

ECONOMIC DEVELOPMENT COMMITTEE  
Regular Meeting  
Town Hall  
16 School Street  
Allenstown, New Hampshire 03275  
February 8, 2018

The February 8, 2018 meeting of the Economic Development Committee was called to order by Chair Frascinella at 6:37 p.m. He called for the Pledge of Allegiance.

Present on the Committee: Sandy McKenney, Ryan Carter, Chad Pelissier, Mike Frascinella

## **Old Business**

**Skating Rink – Review materials needed, costs, and sources; discuss alternatives to the 60 x 100-foot ground tarp; discuss and determine all the logistical, legal, operational, and other issues identified by members.**

Chair Frascinella said that the estimated cost of \$3,600 is high, mostly because of the tarp and the sheet metal board caps.

Ms. McKenney said that her son works at Coleman and he thinks he can get them better prices. He also told her that the rebar stakes could be two feet rather than three.

Chair Frascinella said that the rink in Epsom, which he has been using as a model, is near the river and needs three-foot stakes because of the sand;

Mr. Pelissier said that at their proposed site in Allenstown, Volunteer Park, they would have a lot of rock and clay, so two feet would be appropriate.

Ms. McKenney said that her son suggested putting pressure treated wood over the tarp to extend its life. A&B Lumber might donate the wood.

Chair Frascinella said they could use inexpensive, rough-cut, 1x8 springboard to protect the tarp all around.

Mr. Carter suggested that perhaps plastic could be used.

Mr. Pelissier said that steel would be cheaper than aluminum, but that it does rust.

Chair Frascinella asked if they might use three-eighths versus one-half inch eyebolts to hold the boards upright; the savings would be \$160.

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Ms. McKenney said that they might check with towns other than Epsom which have rinks to get more ideas and input.

Mr. Pelissier said that they have a good start and a rough idea of the cost.

Chair Frascinella suggested using lengths of foam as an alternative to the tarp, with boards on top to press down the foam and hold the water in. He asked about contacting the Fire Department to find out if the nearby hydrant has been winterized.

Mr. Carter said they are looking at expenses between \$3,000 and \$3,600, and there might be ways to save which would bring the cost down.

Mr. Pelissier speculated as to whether or not they even need a tarp.

Mr. Carter said they could put flashing tape over the joints.

Mr. Pelissier said that Ronnie Pelissier, Highway Department, told him that the Parks & Rec tractor would be the best vehicle for clearing snow on the rink.

Mr. Carter suggested Iris Pond as an alternative to building a skating rink, noting that there is plenty of parking there.

Chair Frascinella said he is leaning toward Volunteer Park because of safety.

Mr. Carter said they could check with their legal advisors regarding liability; his biggest concern is insurance, which is something they should ask Town Administrator Mike Stark about.

Chair Frascinella said that Ms. McKenney had prepared a list of questions which he could use to create a project proposal.

Mr. Carter said that he did not think a warming hut was needed.

Ms. McKenney suggested that students from Pembroke Academy might help with the project to fulfill their community service requirement. She also said the Boy Scouts might be contacted to help.

Mr. Pelissier said four guys who know what they are doing would be good.

Ms. McKenney said that she will check with Bob Gerard for some pointers because he was involved with the previous skating rink.

**Tax Exemption – Discuss further methods for publicizing the tax exemption warrant article beyond the successful presentation at the Deliberative Session.**

Ms. McKenney and Mr. Carter complimented Chair Frascinella on the great job he did presenting the warrant article at the Deliberative Session.

Mr. Pelissier said that only 60 to 80 voters attended the Deliberative Session, and they now need to reach the larger group – the voters on election day. He said that signs are the most effective means.

Chair Frascinella said the voters would see the signs as they enter the polling place.

Ms. McKenney suggested passing out small cards.

Mr. Carter said they should have a couple of signs around Town.

Mr. Pelissier asked if they could spend Town funds on signs.

Mr. Carter said that they do not have enough time to order signs, so they would have to be made by hand, perhaps with stencils. He noted that this warrant article was mentioned in the Concord Monitor.

Chair Frascinella said the signs should have three-inch lettering.

