggested that often times, opportunities arise from exactly the circumstances at
22 work here. The projects in Epping, for example, along Exit 7 originated by the local town administrator reaching out to Ms.
23 Conway.
24

25 Mr. Graham, who was on the planning board in Epping, suggested that there is a short term and long term process. The short
26 term process is information based and rests almost completely on personal relationships between potential developers and
27 local officials. Trust is a huge component. The longer term process is ensuring that proper land control ordinances are drafted
28 and passed that will ensure good development and protect residents.
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30 Mr. Wilson asked Mrs. Jenkins her opinion about possible development in the area. Mrs. Jenkins responded that there is
31 general concern about why development is necessary and then what the specific effects of development would be. She said
32 she'd like to avoid the retail sprawl that is so evident in other towns. Mr. Wilson said that the town forest will effectively act
33 as a buffer between any development at the Stratham/Exeter line and the rest of Town. Mrs. Jenkins said that many local
34 residents hike and ride their horses along the trails in the neighborhood, and that she felt that development would leave an
35 impression that they wouldn't be able to do that anymore. Mr. Graham responded that often developers will set aside land for
36 recreational activity or permit continued use along trails. It all depends on what the commercial use is and how the
37 development proceeds.
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39 There was board consensus that further development would necessitate a stop light at the entrance to the Park. Dr. Arena
40 asked if there was land available in the Park now, because he'd seen a "for lease" sign out front. Mr. Graham said the sign
41 was for other property and that the Park was largely full.
42

43 The Board thanked Ms. Conway again for her presentation and Mr. Graham said he would work with the Town
44 Administrator on some proposed language to create a new zone for the area.
45

46 The Board next considered the extension of the Natural Gas line from US Route 1 down to the school. Mr. Apple reported on
47 communications with UNITIL, and that the pay-back for the school would be 3.5 years. Mr. Hickey suggested there was
48 significant interest on the part of the SAU and that he would put the issue before the SAU Board for approval later in
49 October.
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Economic Development Committee
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52 The Board also considered an expense of \$2,000 for RPC to prepare an inventory of developable land in the Town. The
53 consensus of the Board is that such an expense would be wise, and agreed by consensus to recommend to the Planning Board
54 that the expense be made.

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56 The Board also reviewed and approved draft minutes from its meeting on August 30, 2013. Mr. Wilson suggested the
57 following additions:

58 At line 33, add "Land adjacent to" immediately before "McFarland;"

59 At line 34, add the phrase "at the border with Stratham" after the words "Route 111;"

60 At line 34, delete "likely" and add "in prime commercial area" after "underutilized".

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62 The meeting was adjourned at approximately 11:00 a.m.

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64 Respectfully submitted,

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67 Paul L. Apple, Town Administrator