

**TOWN OF ALLENSTOWN  
ECONOMIC DEVELOPMENT COMMITTEE  
Town Hall- 16 School Street  
Allenstown, New Hampshire 03275  
May 26, 2021**

**Call to Order**

The Allenstown Economic Development Committee Meeting of May 26, 2021 was called to order at 6:37 PM by Chairman Mike Frascinella.

Chair Frascinella called for the Pledge of Allegiance.

The following statement authorizing the Planning Board Committee to hold a virtual meeting and providing the guidelines for participation, was read for the record.

As Chair of the Economic Development Committee, I, Mike Frascinella, find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe listen contemporaneously to the meeting, except for limited space at Town Hall, with the additional access possible by video and other electronic means.

We are utilizing a conference call line- (603) 485-7321, passcode 1234, or Zoom connection by clicking on the Zoom link and meeting instructions on the EDC webpage.

As a courtesy, we are also on Facebook Live.

All members of the Economic Development Committee have the ability to communicate contemporaneously during this meeting through one of these platforms, and the public has access to contemporaneously listen, and, if necessary, participate in this meeting. If anyone has a problem, please call (207) 595-0310 or send email to [dgoodine@allenstownnh.gov](mailto:dgoodine@allenstownnh.gov).

If the public is unable to access the meeting, it will be adjourned and rescheduled.

**Roll Call**

Present on the Board: Chair Frascinella, Ron Adinolfo, Scott McDonald, Chad Pelissier

Excused: Jeffrey Venegas

Allenstown Staff & Other: Derik Goodine, Town Administrator, Matt Gagne, Pembroke Water Works (Remote)

- **Water System Expansion:**

Chair Frascinella said they had worked on a list of properties in town that they think would be worthwhile to market to industrial and manufacturing businesses, but the tax map showed there is no water or sewer or both.

Mr. Gagne said their max capacity is 1.2 million gallons per day and last year their highest week of consumption was 980,000 gallons per day. He said that taking China Mill and the new assisted living facility into consideration, they have approximately 200,000 gallons available right now, so they do have some extra capacity. He said he is hopeful that will increase sometime in the near future.

Mr. Gagne said they do not extend water beyond their limits. He said they spend to repair what they have as opposed to extending at their own cost.

Chair Frascinella said there is a property down Route 3 from Granite street that has no water or sewer south to the Hooksett line. Mr. Gagne said there is water that crosses Route 3 from Irving, and there is a stub at the intersection where you can extend down Route 3, and also a stub at the gravel pit.

Mr. McDonald asked the distance from the Village Water Precinct in Hooksett. Mr. Gagne did not recall the exact distance but it a short distance.

Chair Frascinella said there are other properties on Route 28 North beyond the end of the current water system that ends at the Suncook Business Park and asked what would it take to extend north for some properties. Mr. Gagne said they have no real plans for extending the waterline up Route 28, but it would be really beneficial to do that. He said he is relying on some sort of development to pay to extend it. He confirmed that right now, residents and businesses are relying on well water and septic north of that point.

Mr. Adinolfo asked if it was a matter of cost because right now they are taking care of the infrastructure that they currently have. Mr. Gagne said yes, that is currently the situation.

Mr. Goodine asked for a ball park estimate on what it would cost per foot for extensions. Mr. Gagne said if you were to extend out past Route 28 it would depend on the size, but approximately around \$140 sq. foot installed for the waterline and approximately \$5,500 per hydrant. He said the costs add up fairly quickly for installation, but using plastic pipes could save a bit of money.

Chair Frascinella asked if there is anything that could make it more difficult being a state road. Mr. Gagne said no. He said they are well off the road in distance.

Mr. Gagne said the current capacity of 1.2 million gallons per day and last year they had the highest week of consumption they have ever had. He said they have five wells that they do not operate all at one time for water quality purposes.

Mr. Goodine asked if the school has approached them about the old water line behind the boy's detention home on River Road so they could hook up water to that spot. Mr. Gagne said that no one has officially approached them. Mr. Gagne explained how the water near Pine Haven was the old reservoir that used to provide property to the town many years ago. He said they have no plans to use that water as of now.

Chair Frascinella asked what size pipe would they use for Route 28 and up River Road if they were going to install there if there would be commercial buildings. Mr. Gagne said they would have to be at least a 12 inch main.

#### **OLD BUSINESS**

- **May 15 Yard Sale:**

Chair Frascinella said he heard that it went very well. He said a neighbor asked if they could have access to Town property to hold a yard sale so that people from the Bear Brook area can come downtown. He thinks that needs to be furthered discussed.

- **EDC Calendar & Concerts:**

Chair Frascinella said Ms. Venegas created a new flyer with every event for the rest of the year except for the movie night. He asked if some could take them around town to be posted for display.

Mr. Frascinella said he met with Lisa Cox who has been promoting events on Facebook.

- **Concerts:**

Chair Frascinella said they have a concert on June 27<sup>th</sup> with Green Heron, the bluegrass duet. He said he needs everybody who put out yard signs to bring them back to Town Hall so he can rework them. He said the yard signs are a great advertising technique as opposed to the mailing list.

Chair Frascinella said the concert this past Sunday was attended by 110 people, which is high attendance compared to last year. He said 18 people participated in the corn hole tournament. He said that Mr.

