

TOWN OF ALLENSTOWN ECONOMIC DEVELOPMENT-PROJECT SCOPE

October 24, 2016

OVERVIEW

1. Project Background and Description

The Town of Allenstown requested assistance from Plan NH and the Central NH Regional Planning Commission to conduct a Charrette addressing the downtown area (Suncook Village portion of Allenstown). The Charrette occurred on September 30th and October 1st of 2016. The Charrette involved public input and recommendations of the Plan NH team. Those recommendations resulted in four focus areas; Economic Development, Housing, Connectivity and Recreational Amenities.

Project Scope

The economic development effort focuses mostly on the area which can be described as the Mill District. However the scope of economic development really needs to focus on the market area which includes the entire Suncook Village in Allenstown and Pembroke.

2. High-Level Requirements

Economic Development will involve partnerships with other public, non-profit and private entities.

The project should include the following:

- Re-use of the China Mill to involve a more diversified commercial base or mixed use to include housing.
- Coordinated zoning for the entire Suncook Village (Allenstown and Pembroke side) that focuses on economic development, housing, connectivity and amenities.
- Creation of a joint Allenstown-Pembroke commission to plan and implement the action items in the second bullet above.

3. Deliverables

- Plan for redevelopment of the China Mill.
- Draft Zoning ordinances which can be adopted by the Town Meetings in each Town for 2018.
- Plan for the creation of the Suncook Village Commission to include duties and responsibilities and under which statutory provisions it would be implemented.

4. Affected Parties

There are several key partners for the enhancement of economic development.

- The Town of Pembroke is a key partner in the development of the market area of Suncook Village.
- Perfect Fit Industries and the owners of the China Mill are critical partners to work with.
- The various Federal, State, County, Non-Profit and Private entities who can assist with this development;
 - US Economic Development Agency
 - NH Community Development Finance Authority

- NH Dept. of Resources and Economic Development
- CATCH Neighborhood Housing
- ADG Planning and Development Co.
- Merrimack County Commission (CDBG allotment)
- Eversource
- Belknap-Merrimack County Community Action Program
- Capital Regional Development Council
- Central NH Regional Planning Commission

5. Affected Operational Processes or Departments

The planning and coordination will require a liaison (TBD) between the Town, the mill owners and the other partnering entities. The development of a Suncook Village Commission would require direct discussions with the Board of Selectmen in both Towns. Both Planning Boards in cooperation with the CNHRPC would need to draft the planning ordinances covering the Suncook Village area in each Town.