Ms. McKenney offered to price the supplies needed for the signs.

**Marketing Plan – Work on developing a marketing plan to encourage new and expanded businesses, assuming that the tax exemption warrant article is approved.**

Mr. Pelissier said that they should communicate with owners of commercial property and real estate agents working with these commercial property owners.

Ms. McKenney will communicate with Scott Walker.

Chair Frascinella said that he will look for a sample marketing plan on the internet.

Mr. Carter said he could write letters to the Union Leader and Concord Monitor.

Mr. Pelissier said that they could ask the Police Department about posting information of their portable sign. He noted that Allentown is a bedroom community for Manchester and Concord, and he added that many of the owners of commercial property in Allentown are not Town residents.

Chair Frascinella suggested using the example of the tax savings which they developed for the warrant article as a concrete example of potential savings.

Ms. McKenney suggested that put together packets of information.

Mr. Pelissier said that there are 14 or 15 lots available for development on River Road and Dodge Road with underlying commercial zoning, so these could be promoted for commercial development. The owners want to sell the lots, not develop them. This was the proposed site of a rehab center in the 1980's, which was never developed.

### **Review Previous Meeting Minutes**

On motion of Ms. McKenney, duly seconded by Mr. Carter, it was voted to approve the minutes of the January 23, 2018 meeting, with one spelling correction noted by Ms. McKenney.

Mr. Carter proposed an idea for a project they might pursue. Noting that there is no true main street area in Allenstown, he said they could look at areas with the highest concentration of commercial property and shift development to that area, creating a main street-type area.

Mr. Pelissier said that they already have an overlay district, which was created by Roger Lafleur.

Mr. Carter mentioned *Meet Me in Suncook*, which is a group comprised of Allenstown and Pembroke residents to develop a walkable commercial area. He said that they could look at undeveloped land where there are no roads now. They could open some inaccessible land.

Mr. Pelissier referred to a zoning map, pointing out areas of potential development. He mentioned the possibility of establishing a TIF (Tax Increment Finance) district, where tax revenue is initially directed to the infrastructure. He said that Allenstown Aggregate had plans for commercial development, but their progress has been slow. He suggested they pull tax cards on some properties to determine ownership. For resources, they have Matt Monahan of the Central New Hampshire Planning Commission and their own Planning Board.

Chair Frascinella said he contacted the Planning Board about re-zoning the town-owned land behind Holiday Acres as commercial. He asked about an alternative road off of Route 3.

Mr. Pelissier said it would have to be down Chester Turnpike.

Ms. McKenney suggested referring to this discussion topic as a review of town-owned land.

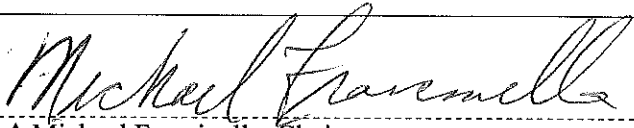
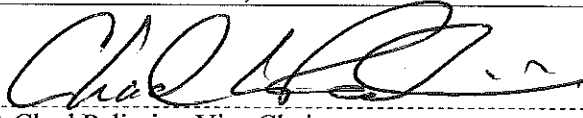
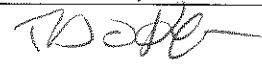
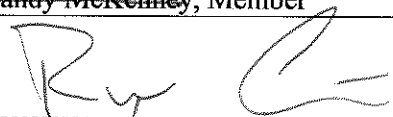
The next meeting was scheduled for February 22, 2018 at 6:30 p.m.

On motion of Ms. McKenney, duly seconded by Mr. Carter, it was voted to adjourn at 8:15 p.m.

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MICHAEL FRASCINELLA, CHAIRMAN

## Signature Page

<b>Approvals:</b>	
	5/23/18
↑ Michael Frascinella, Chairman	Date
	5/23/18
↑ Chad Pelissier, Vice Chairman	Date
 Thomas Keeney	5/23/18
↑ Sandy McKenney, Member	Date
	5/23/18
↑ Ryan Carter, Selectman (Ex Officio)	Date
↑ Jeffrey Venegas, Member	Date