Klawes was in charge of the food with ARD students and at the end of the concert, he had very little food left. He said the ice cream truck came after the concert. He said if we keep up the advertising, the next event should be successful as well.

Mr. Frascinella said the three veterans events they had this month also put Allentown on the map.

- **Welcome Banners:**

Chair Frascinella said the welcome banners are up around town and he thanked Mr. Pelissier and the Highway Department for doing that.

He said the Hometown Hero banners are also in place in front of Town Hall and he has three people with active interest in the banner and he sent them the information. Chair Frascinella said a woman from Pembroke named Jane Gordon asked if she could have a banner for her great-great-grandfather who died in the Civil War, and was a resident in Allentown. He thought the EDC Committee could sponsor this banner. Mr. McDonald said he was in agreement. Mr. Pelissier said that they should see if they could get some help with the \$200 cost but it should be done either way. Chair Frascinella wondered if the Historical Society could help out but Mr. Pelissier said their funds are limited. Chair Frascinella recalled that Optimus was previously interested in sponsoring a banner and he will contact them. He also said Rite Aid wanted to sponsor a banner.

- **State Park Passes:**

Chair Frascinella said he is not sure what the status of the state park passes are because Mr. Venegas was not present. He said he noticed that despite the fact that the Park Manager said they would open early, they are only opened on weekends. Chair Frascinella said there are no instructions.

- **Grant for historic site markers:**

Chair Frascinella said they could not talk about the grant for historic site markers without Mr. Venegas present.

- **Waterline for Ice Rink**

Mr. Pelissier said the EDC could write a letter to the water company looking for any help they could provide to get it installed as cheaply as possible.

## **NEW BUSINESS**

- **Commercial Properties Work Session:**

Mr. Adinolfo thought they had narrowed down to 12 properties or so that met the criteria for a TIF District.

Chair Frascinella said there were two more properties he found that were not even on his list and they are on the same side of Route 3 as Circle K but between Circle K and the Hooksett line, one being 4 acres and the other 26.5 acres. Mr. Goodine thinks that is the whole hill up above Circle K is one of the properties which he believes was already bought and the other has a road opening entrance so they can access their land as a second access point. Mr. Goodine said they are thinking of putting a community center up there for events but they have not gone to the Planning Board yet.

Chair Frascinella said he needed people in the meeting room as opposed to the phone or internet to decide what they want to focus on and identify them on the map and determine whether or not they need infrastructure or not. He said he saw three properties on Route 28 that he thought were good possible choices, and a couple on Route 3. He said there is also a property on the corner of Granite and Chester Turnpike which is an 11 acre property. Mr. Pelissier said sewer is not far from this location.

Mr. Adinolfo said that they need to establish a TIF District this year. Mr. Goodine said they would need to hire a consultant in order to get this done and also find a willing seller. Mr. Adinolfo said this is the time to do it and if they don't focus in on it, they are going to lose out. He doesn't know how long the residents of Allenstown can keep absorbing an increase in taxes.

Chair Frascinella said next meeting he wants everyone in the building to discuss this and pin down what properties they want to focus on. Mr. Goodine said a consultant will cost approximately \$15,000. He would like to find out if he can use any federal funds, such as for sewer or water. He said there are some consultants that specialize in TIF Districts they can invite to a meeting.

Mr. Goodine said a TIF District does not need to be continuous but if you are doing sewer or water, it is makes sense.

Chair Frascinella said he will mark what he thinks are the prime properties and then will distribute it to the Board for their thoughts.

### **Meeting Minutes**

Chair Frascinella said they have minutes for three months for online signature. Mr. Goodine will send all minutes to the Board and the minutes will be approved at the next meeting.

Mr. Pelissier asked if they are going to do another cornhole tournament. Chair Frascinella asked him to contact Mr. Venegas, and it will add to the number of people that attend the concert.

### **Next Meeting Schedule**

Chair Frascinella said the next meeting will be June 9, 2021.

Mr. Adinolfo made a Motion to adjourn the meeting at 7:49 pm, which was seconded by Mr. Pelissier.

Roll call vote was taken:

Ron Adinolfo- Aye

Scott McDonald- Aye

Mike Frascinella- Aye

Chad Pelissier- Aye

Motion was voted unanimously.

**SIGNATURE PAGE  
ECONOMIC DEVELOPMENT COMMITTEE  
May 26, 2021**

**Michael Frascinella, Chairman**



Date signed 6/9/21

**Chad Pelissier, Vice Chairman**

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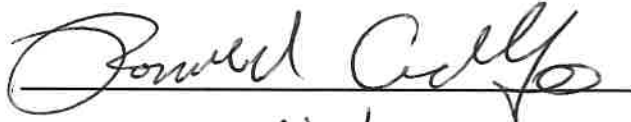
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**Jeffrey Venegas, Member**

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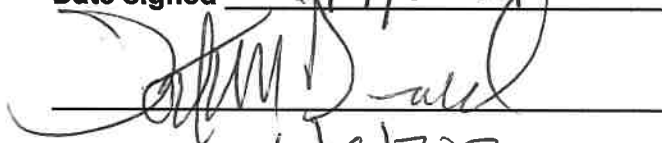
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**Ron Adinolfo, Member**



Date signed 6/9/2021

**Scott McDonald, Selectman Rep.**



Date signed 6/9/2021