6. Specific Exclusions from Scope

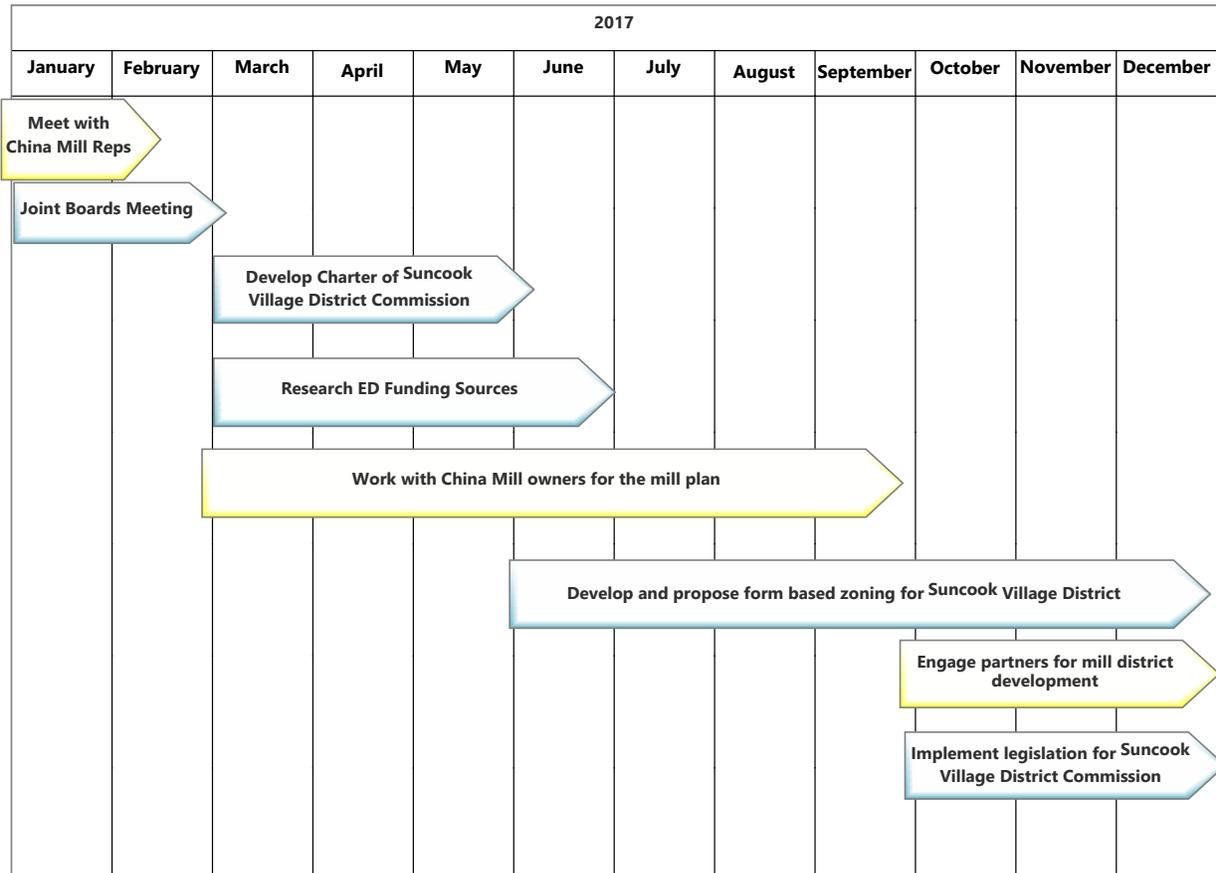
The creation of a Suncook Village Commission does not mean the creation of a separate governmental entity or Village District under the provisions of RSA 52.

7. Implementation Plan

The economic development scope involves several action items;

- Coordination with the Board of Selectmen, Planning Board, Conservation Commission of both Towns and Central NH Planning Commission for the Suncook Village District.
 - Development of a Suncook Village Commission for economic development.
 - Development of form based zoning for the Suncook Village District.
- Meet with the owners of the China Mill to discuss plans for the mill, enhancement and/or re-use.
- Enlarge the 79E zone to include the Mill District.
- Evaluate viability of a Tax Increment Finance District.
- Evaluate various funding options;
 - CDFA Tax Credits
 - CDBG
 - Brownfield Funding
 - Low income housing tax credits
 - Private sector investment

8. High-Level Timeline/Schedule



APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above, and authorize the team to proceed.

| Name | Title | Date |
|--------------------------|------------------------------|------------|
| <i>Jason Tardiff</i> | Chairman, Board of Selectmen | 10/26/2016 |
| <i>David H. Estin</i> | Selectmen | 10/25/2016 |
| <i>Jeffrey F. Snydal</i> | Selectmen | 10/26/2016 |

Signature Certificate

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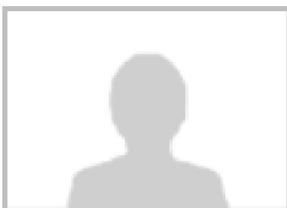


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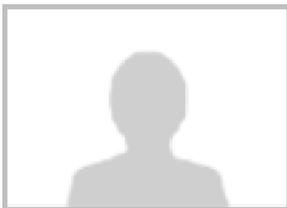


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Timestamp

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2016-10-25 17:30:18 -0700
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Audit

All parties have signed document. Signed copies sent to: Jeffrey Gryval, David Eaton, Jason Tardiff, and Shaun Mulholland.
Document signed by Jason Tardiff (jtardiff@allentownnh.gov) with drawn signature. - 173.9.43.198
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