

Economic Development Committee
Meeting Minutes
Thursday, September 26th, 2019 Town Hall

Present: Chair, Jeff Hiatt, Mike Donahue, Dave Caswell, Alicia Busconi, Bob Raymond, Selectman Ted Connors, Selectman, Ken Latchaw, Town Planner, Jerry Coogan, Planning Board Member, Chris Cross and Town Administrator Martha Roy.

The meeting was called to order at 6:00pm.

Minutes: T. Connors moved to approve the August 29, 2019 minutes. M. Donahue seconded the motion with all in favor.

Economic Development Short Video Development Status:

The committee discussed the items they wanted to be placed in the new “short” promotional video for Newington. They requested that the narration from the longer video be included. The personal interviews will be left out to conserve time but the comments such as “Bring your culture, bring your new or old business here...” and mention the low tax rate.

Economic Development Website Review:

The committee discussed the business website. M. Donahue stated that it is taking too long to get this site developed. The company told us that it would be ready by May and it is now the end of September. M. Donahue asked M. Roy to contact the president of the company to get it completed. He also asked that the video be placed on the EDC website and on the homepage too.

Business Appreciation Event-Debrief:

60 invitations were sent out by mail. 12 responses were received. We didn’t have many emails for the businesses. TD Bank needs to be added to the list and there are other companies that also need to be included. The purpose of the event was to retain businesses in Newington. A. Busconi thought that there should be more reaching out and asking for feedback from the businesses to see what they would like for an event.

Development Update-Jerry Coogan:

1. Wilcox Industries. 25 Piscataqua Drive, Tax Map 27, Lot 22: Wilcox Industries submitted an amended site plan for an expansion, They plan to expand upwards, but no expansion of the footprint. Adequate parking is a concern.

2. 141 Shattuck Way, Tax Map 20, Lot 4: On June 3, 2019, the Planning Board DENIED, without prejudice, the application of Doloma Investment of Portsmouth, Inc. to construct a 4-story, 83-room hotel with a footprint of 13,600 sf, with related paving, utilities, landscaping, drainage, and associated site improvements. The property lies within the Office, Shattuck Way Overlay, and Wetlands Overlay Districts. The applicant is a member of the extended Patel hotel family which owns and operates many hotels throughout the U.S.
3. Storage Barn II of Newington. LLC, River and Shattuck Way: The applicant / owner received Planning Board conditional approval on March 11th and recently completed the requirements of the conditional approval for a 2nd self-storage facility at River and Shattuck, Tax Map 19, Lot 7 A. Site and construction work has started.
4. 90 Arboretum Drive, Pease Tradeport: On September 10, 2019, the Newington Planning Board approved the site plan application for the proposed 73,000 square foot office space at 90 Arboretum Drive at the Pease International Trade Port, Tax Map 33, Lot 1. The owner, Farley & White, submitted a building permit on July 29th and will pay \$106,000 in building permit fees to the Town for land in Newington under the jurisdiction of PDA. The Planning Board's role is advisory.
5. Seacoast Helicopters: In September 2018, Seacoast Helicopters received approval from the PDA board for construction of a building at the North Apron. The PDA site approval is good for one year. Seacoast Helicopters has not signed the lease with the PDA.
6. The Crossings: The Board conducted three public hearings regarding a site plan at 45 Gosling Road (aka The Crossings), Tax Map 34, Lot 3 to demolish the existing vacant Bugaboo Steakhouse and construct a new 22,000 SF + or — Aldi market.
7. 271 Nimble Hill Road, Tax Map 18, Lot 3 A: On March 25th and May 13th, the property owner met with the Planning Board for a preliminary consultation on a proposed 13 lot subdivision. The proposed road length is 2,700 linear feet, which exceeds the Town requirement of 1,500 feet. to move forward with this proposal, the Board would need to grant a waiver regarding the road length. The owner is considering his options.
8. Watson property, Nimble Hill Road, Tax Map 6, Lot 1: A real estate developer has proposed a 16-lot residential subdivision on this 35-acre parcel.
9. Old Toys R Us, Gosling Road, Tax Map 34, Lot 3-1: The McGovern Auto Group has proposed a Subaru (LOL) dealership on this site.

