

ECONOMIC DEVELOPMENT COMMITTEE
Regular Meeting
Town Hall
16 School Street
Allentown, New Hampshire 03275
April 25, 2018

The April 25, 2018 meeting of the Economic Development Committee was called to order by Chair Frascinella at 6:36 p.m. He called for the Pledge of Allegiance.

Roll Call

Ryan Carter, Chad Pelissier, Mike Frascinella

Old Business

- **Skating Rink – Review updated materials, costs, sources, and alternative locations. Complete remaining sections of the proposal. Decide on when to submit to the Selectmen**

Chair Frascinella presented his updated version of the Skating Rink proposal. He said that there are a few items left which he hopes someone on the Committee will take on. He said they need to determine the cost of a porta potty for Iris Pond and for Volunteer Park if one is needed there. They need signs, to be made at the State prison – one to indicate danger when the ice is thin and perhaps a short list of rules. He said they need boards on the inner edges of the two-by-tens for the Volunteer Park location. He continued, questioning whether they wanted to add the cost of a tarp for that site. He said that the Iris Pond location was less costly and they would avoid set-up and take-down labor. For the Iris Pond site, they should define the skating area and measure the water depth there.

Mr. Carter stated that the Iris Pond location is the best option for the short term.

Mr. Pelissier said that they could add lighting later, depending upon the usage. He said the warming hut could be a small trailer. He continued, saying that he doesn't like the fact that both locations are out of town. He would prefer having it next door to Town Hall.

- **Review the information about Facebook as a vehicle for promoting commercial property**

Chair Frascinella stated that he received a packet of information from Mr. Venegas about setting up a Facebook account. He noted that with a public account, there would be no control over the postings; with a private account, permission would be needed to post items. However, this would require frequent posting of new information, which using the Town website would not require. He commented that the Town website was slow and difficult to navigate, and he believes the Town departments don't do enough to tell the residents about the good things they are doing. He suggested that a private account was the best option for a municipality. He said that he would use Pembroke's website and the directions provided by Mr. Venegas to create a 'dummy' site for the Committee to review.

Mr. Carter said that Facebook would be more effective at reaching the younger population than the website but is not an ideal place to search for commercial properties for sale. There are several other sites that are better. He said that Facebook might be used to feature a property once a week.

Chair Frascinella reported that Mr. Stark received a response from the Municipal Association regarding the posting of commercial property for sale on the website. The Association suggested that advertising space could be sold for that purpose. Otherwise, an equal opportunity issue might be a problem. Everyone could demand to have their properties showcased. The Town would need a consistent policy.

- **Approve the draft letter to be sent to commercial realtors. A copy of Article 14 is to be included so they can discuss with their clients.**

Chair Frascinella presented the letters and the list of realtors to whom they will be mailed.

- **Approve the draft letter to be sent to owners of empty commercial properties, inviting them to take advantage of the business tax exemption. A copy of Article 14 is to be included.**

Chair Frascinella referred to the list compiled by Mr. Carter of vacant commercial properties.

- **Review the list of some 90 commercial properties obtained from Avitar. Decide which ones to invite to take advantage of the business tax exemption.**

Chair Frascinella began the discussion of how to use the list to create a mailing list to owners of commercial properties who might benefit from the new tax exemption opportunity. He said he did not think that the Town online tax maps could be sorted to isolate commercial properties. He suggested dividing up the list to tailor it.

Mr. Pelissier said that they should reach out to all on the list with a basic form letter. He noted that some owners have more than one property. He added that Town-owned properties should not be included in the mailing.

Mr. Carter said that personalization would be nice but would be time-consuming and unnecessary.

Mr. Pelissier said that Town Clerk Kathleen Pelissier might be able to print labels for them. It would be a good database to have for the future. He went on to say that mobile home parks are zoned commercial but should not be on the list, along with church-owned properties, cemeteries, etc. He said that he could go through the list and identify those who should not receive a letter.

Chair Frascinella said that a mail merge would take time.

- **Discuss result of contact with Matt Monahan (if available) about the usefulness of the Economic Revitalization Zone (RSA 162-N)**

Mr. Pelissier said that he had not reached Mr. Monahan to discuss this issue but will keep trying to make contact.

- **Business Park on Town-owned land – discuss the results of the discussion about this topic at the last Planning Board Meeting**

Mr. Pelissier reported that the plan for a commercial development on Route 28 has been abandoned. The State has determined that there would be too much traffic, and the turning lanes which would be required are too costly. He said that Allenstown will need to work with their state representatives to get reasonable access to the highway. Losing developments such as this one means lost tax revenue for the Town.

Chair Frascinella reported that there are purchase and sale agreements on two of the critical Town-owned properties near the Hooksett line where they had hoped to develop a business park. He said that there was standing room only at the Planning Board meeting at which the sale of these two parcels was taken up. The residents don't want more low-end homes. He stated that it doesn't make sense to put in more mobile homes when the new housing development is occurring just over the border in Hooksett. It would be better if that area was available for commercial development.

Mr. Carter said that the zoning could still be changed to commercial and then a variance be granted for those two properties. He added that purchase and sale agreements often fall through. He noted that the housing market is 'through the roof,' though he doesn't know the breakdown of which types of housing are in demand.

Mr. Pelissier stated that the people spoke at the ballot box. He suggested that, on the Planning Board side, they could get the developer of the housing project in Hooksett involved with the Town. The Town could express willingness to open Chester Turnpike to connect with the new homes in Hooksett to make commercial development more appealing.

Review Previous Meeting Minutes

On motion of Mr. Pelissier, duly seconded by Mr. Carter, it was voted to approve the minutes of the March 15, 2018 meeting.


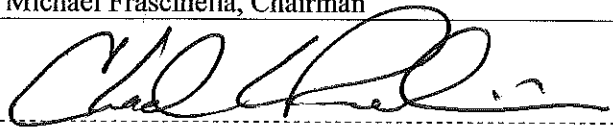
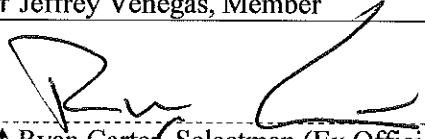

On motion of Mr. Carter, duly seconded by Mr. Pelissier, it was voted to approve the minutes of the March 28, 2018 meeting.

The next meeting is scheduled for May 9, 2018.

On motion of Mr. Carter, duly seconded by Mr. Pelissier, it was voted to adjourn at 7:50 p.m.

MICHAEL FRASCINELLA, CHAIRMAN

Signature Page

Approvals:	
	5/23/18
↑ Michael Frascinella, Chairman	Date
	5/23/18
↑ Chad Pelissier, Vice Chairman	Date
↑ Jeffrey Venegas, Member	Date
	5/23/18
↑ Ryan Carter, Selectman (Ex Officio)	Date
 Thomas Kuempfer	5/23/18
↑ TBD, Member	Date