10. Dennett Farm, Lydia Lane, Tax Map 17, Lot 4: The Planning Board is disappointed with lack of progress in completing this residential development.
11. Proposed Northeast Credit Union site, 2061 Woodbury Ave: The owner / applicant and town officials met on site to review the historical elements of the existing building (Great Bay Training) and site. The HDC and Historical Society prepared a summary of the important historical elements that they would like to be saved and preserved. After agreement is reached, the owner / applicant will submit a demolition permit.
12. Proposed cell tower, Sprague Energy, Tax Map 7, Lot 14: Verizon Wireless and Sprague reached agreement on the co-location of a new cell on an existing tower. Next, Verizon Wireless will submit a site plan review application for review and approval.

Sewer Fees:

Stoneface Brewery and other businesses have complained about the Newington sewer rates. T. Connors mentioned that the Board of Selectmen has received several other complaints about the rates and had met with Denis Messier, the Sewer Plant Manager. D. Messier explained that the Sewer Commission sets the rates in the spring after Town meeting. He will bring the concerns of the Selectmen and Committee to the Sewer Commission. M. Donahue pointed out that Newington's rates are double Portsmouth's rates. It is hard to compare Newington to Portsmouth because Portsmouth has many more users to spread out the burden. Erol Moe, from Stoneface Brewing, asked that the businesses be notified before the rates go up, not after. Stonefaces' letter is attached.

Commercial Industrial Broker's Mixer-Cars and Coffee-Fox Run Mall:

The broker mixer will take place on October 17th in the Cars and Coffee space at the Fox Run Mall. There is a lot of available space at the mall. The mixer should include; positive interaction with the brokers, a short presentation, introduction of officials and select members of the committee, positive Spinosa comments and showing the marketing video. Karen Anderson will coordinate the project.

NH Economic Development Association dues are \$100. M. Roy will sign up the Town of Newington.

T. Connors will contact Nancy Carmen from Portsmouth and talk about tri-town marketing.

2020 Budget:

The committee reviewed the proposed 2020 budget for \$19,261. The committee will be presenting the budget to the Board of Selectmen on 9/30/19 at 6pm.

Intern Resignation:

Jordan Strater has given her resignation. The committee will begin the process to find a new intern. M. Donahue would like the committee to look for someone who has an interest in marketing.

UB Properties letter Re: Mixed Use Commercial Zone and NH Business Review
Article Re: Housing:

The committee discussed housing in Newington.

J. Hiatt mentioned that mixed use developments have worked in many towns. K. Latchaw pointed out the new development in Dover by Bill Dube Ford. It is a mixed-use community that is doing very well. C. Cross mentioned that Newington's history has always been to separate uses and the Master Plan distinctly defines the zones for specific uses. D. Caswell thought that the redevelopment of the mall would help the town. J. Coogan explained that the Planning Board is still considering this. T. Connors commented that the town may hold a special town meeting to discuss the zoning at the mall. K. Latchaw hoped that there would be an option to examine housing in that area. There could be limitations on the housing, so it wouldn't be out of control. The town shouldn't close the door. C. Cross pointed out that the Master Plan strongly focuses on defining Newington's needs for residential. Newington needs affordable housing. M. Donahue thought that Newington had been successful over the years because of its position of strength. It took courage to not allow residential at the mall in the Master Plan. 88 units were recommended at the PDA. It is not clear that there will never be housing at Pease. Committee members stated that as a community we should study this. We should keep the wording open in the Master Plan. T. Connors thought that we should educate the community on the importance of housing. People have to have an open mind. C. Cross thought that it came down to looking for the best use of the land that Newington has. 55% of Newington is not an option for development (Pease and the Preserve). A. Busconi pointed out that tenants are failing and are looking for a back up plan. UB wants to be proactive as their tenant base dwindles.

Adjournment: The meeting was adjourned at 7:43pm.

Respectfully submitted,
Martha Roy
Town Administrator